

# Policy

## Amended Ancillary Dwelling Local Planning Policy



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The intention of this Policy is to provide guidance to Council and the community on the establishment of Ancillary Dwellings (also referred to as ‘granny flats’) within the City of Kwinana.

Adopted:	27/08/2008 #281
Last reviewed:	28/04/2010 #105 11/07/2012 3163 23/3/2016
Legal Authority:	Local Government Act Section 2.7 – The Role of Council Town Planning Scheme No.2, Town Planning Scheme No.3

## Policy:

### Definitions

The terms ‘ancillary dwelling’, ‘plot ratio’ and ‘plot ratio area’ have the same meaning as that given in the Residential Design Codes.

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’*

Plot ratio means *‘the ratio of the gross plot ratio area of buildings on a development site to the area of land in the site boundaries’*.

Plot ratio area means *‘the gross total area of all floors of buildings on a development site, including the area of any internal walls but not including the areas of any lift shafts, stairs or stair landings common to two or more dwellings, machinery, air conditioning and equipment rooms, space that is wholly below natural ground level, areas used exclusively for the parking of wheeled vehicles at or below natural ground level, storerooms, lobbies, bin storage areas and passageways to bin storage areas or amenities areas common to more than one dwelling, or balconies, eaves, verandahs, courtyards and roof terraces’*

## Objectives

- To provide a set of criteria for the development of ancillary dwellings and ensure its structure conforms with the existing scale and character of the locality;
- To ensure that ancillary dwellings are provided, constructed and located in such a way as to minimise their impact on adjacent properties and provide a high standard of built form.

## Acceptable development provisions

Ancillary Dwellings are only to be considered in association with a single dwelling. The same development standards that apply to a single dwelling are to also apply to the ancillary dwelling, as if it was part of that dwelling.

### 1. General criteria

The following criteria is to apply to all ancillary dwelling structures:

- a) a maximum of one (1) ancillary dwelling on any one Lot;
- b) the ancillary dwelling is to be located to the rear of the existing residence and is to be adequately screened from view from the street;
- c) a minimum of one (1) car parking space is to be provided in addition to those required for the main residence;
- d) where a deep sewer connection is not available, the ancillary dwelling shall be connected to the same effluent disposal system as the main dwelling. Where the dwelling is located within the Peel Harvey Coastal Plain Catchment or Cockburn Sound catchment the system is to be a Nutrient Retentive Effluent Disposal System, comply with all Health Act requirements and be in accordance with the State Sewerage Policy.
- e) ancillary dwellings should not be any further than 20 metres from the primary residence;
- f) The ancillary dwelling is to be self contained including a kitchen, bathroom, toilet and laundry facilities.

The following criteria is to apply to ancillary dwellings within Residential zones only:

- i. the maximum plot ratio area of the structure is not to exceed 70m<sup>2</sup>. This is the total habitable living area only and does not include verandahs, patios, pergolas or the like.
- ii. the lot on which the ancillary dwelling is to be sited is to be no less than 450m<sup>2</sup> in area;

The following criteria is to apply to ancillary dwellings within Rural zones only:

- i. the plot ratio area of the structure should not exceed 100m<sup>2</sup>. This is the total habitable living area only and does not include verandahs, patios, pergolas or the like.

## **2. Minimum standard of building design**

The following criteria is to apply to all ancillary structures:

- a) Ancillary structures being designed so that it does not have the appearance of a second dwelling on the property from the street.
- b) Ancillary structures being designed so as to have the appearance of a habitable structure and not an outbuilding/shed.
- c) Brick or masonry construction is preferred but not required provided the structure is architecturally designed, is contemporary in style and aesthetically pleasing. Where the dwelling is not of brick or masonry construction, external cladding or render shall be incorporated into the dwelling design.
- d) The finish, materials and colours used in construction of the ancillary dwelling is to be visually sympathetic to that of the main dwelling;
- e) Highly reflective colours and materials are not permitted;
- f) all ancillary dwellings are to have articulated building frontages and/or features
- g) A minimum of three of the following architectural features shall be incorporated into the ancillary dwelling design:
  - Facade comprising of two different building materials or two different colours
  - Minimum 20 degree roof pitch
  - Eaves with a minimum 500mm width
  - A porch, veranda or equivalent to the front of the dwelling with a minimum depth of 1.5m and with a minimum width of 50% of the frontage of the building
- h) Where ancillary dwellings are visible from the secondary street, all of the above architectural features shall be incorporated within the dwelling design. Consideration shall also be made for landscaping to be established to appropriately screen the dwelling from the street.

### **Second Hand Materials**

- i) The use of a second hand dwelling and/or materials is only to be permitted where it can be demonstrated that the building will be in a condition appropriate for their intended use as determined by City of Kwinana officers.
- j) Council will place any conditions on its planning approval it deems appropriate to ensure the ancillary dwelling meets the objectives of this policy and preserves the amenity of the locality. These conditions will include:
  1. The external surfaces of the dwelling shall be painted to the City's satisfaction or re clad in materials approved by the City.

2. The construction of verandas and / or alterations to the roof pitch and / or materials to ensure the relocated building is consistent with the design of surrounding buildings

### **3. Approval process**

- a) Development of an Ancillary Dwelling requires an Application for Planning Approval which will be assessed against this policy;
- b) Depending on the Zone within which the application is made, the application may require advertising (Note that Ancillary Accommodation is an 'SA' use in the Residential Zone so Council shall not grant development consent unless notice of the application is first given to adjoining owners and decisions shall take into consideration all neighbouring comments);
- c) Approvals may include conditions which protect the visual privacy, urban design and streetscape amenity of the neighbourhood.
- d) A Building Permit application is required to be lodged to the City's Building Services Department.

It is suggested that the applicant contact the City of Kwinana Planning Department prior to making any application for an Ancillary Dwelling to discuss the nature of the development and the approval process.

#### **Further information:**

- City of Kwinana Town Planning Scheme No. 2
- City of Kwinana Town Planning Scheme No. 3
- Residential Design Codes (2013)
- Planning & Development Act 2005
- Planning & Development (Local Planning Schemes) Regulations 2015
- City of Kwinana Local Planning Policies

# Figure 1 Acceptable Standards of Building Design

	<p>Note the veranda and pitched roof. <b>Acceptable</b></p>
	<p>Note the articulated window feature and pitched roof with features. <b>Acceptable</b></p>
	<p>Converted sea container: <b>Not acceptable</b></p>
<div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;"> <p><b>FRONT ELEVATION</b></p>  </div> <div style="text-align: center;"> <p><b>END ELEVATION</b></p>  </div> </div>	
<p>Note the low pitch on the roof combined with the lack of architectural built form such as fenced balcony and verandah. <b>Not acceptable</b></p>	