

# R-Codes – Ancillary Dwellings

## Local Planning Policy

VERSION 4

December 2015

town planning services

Version	Adoption	Comment
1	10 July 2007 Council Item DS001	Final – No objections received during advertising.
2	26 August 2008 Council Item SC002	Final – No objections received during advertising.
2	1 July 2011 Council Item SC001	Final – Readopted under the new City of Greater Geraldton.
3	26 November 2014 Council Item SC125	Final – No objections received during advertising.
4	15 December 2015 Council Item DRS242	Readopted under new LPS No. 1.

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## 1.0 CITATION

This is a local planning policy prepared under the *Planning and Development (Local Planning Schemes) Regulations 2015* and the City of Greater Geraldton Local Planning Scheme No. 1 ('the Scheme'). It may be cited as the *R-Codes – Ancillary Dwellings local planning policy*.

The local government may prepare a local planning policy in respect of any matter related to the planning and development of the Scheme area. In making a determination under the Scheme the local government must have regard to each relevant local planning policy to the extent that the policy is consistent with the Scheme.

## 2.0 BACKGROUND

*State Planning Policy 3.1 – Residential Design Codes (the R-Codes)* includes provisions for decision-makers to prepare local planning policies to alter certain development standards of the R-Codes where a specific local need arises. The R-Codes also acknowledge that applications with proposals which do not satisfy the deemed-to-comply provisions of the R-Codes may need to rely more specifically on local housing requirements and design objectives.

This policy provides local housing objectives and varies relevant deemed-to-comply provisions of the R-Codes to assist in their implementation. It should be read in conjunction with the R-Codes.

## 3.0 OBJECTIVES

- a) To alter the deemed-to-comply provisions of the R-Codes for *Design Element 5.5.1 – Ancillary dwellings*.
- b) To limit the visual impact of ancillary dwellings by controlling building size and location.
- c) To provide a clear definition of what constitutes an “ancillary dwelling”.

## 4.0 POLICY MEASURES

- 4.1 As an ancillary dwelling is an “additional dwelling” that is associated with a single house, applications are to be considered after the completion of the main dwelling, however applications may be determined where the single house and ancillary dwelling are built concurrently.
- 4.2 Setbacks shall comply with the Scheme provisions and/or R-Codes, but in any event the ancillary dwelling should not be further than 10m from the main dwelling.
- 4.3 For land coded Residential R10 and higher, the maximum plot ratio area shall be as per the R-Codes (70m<sup>2</sup>) with a maximum of 140m<sup>2</sup> of total roof area (inclusive of verandahs/patios and carports etc.).
- 4.4 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.).
- 4.5 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.).

## 5.0 DEFINITIONS

Refer to *State Planning Policy 3.1 – Residential Design Codes (the R-Codes)*.

**Self-contained** (although not defined in the R-Codes), it is clearly evident that this form of development is intended for independent living. Therefore ancillary dwellings shall have (as a minimum) its own kitchen, bathroom and lavatory facilities.