

Objectives: Place

Outcome: 2.1 - A diverse, well planned built environment.

Strategy: 2.1.1 - Actively engage in the development and promotion of an effective planning framework.

Objectives

1. Ensure that Ancillary Dwellings are designed and located to appear visually related with the primary dwelling and minimise impact on the amenity of the locality.
2. Ensure that Ancillary Dwellings are subservient to the primary dwelling.
3. Protect against increase in residential density and ad hoc fragmentation of land by ensuring that development does not encourage future subdivision.

Definitions

Self-contained - means a dwelling that includes bathroom, kitchen and laundry facilities in accordance the Building Code of Australia.

Exceptional Circumstance – factors or circumstances that are out of the ordinary or uncommon which prevent compliance with the design requirements of this policy. These include but are not limited to Medical/Health requirements (evidence required) but do not include lifestyle choices or hobbies.

Background

1. The Shire of Serpentine Jarrahdale's Strategic Community Plan aims to respond to the changing demographics and housing needs of the community. An Ancillary Dwelling can provide housing diversity, choice and affordability and is often vital to accommodate older members of the community to 'age in place' and be supported by their existing community.
2. Ancillary Dwellings are commonly used throughout the Shire. State Planning Policy 3.1 Residential Design Codes (R-Codes) provides for the development of Ancillary Dwellings 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 an Ancillary Dwelling in rural and semi-rural areas in the Shire which are responsive to a rural context.

**Policy Provisions**

3. Ancillary Dwellings under the R-Codes are varied by this policy as follows:
4. Ancillary Accommodation associated with single house on the same lot where the R2 density code applies, the maximum plot ratio area shall be 100m².

SCHEDULE 1 – Design Requirements for Ancillary Dwellings with a plot ratio between 70m² and 100m²

Element	Design Requirements
a) Siting	An Ancillary Dwelling is to be located behind the building line of the primary dwelling.
b) Scale	An Ancillary Dwelling shall have no more than two (2) bedrooms. An Ancillary Dwelling shall appear subservient in scale to the primary dwelling.
c) Access/ Parking	A maximum of one (1) covered car parking space shall be provided in addition to those required for the primary dwelling. No additional crossovers will be permitted. Vehicle access shall be shared with that of the primary dwelling.
d) External Appearance	Incorporates habitable design elements such as awnings, verandahs, patios. An Ancillary Dwelling is to be finished with a material of similar colour to the primary dwelling.

Ancillary Dwellings with a plot ratio in excess of 100m² will not be supported unless exceptional circumstances are demonstrated and the design requirements of Schedule 1 are met.

**References**

Name of Policy	Local Planning Policy: 4.1 Ancillary Dwelling
Previous Policy	Local Planning Policy 39 - Ancillary Dwellings
Date of Adoption and Resolution Number	23 July 2018 - OCM063/07/18
Review dates and Resolution Numbers	
Next review date	
Related documents	<p>Acts/Regulations <i>Local Government Act 1995</i> <i>Planning and Development Act 2005</i> <i>Planning and Development (Local Planning Schemes) Regulations 2015</i></p> <p>Plans/Strategies Strategic Community Plan 2017 - 2027</p> <p>Policies</p> <p>References</p> <p>Delegations 11.1.1</p> <p>Work Procedures</p>

Note: changes to references may be made without the need to take the Policy to Council for review.