



## **6.1.8 ANCILLARY ACCOMMODATION**

### Citation

This Local Planning Policy (the Policy) is made pursuant to Part 2 of Shire of Manjimup Local Planning Scheme No. 4 (the Scheme).

### Purpose

The purpose of this Policy is to supports the effective provision of accommodation and/or care of aged/dependant persons in a family environment within the Shire of Manjimup. The inability for families to care for aged and/or dependant persons will otherwise result in additional costs to the community in providing further institutions for this purpose.

Ancillary Accommodation is defined as self-contained living accommodation for an aged or dependant member of the family, on the same site as a single dwelling. Ancillary Accommodation may be attached or detached from the main residence.

Council may be prepared to permit the establishment of Ancillary Accommodation within zones other than Residential and Town Centre in accordance with the provisions of this policy.

### Objectives

The objectives of this Policy are to:

- facilitate the effective caring of aged or dependant persons within a family environment;
- protect the economic viability of the general farming areas and prevent conflict with adjacent land uses; and
- retain the rural character of the area.

### Policy Exclusions

This Policy excludes properties zoned Residential or Town Centre by the Scheme. The development of Ancillary Accommodation in these zonings is to be assessed through the Residential Design Codes of WA.

### Assessment

In assessing the suitability of establishing Ancillary Accommodation, Council shall have regard to the dependant nature of the relationship between the parties involved.

Council requires justification for Ancillary Accommodation. Justification may include, but is not limited to, the following:

- Provision of care for aged or dependant persons;
- Assistance being required from family members to maintain the viability

of general farming practices on site.

Council may also consider dependencies where the persons to reside in the Ancillary Accommodation are to care for the residents of the main dwelling.

#### Relationship between the single residence and Ancillary Accommodation

To distinguish between Ancillary Accommodation and grouped dwellings, Council shall generally require Ancillary Accommodation to be provided in close proximity to the existing residence, to give the appearance of one development. Common facilities such as use of common driveways, co-location of private open space and necessary outbuildings shall be required.

Council will only be prepared to support a separation of greater than 50 metres where the need for such a separation can be demonstrated i.e. the site characteristics may prevent establishment in close proximity.

Approval of Ancillary Accommodation is not to be used as justification for the subdivision or strata titling of the land.

#### The size of the proposed Ancillary Accommodation

Ancillary Accommodation by its nature is required to be subsidiary to the main dwelling on site. In accordance with this principal, Council generally requires Ancillary Accommodation to be no greater than 75% of the floor area of the main dwelling.

In the case that the aged/dependant person occupies the existing dwelling, Council may permit the Ancillary Accommodation to be a maximum size of 25% greater than the size of the main dwelling.

#### Effect on Rural/Agricultural Activities

The siting, location and design of Ancillary Accommodation should reflect Council's principal objective within rural zonings, to maintain traditional agriculture practices and the rural landscape. Council is not prepared to approve the establishment of Ancillary Accommodation where such a proposal will conflict with adjacent rural or agricultural activities.

#### Applications Consistent with Policy

Where an Application for Planning Approval is consistent with this Policy and any other requirement of the Scheme or relevant Local Planning Policy, Development Approval under Part 10 of the Scheme will be granted under delegated authority to the Chief Executive Officer where no objections have been received during advertising.

Where an objection has been lodged, the application is to be determined at an Ordinary Meeting of Council.

#### Applications Requiring Variation of Policy

Where an Application for Development Approval requires a variation to a provision of this Policy, the variation is to be considered by the local government in accordance with clause 5.5 of the Scheme.

**ADOPTED – 8 December 2016**

**EFFECTIVE – 21 December 2016**

**NEXT DUE FOR REVIEW – December 2020**

**The Administration of this Policy is by the Development and Regulation Division.**