



Local Planning Policy 3.1 – Ancillary Dwellings

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 *LPP 3.1- Ancillary Accommodation*.

2.0 Introduction

An ancillary dwelling, historically referred to as a granny flat, is a self-contained dwelling on the same lot as a single house and may be attached or detached from the single house.

An ancillary dwelling is intended for permanent accommodation and is different from short term visitor accommodation such as a holiday house. See *LPP 4.3 Holiday Homes* for guidance on short term accommodation.

3.0 Objectives

The purpose of this Policy is to detail how the Shire will consider proposals for the development of an Ancillary Dwelling in a Rural residential or Rural Zone.

This policy aims to:

- Enable the development of Ancillary Dwellings as a type of small-format housing that contributes to housing diversity.
- Preserve the rural amenity of rural residential and rural areas from inappropriate development.
- Provide guidance and set minimum development standards for Ancillary Dwelling proposals in rural residential and rural zones.
- Ensure that an ancillary dwelling is 'ancillary' or 'secondary' to the main dwelling.
- Protect rural land from fragmentation (pressure for subdivision) and land use conflict as a result of increased residential development and uses.

4.0 Applications subject of this Policy

- The policy applies to all ancillary dwellings in the Rural and Rural Residential zones within the Shire of Collie.
- Ancillary accommodation will not be considered in the commercial, mixed use, light industry, general industry or strategic industry zones.
- Ancillary accommodation in the residential zone is governed by the Residential Design Codes (R-Codes).

5.0 Application requirements

- 5.1 Applications for an Ancillary Accommodation will only be considered for land upon which a Building Application for a Class 1a dwelling has been granted.



5.2 When lodging a development application, applicants are required to complete and submit:

- An *Application for Development Approval Form*;
- Scaled site plan, floor plan and a minimum of 2x elevation plans
- Payment of required application fees; and

6.0 Policy statement

6.1 Acceptable development provisions

General

- (a) A maximum of one (1) ancillary dwelling is permissible on any one lot.
- (b) A single house must have already been established on the land or be intended to be established on the land concurrent with the construction of the ancillary dwelling.

Size

- (c) The max plot ratio area of the dwelling dependent upon the zone is presented in the table below:

Zone	Max plot ratio area
Urban development zone	80m ²
Rural residential zone <2Ha	80m ²
Rural residential zone >2Ha	100m ²
Rural zone	100m ²

- (d) The ancillary accommodation is to be self-contained including a kitchen, bathroom, toilet and laundry and no more than one living room and three bedrooms.

Location

- (e) Ancillary dwellings may be detached from the main dwelling however will need to meet the setback requirements as contained in the local planning scheme.

Access

- (f) Vehicle access to ancillary accommodation should be shared with that of the main dwelling no additional driveways or crossovers will be permitted.

Appearance

- (g) Siting, design and materials used for the ancillary dwellings shall be consistent with the character, amenity and landscape values of the area.

Servicing

- (h) Where available all water, waste water and electrical services shall be connected as one to the main residence switchboard/ meters or mains.
- (i) In unsewered areas an approved effluent disposal system is required.



6.2 Variations

Applications seeking variations to this Policy shall be determined in accordance with the objectives of this Policy' and may require consultation in accordance with this Policy

7.0 Consultation

A proposal that is not in accordance with one or more clauses of this Policy may be advertised in accordance with the provisions of cl. 64 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Advertising may include:

- notification by post, email or other means of communication to property owners and occupiers that the Shire considers likely to be affected by the granting of development approval;
- publishing of a notice of the proposed development in a local paper;
- onsite signage;

The cost of any advertising in a paper and/or signage shall be met by the applicant.

8.0 Definitions

This part can be removed if no definitions are included in the LPP.

Ancillary dwelling means 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.

Dwelling means a building or portion of a building being used, adapted, or designed or intended to be used for the purpose of human habitation on a permanent basis by a single person, a single family, or no more than six persons who do not comprise a single family.

Plot ratio area means the gross total area of all floors of the ancillary dwelling on the development site, including the area of any internal and external walls but not including:

- stairs;
- space that is wholly below natural ground level;
- garages and carports;
- storerooms;
- balconies, eaves, verandahs, patios, courtyards; or
- outbuildings.

Responsible Business Unit	Development Services
Public Consultation	Yes
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