

LOCAL PLANNING POLICY

POLICY NO:	LPP.2
POLICY SUBJECT:	Ancillary Accommodation
ADOPTION DATE:	18 September 2008
LAST REVIEW:	13 May 2010

STATEMENT OF INTENT

The intention of this policy is to provide direction on the establishment of ancillary accommodation (also referred to as 'granny flats') in association with a single house within the Shire of Toodyay.

Ancillary accommodation is defined under Local Planning Scheme No 4 as:

***“ancillary accommodation”** means self contained living accommodation on the same site as a single house that may be attached or detached from the single house and occupied by members of the same family as the occupiers of the main dwelling.*

The Residential Design Codes outlines that ancillary accommodation is “to encourage diversity in accommodation types and to provide a means for extended families to live in proximity but with autonomy”. The Residential Design Codes have provisions that control ancillary accommodation within the Residential zones, however there are no provisions that control ancillary accommodation in other zones within the Shire.

OBJECTIVES

- To provide for the development of ancillary accommodation that will not be detrimental to the amenity or aesthetics of the locality.
- To ensure that ancillary accommodation is 'ancillary' or 'secondary' to the main house on the property.

DEFINITIONS

All definitions shall have the same meanings applied to them within the Shire of Toodyay's Local Planning Scheme No 4.

STATUTORY POWERS

This Local Planning Policy is made pursuant to Clause 2.2 of the Shire of Toodyay Local Planning Scheme No 4.

POLICY STATEMENT

- 1.0 All ancillary accommodation within the Shire of Toodyay must comply with the following:
- a) have a maximum internal floor area of 70m²;
 - b) have a maximum of 2 bedrooms and one bathroom;
 - c) be located within 20m of the main house;
 - d) be self contained;
 - e) be a similar design and appearance as the existing house;
 - f) share the same driveway access as the single house;
 - g) ~~only be occupied by members of the same family as the occupiers of the main house;~~
 - h) must be positioned behind or in line with the building line of the existing house;
 - i) have a minimum of one additional car parking space for the use of the occupant/s of the ancillary accommodation; and
 - j) where reticulated water supply is not provided, the ancillary accommodation unit must be provided with an additional 22,500 litre potable water supply in addition to the 92,000 litre potable water supply of the existing residence.
- 2.0 Only one (1) ancillary accommodation unit will be permitted per lot.
- 3.0 ~~All applications for planning approval for ancillary accommodation shall have a planning condition requiring the registration of a Section 70A Notification on the certificate of title to notify prospective purchasers that the ancillary accommodation is only to be occupied by a member or members of the same family as the occupiers of the main dwelling and that the existence of ancillary accommodation on the property should not be construed to mean that the property is suitable for subdivision. All costs associated with the lodgement of the Notification on the certificate of title will be borne by the applicant.~~
- 4.0 Council may vary the requirements of this local planning policy LPP.2 – Ancillary Accommodation where it is considered that full compliance is impractical or where it's warranted due to the circumstances of the case.

Reviewed Council Meeting 21 May 2009
Reviewed Council Meeting 13 May 2010