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| Owner | Planning and Sustainability |
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PART 1 – POLICY OPERATION

Policy Development

This policy has been prepared under the provisions of Part 2 (Division 2) of the City of Wanneroo's District Planning Scheme No. 2 Deemed Provisions.

Application and Purpose

As the City of Wanneroo's District Planning Scheme No. 2 (DPS 2) does not permit the development of second grouped dwellings in many circumstances, it is important for the City of Wanneroo to have clear guidelines that distinguish 'ancillary accommodation' from other dwelling types.

Objectives

1. To provide criteria that will distinguish an ancillary accommodation from other dwelling types in the City of Wanneroo.
2. To provide for a form of housing that does not compromise the amenity and character of a locality.

Definitions and Interpretations

Ancillary Accommodation: means the same as 'ancillary dwelling' as defined in Appendix 1 of State Planning Policy 3.1 – Residential Design Codes (R-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."

The City considers 'self-contained dwellings' as living quarters that could be occupied independently from another dwelling (such as the main dwelling on the same lot). For living quarters to be occupied independently from another dwelling, it should include a bathroom, toilet and kitchen.

Self-contained ancillary accommodation could either be:

- Detached from a main dwelling on the same property; or
- Attached or integrated into one building with the main dwelling. For example, ancillary accommodation could be separated from a main dwelling within the same building by a common space (such as a garage or a living area), walls and/or internal doors.

Sometimes, the City receives proposals from landowners to build habitable rooms on their properties which are not attached to an existing dwelling (most commonly – games rooms, sleep-outs, pool rooms and sewing rooms). The City will consider these buildings as ancillary accommodation where it is satisfied that the building has the facilities needed for it to be occupied independently from the main dwelling on the same property. Where the building does not have the facilities needed for it to be occupied independently, the City may then consider the building as a detached extension of the main dwelling.

Floor Area: means the total area of the ancillary accommodation floor, including the area of internal and external walls but **not** including:

- Garages and carports;
- Storerooms where access is only provided from outside the ancillary accommodation; and
- Outdoor living spaces such as balconies, verandahs and courtyards.

PART 2 – GENERAL POLICY PROVISIONS

1.0 Application of the R-Codes

- 1.1 Where an ancillary accommodation proposal is assessed under the provisions of the R-Codes, ancillary accommodation should satisfy the deemed-to-comply provisions prescribed in Clause 5.5.1 of the R-Codes.
- 1.2 If the deemed-to-comply provisions cannot be satisfied, then an applicant is to demonstrate that an ancillary accommodation satisfies the corresponding design principles of the R-Codes.
- 1.3 In applying the R-Codes, the City should not approve ancillary accommodation where the floor area exceeds 70m².

2.0 Ancillary Accommodation Provisions where the R-Codes do not Apply

In addition to the relevant DPS 2 development provisions, development of an ancillary accommodation on land where the R-Codes do not apply should satisfy the following requirements:

- 2.1 An ancillary accommodation should be associated with a single house, which either exists or will be developed concurrently on the property.
- 2.2 The development should not result in more than one ancillary accommodation being constructed on the property.
- 2.3 The floor area of any ancillary accommodation should not exceed 70m², except on lots greater than 4,000m² in area where the floor area of any ancillary accommodation should not exceed 100m².

- 2.4 Notwithstanding the provisions outlined in Section 2.3 above, ancillary accommodation with a floor area exceeding 100m² may be considered where a landowner/applicant can demonstrate to the satisfaction of the City that:
- Exceptional circumstances exist that warrant the need for the ancillary accommodation to have a floor area exceeding 100m²; and
 - The ancillary accommodation will be ancillary to the single house on the subject site.