



## 5. Planning Requirements

Only one ancillary dwelling can be built on each lot. Building an ancillary dwelling does not allow you to subdivide your lot, unless it is already allowed under the Shire's Local Planning Strategy, LPS7 and/or the R Codes.

The following provisions of the R Codes apply to ancillary dwellings in the 'Residential' or 'Regional Centre' zone:

- The maximum permitted floor area of an ancillary dwelling is 70m<sup>2</sup> (excluding verandahs, patios, pergolas, carports and garages and is measured to the external walls of the ancillary dwelling).
- A single house is either existing or proposed to be constructed on the subject property in conjunction with the ancillary dwelling.
- Parking on the subject property is provided in accordance with clause 5.3.3 C3.1 of the R Codes.
- The ancillary dwelling is setback in accordance with Table 2 of the R Codes.
- Appearance of the ancillary dwelling is similar to the main house - match the roofline and roof materials; use similar wall colours, window frames, eaves and verandahs.

Any variations to these development standards or a proposal for an ancillary dwelling outside the 'Residential' and 'Regional Centre' zones require the lodgement of a Development Application for determination by the Shire's planning staff. An application form can be accessed from the Shire's website under the Town Planning tab. This form is to be submitted with two (2) copies of the following plans:

- a neat, scaled site plan showing lot boundaries, all existing buildings, existing and proposed effluent disposal systems and the precise location of the proposed ancillary dwelling;
- floor plans of both the main house and proposed ancillary dwelling; and
- elevations of proposed ancillary dwelling showing materials, wall height and ridge height (note that the appearance of ancillary dwelling must be similar to the main house, or include modifications to the main house to match the new ancillary).

The Shire may require as a condition of Development Approval that an extra rubbish service be obtained for the property.

## 6. Health Requirements

If the existing residence and the ancillary accommodation combined equates to five (5) or more bedrooms, the Shire's Environmental Health Services will require the provision of a separate effluent disposal system to service the ancillary dwelling, or an upgrade of the existing septic system in terms of septic tank capacity and effluent disposal area.

Applications for the installation or upgrade of effluent disposal systems are to be submitted to and approved by the Shire's Principal Environmental Health Officer prior to the issue of a Building Permit for the ancillary dwelling. An application form can be accessed from the Shire's website under the Environmental Health Services tab.

## 7. Building Requirements

A new ancillary dwelling will need building approval to ensure that it meets the safety (structural and fire), health, amenity and sustainability requirements of the Building Code of Australia (BCA). The Building Commission of WA provides information on the BCA and the steps you need to take to get the plans for your ancillary dwelling certified.

Further information is contained within the Shire's *Checklist - Uncertified/Certified Building Permit Application for a Residential Dwelling or Addition* available on the Shire's website under the Building Services tab.

## 8. More Information

Should you have any questions or require any further information, please contact the Planning Officer, Manager Building Services or Principal Environmental Health Officer on the details below or visit the Development Services counter at the Shire of Dandaragan Jurien Bay Administration Centre at 69 Bashford Street.

Planning Officer

Phone: 9652 0800 or Email: [rorym@dandaragan.wa.gov.au](mailto:rorym@dandaragan.wa.gov.au)

Manager Building Services

Phone: 0408 911 271 or Email: [mbs@dandaragan.wa.gov.au](mailto:mbs@dandaragan.wa.gov.au)

Principal Environmental Health Officer

Phone: 9652 0800 or Email: [peho@dandaragan.wa.gov.au](mailto:peho@dandaragan.wa.gov.au)