

PP003 – Local Planning Policy 3 – Ancillary Accommodation

1. Intention

To establish appropriate criteria for the consideration of applications for the development of Ancillary Accommodation in areas not subject to the Residential Design Codes.

2. Scope

This policy applies throughout the district.

3. Statement

Development of Ancillary Accommodation on land not subject to the Residential Design Codes, if consistent with the Local Planning Scheme, may be approved subject to the following:

- a) A maximum plot ratio area of 100m² (excluding verandas and patios open on at least two sides);
- b) A maximum of 1 Ancillary Accommodation unit on any one lot;
- c) Ancillary Accommodation is to be sited to minimise impact on the landscape, environment and streetscape. Isolated or visually prominent locations should be avoided;
- d) Special consideration should be given to the relationship between Ancillary Accommodation and existing buildings, trees and other landscape features;
- e) Council will require the design, materials and colour of Ancillary Accommodation to complement or not detract from the area's amenity. Council may require the appearance of the Ancillary Accommodation to complement the main dwelling; and
- f) In areas subject to the provisions of State Planning Policy 2.1 – The Peel - Harvey Coastal Plain Catchment, the effluent disposal system(s) on the lot must comply with all applicable provisions of State Planning Policy 2.1.

4. Legislative and Strategic Context

The *Planning and Development Act 2005* and the associated subsidiary legislation provide the broad framework within which this policy operates.

5. Review

This policy is to be reviewed every 5 years.

6. Associated Documents

Nil.

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| Division | Planning |
| Policy Number | PP003 |
| Contact Officer | Manager Planning |
| Related Legislation | Planning and Development Act 2005 |

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|--------------------------------|--------|--------------------------------------------------------------------|---------------|--------------------|------|
| | | Planning and Development (Local Planning Schemes) Regulations 2015 | | | |
| Related Shire Documents | | Nil | | | |
| Risk Rating | Medium | Review Frequency | Every 5 years | Next Review | 2024 |
| Date Adopted | | 26/03/2019 | | OCM19/03/017 | |

| Amendments | | |
|---------------------------------|--------------------------------------------------|--------------|
| Date | Details of Amendment | Reference |
| 22/06/2021 | Updated as part of major review and reformatted. | OCM21/06/071 |
| Previous Policies | | |
| PR008 – Ancillary Accommodation | | |