

 <p>Shire of Serpentine Jarrahdale</p>	<p>DRAFT LOCAL PLANNING POLICY NO.39 Ancillary Accommodation</p> <p>DRAFT VERSION: 2 UPDATED: August 2015 FILE: SJ1120 TRIM: E15/2949 ADOPTED:</p>
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1.0 Policy Objectives

The objectives of this Policy are to:

- *Provide direction for the development of Ancillary Accommodation in association with the primary dwelling in non-urban areas within the Shire of Serpentine Jarrahdale;*
- *Ensure that Ancillary Accommodation is provided, constructed and located in such a way so as to minimise impact on the amenity of the locality;*
- *Ensure that Ancillary Accommodation is secondary in all regards to the primary dwelling on the property (no variation shall be supported).*
- *Ensure that Ancillary Accommodation is situated and constructed to appear visually related to and integrated with the primary dwelling.*
- *Ensure that the scale and location of the Ancillary Accommodation is not considered to represent an increase to the existing residential density of the property.*
- *Protect against the fragmentation of semi-rural and rural land by ensuring that Ancillary Accommodation is not developed in a manner which may encourage future subdivision.*

2.0 Background

The Shire of Serpentine Jarrahdale's *Strategic Community Plan* aims to respond to the changing demographics and housing needs of the community. Ancillary Accommodation can provide housing diversity, choice and affordability and is often vital to facilitate older members of the community to 'age in place' and be supported by their existing community.

Ancillary Accommodation is commonly used throughout the Shire. State Planning Policy 3.1 Residential Design Codes (R-Codes) provides for the development of Ancillary Accommodation in urban zoned areas of the Shire, however no such provisions exist for rural and semi-rural areas. This Policy sets provisions for the development of Ancillary Accommodation in rural and semi-rural areas in the Shire which are responsive to a rural context.

3.0 Application

3.1 The Policy applies to the development of Ancillary Accommodation, as defined under Part 5.0 of this Policy, located in all areas within the Shire.

4.0 Status

(a) Relationship to Town Planning Scheme No.2

This Policy is a planning Policy prepared, advertised and adopted pursuant to Clause 9.1 of Town Planning Scheme No.2 (TPS2). Under Clause 9.2 of TPS2 all planning policies are documents supporting the Scheme. The Policy augments and is to be read in conjunction with the provisions of TPS2 relating to development applications regarding Ancillary Accommodation.

(b) Relationship to other documents

This policy has due regard to, and should be read in conjunction with State Planning Policies (SPPs), the Shire's Local Planning Policies (LPPs) and other

legislative documents which may influence applications for Ancillary Accommodation.

5.0 Interpretations

The following are definitions that relate directly to the application of this Policy:

'Ancillary Accommodation' - Refers to a self-contained dwelling on the same lot as a single house which may be attached to, integrated with or detached from the single house (Residential Design Codes 2013).

6.0 Policy Provisions

- 6.1 Planning approval is required for the construction of all Ancillary Accommodation dwellings within the Shire.
- 6.2 Where an application is not considered by the Shire to comply with the provisions contained within this Policy, it may be referred for planning assessment on individual merit. Applications of this nature will only be supported by the Shire where it can be demonstrated that exceptional circumstances prevail, and will only be considered upon submission of a clear, written justification for the non-compliance and the payment of relevant fees.
- 6.3 Written justification for non-compliance shall include but is not limited to the following:
- Addresses key objectives of this Policy.
 - Justify reason/s for non-compliance.
 - Mitigate issue/s of non-compliance, which may include:
 - landscaping and screening vegetation
 - setback, siting and separation distances
 - services and facilities
 - design, external finish and visual impact
 - cumulative impacts
 - Provide supporting information, which may include:
 - bushfire and natural hazard management mechanisms.
- 6.4 Applications which do not comply with the provisions of the Policy shall require consultation with adjoining landowners as a part of the planning assessment.
- 6.5 Ancillary Accommodation must be situated on the same legal title as the principle dwelling.
- 6.6 A maximum of one (1) ancillary dwelling is permissible on any one lot.
- 6.7 Applicants are required to submit an application for a suitable effluent disposal system at the development application stage.
- 6.8 Caravans or park homes (as defined in the Caravan Parks and Camping Grounds Regulations 1997) are not permitted as Ancillary Accommodation for either permanent or temporary accommodation.

SCHEDULE 1 – Maximum Floor Area Requirements

Zoning	Acceptable Development
Urban Development	- As per R-Codes
Residential	- As per R-Codes
Special Residential	- 70m ²
Rural Residential	- 70m ²
Rural Living A (less than 2ha)	- 70m ²
Special Rural/Rural Living B & Rural Living A (greater than 2ha)	- 70m ²
Farmlet	- 70m ²
Rural	- 70m ²
Rural Groundwater Zone	- 70m ²
Special Use – Conservation Living	- 70m ²
Special Use – Darling Views Estate	- 70m ²

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SCHEDULE 2 – Design Requirements

Element	Design Requirements
Siting	<ul style="list-style-type: none"> - Ancillary Accommodation is to be located behind the primary building setback. - Ancillary Accommodation is to have good solar access and does not detract from the solar access of the primary dwelling. - Does not overlook adjoining properties resulting in privacy issues. - Ancillary Accommodation is to be sited to minimise impact on rural land uses and be separated from potentially conflicting land uses, such as stables, intensive livestock operations or livestock yards, either on the subject land or adjacent land. - Consideration shall be given to the impact of Ancillary Accommodation on places of cultural heritage significance.
Scale	<ul style="list-style-type: none"> - Ancillary Accommodation shall have no more than two (2) bedrooms.
Access/ Parking	<ul style="list-style-type: none"> - Up to a maximum of one (1) designated car parking space shall be provided in addition to those required for the primary dwelling. - No additional driveways or crossovers shall be permitted. - Vehicle access shall be shared with that of the primary dwelling.
Health	<ul style="list-style-type: none"> - 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).
Services	<ul style="list-style-type: none"> - Ancillary Accommodation shares the same road access, water and power infrastructure as the primary dwelling where possible. - Ancillary Accommodation is to be connected to the same effluent disposal system as the primary dwelling, however the effluent disposal system may need to be sufficiently upgraded so that it is suitable for use by the primary dwelling and the ancillary accommodation. - 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.
Design/ External Finish	<ul style="list-style-type: none"> - Ancillary Accommodation shall be under the same roofline as the primary dwelling. - Incorporates habitable design elements such as awnings, verandahs, patios. - Open verandahs may be permitted but must not be enclosed by any means unless the total floor area remains in accordance with this Policy. - Ancillary Accommodation is to be constructed to a comparable standard and of a similar material and exterior finish as the primary dwelling on the lot.
Landscaping/ Screening	<ul style="list-style-type: none"> - Landscaping and screen planting is utilised to ameliorate the visual impact of ancillary accommodation from the streetscape, adjoining properties and potential conflicting land uses. - Plantings make use of species native to the area and are semi mature.
Transportable Dwellings	<ul style="list-style-type: none"> - Roof pitch is under the same roofline as the main dwelling. - Roof colour to match the primary dwelling. - Verandahs, porticos to provide additional architectural interest. - Transportable dwellings should be consistent with the architectural style and exterior finish of the primary dwelling and surrounding locality. - Transportable dwellings must submit a landscape plan to ensure visual amenity is maintained with regard to open style fencing. - Transportable dwelling is fixed to the ground.

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