

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 (70m²) with a maximum of 140m² 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 80m² with a maximum of 160m² of total roof area (inclusive of verandahs/patios and carports etc.).
- 4.5 For other zoned land the maximum plot ratio area shall be 90m² with a maximum of 180m² 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.