

GROUPED DWELLINGS ON RURAL ZONED LAND (2nd DWELLING)

What Are Group Dwellings?

A Grouped Dwelling is defined as a group of two or more houses on the same lot.

Criteria for Approval

1. Where 2 Houses Will be Permitted

A Group Dwelling comprising a **maximum of two houses** will only be approved on a Rural Zoned lot where the following requirements are met:

- the lot size is greater than 20 hectares;
- the dwellings are required for farm management and landowner/worker housing;
- the proposed development will not affect the rural character, landscape, agriculture, groundwater resources or future urban development.

2. Where 2 Houses Will Not be Permitted

The development of a maximum of two houses will not be permitted where:

- the site is undesirably low lying or wet;
- the land is designated as future urban in the Albany Residential Expansion Strategy and no comprehensive detailed Structure Plan has been prepared;
- the area is within the Priority 1 Groundwater Zone identified by the City's Local Rural Strategy;
- the land use is of a scale where an additional dwelling on the lot cannot be justified for management purposes;
- the positions of the dwellings upon properties would encourage the fragmentation of rural lots or the future subdivision of the land;
- it positions dwellings closer than 100 metres to an existing tree plantation.

3. More Than 2 Houses

Despite anything elsewhere in the Scheme **not more than 2 dwellings** are to be developed on a lot in the Rural Zone (TPS3 section 3.10).

On a Rural Zoned property, Council cannot, under any circumstances, permit more than 2 dwellings to be constructed. This has been incorporated into Council's Town Planning Scheme 3 via Clause 3.10.

Criteria for Assessment

A Building Licence and a Planning Scheme Consent Application are required to be issued prior to construction of Grouped Dwellings. Application for Planning Scheme Consent is made to the City of Albany through the Development Services Planning Team. Applications for a Building Licence are made to the City of Albany's Building Team once Planning Scheme Consent has been issued.

To apply for Planning Scheme Consent the applicant will need to:

- complete a Planning Scheme Consent Application form;
- supply two copies of a scaled site plan;
- supply 2 copies of a floor plan and elevations of the proposed Grouped Dwelling;
- supply a letter explaining the nature of the application, verifying that the Grouped Dwelling is to be used for farm management or private residential proposes;
- pay a fee, to be calculated on the cost of the development.

If the application meets all of the requirements, the application may be approved under delegation and subject to conditions. If the application does not meet the above requirements, the application may need to go to Council for decision or it may be refused by delegated staff. If the application is refused the applicant has the right of appeal to the Minister for Planning.

If you have any more questions or require any further information please contact a member of the development services team on 98 419383 or visit the City of Albany offices at 221 York Street, Albany between 9am and 5pm.

More Information

Should you have any questions or require any further information, please contact a member of the Development Services Team by either phoning on 9841 9383, by email planning@albany.wa.gov.au or in person at the City Offices.

**** DISCLAIMER ****

This information sheet is a guide only. Verification with original Local Laws, Acts, Planning Schemes, and other relevant documents is recommended for detailed references. The City of Albany accepts no responsibility for errors or omissions.