

Policy Name:	LOCAL PLANNING POLICY: ANCILLARY ACCOMMODATION
Objective:	To provide guidance in assessing applications for 'ancillary accommodation' in a zone other than 'Residential'.
Key Words:	Ancillary Accommodation
Statutory Compliance:	Local Planning Scheme

Policy Provisions:

1. Where the use of 'Ancillary Accommodation' is proposed in the 'Rural Residential' zone the Ancillary Accommodation unit shall comply with the following:
 - a) Not have a plot ratio area in excess of 80m²;
 - b) A variation of no more than 25% may be permitted subject to the advertising requirements of Clause 64 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and a maximum of five bedrooms across all dwellings on the property; and
 - c) At least one parking bay is to be provided for the exclusive use of the Ancillary Accommodation.

2. Where the use of Ancillary Accommodation is proposed in a zone that is not 'Residential' or 'Rural Residential' the Ancillary Accommodation unit shall comply with the following:
 - a) Not have a plot ratio area in excess of 100m²;
 - b) A variation of no more than 40% may be permitted subject to the advertising requirements of Clause 64 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*; and
 - c) At least one parking bay is to be provided for the exclusive use of the Ancillary Accommodation.

Plot Ratio for an Ancillary Accommodation Unit refers to the living area within the walls of the building only, and does not include unenclosed and non-habitable structures such as carports, verandas and patios, but does include garages and storage areas accessible from inside of the Ancillary Accommodation unit.