
SHIRE OF GINGIN
TOWN PLANNING SCHEME NO. 8
TOWN PLANNING POLICY STATEMENT NO – 2.5
R17.5 RESIDENTIAL DENSITY BONUS



1. POLICY AREA

This policy applies to all residential zones, excluding Gingin townsite.

2. POLICY OBJECTIVE

To promote the responsible use of the R17.5 density bonus clause, (clause 5.3.1 Town Planning Scheme No. 8) particularly with respect to effluent disposal, level of servicing/amenity and future design and redevelopment opportunities.

3. POLICY STATEMENT

- 3.1 Applications for development and/or subdivision (including strata) may be supported up to a density of R17.5 where reticulated sewer is available to the site.
- 3.2 In the absence of a reticulated sewer service the existing base coding of the Town Planning Scheme shall apply.
- 3.3 Where development exists and is subject to a previous approval of Council, Council may support the subdivision (or strata) of such development up to a density of R17.5, irrespective of other clauses in this policy statement.

[Adopted 06/03/01]