

<b>POL</b>	<b>ANCILLARY DWELLINGS</b>	<b>LPP 1.3</b>
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<b>POLICY CODE:</b>	LPP 1.3
<b>DIRECTORATE:</b>	Planning and Development
<b>BUSINESS UNIT:</b>	Planning and Development
<b>SERVICE UNIT:</b>	Statutory Planning Services
<b>RESPONSIBLE OFFICER:</b>	Manager, Statutory Planning
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DAPPS Meeting:	27 September 2012	27 August 2015
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	12 March 2015	9 June 2016

**BACKGROUND:**

The Residential Design Codes (R-Codes) provide for the development of ancillary dwellings for people who live either independently or semi-independently of the residents of a single house, sharing some site facilities and services. Such dwellings have the potential to provide affordable, accessible dwellings to meet the needs of people with (or without) disabilities.

In October 2014 Council adopted the Housing Affordability and Diversity Strategy (the Strategy). The Strategy identifies a shortfall of smaller dwellings, affordable dwellings, and universally accessible dwellings.

The Strategy identified that in circumstances where the occupant of an ancillary dwelling has a disability, particularly a physical disability; a plot ratio of 70m<sup>2</sup> may not be adequate to meet their needs. Additional space requirements may arise to provide for:

- comfortable wheelchair access around the dwelling;
- accommodating equipment, such as hoists and aids;
- a larger bathroom for wheelchair accessibility and use of aids;
- small additional separate bathroom facilities (shower, toilet, basin) for a carer to use; and

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- 'breakout' space for a carer who needs to be present in the dwelling but at times needs their own space.

Applicants have the option to meet the 'design principles', which do not include a maximum floor area. This provides the option to seek consideration under the 'design principles', providing justification for a larger ancillary dwelling. Where development does not satisfy the 'deemed to comply' provisions, it must be demonstrated that the following 'design principle' is achieved:

*P1 Ancillary dwelling for people who live either independently or semi-dependently to the residents of the single house, sharing some site facilities and services and without compromising the amenity of surrounding properties.*

#### **PURPOSE:**

To provide the City with a set of guidelines for the development of ancillary dwellings in Residential zoned areas and Rural Living, Rural and Resource zoned areas.

This Policy will, in particular, provide further guidance on the 'design principles' of the R-Codes for ancillary dwellings in Residential zoned areas, particularly in relation to plot ratio. The objectives of the Policy are to:

- Ensure that ancillary dwellings are able to meet the needs of people with disabilities, whilst still being ancillary to the main dwelling;
- Strongly encourage the development of universally accessible ancillary dwellings;
- Ensure ancillary dwellings do not compromise the amenity of the surrounding properties and the streetscape by remaining at a scale that is ancillary to the main dwelling, and by generally accommodating only one or two people;
- Increase the mix of housing types within the City, with the distinct objective of achieving a greater number of smaller dwellings that serve smaller households (one or two persons).

Ensure that ancillary dwellings remain 'ancillary' to the main dwelling, and that they remain as smaller dwellings for the following key reasons:

- So that they remain affordable - Ancillary dwellings have been found to provide the most affordable rental accommodation in the City of Cockburn, and this is largely due to their modest scale. In line with the objectives of this Strategy it is considered imperative that ancillary dwellings continue to remain affordable.

To ensure they contribute to the stock of smaller dwellings – Given that the Housing Affordability and Diversity Strategy demonstrates the growing number of one and two person households, and the predominance of dwellings with three or more bedrooms it is important to strongly encourage smaller dwellings.

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**POLICY:**

(1) Application

This Policy applies to proposals for ancillary dwellings in the City of Cockburn within the Residential, Resource, Rural and Rural Living zones.

(2) Definitions

1. Ancillary Dwelling: means a self-contained dwelling on the same lot as a single house which may be attached to, or integrated with or detached from the single house.
2. Self-contained: means a dwelling that includes bathroom, kitchen and laundry facilities in accordance with the Building Code of Australia.

(3) Policy Provisions

Ancillary dwellings within the Residential zone are required to meet the following requirements:

1. Consideration will be given to allowing an ancillary dwelling to have a plot ratio area greater than 70m<sup>2</sup>, up to a maximum of 100m<sup>2</sup>, where it is built to the 'deemed-to-comply' standards set out in the R-Codes for 'Aged and Dependent' dwellings (ie. universally accessible).

*NB. These requirements will be imposed as a condition of development approval.*

2. Ancillary Dwellings within the Rural Living, Rural and Resource Zones are required to meet the following requirements:
  - a) Not more than one (1) ancillary dwelling shall be approved on any lot.
  - b) The proposed ancillary dwelling must comply with the definitions outlined in Section (1) above.
  - c) The maximum plot ratio area of the ancillary dwelling shall not exceed 100m<sup>2</sup>. The 100m<sup>2</sup> is the total living area only and does not include verandahs, patios, pergolas, alfresco areas or carports/garages.
  - d) The ancillary dwelling should be located behind the main building line unless otherwise approved by the City.
  - e) The design, materials and colours of the ancillary dwelling shall match or complement those of the existing single house. Non-

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reflective materials shall be used and the use of second hand materials is not permitted.

Accompanying Information for Development Applications

- (4) Applications for ancillary dwellings that are greater than 70m<sup>2</sup> will need to be accompanied by plans that demonstrate compliance with the requirements set out in clause (1).