



LOCAL PLANNING POLICY 12/005

ANCILLARY ACCOMMODATION



1. PRELIMINARY

1.1 Authority to prepare and adopt a Local Planning Policy

Clause 5.1 of the *Town of Port Hedland Town Planning Scheme No. 5 (The Scheme)* allows Council to prepare a Local Planning Policy in respect of any matter related to the planning and development of the Town.

This policy will be made effective once Council has completed the process provided by clauses 5.1.4 – 5.1.7 inclusive of *The Scheme*.

1.2 Relationship of this Policy to *The Scheme*

Pursuant to clause 5.1.2 of *The Scheme*, if a provision of this Policy is inconsistent with *The Scheme*, *The Scheme* prevails to the extent of the inconsistency.

This Policy is not part of *The Scheme* and does not bind Council in respect of any application for planning approval. However, Council shall have due regard to the provisions of the Policy and the objectives which the Policy is designed to achieve before making its determination.

2. APPLICATION OF THE POLICY

In accordance with clause 6.2 of *The Scheme*, the Residential Design Codes of Western Australia apply to all residential development within the Town of Port Hedland.

3. POLICY OBJECTIVES

The objectives of this policy are to:

- 3.1 To ensure “Ancillary Accommodation” will not adversely impact on the streetscape and / or amenity of the surrounding area;

4. POLICY PROVISIONS

4.1 General

The development of “Ancillary Accommodation” shall conform to all the requirements of the Residential Planning Codes of Western Australia (State Planning Policy 3.1) applicable to a “Single House”,

4.2 Building Design.



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- 4.2.1 The maximum floor area of “Ancillary Accommodation” shall be in accordance with the Residential Design Codes of Western Australia, excluding verandahs, patios, pergolas and carports.
 - 4.2.2 The “Ancillary Accommodation” shall not consist of more than two (2) bedrooms.
 - 4.2.3 The “Ancillary Accommodation” shall be where practical of an appearance and style similar to the existing “Single House”.
 - 4.2.4 The “Ancillary Accommodation” shall be restricted to a single level only.
 - 4.2.5 “Ancillary Accommodation” located in the front of, or on the side of the existing “Single House”, or on a corner lot shall be designed in such a manner that it appears to be part of the existing “Single House”
- 4.3 Building Siting.
- 4.3.1 “Ancillary Accommodation” shall not be located within the primary street setback area.
 - 4.3.2 “Ancillary Accommodation” shall not be located within the secondary street setback area.

5. DEVELOPMENT REQUIREMENTS

- 5.1 Vehicular access to the lot shall be in accordance with State Planning Policy 3.1.
- 5.2 Where the existing house detracts from the streetscape and amenity the approval of an “Ancillary Accommodation” unit should be conditional on the existing dwelling being reclad in a similar cladding proposed for the “Ancillary Accommodation” unit.

6. APPLICATION AND APPROVAL PROCESS

- 6.1 Where the development of “Ancillary Accommodation” is in line with this policy, a development assessment application is required to be considered by Council.
- 6.2 Where the development of “Ancillary Accommodation” is not in line with this policy, a development assessment application is required to be considered by Council after giving notice of the application in terms of clause 4.3 of *The Scheme*.