

These changes to Clause 7.24 seek to achieve a balance between landowner's expectations against the actual land capability and future planning intent. Clause 7.24 Dual occupancies in Zones RU1, RU2 and RU4 reads as follows;

1. Development consent must not be granted to development for the purposes of a dual occupancy on land in Zone RU1 Primary Production or Zone RU4 Primary Production Small Lots unless the gross floor area of at least one of the dwellings is not more than 150 square metres.
2. Development consent must not be granted to development for the purposes of a dual occupancy on land in Zone RU2 Rural Landscape unless the gross floor area of at least one of the dwellings is not more than 60 square metres.

Similar to clause 7.10, this provision aims to limit the land take up of housing in rural zones. Rural areas are increasingly under pressure for lifestyle housing opportunities and planning controls are the principal means within which to ensure that housing does not undermine rural character. Further, regardless of the current use of particular property, non-rural development should not compromise the future ability of the land to be used for rural purposes and extractive industry.

Generally, rural zone objectives encourage rural land uses. It is not to provide for additional housing stock. Rather, the delivery of housing should be focused on areas with access to service utilities, community and social infrastructure.

On land within the SWGC, a proliferation of dual occupancies is likely to hinder critical urban release by way higher land acquisitions costs, obstruction of orderly future road and urban subdivision patterns and altering the future character of release areas.

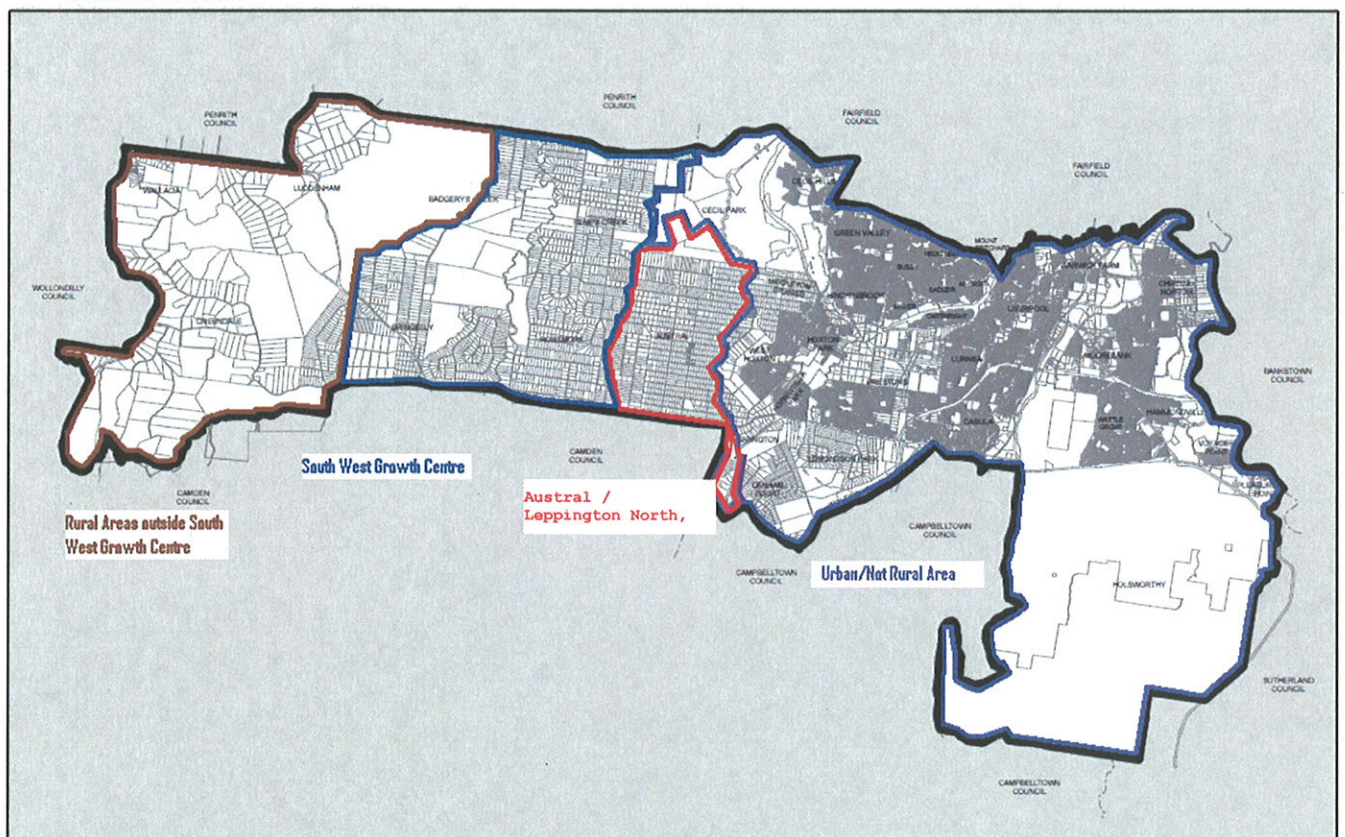


Figure 3 Application of amended dual occupancy controls

Red: South West Growth Centre precincts released by the Minister

Blue: S/w Growth centre precincts not yet released by Minister

Brown: Land outside the sw growth centre. Purple: Generally indicates Councils urban areas.