



ANCILLARY DWELLINGS (FORMERLY ANCILLARY ACCOMMODATION OR GRANNY FLATS)

Definitions

Ancillary Dwelling – Self-contained dwelling on the same lot as a single house which may be attached to, integrated with or detached from the single house.

High Frequency Bus Route - A public transport route with timed stops that runs a service at least every 15 minutes during week day peak periods.

Plot Ratio - The ratio of the gross plot ratio area of buildings on a development site to the area of land in the site boundaries.

Assessment of Applications

Planning approval is required to be sought and obtained for ancillary dwellings.

The following Residential Design Code ("R Code") provisions apply to ancillary accommodation:

- a) The lot is not less than 450sqm in area.
- b) There is a maximum plot ratio of 70sqm.
- c) Complies with all other R Code provisions, with the exception of clause 5.1.1 (Site Area), Clause 5.2.3 (street surveillance from primary street) and Clause 5.3.1 (Outdoor Living Areas).
- d) Car parking is to be provided in accordance with the following:

	LOCATION A	LOCATION B
ANCILLARY DWELLING	NIL	1

A = within 250m of a high frequency bus route, measured in a straight line from along any part of the route to any part of the lot.

B = not within the distance outlined in A above.

Where Variations are Proposed

If the above requirements are not proposed to be complied with written justification is to be provided which addresses the design principles of the R Codes for Ancillary Dwellings, being: "Ancillary dwelling for people who live either independently or semi-dependently to the residents of the single house, sharing some site facilities and services and without compromising the amenity of surrounding properties."

Existing Authorised Ancillary Accommodation

Should landowners wish to have authorised ancillary accommodation on their property changed to an ancillary dwelling so that restrictions such as the occupancy type (family members only), can be removed, a change of use application will need to be submitted to and approved by the Shire.

Without approval for this change in use being obtained from the Shire the conditions of the ancillary accommodation approval still apply.

Application requirements

The following is required to be provided when lodging a planning application to the Shire:

- a) A completed Schedule 6 form (an MRS Form 1 if the property falls within a Water Catchment Area);
- b) The prerequisite planning fee;
- c) Three copies of a site plan, internal floor plan and elevations drawn to a scale of no less than 1:500.

Should you have any queries on the issues raised, contact Council's Planning Services for further clarification.