



# Ancillary Dwellings

## Local Planning Policy

VERSION 3

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town planning services

### 1.0 ADOPTION

Version	Council Adoption	Item Number	Comment
1	10 July 2007	DS001	Draft for advertising
1	10 July 2007	DS001	Advertising concluded 17 August 2007 Final – no objections received
2	26 August 2008	SC02	Draft for advertising
2	26 August 2008	SC02	Advertising concluded 24 September 2008 Final – no objections received
2	1 July 2011	SC001	Draft for advertising
2	1 July 2011	SC001	Advertising concluded 1 August 2011 Final – no objections received

### 2.0 PURPOSE

Local Planning Policies are guidelines used to assist the local government in making decisions under the Scheme. The Scheme prevails should there be any conflict between this Policy and the Scheme.

It is not intended that a policy be applied rigidly, but each application be examined on its merits, with the objectives and intent of the policy the key for assessment. However, it should not be assumed that the local government, in exercising its planning discretion, be limited to the policy provisions and that mere compliance will result in an approval. This approach has produced many examples of inappropriate built form that has a long-term impact on the amenity and sustainability of the locality.

The City encourages applicants to produce innovative ways of achieving the stated objectives and acknowledges that these may sit outside the more traditional planning and architectural approaches. In these instances the local government is open to considering (and encourages) well-presented cases, during pre-application consultation, having due regard to the outcome of any public consultation undertaken and the orderly and proper planning of the locality.



### 3.0 SCOPE

A Local Planning Policy is not part of the Scheme and does not bind the local government in respect of any application for planning approval but the local government is to have due regard to the provisions of the Policy and the objectives which the Policy is designed to achieve before making its determination.

### 4.0 OBJECTIVE

- 4.1 To allow for a regional variation to the Residential Design Codes for Part 5.5 – Special Purpose Dwellings.
- 4.2 To limit the visual impact of ancillary dwellings by controlling building size, materials and location.
- 4.3 To provide design criteria for ancillary dwellings.
- 4.4 To provide a clear definition of what constitutes “ancillary dwellings”.

### 5.0 POLICY STATEMENT

- 5.1 “Ancillary Dwelling” is defined in the Residential Design Codes as:

“Self-contained dwelling on the same lot as a single house which may be attached to, integrated with or detached from the single house.”

Although the term “Self-Contained” is not defined by the Residential Design Codes, it is clearly evident that this form of development is intended for independent living. Therefore, for the purpose of this policy, ancillary dwellings shall have (as a minimum) its own kitchen, bathroom and lavatory facilities.

- 5.2 Where not specifically listed in the Town/Local Planning Scheme, ancillary dwellings will be considered under the use class for a single house and will require planning approval.
- 5.3 As ancillary dwelling is an “additional dwelling”, applications are to be considered after the completion of the main dwelling, however applications may be determined where the main dwelling and ancillary dwelling are built concurrently.
- 5.4 Setbacks shall comply with the relevant Scheme provisions and/or Residential Design Codes, but in any event the ancillary dwelling should not be further than 10m from the main dwelling.
- 5.5 For land coded Residential R10 and higher, the maximum plot ratio area shall be as per the Residential Design Codes (70m<sup>2</sup>) with a maximum of 140m<sup>2</sup> of total roof area (inclusive of verandahs/patios and carports etc.).
- 5.6 For land coded Residential R5 and lower, the maximum plot ratio area shall be 80m<sup>2</sup> with a maximum of 160m<sup>2</sup> of total roof area (inclusive of verandahs/patios and carports etc.).
- 5.7 For other zoned land the maximum plot ratio area shall be 90m<sup>2</sup> with a maximum of 180m<sup>2</sup> of total roof area (inclusive of verandahs/patios and carports etc.).
- 5.8 Car parking shall be provided in accordance with clause 5.3.3 C3.1 of the Residential Design Codes.

**6.0 REFERENCE**

The City of Greater Geraldton Town Planning Scheme(s) and the Planning & Development Act 2005.

**7.0 RESPONSIBILITIES**

The Town Planning Services Team as per the Delegations Policy and Register and further authority is delegated to the Chief Executive Officer to approve applications for variations to the Ancillary Dwellings policy.