



SHIRE OF WYALKATCHEM
LOCAL PLANNING SCHEME NO. 4

The Shire of Wyalkatchem under and by virtue of the provisions and powers conferred upon it in that behalf by Local Planning Scheme No. 4, hereby adopts the following Policy.

LOCAL PLANNING POLICY No. 1
GROUP DWELLINGS IN THE RURAL ZONE

DATE ADVERTISED:

DATE FINALLY ADOPTED:

1. BACKGROUND

The Scheme allows the development of a 'Grouped dwelling' in a Rural zone as a discretionary use ('D' use in Table 1 – Zoning Table of the Scheme). It is essential that the Council has a Local Planning Policy (LPP) on which to base its determination of application for Development Approval (DA) for such dwellings.

The definitions a single house and grouped dwelling are contained in the R-Codes ¹.

*A **single house** is a dwelling standing wholly on its own green title or survey strata lot, together with any easement over adjoining land for support of a wall or for access or services and excludes dwellings on titles with areas held in common property.*

*A '**Residential – grouped dwelling**' A dwelling that is one of a group of two or more dwellings on the same lot such that no dwelling is placed wholly or partly vertically above or below another, except where special conditions of landscape or topography dictate otherwise, and includes a dwelling on a survey strata with common property.*

A single house and grouped dwelling are permitted on any lot that the Scheme permits. The siting and design requirements are determined by the R-Codes – even if there is no specific R-Code on the Scheme Map. The R-Codes determine planning aspects like location, setbacks and other design matters. Most of these requirements are less significant in the non-urban areas.

¹ Residential Design Codes Volume 1 – State Planning Policy 7.3

2 DISCUSSION

The object of this LPP is;

- To ensure that an additional dwelling on a property is only permitted where the Council is confident that the owner has a bona fide reason for requesting approval.
- To guide the Council and proponents of the criteria on which the Council will support a DA application for a grouped dwelling.
- To prevent the construction of grouped dwelling on properties too close to an urban area that may increase the demand for additional services including improved road access.
- To prevent the urbanisation of the rural areas of the Shire that may lead to unsustainable demands for additional services.

3 POLICY

The Council will only support a DA application for a grouped dwelling on a property in the Rural zone where;

- The land is more than 2.0 kilometres from an urban centre or an operational townsite.
- The grouped dwelling will be for family members of the farm operator or owner.
- The grouped dwelling is to be used for workers that operate on the land the subject of the DA application.
- The Council considers that the grouped dwelling can be provided with essential services.

Peter Klein

CHIEF EXECUTIVE OFFICER

Date

