



---

## SHIRE OF GINGIN LOCAL PLANNING SCHEME NO. 9 LOCAL PLANNING POLICY 1.7 - ANCILLARY ACCOMMODATION

---

### OBJECTIVES

1. To provide for a range of criteria that will distinguish an ancillary accommodation from independent additional dwellings in the Shire of Gingin.
2. To provide for a form of housing that does not compromise the amenity and character of the locality.

### APPLICATION AND PURPOSE

As the Shire of Gingin's Local Planning Scheme No. 9 does not permit the development of full independent second grouped dwellings in many circumstances, it is important for the Shire of Gingin to have clear guidelines that distinguish between "grouped dwelling" and ancillary accommodation. In essence, for a particular development to be considered eligible as an ancillary accommodation, it must be demonstrated that it is truly related and subordinate to the main dwelling, as opposed to the development being two separate independent dwellings.

### POLICY

#### 1. DEFINITIONS

##### *Ancillary Accommodation*

Shall have the same meaning as "ancillary dwelling" as defined in Appendix 1 of the Residential Design Codes:

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

##### *Plot Ratio Area*

Shall have the same meaning as defined in Appendix 1 of the Residential Design Codes:

"The gross total area of all floors of buildings on a development site, including the area of any internal walls but not including the areas of any lift shafts, stairs or stair landings common to two or more dwellings, machinery, air conditioning and equipment rooms, space that is wholly below natural ground level, areas used exclusively for the parking of wheeled vehicles at or below natural ground level, storerooms, lobbies, bin storage areas and passageways to bin storage areas or amenities areas common to more than one dwelling, or balconies, eaves, verandahs, courtyards and roof terraces."

## 2. GENERAL POLICY PROVISIONS

In addition to the relevant development provisions contained within the Shire of Gingin's Local Planning Scheme No. 9, subclause 5.5.1 of State Planning Policy 3.1 – Residential Design Codes and any relevant adopted Structure Plans (if applicable), development of an ancillary accommodation shall also comply with the following:

- 2.1 An ancillary accommodation shall be associated with a Single House, which either exits or will be developed concurrently on the property.
- 2.2 The development will not result in more than one ancillary accommodation being constructed on the property.
- 2.3 The plot ratio area of any ancillary accommodation shall not exceed 70m<sup>2</sup> except on lots greater than 4,000m<sup>2</sup> in area where the plot ratio area of any ancillary accommodation may be up to 100m<sup>2</sup>.
- 2.4 An ancillary accommodation shall contain a bathroom, toilet, laundry and kitchen facility.

## 3. STANDARD CONDITIONS AND ADVICE NOTES

On approval of any development application for an ancillary accommodation, the Shire may include the following conditions and advice notes where applicable. This Local Planning Policy does not however, obviate the Shire to only apply the conditions/advice notes as outlined below and may, where appropriate, impose additional conditions and advice notes not specified below.

### CONDITIONS

- 3.1 The colours, design and materials of the ancillary accommodation shall complement those of the existing Single House where practicable.
- 3.2 All stormwater shall be collected on-site and disposed of in a manner acceptable to the Shire.
- 3.3 This Approval is for an Ancillary Accommodation only.

### ADVICE NOTES

- A. This is a planning approval only. Responsibility to comply with building, engineering and health requirements remains with the developer. All applications for approval or licences shall be submitted to the satisfaction of the Shire and must be consistent with the planning approval.
- B. This planning approval shall not be construed as an approval or support of any kind for any other planning related application (including subdivision) on the subject land.

- C. The applicant/landowner is advised to refer to the requirements of the health (Treatment of Sewerage and Disposal of Effluent and liquid Waste) Regulations 1974.

## GOVERNANCE REFERENCES

<b>Statutory Compliance</b>	<i>Planning and Development Act 2005</i> Shire of Gingin Local Planning Scheme No. 9
<b>Industry Compliance</b>	n/a
<b>Organisational Compliance</b>	n/a

## POLICY ADMINISTRATION

<b>Review Cycle</b>		<b>Next Review</b>	
<b>Department</b>	Office of the Chief Executive Officer – Statutory Planning		

<b>Version</b>	<b>Decision Reference</b>	<b>Synopsis</b>
1.	15/01/2013 Item 11.3.4	Policy adopted under LPS 9
2.	18/03/2014 Item 11.1.8	Policy adopted under LPS 9