

Owner	Planning and Sustainability
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## **1.0 CITATION**

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This policy may be cited as Local Planning Policy (LPP) 2.6 – Ancillary Accommodation.

## **2.0 INTRODUCTION**

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

The City of Wanneroo aims to respond to the changing demographics and needs of its community. Ancillary Accommodation can provide housing diversity, choice and affordability and is often essential to accommodate older members of the community to 'age in place', and residents living with a disability to live independently near family/community support.

## **3.0 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.
5. To provide a suitable housing type for aged and dependent persons, most notably meeting their needs for function, comfort and safety.

#### **4.0 APPLICATION OF THIS POLICY**

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) and the City of Wanneroo's District Planning Scheme No. 2 (DPS 2).

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.

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.

#### **5.0 POLICY PROVISIONS**

##### **5.1 Ancillary Accommodation Provisions where the R-Codes Apply**

In addition to the relevant R-Code Volume 1 and DPS 2 provisions, which outline that the internal floor area of any ancillary accommodation should not exceed 70m<sup>2</sup>, ancillary accommodation with an internal floor area of up to a maximum of 100m<sup>2</sup> may be considered on lots exceeding 4000m<sup>2</sup>, where the ancillary accommodation is subsidiary to the main dwelling on the lot.

*Note: The provision above supports the interpretation of the design principles of the R-Codes and should not be construed as an amendment to the deemed-to-comply provisions of the R-Codes.*

##### **5.2 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:

- 5.2.1 Ancillary accommodation must be associated with a single house, which either exists or will be developed concurrently on the same lot.
- 5.2.2 No more than one ancillary accommodation can be constructed on a lot.
- 5.2.3 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.

- 5.2.4 The internal floor area of any ancillary accommodation should not exceed 70m<sup>2</sup> , except on lots greater than 4,000m<sup>2</sup> in area where the internal floor area of any ancillary accommodation should not exceed 100m<sup>2</sup> .

Notwithstanding the provisions outlined in Section 5.2.4 above, ancillary accommodation with an internal floor area exceeding 100m<sup>2</sup> may be considered, up to a maximum of 110m<sup>2</sup>, where a landowner/applicant can demonstrate to the satisfaction of the City that:

- Exceptional circumstances require additional floorspace to meet the requirements of residents with accessibility/medical needs, and where the ancillary accommodation is built to the 'Silver Level' of the Liveable Housing Design Guidelines ; and
- The ancillary accommodation will be ancillary to the single house on the subject site.

## 6.0 DEFINITIONS

**Ancillary Accommodation:** means the same as 'ancillary dwelling' as defined in Appendix 1 of the R-Codes:

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

**Internal floor area:** the internal area measured within the finished surfaces of the walls, and includes the areas occupied by any cupboard or other built-in furniture, fixture or fitting but excludes any garages.

**Self-contained dwellings:** means 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.