



# SHIRE OF DONNYBROOK BALINGUP

## Town Planning Policy

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### 9.20 Ancillary Accommodation – agricultural Rural Small Holdings and Rural Residential Zones

#### 1. Purpose

To establish guidelines for the development of ancillary accommodation in the General Agriculture, Priority Agriculture, Rural Residential and Rural Small holdings zones as defined in Local Planning Scheme No. 7.

#### 2. Objectives

To facilitate the development of relative accommodation through the provision of a consistent framework for the assessment of such development in the rural and rural residential zones.

#### 3. Background

The Residential Design Codes of Western Australia provides for the development of ancillary accommodation in Residential areas of the Shire, however no such provisions exist in rural and semi-rural areas of the Shire.

This Policy has been prepared in the context of the lack of guidance, in addition to the number of proposals received for such development within the Scheme area.

#### 4. Application of Policy

The Policy is applicable in the following zones as prescribed in Local Planning Scheme No. 7:

- General Agriculture;
- Priority Agriculture;
- Rural Small Holdings; and
- Rural Residential.

#### 5. Interpretation

For the purpose of this Policy ancillary accommodation means:

*Self-contained living accommodation on the same lot as a single house that may be attached or detached from the single house occupied by members of the same family as the occupiers of the same dwelling.*

#### 6. Approval Requirements

An application for planning consent must be submitted to the Shire of Donnybrook-Balingup for all proposed ancillary accommodation development.



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Development at variance with the existing statutory framework and the provisions of this Policy will not be supported by the Shire.

### 7. Development Provisions

- (i) Where a building envelope exists on-site, the proposed development must be wholly contained within the approved building envelope.
- (ii) Ancillary accommodation shall be in addition to an existing dwelling and does not fetter the development of a second dwelling or chalet(s) on General Agriculture, Priority Agriculture, Rural Small Holdings and Rural Residential zoned lots.
- (iii) The internal floor area of a proposed ancillary accommodation development shall not exceed 80m<sup>2</sup>.

### 8. Review

This Local Planning Policy shall be subject to review on an annual basis, as necessary.

<b>Adopted:</b>	25 February 2009
<b>Last Amended:</b>	17 December 2014
<b>Last Reviewed:</b>	1 May 2016
<b>Next Review Date:</b>	2017
<b>Responsible Department:</b>	Town Planning