



SHIRE OF YALGOO
LOCAL PLANNING SCHEME No 2

AMENDMENT No 3

Scheme text Amendment to allow for
TOURIST ACCOMMODATION

March 2022

PLANWEST

(WA) PTY LTD A.B.N. 77 665 477 168

CONSULTANTS IN PLANNING,

STANDARD AMENDMENT

This Amendment has been determined to be a Standard Amendment according to the definition of the terms used in the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations).

The Regulations introduce a track-based approach to local planning scheme amendments that enables amendments to be classified as either a basic, standard or complex amendment.

This amendment as defined in Regulation 34, and can be summarised as follows:

- (a) an amendment relating to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve;
- (b) an amendment that is consistent with a local planning strategy for the scheme that has been endorsed by the Commission;
- (e) an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment;
- (f) an amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area;
- (g) any other amendment that is not a complex or basic amendment.

The classification of a standard amendment requires the consultation requirements and timeframes in which the amendment must be dealt with in the Regulations. The Regulations impose timeframes on both the local government and Western Australian Planning Commission (WAPC) for processing of the amendment, as outlined in the table below:

Scheme Amendment type	Advertising	Local government consideration period (post advertising)	WAPC timeframe to make recommendation to Minister
Standard	42 days	60 days post end date of submission period	60 days

PLANNING & DEVELOPMENT ACT 2005

RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME

Shire of Yalgoo

LOCAL PLANNING SCHEME No 2

AMENDMENT No 3

RESOLVED that the Council in pursuance of Section 75 of the Planning and Development Act 2005 amend the above Local Planning Scheme by:

- 1 amending Table 1 – Zoning Table to
 - a) change the permissibility of a Caravan Park in a ‘Rural/mining’ zone from an ‘X’ use to a ‘D’ use.
 - b) change the permissibility of a ‘Residential – Grouped Dwelling’ in a ‘Rural/mining’ zone from an ‘A’ use to a ‘D’ use.
 - c) insert new uses classes ‘Hosted accommodation’, ‘Holiday apartment’, ‘Holiday house’, ‘Holiday unit’, ‘Serviced apartment’, ‘Short-term accommodation’ and ‘Tourist development’ with their respective permissibility designations.

- 2 Amending Schedule 1 - Dictionary of defined words and expressions by;
 - a. Adding new definitions for ‘Hosted accommodation’, ‘Holiday apartment’, ‘Holiday house’, ‘Holiday unit’, ‘Serviced apartment’, ‘Short-term accommodation’ and ‘Tourist development’.
 - b. Deleting the definition for ‘Bed and Breakfast’.

Dated this day of20...

.....
Chief Executive Officer

.....
Date

FILE NO.....

PART OF AGENDA.

MINISTER FOR PLANNING

PROPOSAL TO AMEND A SCHEME

1.	LOCAL AUTHORITY:	Shire of Yalgoo
2.	DESCRIPTION OF LOCAL PLANNING SCHEME:	Shire of Yalgoo Local Planning Scheme No. 2 (the Scheme)
3.	TYPE OF SCHEME:	District Zoning Scheme
4.	SERIAL NUMBER OF AMENDMENT:	Amendment No. 3
5.	PROPOSAL	<ol style="list-style-type: none">1 To amend Table 1 – Zoning Table to;<ul style="list-style-type: none">• change the permissibility of a caravan park and grouped dwelling in a Rural/mining zone; and• insert other tourist-related use classes with their respective permissibilities;2 To insert new tourist-related definitions into Schedule 1.

REPORT BY: Shire of Yalgoo

1 INTRODUCTION

The Shire of Yalgoo seeks the WA Planning Commission's support and the Hon. Minister's approval to a Scheme Amendment to allow the Council to consider a wider variety of tourist accommodation types within the non-urban areas of the Shire.

The Amendment includes changes to the permissibility of a caravan park and residential - grouped dwelling in a 'Rural/mining' zone and the insertion of other new use classes that relate to tourist developments.

2 BACKGROUND

The Yalgoo Shire Council is experiencing an increased demand for a variety of tourist accommodation types throughout the Shire. The majority of these relate to pastoral stations that are recognising that the increased intrastate tourists are not well catered for.

Table 1 overleaf shows an extract from the existing Table 1 – Zoning Table of the Scheme text showing the existing tourist related use classes in the Scheme, and their respective permissibility in each zone.

The Council is currently not able to permit the development of a caravan park in the Rural/mining zone. The previous practice of local planning schemes was to only permit a

caravan park in a Special Use zone specifically designated as such. This is virtually a Restricted Use and would require a Scheme amendment to allow any other use that was not specified in the Special Use Schedule of the Scheme (Schedule 4).

TABLE 1 – EXTRACT FROM EXISTING SCHEME (Table 1 – Zoning Table)

Use class	RESIDENTIAL	COMERCIAL	INDUSTRIAL	SPECIAL USE	RURAL/MINING
Bed and Breakfast	D	X	X	Uses as determined by the Council as per Schedule 4 and the Scheme Map.	D
Caravan Park	X	X	X		X
Residential – Grouped Dwelling	D	D	X		A
Short-Stay Accommodation	D	X	X		D

Source: Shire of Yalgoo Local Planning Scheme No 2

A Residential - Grouped Dwelling is currently an ‘A’ use¹ in a Rural/mining’ zone, – ie any Development Approval (DA) application must be advertised prior to being determined. The Council considers advertising to be unnecessary as a requirement of considering a DA, however, the Council may, where it considers appropriate, seek the view of neighbours prior to determining an application.

The **Deemed Provisions**² provide several definitions that are not currently included in the Scheme. These are as follows;

bed and breakfast means a dwelling — (a) used by a resident of the dwelling to provide short-term accommodation, including breakfast, on a commercial basis for not more than 4 adult persons or one family; and (b) containing not more than 2 guest bedrooms;

holiday accommodation means 2 or more dwellings on one lot used to provide short term accommodation for persons other than the owner of the lot;

holiday house means a single dwelling on one lot used to provide short-term accommodation but does not include a bed and breakfast;

tourist development means a building, or a group of buildings forming a complex, other than a bed and breakfast, a caravan park or holiday accommodation, used to provide — (a) short-term accommodation for guests; and (b) onsite facilities for the use of guests; and (c) facilities for the management of the development;

¹ ‘A’ means that the use is not permitted unless the local government has exercised its discretion by granting planning approval after giving special notice in accordance with clause 9.4.

² Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*

Notwithstanding these definitions, the WA Planning Commission (WAPC), through the Department of Planning, Lands and Heritage (DPLH), has prepared a draft position statement to guide planning for tourism. As part of this draft statement, it puts forward some new and amended definitions. These are evolving landuses that have been defined to keep pace with the recent surge in local tourism. The tables below provide details of these definitions that will form part of this amendment.

Table 1 – New and Amended Definitions

Proposed land use term	Proposed meaning	Dwelling type under the R-Codes
Hosted accommodation (Note: new definition)	means a dwelling or ancillary dwelling, or a portion thereof, used for the purpose of short-term accommodation, with a permanent resident who is present overnight for the duration of the stay either in the dwelling or ancillary dwelling.	Single house, ancillary dwelling, grouped dwelling or multiple dwelling. Note: The WAPC considers the use of an ancillary dwelling for short-term accommodation (where the host resides in the main dwelling and the guest stays in the ancillary dwelling – or vice versa) is a hosted form of short-term rental accommodation.
Holiday house (Note: amended definition)	means a single dwelling used to provide short-term accommodation	Single house
Holiday unit (Note: new definition)	means a grouped dwelling used to provide short-term accommodation	Grouped dwelling
Holiday apartment (Note: new definition)	means a multiple dwelling used to provide short-term accommodation	Multiple dwelling
Note: It is intended to delete the land use term ‘bed and breakfast’ from Schedule 1 (Model Provisions) of the LPS Regulations.		
Note: It is intended to delete the land use term ‘holiday accommodation’ from Schedule 1 (Model Provisions) of the LPS Regulations.		

Land use term	Proposed meaning
Tourist development (Note: amended definition)	means a building, or a group of buildings forming a complex, other than a caravan park, used to provide — (a) short-term accommodation for guests; and (b) onsite facilities for the use of guests; and (c) facilities for the management of the development

<p>Serviced apartment (Note: amended definition)</p>	<p>means a group of units or apartments providing —</p> <p>(a) self-contained short-term accommodation for guests; and</p> <p>(b) any associated reception or recreational facilities</p>
<p>Note: It is intended to delete the land use term ‘bed and breakfast’ from Schedule 1 (Model Provisions) of the LPS Regulations.</p>	
<p>Note: It is intended to delete the land use term ‘holiday accommodation’ from Schedule 1 (Model Provisions) of the LPS Regulations.</p>	

General term	Proposed meaning
<p>Short-term accommodation (Note: amended definition)</p>	<p>means temporary accommodation provided on a commercial basis, either continuously or from time-to-time with no guest accommodated for periods totalling more than 3 months in any 12-month period.</p>

Source: WAPC/DPLH Position Statement: Planning for Tourism, Dec 2021

3 PROPOSAL

This Amendment seeks to:

1. Change the permissibility of a Caravan Park in a ‘Rural/mining’ zone from an ‘X’ use³ to a ‘D’ use⁴. This will allow the Council to support caravan park proposals located at pastoral stations. In order that a caravan park is only supported near a station, the Council has prepared a draft Local Planning Policy (LPP) clarifying the application of its discretion in any such determination (see **Attachment A**).
2. Change the permissibility of a ‘Residential – Grouped Dwelling’ in a ‘Rural/mining’ zone from an ‘A’ use to a ‘D’ use. The Council will only support a grouped dwelling in the ‘Rural/mining’ zone where it is designed to house a family member or a station worker. The Council has prepared a LPP to outline its discretion in determine such applications (**Attachment B**).
3. Amend Table 1 – Zoning Table by adding new uses classes ‘Hosted accommodation’, ‘Holiday apartment’, ‘Holiday house’, ‘Holiday unit’, ‘Serviced apartment’, ‘Short-term accommodation’ and ‘Tourist development’. All of these use classes are included in the Scheme with the respective permissibility for each zone as shown in red in **Table 2**.
4. Adding new use class definitions to Schedule 1 - Dictionary of defined words and expressions consistent with the DPLH definitions outlined in its Position Statement – Planning for Tourism.

³ ‘X’ means a use that is not permitted by the Scheme.

⁴ ‘D’ means that the use is not permitted unless the local government has exercised its discretion by granting planning approval.

TABLE 2 – CHANGES TO TABLE 1 – ZONING TABLE

Use class	RESIDENTIAL	COMERCIAL	INDUSTRIAL	SPECIAL USE	RURAL/ MINING
Residential – Grouped Dwelling	D	D	X	Uses as determined by the Council as per Schedule 4 and the Scheme Map	D
Caravan Park	X	X	X		D
Hosted accommodation	D	D	X		D
Holiday apartment	P	D	X		P
Holiday house	D	X	X		D
Holiday unit	D	D	X		X
Serviced apartment	D	D	X		X
Short-term accommodation	D	P	X		D
Tourist development	D	X	X		D

Source: Planwest

4 STRATEGIC IMPLICATIONS

The Yalgoo Local Planning Strategy (the Strategy) was endorsed by the WA Planning Commission on 23 March 2011.

The Strategy acknowledges the shortfall in Part 6.2.8 – Encouragement of Tourism as follows;

The current Scheme does not encourage or provide for tourist accommodation such as bed and breakfast accommodation, farm stays and guest houses, and does not specifically provide for tourism activities. Provision should be made in the Scheme for this.

There needs to be guidelines for these types of accommodation and definitions.

The Strategy states that there are several accommodation locations including Yalgoo Hotel, Yalgoo Caravan Park, Tardi Station, Yuin Station, Thundelarra Station, Barnong Station, Ninghan Station.

5 CONCLUSION

Although there are no development proposals, the Amendment will be referred to the Environment Protection Authority for clearance, prior to being advertised.

The draft LPPs should only be advertised when the Amendment heads towards final approval as they refer to the Scheme as adopting the Amendment proposals.

6 RECOMMENDATION

It is recommended that the Council adopt the resolution deciding to amend a local planning scheme and forward the Amendment to the Environmental Protection Authority (EPA) for its environmental clearance.

On receipt of the EPA clearance the Amendment should be advertised in accordance with the Deemed provisions for a Standard Amendment.

PLANNING AND DEVELOPMENT ACT 2005

Shire of Yalgoo

LOCAL PLANNING SCHEME No. 2

AMENDMENT No 3

The Yalgoo Shire Council under and by virtue of the powers conferred upon it in that behalf by the Planning and Development Act 2005, hereby amends the above Local Planning Scheme by:

- 1) amending Table 1 – Zoning Table as follows;
 1. Change the permissibility of a Caravan Park in a 'Rural/mining' zone from an 'X' use to a 'D' use.
 2. Change the permissibility of a 'Residential – Grouped Dwelling' in a 'Rural/mining' zone from an 'A' use to a 'D' use.
 3. By inserting new uses classes 'Hosted accommodation', 'Holiday apartment', 'Holiday house', 'Holiday unit', 'Serviced apartment', 'Short-term accommodation' and 'Tourist development' with their respective permissibility as shown in the Table below.

Use class	RESIDENTIAL	COMERCIAL	INDUSTRIAL	SPECIAL USE	RURAL/MINING
Hosted accommodation	D	D	X	Uses as determined by the Council as per Schedule 4 and the Scheme Map	D
Holiday apartment	P	D	X		P
Holiday house	D	X	X		D
Holiday unit	D	D	X		X
Serviced apartment	D	D	X		X
Short-term accommodation	D	P	X		D
Tourist development	D	X	X		D

- 2) Adding new definitions to Schedule 1 - Dictionary of defined words and expressions.

Hosted accommodation means a dwelling or ancillary dwelling, or a portion thereof, used for the purpose of short-term accommodation, with a permanent resident who is present overnight for the duration of the stay either in the dwelling or ancillary dwelling.

Holiday apartment means a multiple dwelling used to provide short-term.

Holiday house means a single dwelling used to provide short-term accommodation.

Holiday unit means a grouped dwelling used to provide short-term accommodation.

Serviced apartment means a group of units or apartments providing —

- (a) self-contained short-term accommodation for guests; and
- (b) any associated reception or recreational facilities

Short-term accommodation means temporary accommodation provided on a commercial basis, either continuously or from time-to-time with no guest accommodated for periods totalling more than 3 months in any 12-month period.

Tourist development means a building, or a group of buildings forming a complex, other than a caravan park, used to provide —

- (a) short-term accommodation for guests; and
- (b) onsite facilities for the use of guests; and
- (c) facilities for the management of the development

- c) Deleting the definition for **Bed and Breakfast**

PLANNING & DEVELOPMENT ACT 2005

Shire of Yalgoo

LOCAL PLANNING SCHEME No. 2

AMENDMENT No. 3

ADOPTION

This Standard Amendment was adopted by resolution of the Council of the Shire of Yalgoo at the Ordinary Meeting of the Council held on the day of20....

.....
SHIRE PRESIDENT

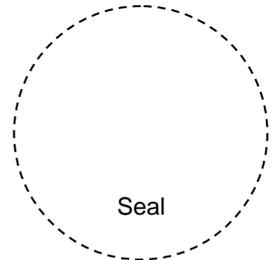
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Date

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CHIEF EXECUTIVE OFFICER

.....
Date

FINAL APPROVAL

Adopted for final approval of the Shire of Yalgoo at the meeting of Council held on the day of 20.... and the Common Seal of the Shire of Yalgoo was hereunto affixed by the authority of a resolution of the Council in the presence of:



.....
SHIRE PRESIDENT

.....
Date

.....
CHIEF EXECUTIVE OFFICER

.....
Date

RECOMMENDED/SUBMITTED FOR FINAL APPROVAL

.....
Delegated under S. 16 of PD Act 2005

.....
Date

FINAL APPROVAL GRANTED

.....
MINISTER FOR PLANNING

.....
Date



SHIRE OF YALGOO

LOCAL PLANNING SCHEME NO. 2

The Shire of Yalgoo under and by virtue of the provisions and powers conferred upon it in that behalf by Local Planning Scheme No. 2, hereby adopts the following Policy.

LOCAL PLANNING POLICY No. 1

TOURIST ACCOMMODATION IN THE RURAL/MINING ZONE

DATE ADVERTISED:

DATE FINALLY ADOPTED:

1. DISCUSSION

The Council, through the Pastoral Board, has been made aware of a number of applications in the Yalgoo region for tourism-based projects. Diversification permits from the Pastoral and Lands Board include a requirement that any other necessary laws must be followed to carry out the approved activities.

With the increase in WA travellers noted throughout the past two years it is evident that there has been a shift in tourists to the regions and this may continue as other parts of the world struggle to market a holiday where the risks are managed.

There has been a long-term trend of increasing demand for tourist accommodation in rural areas, with significant variation in the preferred type and form throughout the State. For example, in pastoral regions there is higher demand for 'station stays' as well as 'adventure tourism', whilst in the South-West the demand is for holiday houses in rural settings.

Tourism uses should be incidental to a primary agricultural use. State Planning Policy 2.5 (SPP 2.5): Rural Planning provides guidance on land use planning in rural areas.

In general, strategic and statutory planning decisions should encourage a range of tourist accommodation choices and experiences as required.

2 DEFINITIONS

The **Deemed Provisions**⁵ provide several definitions that are not currently included in the Scheme. These are as follows;

bed and breakfast means a dwelling — (a) used by a resident of the dwelling to provide short-term accommodation, including breakfast, on a commercial basis for not more than 4 adult persons or one family; and (b) containing not more than 2 guest bedrooms;

holiday accommodation means 2 or more dwellings on one lot used to provide short term accommodation for persons other than the owner of the lot;

holiday house means a single dwelling on one lot used to provide short-term accommodation but does not include a bed and breakfast;

tourist development means a building, or a group of buildings forming a complex, other than a bed and breakfast, a caravan park or holiday accommodation, used to provide — (a) short-term accommodation for guests; and (b) onsite facilities for the use of guests; and (c) facilities for the management of the development;

Notwithstanding these definitions, the WA Planning Commission (WAPC) through the Department of Planning, Lands and Heritage (DPLH) has prepared a draft position statement to guide planning for tourism. As part of this draft statement, it puts forward some new and amended definitions. These are evolving landuses that have been defined to keep pace with the recent surge in local tourism. The tables below provide details of these definitions that will form part of this Local Planning Policy (LPP).

Table 1 – New and Amended Definitions

Proposed land use term	Proposed meaning	Dwelling type under the R-Codes
Hosted accommodation (Note: new definition)	means a dwelling or ancillary dwelling, or a portion thereof, used for the purpose of short-term accommodation, with a permanent resident who is present overnight for the duration of the stay either in the dwelling or ancillary dwelling.	Single house, ancillary dwelling, grouped dwelling or multiple dwelling. Note: The WAPC considers the use of an ancillary dwelling for short-term accommodation (where the host resides in the main dwelling and the guest stays in the ancillary dwelling – or vice versa) is a hosted form of short-term rental accommodation.
Holiday house (Note: amended definition)	means a single dwelling used to provide short-term accommodation	Single house

⁵ Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*

Holiday unit (Note: new definition)	means a grouped dwelling used to provide short-term accommodation	Grouped dwelling
Holiday apartment (Note: new definition)	means a multiple dwelling used to provide short-term accommodation	Multiple dwelling
Note: It is intended to delete the land use term 'bed and breakfast' from Schedule 1 (Model Provisions) of the LPS Regulations.		
Note: It is intended to delete the land use term 'holiday accommodation' from Schedule 1 (Model Provisions) of the LPS Regulations.		

Land use term	Proposed meaning
Tourist development (Note: amended definition)	means a building, or a group of buildings forming a complex, other than a caravan park, used to provide — (a) short-term accommodation for guests; and (b) onsite facilities for the use of guests; and (c) facilities for the management of the development
Serviced apartment (Note: amended definition)	means a group of units or apartments providing — (a) self-contained short-term accommodation for guests; and (b) any associated reception or recreational facilities
Note: It is intended to delete the land use term 'bed and breakfast' from Schedule 1 (Model Provisions) of the LPS Regulations.	
Note: It is intended to delete the land use term 'holiday accommodation' from Schedule 1 (Model Provisions) of the LPS Regulations.	

General term	Proposed meaning
Short-term accommodation (Note: amended definition)	means temporary accommodation provided on a commercial basis, either continuously or from time-to-time with no guest accommodated for periods totalling more than 3 months in any 12-month period.

Source: DPLH Position Statement: Planning for Tourism, Dec 2021

3 POLICY

Strategic considerations for tourist uses

Rural tourism may be encouraged in areas with attractions, preferably with sealed road access. Opportunities may include small-scale caravan and camping grounds that are unlikely to compete with existing formal caravan parks as they offer a different experience, have minimal facilities, and are located in a rural setting.

Where appropriate, small-scale tourist accommodation should generally be either a discretionary (D) or a discretionary with advertising (A) use in the zoning table of the Scheme to minimise potential land use conflicts and maintain the primacy of rural land uses.

Where relevant, eco-tourism proposals should consider the following:

- bushfire management in accordance with SPP3.7 and State bushfire guidance;
- consistency with relevant zone objectives;
- impact on natural landscape, environment and conservation values;
- appropriate servicing and infrastructure to accommodate the proposed use in an environmentally responsible manner;
- design guidelines and visual impact;
- impact on social and cultural values of the area or site; and
- consistency with any relevant National, State and local policy and guidance.

Location and siting considerations for caravan parks

The purpose and design of the caravan park should be justified in relation to its location and context.

The purpose for a caravan park may include a stop-over/transit caravan park, and/or a destination caravan park for tourists. Details of land tenure and lease agreements should inform any high-level planning.

Any future review of the local planning strategy should identify potential future caravan park sites in tourism areas where high occupancy rates occur throughout the year. Once identified, future caravan park sites are encouraged to be retained in public ownership and zoned Caravan Park as freehold land is at risk of rezoning for other purposes.

Where practical, caravan parks comprising a long-stay component should be located where there is access to urban facilities and amenities.

There is a presumption against caravan parks comprised of long-stay residents being in areas of high tourism value because it is preferable that these sites/locations are secured for tourism purposes.

Topography, drainage, soils and vegetation

Caravan parks should not be located on flood prone or water-logged land, nor steep slopes unless suitable mitigation measures are demonstrated. Cleared sites are preferred and any clearing of vegetation for a caravan park development should be minimal and retain mature trees and vegetation.

Caravan parks are not supported in Priority 1 and Priority 2 water resource protection areas, however, may be considered in Priority 3 areas provided deep sewerage is available.

Acid sulphate soils and other soil types may not be suitable for development as they are susceptible to slipping and slumping

Fire Hazard Constraints

A bushfire hazard assessment and/or bushfire management plan may be required to inform caravan parks at risk from bushfire hazards. Refer to SPP2.6 and SPP3.7.

Visual Impact

A proposed caravan park should consider impacts on the landscape character and visual amenity from scenic points to minimise visual impacts on high value public views

4 OBJECTIVES OF POLICY

The object of this policy is;

- 1) to ensure that future tourist type activities are designed to not unduly compete with urban facilities; be sustainable, safe, viable and environmentally responsible.
- 2) carefully consider the strategic, locational and siting considerations outlined in Part 3 of this LPP.

Ian Holland

CHIEF EXECUTIVE OFFICER

Date



SHIRE OF YALGOO

LOCAL PLANNING SCHEME NO. 2

The Shire of Yalgoo under and by virtue of the provisions and powers conferred upon it in that behalf by Local Planning Scheme No. 2, hereby adopts the following Policy.

LOCAL PLANNING POLICY No. 2

RESIDENTIAL - GROUP DWELLING IN THE RURAL/MINING ZONE

DATE ADVERTISED:

DATE FINALLY ADOPTED:

1. BACKGROUND

The Scheme allows the development of a 'Residential – grouped dwelling' in a Rural/mining zone. It is essential that the Council has a policy 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 ⁶.

*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.*

⁶ Residential Design Codes Volume 1 – State Planning Policy 7.3

A single dwelling is permitted on any lot that the Scheme permits. The 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.

2 DISCUSSION

The object of this LPP is;

- To ensure that dwellings are not randomly approved on properties too close to urban areas.
- To ensure that additional dwelling on a property are 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 determine a DA 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 for a Grouped dwelling on a property in the Rural/mining zone where;

- The land is more than 20 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.
- The Council considers that the Grouped dwelling can be provided with essential services.

Ian Holland

CHIEF EXECUTIVE OFFICER

Date