

LPP 3 – Local Planning Policy 3 – Ancillary Dwellings

1. Citation

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations). This Policy may be cited as Local Planning Policy No. 3 - *Ancillary Dwellings*.

2. Purpose

To establish appropriate criteria for the development of ancillary dwellings in the Shire's rural areas, or areas not subject to the Residential Design Codes of Western Australia.

3. Objectives

- a) To provide for an affordable housing option without compromising the productive capacity of rural land, landscape character, environmental attributes and amenity of the area.
- b) To allow greater flexibility in the size of ancillary dwellings in rural areas whilst ensuring that they remain related to and subordinate to the main dwelling.

4. Application of this Policy

This policy applies to land not covered by the Residential Design Codes of Western Australia.

5. Policy Provisions

- a) A maximum plot ratio area of 100m².
- b) A maximum of one ancillary dwelling on any one lot.
- c) Ancillary dwelling is to be sited to minimise impact on the landscape, environment, and streetscape. Isolated or visually prominent locations should be avoided.
- d) Ancillary dwelling is to be sited to ensure the productive capacity of agricultural land is not compromised.
- e) Colours and materials of an ancillary dwelling are to complement the colours and materials of the single house (main dwelling) on the lot.
- f) Transportable ancillary dwellings are subject to Local Planning Policy No. 5 – *Sea/Shipping Containers and Transportable Buildings*.
- g) To be located close to the existing dwelling to:
 - (i) Minimise clearing of vegetation;
 - (ii) Minimise future pressures to subdivide the land;
 - (iii) Share existing services, infrastructure and bushfire management responsibilities.

Division	Infrastructure and Development
Policy Number	LPP 3
Contact Officer	Coordinator Regulatory and Development Services

Related Legislation		Planning and Development Act 2005 Planning and Development (Local Planning Schemes) Regulations 2015			
Related Shire Documents		Nil			
Risk Rating	Medium	Review Frequency	Every 5 years	Next Review	2029
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
26/03/2024	Updated as part of major review and reformatted.	OCM24/03/032
Previous Policies		
PR008 – Ancillary Accommodation		