

Schedule of Submissions – Draft Local Planning Policy No. 39 – Ancillary Accommodation

Submitter	No	Comment	Officer Response
Department of Indigenous Affairs	1.0	Detailed Register of Aboriginal sites within the Shire provided.	Noted.
Cr Geurds	2.0	Background – First paragraph - replace community to say “assist family members”	Noted. The requirement for ancillary accommodation to be occupied by family members has been removed in accordance with the updated Residential Design Codes.
	2.1	Schedule 2 – Timing – Performance Based. A bond should be required.	Noted. The element of timing has been removed from Schedule 2 – Design Requirements. It is considered that the development of ancillary accommodation should be regulated on scale, location and design rather than timing.
	2.2	Schedule 2 – Separation Distance. This requirement is too short.	Noted. Separation distances have been removed from the Schedule 2 – Design Requirements of LPP 39.
	2.3	Schedule 2 – Health. A bathroom should be required as well.	Noted. The element of health under Schedule 2 – Design Requirements states the following: <i>‘A minimum of a kitchen sink with associated food preparation facilities, shower or bath and toilet facilities is to be provided in accordance with Part 3.8.3 of the Building Codes of Australia (as amended).’</i>
	2.4	Schedule 2 – Transportable Dwellings. Sea Containers is not a desirable option.	Noted. Sea containers are not mentioned within the amended Schedule 2 – Design Requirements.
	2.5	7.11 – there is no mention that the ancillary accommodation shall use the same effluent disposal system as the primary dwelling.	Noted. LPP 39 has been amended to include the following: <i>‘Where connection to the existing effluent disposal system is not possible, the Shire can consider an additional effluent disposal system on the lot if all setbacks can be achieved.’</i>
	2.6	Schedule 1. Note on minimum sizes.	Noted. The minimum floor area requirements contained within Schedule 1 have been amended to be consistent with the Residential Design Codes.
Main Roads	3.0	Has no comment on this draft policy.	Noted.
Heritage Council of WA	4.0	The draft policy does not take into account the impacts of the construction of ancillary accommodation on a place with heritage significance. In order to give due regard to heritage places, it is	Noted. The following requirement has been added to ‘siting’ under Schedule 2 – Design Requirements:

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		suggested that the Shire may wish to vary provisions of Schedule 2 of the policy (such as the 'separation distance' or 'siting') if a proposal affects a place of cultural heritage significance.	<i>'Consideration shall be given to the impact of Ancillary Accommodation on places of cultural heritage significance.'</i>
J Weiske	5.0	Should not be limited to 1 ancillary dwelling but 2. As in if both sets of parents need to be looked after in their old age.	Noted.
	5.1	A separation distance of 10 meters is understandable in urban areas but as this is a policy chiefly for rural areas this 10 meters is not reasonable. It should be up to 50 meters.	Noted. Separation distances have been removed from the Schedule 2 – Design Requirements of LPP 39.
	5.2	In regard to design/external finish I also believe it is a ridiculous notion to stipulate that the ancillary accommodation be under the same roofline as the primary dwelling. Similar finish etc as primary allowed to be a stand alone “cottage”. Ask any aged person who lives with children and they all want a sense of independence, yet being close. A stand alone “cottage” goes a long way to give them the help they need with a sense of independence.	Noted.
Department of Water	6.0	No objections to the proposed policy.	Noted.
Department of Planning	7.0	The Shire is encouraged to delay this Policy until such time as the current R-Codes review is finalised; a number of clauses relating to Ancillary Accommodation are currently being debated/considered for amendment in the Review Document.	Noted. The progression and subsequent review of LPP 39 has been undertaken following the 2013 review of the Residential Design Codes.