

1. Policy purpose

This policy provides guidance on the provisions of *Swan Valley Planning Scheme No. 1* relating to ancillary dwelling - rural development in the Priority Agriculture and Swan Valley Rural zones to inform proposals and assessment.

2. Policy objectives

The objectives of this policy are to:

- a) provide guidance on the appropriate design, location and development of ancillary dwelling - rural development; and
- b) encourage quality ancillary dwelling - rural development that contributes to the rural character and amenity of the Swan Valley.

3. Legislative framework

This policy is prepared under *Swan Valley Planning Scheme No.1* (the Scheme) and the *Swan Valley Planning Act 2020* (the Act). If there is any inconsistency between the Scheme and the Policy, the Scheme shall prevail.

4. Policy scope

This policy applies to proposed ancillary dwelling - rural development in the Priority Agriculture and Swan Valley Rural zones of the Scheme.

This policy does not apply to ancillary dwelling proposals in Rural Residential, Residential and Village zones of the Scheme which may be guided by the State Planning Policy 7.3 Residential Design codes.

This policy does not apply to holiday accommodation or holiday house proposals as defined under the Scheme.

5. Policy statement

- 5.1 An ancillary dwelling - rural:
means one self-contained dwelling with a maximum floor area of 100 m² excluding garage space, carports, verandahs and/or patios which is co-located with a single house on a rural lot.
- 5.2 An ancillary dwelling - rural development should only be approved where the proposal is consistent with the following:
 - a. It is consistent with the Scheme definition for an ancillary dwelling - rural development.
 - b. It is proposed on a lot with an existing single house or where a single house is proposed as part of the same application.

- c. A maximum of one ancillary dwelling - rural development per lot in the Priority Agriculture and Swan Valley Rural zones;
- d. The ancillary dwelling - rural development is secondary and relates to the single house on the same lot; and
- e. The ancillary dwelling - rural development does not detract from the rural amenity of the subject lot, surrounding rural properties and the Swan Valley.

6. Policy criteria

The following criteria apply to any ancillary dwelling - rural development application.

- 6.1 An ancillary dwelling - rural development should:
 - a. Be proposed on a lot with an existing approved or proposed new single house.
 - b. Be a maximum floor area of no more than 100m². The calculation includes the gross total area of all floors including:
 - the area of internal/external walls
 - habitable rooms and
 - non-habitable spaces/rooms such as laundries, hallways, internal storerooms and bathrooms.

The calculation excludes garages, carports, eaves, verandahs, patios and outdoor living areas.

- c. Garages, carports, verandahs, outbuildings, patios, pergolas, balconies etc. associated with ancillary dwelling - rural development should have a total combined floor area less than or equal to 50m².
 - d. Provide a maximum of one (1) car parking bay/garage/carport located adjacent to, behind or within the development.
 - e. Utilise existing services of the single house. Separate electricity, gas, and water meters/connections are not supported.
 - f. Utilise existing vehicular access (i.e. driveway and crossover) of the single house.

A new separate driveway and/or crossover to serve an ancillary dwelling - rural development will not be supported.
 - g. Be designed to be visually consistent and complementary with the existing single house (including design, materials and colours).
 - h. Not utilise shipping containers or transportable buildings unless modified to be consistent with the rural character of the Swan Valley.
 - i. Be either physically attached to the single house or located no more than 20 metres from the single house.
 - j. Be behind the existing single house (as viewed from the street frontage) unless it can be demonstrated that the proposed location will not diminish rural character as viewed from any street or public space (e.g. it will not be in a visually prominent location, or it will be screened from public views by existing mature vegetation that will be retained and maintained as part of the proposal).
 - k. Be designed and positioned to minimise loss of existing and potential rural, viticultural and horticultural land uses.
 - l. Minimise removal of native vegetation and mature trees and be setback to reduce visual impact from waterways and views of landscape features.
 - m. Be included in the total domestic floor footprint calculations for the purpose of site coverage provisions in Schedule 5 of the Scheme.
- 6.2 A development application for a single house on a lot where a single house already exists (i.e. replacing an old house with a new house) may propose the retention of the existing house as an ancillary dwelling - rural development, if it is practicable to modify the existing single house to satisfy the provisions of the Scheme and this policy (including the maximum floor area), the ancillary dwelling - rural development may be conditionally approved.
- 6.3 The Commission may consider the retention of an existing dwelling to be retained as ancillary accommodation in front of a proposed new dwelling where it is considered that the existing dwelling complies with Clause 6.1, with the exception of Clause 6.1(j) of this policy and is reflective of, and does not detract from, the rural character of the locality.
- 6.4 A condition of approval for an ancillary dwelling - rural development may require landscaping with mature planting and/or screening from view from adjacent streets.
- 6.5 Approval of an ancillary dwelling - rural development does not provide an opportunity or justification for subdivision.