



## **Second dwellings "duplexes" grouped, attached & multiple dwellings (2 units only)**

### **Purpose**

To assist in assessing development application of second dwellings, "Duplexes" Grouped, Attached and Multiple Dwelling to ensure compatibility with surrounding land uses.

### **Policy**

#### **1. Residential Zones:**

- 1.1 Any appropriately zoned lots with sufficient site area (as defined by the relevant R-Code) shall be deemed to be suitable for two dwellings provided that the lot is serviced by a reticulated sewerage system. In cases where such is not the case, the provisions of Clause 3.1.8 of the Scheme shall apply (see Section 4.).
- 1.2 Two dwellings will be permitted on a lot meeting the criterion outlined above, provided that:
  - a) The development complies with the R-Codes or any variation to the R-Codes approved by Council.
  - b) Council is satisfied that the design, siting and orientation of the development is appropriate to the surrounding area.
  - c) Where the two units are detached they are of similar or at least complementary materials, design and standard (Council may require an existing dwelling to be upgraded before approving a second dwelling on the lot).
  - d) The lot is not a battleaxe lot and complies with the minimum lot frontage for a single house.
  - e) The minimum area per lot dwelling is calculated by excluding any portion of the site:
    - subject to flooding or inundation.
    - outside any building envelope defined by covenant, servicing limitation, earthworks or slope etc.



- f) The dwelling will not impact on adjoining properties by virtue of the need for excessive retaining walls, length of side boundary walls or overlooking.
- g) The dwellings being designed and sited to provide maximum use of the open space and to complement the shape and slope of the property.

## **2. Other Zones:**

The development of Additional Dwellings in rural areas zoned General Rural, Swan Valley Rural, Landscape and Rural Living is subject to the requirements of Policy No. C-009 (Grouped Dwellings in Rural Areas).

The circumstances of the particular case will dictate Council's attitude towards applications in other zones provided always that the purpose and intent of the relevant zone is not harmed, and the scale and intensity of the proposed development is compatible with the maximum residential density permitted in the locality.

## **3. Town Planning Scheme No.9:**

"3.1.8 Connection to Reticulated Sewerage System:

- a) The Council may refuse to permit the erection of any attached, grouped or multiple dwelling unit in any zone unless such dwelling units are connected to a reticulated sewerage system.
- b) Where no connection to a reticulated sewerage system is available, no residential development other than the erection of a single dwelling house shall be approved unless the Public Health Department recommends to the Council that there are exceptional circumstances which warrant a variation to this requirement."

## **BACKGROUND**

Second dwellings on a lot and the developments commonly known as "duplexes" fall within the grouped, attached or multiple dwelling - "two only" use in Town Planning Scheme No.9. In those zones where the use is "AA", or discretionary, in the Scheme, guidelines are required to assist Council to determine applications.