

# ADDITIONAL ACCOMMODATION (GRANNY FLATS)



## Policy adopted at March 2006 Ordinary Council Meeting

### **Introduction**

Additional Accommodation is a means of providing accommodation for other family members or other persons associated with those living in the main house. Additional Accommodation is primarily self contained and located on the same property as an existing house. It can accommodate grandparents, children, nannies house keepers or a range of other persons associated with the occupiers of the main house. It cannot, however, be rented out for separate accommodation.

The Shire of Kalamunda acknowledges the requirements for Additional Accommodation to provide for special needs of some families. Council recognises that particular requirements of such accommodation may warrant the requirement for a secondary building site and accommodation attached to the existing residence may not suit all situations.

### **Objectives**

- To facilitate the provision of Additional Accommodation in the Shire of Kalamunda for situations which require accommodation on a site whereby there is already a house on the property.
- To establish parameters for Additional Accommodation whilst recognising the desires and needs of residents to allow for separate self contained accommodation.

### **Assessment of Applications**

#### *Residential or Rural Zoned Land Up To 2 Hectares*

On Residential or Rural zoned land on lots up to 2 hectares in area, Additional Accommodation shall have the same meaning as Ancillary Accommodation as defined in the Residential Design Codes being self contained living accommodation on the same lot as a single house that may be attached or detached from the single house occupied by members of the same family of the occupiers of the main dwelling.

An additional dwelling or independent accommodation associated with a single house and on the same lot where:

- a) The sole occupier or occupiers are members of the family of the occupiers of the main dwelling;
- b) The lot is not less than 450m<sup>2</sup> in area;
- c) The open space requirements of Table 1 are met (Residential Design Codes);
- d) There is no greater than a maximum internal floor space of 90m<sup>2</sup> for Rural zoned lots or on residential lots where a reticulated sewer service is available. On residential lots of less than 2000m<sup>2</sup> where a reticulated sewer service is not available, the maximum floor space shall be 60m<sup>2</sup> unless the Department of Health does not object to the proposal and then Council may consider a maximum floor space of up to 90m<sup>2</sup>;
- e) One additional car space is provided;
- f) The accommodation is to be located within 20m from the main dwelling, notwithstanding, requests for a further distance can be considered if substantiated by the following:
  - Topography of the land
  - Use of the land for agricultural purposes
  - Retention of native bushland
  - Location of existing structures
  - Affect on amenity of adjoining properties

In the event that an application does not comply with the above, the application will be assessed on the merits of the case, taking into consideration justification given by the applicant as to why the variation is requested. Such justification may relate to instances of large lot sizes that negates any impact on adjacent properties.

- g) Architectural style where attached to the residence shall be the same as the original dwelling. Where the proposal is detached, the architectural style shall not detract from the architectural style of the main residence.

#### *Rural Zoned Land Greater Than 2 Hectares*

On rural zoned land greater than 2 hectares in area applications for Additional Accommodation shall generally meet the following criteria:

- a) Additional Accommodation shall only be occupied by a relative of the owner, a nanny or spouse or house keeper or persons working on the property associated with the occupier of the primary residence;
- b) The size of the dwelling should not exceed 120m<sup>2</sup> of internal floor space;
- c) The accommodation is to be located within 20m from the main dwelling, not withstanding, requests for a further distance can be considered if substantiated by the following:
- Topography of the land
  - Use of the land for Agricultural purposes
  - Retention of native bushland
  - Location of existing structure
  - Affect on amenity of adjoining properties

In the event that an application does not comply with any of the above, the application will be assessed on the merits of the case, taking into consideration justification given by the applicant as to why the variation is requested. Such justification may relate to instances of larger lot sizes that negates any impact on adjacent properties.

#### ***Other Matters***

Appropriate conditions will be placed on approval to reflect Council's requirements in respect to occupiers of the Additional Accommodation. To ensure that the proposed development continues to be used as Additional Accommodation and not as a separate residence, Council will require that a Notification be placed on the Certificate of Title (under Section 70A of the Transfer of Land Act) advising future owners that the Additional Accommodation shall be occupied by relatives, members of or persons associated with the occupier(s) of the main dwelling. Council will require that this be placed on the Title prior to the issue of a building licence for the Additional Accommodation.

Council assessment or approval does not exempt the applicant from requirements of other Government agencies. On land zoned Urban under the Metropolitan Region Scheme, the Health Department of WA may require connection to reticulated sewerage.

The approval of a detached Additional Accommodation unit will not provide grounds for any future subdivision of the land.

#### ***Application requirements***

Applications are to be submitted with a completed planning application form, fee and documentation as necessary to demonstrate a general compliance with the content of the policy.

Upon receipt of an application, Council may arrange for the proposal to be advertised for public comment. This may include referring to adjoining and nearby landowners for comment, or other arrangement as considered appropriate by Council.

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