



POLICY NO. LPP 1.2

RURAL DEVELOPMENT

PURPOSE

To guide subdivision and development on land within the district zoned Rural and Rural Residential zones.

POLICY

1. APPLICATION

This Policy applies to all applications for subdivision and/or development on land zoned Rural and Rural Residential.

2. OBJECTIVES

The objectives of this Policy are to supplement the relevant provisions in Local Planning Scheme No. 24 by further guiding subdivision and development of rural zoned land and to facilitate the achievement of the objectives of Council's adopted Foothills Rural Strategy.

3. DEFINITIONS

The following terms are used throughout this Policy.

Ancillary Dwelling means a self-contained dwelling on the same site as a dwelling, which may be attached to, integrated with or detached from the dwelling.

Hard Rock Quarry means the excavation and operational (processing) areas of either the Orange Grove or Martin hard rock quarries.

Quarry Buffer Area means land within 1km of an existing hard rock quarry, as identified in Local Planning Scheme No. 24 as Special Control Area 4 – Quarry Buffers.

Sensitive Land Use means land uses that are residential or institutional in nature, where people live or regularly spend extended periods of time. These include dwellings, hosted and unhosted short-term rental accommodation, schools, hospitals and childcare centres and generally exclude commercial or industrial premises.

4. POLICY

4.1 General Requirements

4.1.1 Proposals for development and subdivision within the quarry buffer area should have regard to relevant State Planning Policies and Local Planning Scheme No. 24.

4.1.2 Council will generally not support applications for Places of Worship, Club Premises or Community Purposes (or the like) unless it can be appropriately demonstrated that the proposal will not adversely impact on the rural amenity of the local area. In considering this matter, Council will have regard to the scale of operation (number of attendees), built form, acoustic characteristics, traffic generation, road hierarchy, and car parking.

4.1.3 Unless otherwise approved by Council, applications for development approval for Ancillary Accommodation should not exceed one ancillary accommodation unit per rural lot.



4.1.4 In approving any development or supporting subdivision pursuant to this Policy, Council will have regard to establishing appropriate protection for environmental assets.

4.1.5 The subdivision/development of rural zoned lots outside the precincts listed in Clause 4.2 shall be assessed and determined on their individual merits in accordance with the relevant planning framework.

4.2 Precinct-Specific Objectives and Requirements

4.2.1 Precinct 1 - Martin Escarpment

The objective of the precinct (as depicted on the plan contained in Appendix 1) is to encourage rural residential lots whilst ensuring the retention of significant vegetation, and the protection of existing operating orchards and quarrying operations. Development is to ensure the natural views from Mills Road East and Canning Mills Road are maintained.

Within Precinct 1 - Martin Escarpment, the following provision(s) apply:

- a) Subdivision will only be supported where a minimum lot size of 4.0ha is achieved as identified in Local Planning Scheme No. 24

4.2.2 Precinct 2 - Southern Foothills

The objective of the precinct (as depicted on the plan contained in Appendix 1) is to encourage rural residential lots whilst ensuring the retention of existing native vegetation and the protection of existing rural lifestyle purposes. Development is to ensure the natural views from Connell Avenue are maintained.

Within Precinct 2 - Southern Foothills, the following provision(s) apply:

- a) Subdivision will only be supported where a minimum lot size of 1.0ha is achieved.
- b) Notwithstanding the setback provisions within Local Planning Scheme No. 24, for any lots with an area of 4,000m² or less, the City will support development being setback 10m from the Primary Street and 4.5m from a Secondary Street.

4.2.3 Precinct 3 - Tonkin Highway East

The objective of the precinct (as depicted on the plan contained in Appendix 1) is to encourage rural residential activities such as rural/cottage industry, vineyards and agistment whilst ensuring the retention of significant vegetation. Development is to ensure the natural views from Reservoir Road, Maddington Road and Dale Place are maintained.

Within Precinct 3 - Tonkin Highway East, the following provision(s) apply:

- a) Subdivision will only be supported where a minimum lot size of 1.0ha is achieved.
- b) All development is to be setback a minimum of 15m from Bickley Brook and Ellis Brook.



4.2.4 Precinct 4 – Kelvin Road

The objective of the precinct (as depicted on the plan contained in Appendix 1) is to acknowledge that the amenity of the precinct is impacted by Tonkin Highway, Kelvin Road and the proximity to the Maddington Kenwick Strategic Employment Area. Council will therefore adopt a flexible approach to development control, having due regard of the compatibility of a use or development within its setting.

Within Precinct 4 - Kelvin Road, the following provision(s) apply:

- a) Development shall be in accordance with Local Planning Scheme No. 24 – Special Use zone
- b) Subdivision will only be supported where a minimum lot size of 1.0ha is achieved.
- c) Non-rural development will only be supported if it can be demonstrated that the use will not unreasonably impact existing sensitive land uses.

4.2.5 Precinct 5 - Seaforth Station

The objective of the precinct (as depicted on the plan contained in Appendix 1) is to facilitate longer-term, future urban expansion. An assessment of planning merit will guide development.

Within Seaforth Station precinct, the following provision(s) apply:

- a) The City will not support the subdivision of lots.
- b) The City will only support development, where it can be demonstrated that such development will not compromise future transit orientated development outcomes.

GOVERNANCE REFERENCES

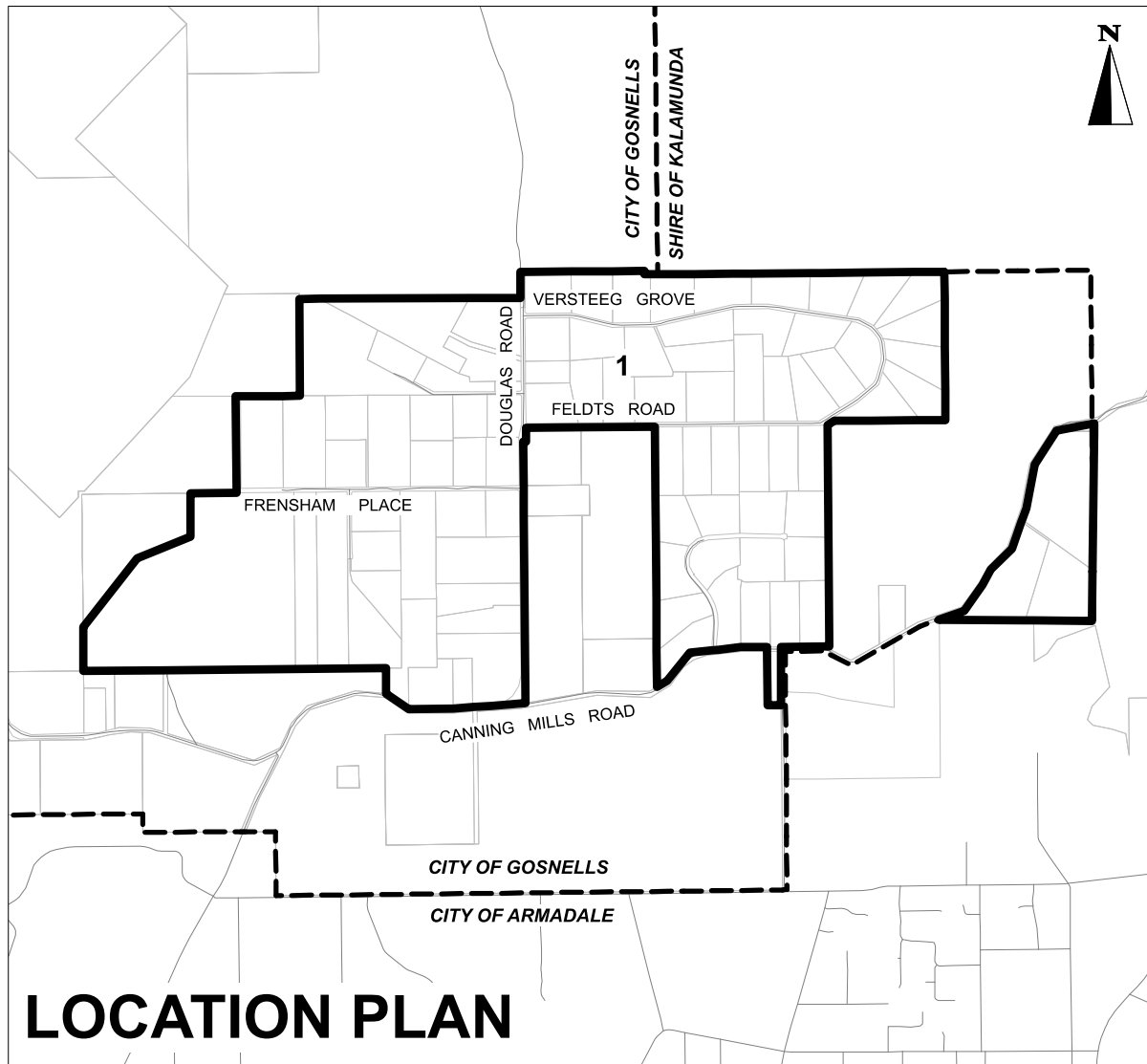
Statutory Compliance	<i>Planning and Development Act 2005</i> City of Gosnells Local Planning Scheme No. 24
Industry Compliance	State Planning Policy 2.5 Rural Planning
Organisational Compliance	Nil
Process Links	Nil

LOCAL PLANNING POLICY ADMINISTRATION

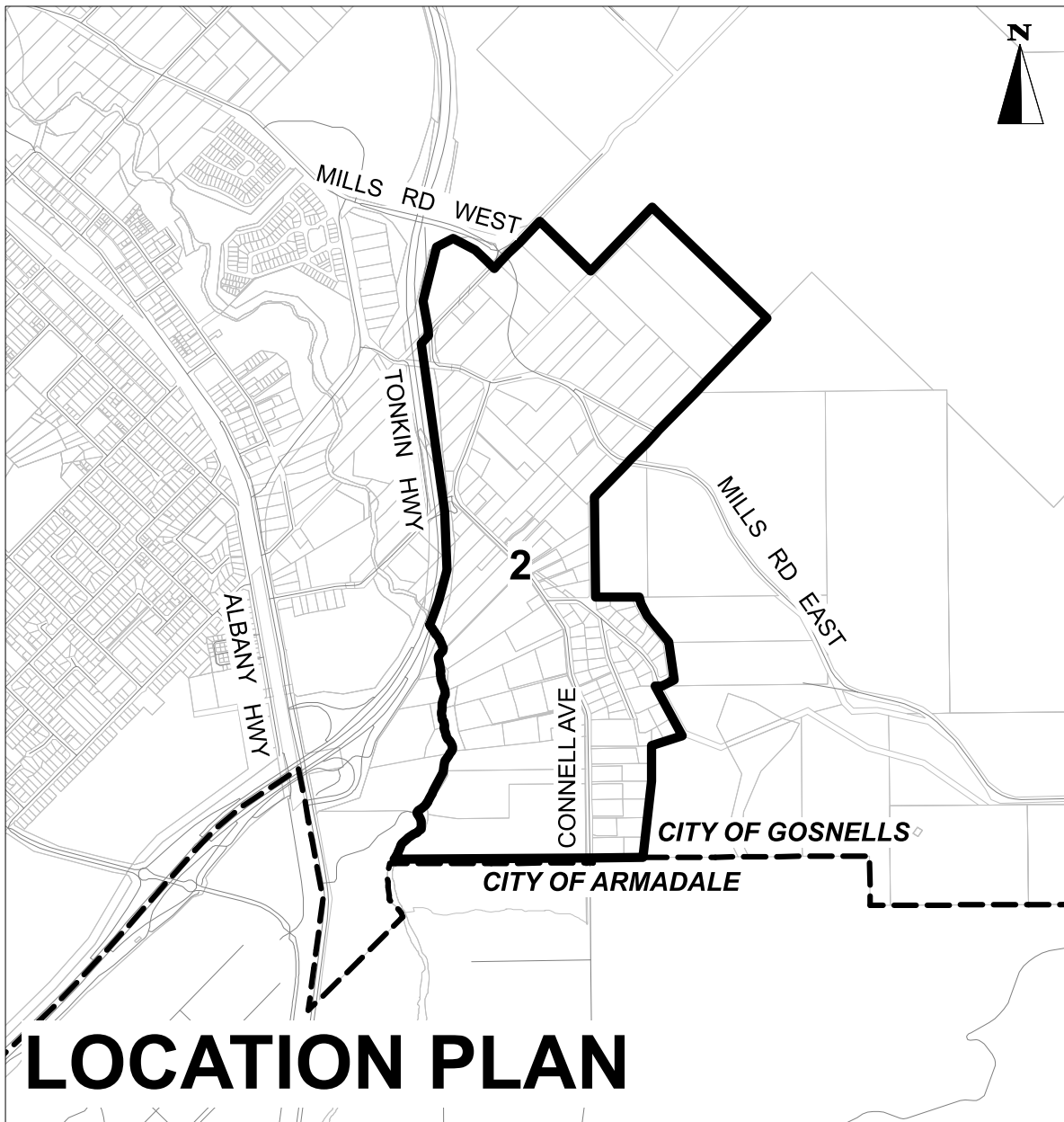
Directorate		Officer Title		Contact:
Planning & Development		Manager Development Services		9397 3000
Risk Rating	Low	Review Cycle	Triennial	Next Due: 2028
Version	Decision To Advertise	Decision to Adopt	Synopsis	
1.	OCM 10 September 2019		Draft policy to be advertised for public comment for a period of not less than 21 days	
2.		OCM 71/27/04/2021	To guide subdivision and development on land within the district zoned General Rural and Special Rural zones	
3.		OCM 273/14/10/2025	Amended with minor changes due to gazettal of Local Planning Scheme No. 24	



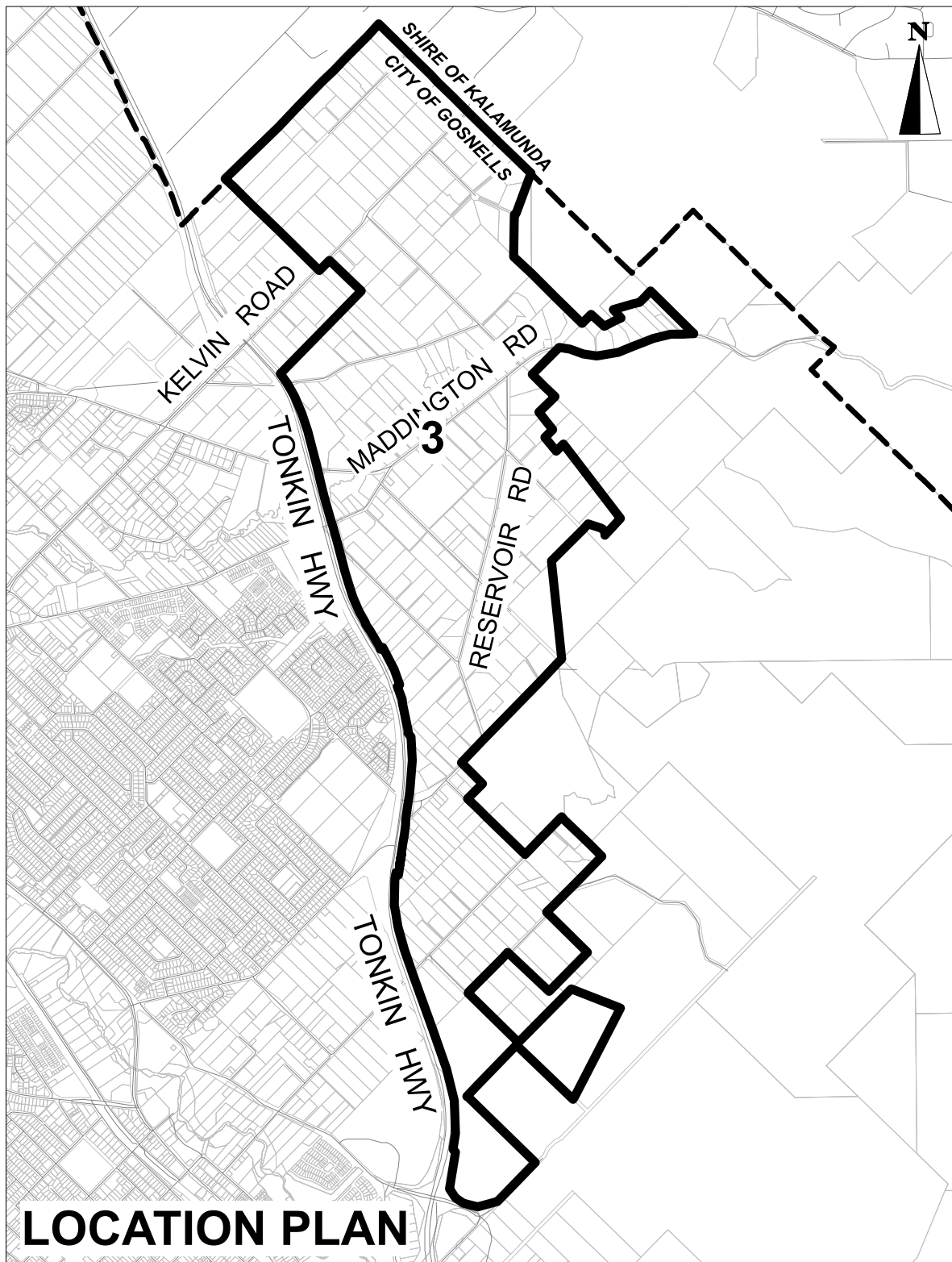
APPENDIX 1



Precinct 1 – Martin Escarpment

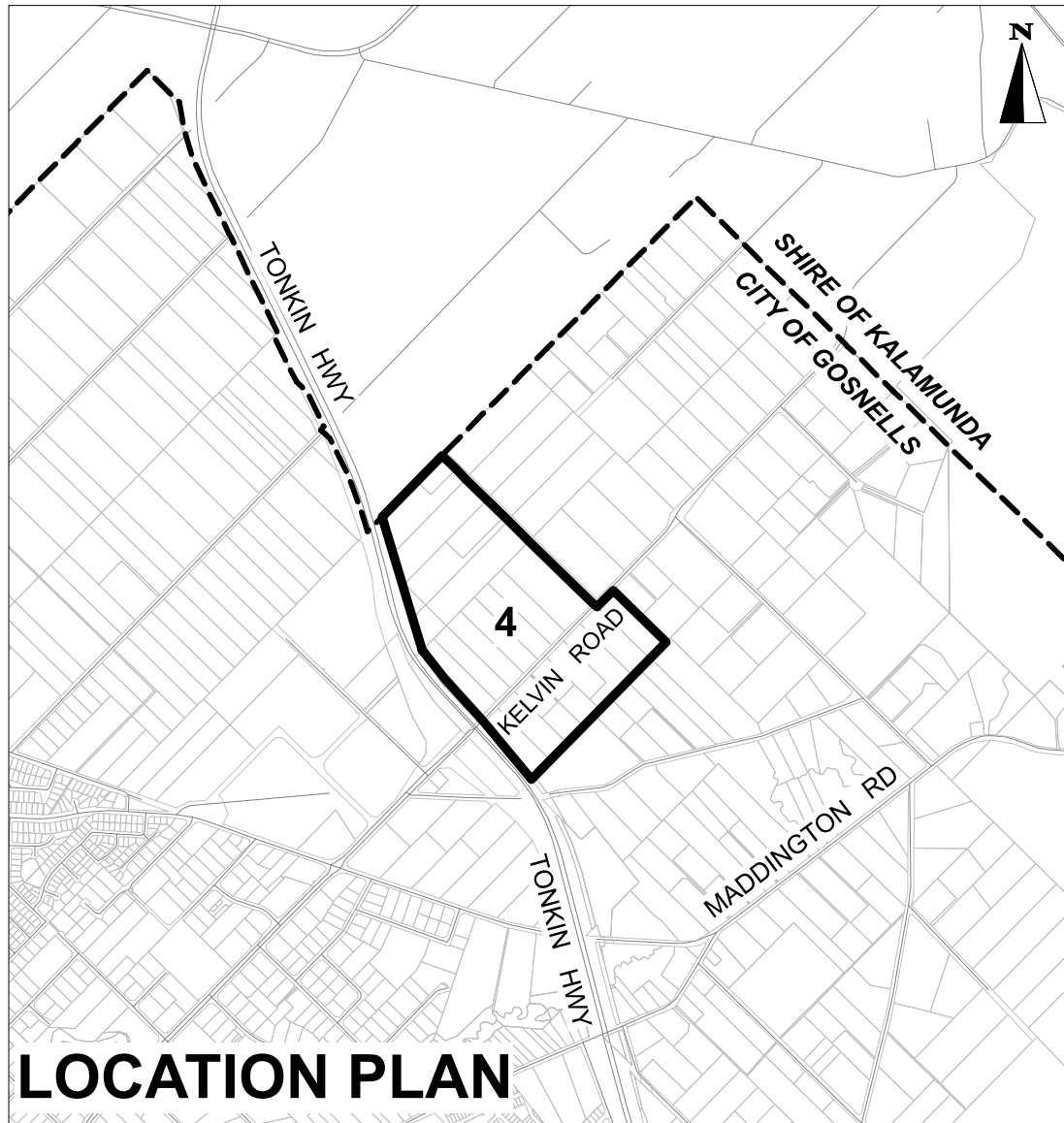


Precinct 2 – Southern Foothills

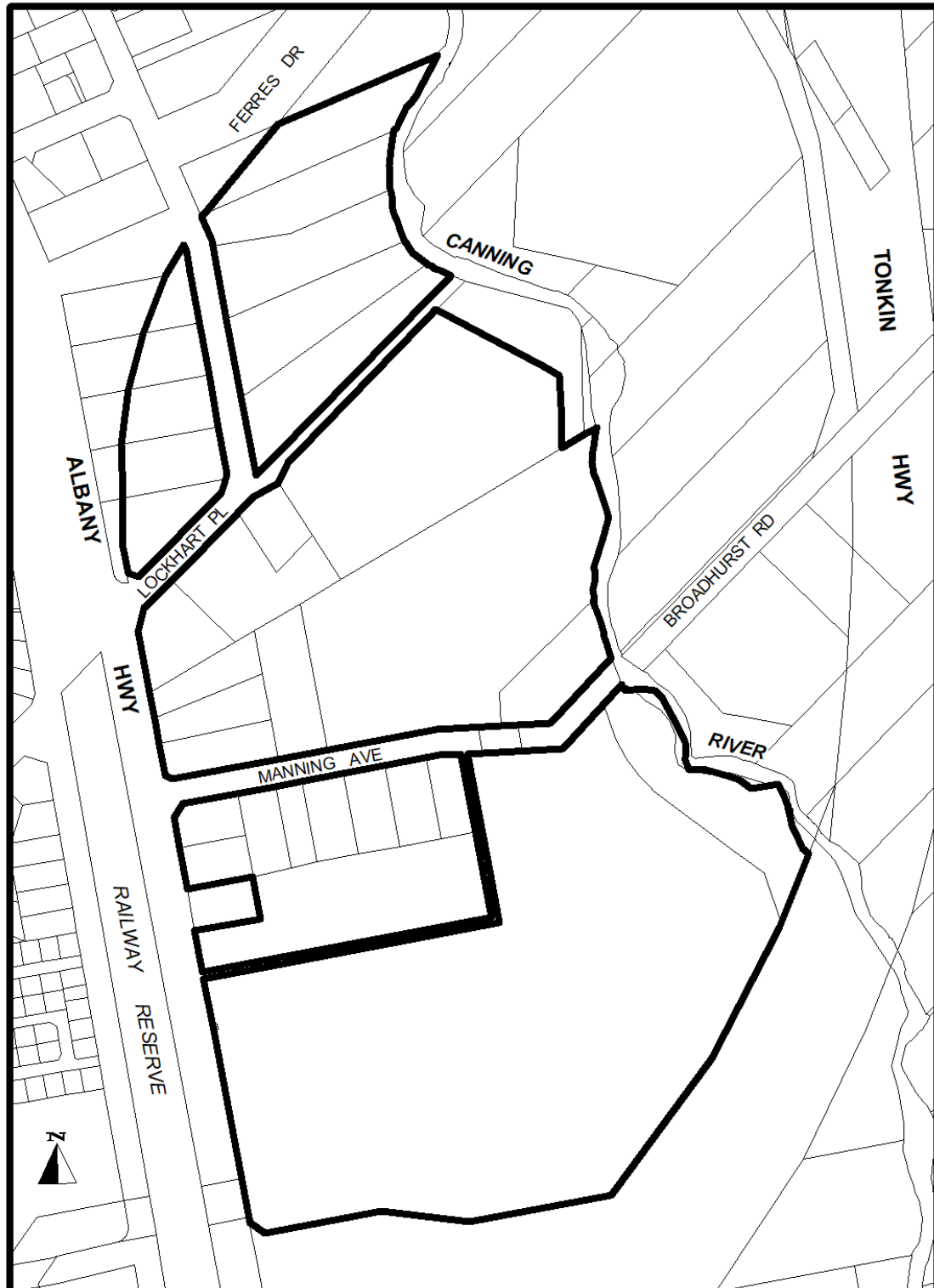


LOCATION PLAN

Precinct 3 - Tonkin Highway East



Precinct 4 - Kelvin Road



Precinct 5 – Seaforth Station