



Ancillary Accommodation Local Planning Policy

Version 1

Scheme Provisions:

LPS #11 3.2 Zoning Table (Not specifically listed but considered under Single House)
LPS #10
4.1 Zoning and Development Table (Not specifically listed but considered under Single House)

Other References:

Shire of Northampton Local Planning Scheme No. 10
Shire of Northampton Local Planning Scheme No. 11
Planning and Development Act 2005
State Planning Policy 3.1 - Residential Design Codes 2018

Special procedural considerations:

RESPONSIBILITY	Chief Executive Officer as per the Delegations Policy and Register.		
ADOPTION	V1 16 November 2018	Advertising / Adoption	Final Minute

1.0 CITATION

This is a local planning policy prepared under the *Planning and Development (Local Planning Schemes) Regulations 2015* and the *Shire of Northampton Local Planning Schemes: No. 10 - Northampton District; and No. 11 - Kalbarri Townsite* ('the Scheme'). It may be cited as the Ancillary Accommodation local planning policy.

The local government may prepare a local planning policy in respect of any matter related to the planning and development of the Scheme area. In making a determination under the Scheme the local government must have regard to each relevant local planning policy to the extent that the policy is consistent with the Scheme.

2.0 OBJECTIVE

- 2.1 To provide a clear definition of what constitutes 'Ancillary Accommodation'.
- 2.2 Ensure that ancillary accommodation is provided, constructed and located in such a way so as to minimise their impact on the amenity of the locality by controlling building size, materials and location.
- 2.3 To ensure that ancillary accommodation is 'ancillary' or 'secondary' to the main house on the property.

3.0 POLICY STATEMENT

3.1 Definitions and Permissibility

- a. 'Ancillary Accommodation' is defined in the Residential Design Codes and Scheme as:

"Self-contained dwelling on the same lot as a single house which may be attached to, integrated with or detached from the single house."

- b. Ancillary accommodation, or more commonly referred to as a 'granny flat', is a use not specifically listed in *Local Planning Scheme No. 10* or *No. 11*. However it is considered to be a use associated with a Single House and as such will be considered by the local government where a 'Single House' has a 'P' or 'D' use in the zone.

- c. 'Self-contained' is defined in the Building Code of Australia as:

"...a dwelling that includes bathroom, kitchen and laundry facilities."

3.2 General Requirements

- 3.2.1 Where not specifically listed in the Local Planning Scheme, ancillary accommodation will be considered under the use class for a 'Single House' and will require development approval.
- 3.2.2 As ancillary accommodation is an "additional dwelling", applications are to be considered after the completion of the main dwelling, however applications may be determined where the main dwelling and ancillary accommodation are built concurrently.
- 3.2.3 A maximum of one (1) ancillary accommodation dwelling is permissible on any one lot.
- 3.2.4 Ancillary accommodation units can either be attached or detached from the main dwelling, however, when detached the ancillary accommodation unit must be sited within 10 metres from

the main dwelling on lots less than 4 hectares and 20 metres for those lots greater than 4 hectares in area.

3.2.5 To distinguish between Ancillary Accommodation and grouped dwellings, the Council shall generally require that the Ancillary Accommodation is provided in close proximity to the existing residence in order to give the appearance of one development. Common facilities such as use of a common driveway, co-location of private open space and outbuildings will generally be required.

3.2.6 In consideration of an application for 'Ancillary Accommodation' the following standards shall apply:

Zone	Maximum Habitable Floor Area	Maximum total roof area (inclusive of verandahs/patios and carports etc.)
Residential R10 and higher	70m ²	120m ²
Residential R5 and lower	70m ²	120m ²
Rural-Residential	70m ²	180m ²
Rural Smallholdings	90m ²	180m ²
Rural (smaller than 20ha)	90m ²	180m ²
Rural (larger than 20ha)	100m ²	200m ²

3.2.7 Whilst an Ancillary Accommodation building will usually be constructed after that of a single dwelling, there may be instances where a landowner requests that the Ancillary Accommodation be constructed prior to the construction of the single dwelling. This request will only be approved in the following circumstances:

- a. Council determines that the front façade of the Ancillary Accommodation will not result in an unacceptable loss of visual amenity upon the streetscape;
- b. Storage of any construction materials for the single dwelling to be screened from view from the street;
- c. Site, floor and elevations plans for both the Ancillary Accommodation and Single Dwelling are provided and lodged concurrently as an Application for Development Approval;
- d. The time period between the commencement of construction of the Ancillary Accommodation and the Single Dwelling does not exceed a period of two years;
- e. The Applicant signs a Statutory Declaration and provides payment of a bond or a bank guarantee, in accordance with the *Shire of Northampton's Local Planning Policy – Development Performance Bonds and Bank Guarantees*.

3.3 Design Requirements

3.2.1 Ancillary accommodation shall comply with the following design requirements:

Element	Design Requirements
a) Siting	<ul style="list-style-type: none">• An ancillary accommodation unit is to be located behind the 'front building line*' of the primary dwelling.
b) Scale	<ul style="list-style-type: none">• An ancillary accommodation unit shall have no more than two (2) bedrooms.• An ancillary accommodation unit shall appear subservient in scale to the primary dwelling.
c) Access/Parking	<ul style="list-style-type: none">• A minimum of one (1) car parking space shall be provided in addition to those required for the single house/primary dwelling.• No additional crossovers will be permitted. Vehicle access will be shared with that of the single house/primary dwelling.
d) External Appearance	<ul style="list-style-type: none">• Ancillary accommodation shall be constructed of colours and/or materials that are matching and/or complementary to primary dwelling.• Incorporates habitable design elements such as awnings, verandahs, patios.**

* 'front building line' is to be measured from the closest point of the house to the front boundary drawn parallel to the boundary.

** Ancillary accommodation that meets the definition of 'Repurposed Dwelling' and is visible from the street shall address the development standards contained within the Repurposed and Second-hand Dwellings Local Planning Policy.

3.4 Relationship to the Residential Design Codes

Within the Residential zone and areas subject to the R Codes, ancillary accommodation shall also comply with the provisions and requirements of the R Codes. In particular, the development shall meet the requirements set out in Part 5 – Design Elements of the R Codes as they relate to single houses with the exception of R Code clauses:

- 5.1.1 site area;
- 5.2.3 street surveillance (except where located on a lot with secondary street or right of way access); and
- 5.3.1 outdoor living areas.

3.5 Delegation and Advertising Requirements

3.5.1 Should the application be considered to meet the requirements of this Policy the application may be dealt with under delegated authority by Shire staff.

3.5.2 However should the application not be considered to meet the requirements of the Policy or in the opinion of Shire staff require further consideration, the matter may be advertised in accordance with the Local Planning Scheme before being placed before a meeting of Council for determination.