



TOWN PLANNING SCHEME NO 6

Local Planning Policy No 12 Additional Accommodation and Ancillary Dwellings

1. STATUTORY CONTEXT

This Local Planning Policy No. 12 – Additional Accommodation and Ancillary Dwellings supersedes the current Policy adopted by Council on 1 February 2006.

2. OBJECTIVES

The objectives of this policy are:

- ◆ *To facilitate additional accommodation and ancillary dwellings where it is appropriate to do so throughout the Shire.*
- ◆ *To maintain the rural character of the Shire.*
- ◆ *To not prejudice future subdivision.*

3. POLICY STATEMENT

Council may permit the construction and occupation of:

3.1 additional accommodation for an employee of the landowner or transient workforce or for tourists in the **Agricultural Resource** zone, except where:

- a) the lot is less than 4ha;
- b) the accommodation falls within a Water Prone, Basic Raw Materials, Military Considerations or Land Refuse Special Control Area;
- c) the accommodation will detract from the landscape values of the locality as seen from any public road or from any dwelling on adjacent land;

3.2 an ancillary dwelling in Agricultural Resource, Rural Retreat, Rural Smallholding, Rural Residential and Townsite zones in accordance with the following provisions:

- a) the ancillary dwelling is limited in size to a maximum plot ratio area of 70m², as defined by the *Residential Design Codes of Western Australia* (as amended);
- b) the ancillary dwelling is connected to the services of the primary dwelling (water, electricity and effluent disposal system);
- c) the ancillary dwelling shares the same driveway access as the primary dwelling. No additional property access is permitted;
- d) where a building envelope applies to the lot, the ancillary dwelling is contained within the envelope and permitted cleared area;
- e) the building materials shall match the primary dwelling;
- f) where a reticulated water supply is not available, the ancillary dwelling must be provided with an additional water storage capacity of not less than 50,000 litres;
- g) the *Residential Design Codes of Western Australia* (as amended); and
- h) The Shire of Chittering's *Town Planning Scheme No. 6* (as amended).

**Local Planning Policy No 12 – Additional
Accommodation and Ancillary Dwellings**



ADOPTED FOR PRELIMINARY APPROVAL by resolution of the **Shire of Chittering** at the Ordinary Meeting of the Council held on the 18 day of December 2013

ADOPTED FOR FINAL APPROVAL by resolution of the **Shire of Chittering** at the Ordinary Meeting of the Council held on the 19 day of February 2014

and the seal of the Municipality]
was pursuant to that resolution]
hereunto affixed in the presence]
of:]



PRESIDENT

R. P. [Signature]

CHIEF EXECUTIVE OFFICER

[Signature]

Date

11.3.14.



[Handwritten signature]