

Owner	Planning and Sustainability
Implementation	Month TBA 2020
Next Review	Month TBA 2024

PART 1 – POLICY OPERATION

Policy Development and Purpose

This Local Planning Policy has been prepared under Schedule 2, Part 2 of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 and is to be read in conjunction with the City of Wanneroo's (the City) District Planning Scheme No. 2 (DPS 2).

The purpose of this Local Planning Policy (Policy) is to provide guidance for the development of ancillary accommodation in the City of Wanneroo.

This Policy forms part of the City of Wanneroo Local Planning Policy framework, and should be read in conjunction with State Planning Policy 7.3: Residential Design Codes Volume 1 (R-Codes).

Where this Policy is inconsistent with the provisions of an approved local development plan, activity centre plan or structure plan, the provision of an approved local development plan, activity centre plan or structure plan prevails.

Policy Objectives

1. To support the development of ancillary accommodation that is designed to complement the local character.
2. To provide criteria that distinguishes ancillary accommodation from other dwelling types in the City of Wanneroo.
3. To ensure that an appropriate level of amenity is provided for the benefit of ancillary accommodation occupants.
4. To ensure that the appearance, materials and finishes used for ancillary accommodation development does not compromise the visual amenity, built form character and the natural environment of the surroundings.

Definitions and Interpretations

Ancillary Accommodation: means the same as 'ancillary dwelling' as defined in Appendix 1 of the 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 a main dwelling on the same lot. For living quarters to be occupied independently, it should include a bathroom, toilet, kitchen and laundry facility.

Self-contained ancillary accommodation could either be:

- Detached from a main dwelling on the same lot; 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, living area or common laundry), walls and/or internal doors.

Detached extensions to a Single House or Grouped Dwelling that cannot be occupied independently (such as games rooms, sleep-outs, pool rooms and sewing rooms) are not considered to be ancillary accommodation.

Matching Built Form: means a built form for ancillary accommodation that is the same as that of the Single House to which it is ancillary – by way of colour, texture and materials used in the construction of external walls; roof material, colour and pitch; and floor to ceiling height.

PART 2 – GENERAL POLICY PROVISIONS

1.0 Local Housing Objectives

The purpose of the following Local Housing Objectives are to guide the City's judgement on the merits of ancillary accommodation proposals. The Local Housing Objectives should be read in conjunction with the Design Principles of the R-Codes, where the R-Codes apply. For ancillary accommodation development that is not subject to the R-Codes, the Local Housing Objectives will be applied as Design Principles.

- 1.1 To provide development of ancillary accommodation that can be occupied independently or semi-independently of the Single House situated on the lot.
- 1.2 Development and design of ancillary accommodation that applies the use of materials with a texture, colour, elevation, bulk, scale and material finish that does not detract from streetscape or the visual amenity of neighbouring properties.
- 1.3 Design which does not compromise the amenity of neighbouring properties and the streetscape by way of overlooking and overshadowing.
- 1.4 Development situated and undertaken in a manner that does not compromise the natural surroundings or environmental attributes that may exist on a site.

2.0 Application of the R-Codes and Replacement Deemed-to-Comply Provisions

2.1 Pursuant to Clause 7.3.2 of the R-Codes, this Policy amends the deemed-to-comply requirements prescribed in Clause 5.5.1 of the R-Codes. The amended deemed-to-comply requirements relating to ancillary accommodation are provided below:

- C1 Ancillary dwelling associated with a single house and on the same lot where:
- i. the lot is not less than 450m² in area;
 - ii. there is a maximum plot ratio area of 70m²;

- iii. ancillary accommodation constructed with a matching built form¹ as the single house to which it is ancillary.
NOTE 1: The term 'matching built form' is defined in Part 1 of this Policy, under the heading 'Definitions and Interpretations'.
- iv. parking provided in accordance with Clause 5.3.3 C3.1 of the R-Codes; and
- v. complies with all other R-Code provisions, only as they apply to single houses, with the exception of Clauses:
 - (a) 5.1.1 Site area;
 - (b) 5.2.3 Street surveillance (except where located on a lot with secondary street or right-of-way access); and
 - (c) 5.3.1 Outdoor living areas.

2.2 If the deemed-to-comply provisions stipulated in Section 2.1 above cannot be satisfied, an ancillary accommodation proposal must then satisfy the design principles of the R-Codes and the Local Housing Objectives provided in Section 1 above.

2.3 Ancillary accommodation proposals that do not meet the deemed-to-comply requirements stipulated in Section 2.1 above are not exempt from development approval under Clause 61 of the DPS 2 Deemed Provisions.

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

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

- 3.1 Ancillary accommodation must be associated with a single house, which either exists or will be developed concurrently on the same lot.
- 3.2 No more than one ancillary accommodation can be constructed on a lot.
- 3.3 Development and design of ancillary accommodation should apply the use of materials with a texture, colour, elevation, bulk, scale and material finish that does not detract from streetscape, local character or the visual amenity of neighbouring properties.
- 3.4 The plot ratio area² of any ancillary accommodation should not exceed 70m², except on lots greater than 4,000m² in area where the plot ratio area of any ancillary accommodation should not exceed 100m².
NOTE 2: In the context of this Policy, the term 'plot ratio area' means the same as it is defined in Appendix 1 of the R-Codes.
- 3.5 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.