

Local Planning Policy

POL-C-009 Grouped Dwellings in Rural Zones

1. Purpose

To specify Council's policy in regards to development applications for grouped dwellings on rural zoned land.

This policy applies to all development applications for grouped dwellings as defined in Schedule 1 of the City's Local Planning Scheme No. 17 on land within a rural zone.

2. Objective

To ensure that proposals for grouped dwellings on rural zoned land, are only approved where there will be no negative impacts on the amenity of the area, and are consistent with the objectives of the relevant zone and the provisions of any adopted Rural Strategy or other relevant statutory provisions including the Swan Valley Planning Act.

To minimise the potential for inappropriate residential development in rural areas, which could lead to fragmentation of rural zoned land.

3. Policy statement

3.1 Grouped dwellings will only be approved on rural zoned land where:

- a) the dwellings are clustered in accordance with any relevant planning policy or scheme provision and the total number of dwellings on the lot does not exceed the number of lots able to be created through an approved subdivision or Structure Plan; or
- b) the dwellings are located in such a way that if the property were subdivided in accordance with the relevant adopted Rural Strategy or other relevant statutory provisions, there would be only one dwelling located on each new lot; and
- c) the total number of dwellings on the lot does not exceed the total number of lots that could be produced by conventional subdivision of the property under the relevant adopted Rural Strategy or other relevant statutory provisions.

3.2 Council will not approve grouped dwellings on any lot that is not included within an adopted Rural Strategy or other relevant statutory provisions, or that has no subdivision potential under an adopted Rural Strategy, or other relevant statutory provisions (including the Swan Valley Planning Act).

4. Rationale

4.1 Grouped dwellings are often proposed on Rural zoned land to provide accommodation for a family member(s) of the occupant of the main dwelling, or as a basis for subdivision of the land, regardless of whether the property has any subdivision potential or not.

4.2 Grouped dwellings are additional to and completely independent of any existing dwelling on the lot. They are not restricted in size or location on the lot, and as a result, they have the effect of doubling (or tripling, quadrupling etc.) the density of dwellings in rural areas. This can lead to:

- a) loss of viable agricultural land;
- b) increased likelihood of vegetation clearing and erosion;
- c) increased pressure for subdivision of rural land;

- d) visual intrusion of residential development into the rural landscape;
 - e) inappropriate density of development (i.e. Increased number of dwellings per hectare); or
 - f) increased pressure on rural infrastructure, such as water, power and effluent disposal;
- 4.3 This policy recognises the potential negative impacts of additional dwellings on rural land and hence imposes restrictions on the number and location of grouped dwellings permitted on rural zoned land in order to:
- a) ensure that grouped dwellings are not used as a basis for subdivision where the land has no subdivision potential; and
 - b) minimise the impact of such dwellings on the rural environment and amenity of the area.

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