

<p>CITY OF GERALDTON-GREENOUGH</p> <p>ANCILLARY ACCOMMODATION</p> <p>Local Planning Policy</p>	<p>Version; 2</p> <p>Originated Date; 12th August 2008</p> <p>Review Date; Annually</p>
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ANCILLARY ACCOMMODATION
Local Planning Policy

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1.0 PURPOSE:

Local Planning Policies are guidelines used to assist the local government in making decisions under the Scheme. The Scheme prevails should there be any conflict between this Policy and the Scheme.

2.0 SCOPE:

A Local Planning Policy is not part of the Scheme and does not bind the local government in respect of any application for planning approval but the local government is to have due regard to the provisions of the Policy and the objectives which the Policy is designed to achieve before making its determination.

3.0 OBJECTIVE:

- 3.1 To allow for a regional variation to the Residential Design Codes for Part 7.1 – Special Purpose Dwellings.
- 3.2 To limit the visual impact of ancillary accommodation by controlling building size, materials and location.
- 3.3 To provide design criteria for ancillary accommodation.
- 3.4 To provide a clear definition of what constitutes “ancillary accommodation”.

4.0 POLICY STATEMENT:

- 4.1 “Ancillary Accommodation” is defined in the Residential Design Codes as:

“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 main dwelling”.

ANCILLARY ACCOMMODATION

Although the term “Self-Contained” is not defined by the Residential Design Codes, it is clearly evident that this form of development is intended for independent living. Therefore, for the purpose of this policy, ancillary accommodation shall have (as a minimum) its own kitchen, bathroom and lavatory facilities.

- 4.2 For the purposes of permissibility, ancillary accommodation will be considered under the use class for a single house and will require planning approval.
- 4.3 Ancillary accommodation shall only be occupied by members of the same family as the occupiers of the main dwelling and a legal agreement shall be lodged with the local government stating that:
 - The ancillary accommodation shall only be occupied by members of the same family as the occupiers of the main dwelling; and
 - In the event of the property being sold, the owner will ensure that the prospective owner supplies the local government with a similar legal agreement.
- 4.4 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.
- 4.5 Setbacks shall comply with the relevant Scheme provisions and/or Residential Design Codes, but in any event the ancillary accommodation should not be further than 10m from the main dwelling.
- 4.6 Ancillary accommodation should be constructed of similar material and exterior finish as the main dwelling on the lot.
- 4.7 For land coded Residential R10 and higher, the maximum plot ratio area shall be as per the Residential Design Codes (60m²) with a maximum of 120m² of total roof area (inclusive of verandahs/patios and carports etc.).
- 4.8 For land coded Residential R5 and lower, the maximum plot ratio area shall be 70m² with a maximum of 140m² of total roof area (inclusive of verandahs/patios and carports etc.).
- 4.9 For other zoned land the maximum plot ratio area shall be 80m² with a maximum of 160m² of total roof area (inclusive of verandahs/patios and carports etc.).
- 4.10 Additional car parking shall be provided in accordance with the Residential Design Codes (1 additional car parking space).
- 4.11 Any variations to setbacks or size limits requires consultation with effected landowners and/or occupiers and neighbour consent should preferably be given.

5.0 REFERENCE:

The City of Geraldton-Greenough Town Planning Scheme(s) and the Planning & Development Act 2005.

6.0 RESPONSIBILITIES:

The Town Planning Department as per the Delegations Policy and Register and further authority is delegated to the Chief Executive Officer for the following:

- a. Variation to setbacks and maximum separation distance where neighbour consent given (Clause 4.5).
- b. Variation to materials and exterior finish (Clause 4.6).
- c. Variation to size limits to a maximum of 15% where neighbour consent given (Clause 4.7, 4.8 & 4.9).

7.0 ADOPTION:

Version 1	(draft for advertising)	10 th July 2007
	(final – no submissions received)	10 th July 2007
Version 2	(for advertising)	26 th August 2008
	(final – no objections received)	26 th August 2008