



Local Planning Policy 5 – Ancillary Dwelling (LPP5)

Management Procedure

Relevant Delegation

Purpose

To provide design and development standards as an adjunct to those provided for in the R-Codes and Local Planning Scheme No. 3.

Statutory

This policy is prepared under Clause 2.2 of the City's Local Planning Scheme No. 3 (LPS No.3). This policy is a supporting document that is to be read in conjunction with the provisions of LPS No. 3 and the Residential Design Codes (R-Codes) and shall be given due regard in consideration of any development application made for ancillary dwellings.

Application

This policy relates to all land on which an ancillary dwelling can be considered under LPS No. 3.

Objectives

- a) To provide for a range of criteria that will distinguish ancillary dwellings from second or grouped dwellings.
- b) To ensure that development of ancillary dwellings will be consistent with the provisions of the R-Codes.
- c) To ensure that effluent disposal systems associated with ancillary dwellings are consistent with the provisions of the Government Sewerage Policy and "Middle Helena Catchment Area Land Use and Water Management Strategy" where applicable.

Definitions

In urban areas "Ancillary Dwelling" shall have the same definition as contained in the R-Codes as follows:

"A self-contained dwelling on the same lot as a single house which may be attached to, integrated with or detached from the single dwelling."

In rural areas the definition of Ancillary Accommodation shall apply as follows:

- a) *“Means self-contained accommodation on the same site as a single house and may be attached or detached from the single house existing on the lot”.*
- b) *“Plot ratio area”* shall have the same meaning as contained in the R-Codes.
- c) *“Urban zoned land”* means land zoned Urban under the Metropolitan Region Scheme.
- d) *“Rural zoned land”* means land zoned Rural under the Metropolitan Region Scheme.

Policy Statement

1. Policy Provisions

Applications for ancillary dwellings shall be considered against the specific provisions in the R-Codes.

2.. General Development Provisions

Unless waived by the City, ancillary dwellings shall conform to the following criteria:

- a) On urban zoned land the ancillary dwelling shall have a maximum plot ratio area of 70m² as defined under the R-Codes.
- b) On rural zoned land the ancillary dwelling shall have a maximum plot ratio area of 100m² as defined under the R-Codes.
- c) Development of Ancillary Dwellings in the Middle Helena Catchment Public Drinking Water Source Area shall be considered in conjunction with the City Policy.
- d) Where relevant a proposal for an ancillary dwelling shall also be considered in conjunction with the City's policy “Effluent Disposal for Ancillary Accommodation, Caretaker's Dwellings and Agri-tourism in the Middle Helena Drinking Water Catchment”. Ancillary Dwellings in these areas shall be limited to a plot ratio area of 70m² but may be considered up to a plot ratio of 100m² if supported by the Department of Water.
- e) On lots where the ancillary dwelling cannot be connected to a reticulated sewer system, it is to be connected to an effluent disposal system serving the main dwelling unless otherwise required.
- f) An ancillary dwelling shall be associated with a single house, which is either constructed or under construction.
- g) An ancillary dwelling shall contain a minimum of one bedroom, bathroom, toilet, kitchen, laundry facility and living area.
- h) Where attached to a main dwelling, the ancillary dwelling is to be constructed of matching or complimentary materials.
- i) Areas designated as storerooms accessible from within the ancillary dwelling shall not exceed 4m² in order to be exempted from the plot ratio area definition.

3. Proposal for floor areas greater than the prescribed general development provisions

Proposals of ancillary dwellings exceeding plot ratio area of 70m² in urban areas and 100m² in rural areas will only be considered in extenuating circumstances.

Legislation	<i>City of Kalamunda Local Planning Scheme No.3</i>
Adopted	27 June 2016 OCM 112/2016
Reviewed	
Next Review Date	