



POLICY NO:-

SDev CP100 – LOCAL PLANNING POLICY - ANCILLARY DWELLINGS, GROUPED DWELLINGS AND CARETAKER'S DWELLINGS – SMALL HOLDING AND GENERAL FARMING ZONES

GOVERNANCE INFORMATION			
Procedure Link:	NA	Administrative Policy Link:	NA

ADMINISTRATION INFORMATION						
History:	1	DEV25	OCM: 08/03/12	Res: 56/12	Synopsis:	Policy created. 08/03/2012
			OCM: 10/05/12	Res:	Synopsis:	Reviewed Policy Adopted
Version:	2	CP100	SCM 26/07/18	Res: 251-18	Synopsis:	Reviewed and Adopted by Council
Version:	3	SDev CP100	SCM 30/09/20	Res: 269-20	Synopsis:	Reviewed and Adopted by Council –

1. RESPONSIBLE DIRECTORATE

Sustainable Development

2. PURPOSE OR OBJECTIVE

This Local Planning Policy has been adopted by the Shire of Dardanup pursuant to the provisions of Schedule 2, Part 2, Div. 2 of the *Planning and Development (Local Planning Scheme) Regulations 2015*.

The purposes of the policy are to:

- provide guidance and set minimum standards with regard to proposals for ancillary dwellings, grouped dwellings and caretaker's dwellings on properties within the Small Holding and General Farming zones; and
- avoid inappropriate proliferation of residential-type development on individual properties in the Small Holding and General Farming zones, which has the capacity to result in land use conflict and places increased pressure to subdivide rural land.

3. REFERENCE DOCUMENTS

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations)

Shire of Dardanup Town Planning Scheme No. 3 (TPS3)

State Planning Policy 3.1 7.3 Residential Design Codes (R-Codes)

State Planning Policy 2.5 Rural Planning

State Planning Policy 3.7 Planning in Bushfire Prone Areas

4. DEFINITIONS

For the purpose of this policy, 'Ancillary Accommodation' and 'Ancillary Dwelling' are considered interchangeable and have the same meaning.

Ancillary Dwelling – means a self-contained dwelling on the same lot as a single house which may be attached to, integrated with, or detached from the single house (R-Codes).

Caretaker's Dwelling – means a dwelling on the same site as a building, operation, or plant, and occupied by a supervisor of that building, operation or plant (TPS3).

Grouped Dwelling – means a dwelling that is one of a group of two or more dwellings on the same lot such that no dwelling is placed wholly or partly vertically above another, except where special conditions of landscape or topography dictate otherwise, and includes a dwelling on a survey strata with common property (R-Codes).

5. POLICY

5.1 Development Approval is required in accordance with the table below, and any application for such approval will be assessed having regard to this policy:

	ANCILLARY DWELLINGS	GROUPED DWELLINGS	CARETAKERS DWELLINGS
SMALL HOLDING ZONE	<p>No DA required if:</p> <ul style="list-style-type: none"> there is an existing, habitable dwelling on the lot; no more than one ancillary dwelling is proposed; the ‘development standards’ in this policy are complied with; there are no heritage considerations; and there are no bushfire considerations that require a DA. 	<p>DA is required – all sized lots</p>	<p>Not permitted in this zone (TPS3)</p>
Policy position/conditions	<p>Any lot size: Maximum of one ancillary dwelling per lot is permitted subject to the conditions in this table.</p>	<p>Lot size under 2ha – not supported</p> <p>Lots 2ha or larger: Except where TPS3 Appendix VIII restricts development to a single dwelling, the Shire may support a maximum of two grouped dwellings.</p>	<p>Not permitted in this zone (TPS3)</p>
<p><i>For a lot over 2ha in area, Council will only support a maximum of two habitable structures on a single lot, which may consist of:</i></p> <ul style="list-style-type: none"> <i>One single dwelling, <u>plus</u> one ancillary dwelling; or</i> <i>Two grouped dwellings.</i> 			
GENERAL FARMING ZONE	<p>No DA required if:</p> <ul style="list-style-type: none"> there is an existing, habitable dwelling on the lot; no more than one ancillary dwelling is proposed; the ‘development standards’ in this policy are complied with; there are no heritage considerations; and there are no bushfire considerations that require a DA. 	<p>DA required</p>	<p>DA required</p>
Policy Position/conditions	<p>Any lot size: Maximum of one ancillary dwelling per lot is permitted.</p>	<p>Lot size under 20Ha – not supported</p> <p>Lot size 20Ha or greater, DA is required – see policy position below</p>	<p>Lot size under 20Ha – not supported</p> <p>Lot size 20Ha or greater, DA is required – see policy position below</p> <p>Justification must be provided to demonstrate a genuine need for a caretaker’s dwelling, to provide accommodation for an employee directly involved in the rural functions of the property.</p>
<p><i>For a lot over 20ha in area, Council will only support a maximum of two habitable structures on a single lot, which may consist of:</i></p> <ul style="list-style-type: none"> <i>One single dwelling, <u>plus</u> one ancillary dwelling <u>or</u> one caretaker’s dwelling; or</i> <i>Two grouped dwellings.</i> 			

5.2 Development standards

- Ancillary and caretaker's dwellings are to be 'secondary' to the main dwelling and this should be reflected in their relationship with the main dwelling.
- The appearance of ancillary and caretaker's dwellings shall be of complimentary style to the existing dwelling and uphold the amenity of the locality.
- Ancillary dwellings and caretaker's dwellings should be clustered with the main dwelling, with provision of access and services to be shared with the main dwelling.
- Where an approved building envelope exists on a 'Small Holding' zoned property, any additional structure shall be wholly contained within the approved building envelope.
- Council will not support transportable and/or 'donga' styled accommodation under this policy.
- Ancillary dwellings and/or caretaker's dwellings should not contain more than one bedroom and are not to exceed a maximum floor area of 100m² (excluding carport/ garage, verandas, patios, pergolas etc.)
- Vehicle access to an ancillary dwelling, grouped dwelling or caretaker's dwelling is to be shared with the main dwelling and no new crossovers to public roads will be permitted. Upgrades to the existing crossover may be required dependant on the condition of the existing.
- A minimum of one parking space shall be provided for any ancillary dwelling or caretaker's dwelling, in addition to those required for the main dwelling.
- A minimum of two parking spaces shall be provided for any grouped dwelling.
- The existence of any ancillary dwelling, grouped dwelling or caretaker's dwelling shall not be used as justification for the subdivision of any property.
- Development in a Bushfire Prone Area will need to comply with AS 3959 (Construction of Buildings in Bushfire Prone Areas) relevant to the Bushfire Attack Level Assessment as determined by an accredited consultant. In considering an application for development approval for development in a Bushfire Prone Area the landowner is to demonstrate compliance with the requirements of *State Planning Policy 3.7 – Planning in Bushfire Prone Areas*.

6 APPLICATION

This policy shall apply to the proposed development of ancillary accommodation, grouped dwellings and caretaker's dwellings on land zoned "Small Holding" and/or "General Farming" within the Shire of Dardanup.