

1. INTRODUCTION

While it is desirable to enable people to live in a separate dwelling either independently or semi-independently to the residents of a primary dwelling on a lot, it must be done in an appropriately controlled manner so properties are not overdeveloped or developed contrary to the City's requirements.

This policy applies design and siting requirements on ancillary dwellings to ensure the objectives of the Town Planning Scheme are upheld and adverse impacts on the amenity of a locality are minimised.

2. APPLICATION OF POLICY

This policy applies to proposals to develop ancillary dwellings in zones where the provisions of the Residential Design Codes do not apply. For example, the Special Rural, Rural Living and General Rural zones.

3. POLICY OBJECTIVE

To ensure ancillary dwellings can provide accommodation for people who live either independently or semi-independently to the residents of the primary dwelling, sharing some site facilities and services and without compromising the amenity of surrounding properties and ensuring the provisions of the Town Planning Scheme are not compromised.

4. POLICY STATEMENT

4.1 Ancillary dwellings shall meet the following requirements:

- 4.1.1 The maximum plot ratio area of Ancillary dwellings shall not exceed 70m². Plot ratio area shall be calculated as defined in the Residential Design Codes.
- 4.1.2 No more than two bedrooms shall be provided.
- 4.1.3 One car bay in a close proximity to the ancillary dwelling shall be provided.
- 4.1.4 The position on a lot and overall design of an ancillary dwelling shall complement the primary dwelling and not adversely affect the streetscape or surrounding properties to the City's satisfaction. This requirement may be met by the ancillary dwelling being setback near and behind and constructed in the same colours and materials as existing approved buildings on the lot.

4.2 Only one ancillary dwelling is allowed on a lot.

5. DEFINITIONS

Ancillary Dwelling:

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

- D106/6/03** Development Services Committee 9 June 2003 - Adopted by Council 16 June 2003
- D160/9/05** Development Services Committee 13 Sept 2004 - Adopted by Council 20 Sept 2004
- D27/4/12** Development Services Committee 16 April 2012 - Adopted by Council 23 April 2012
- D7/2/14** Development Services Committee 18 February 2014 - Adopted by Council 24 February 2014
- D32/5/20** Development Services Committee 19 May 2020 – Adopted by Council 25 May 2020