

Local Planning Policy

POL-C-066 Ancillary Accommodation Dwellings in Rural Zones

1. Purpose

To specify Council's policy in regards to development applications for ancillary accommodation dwelling on rural zoned land.

This policy applies to all development applications for ancillary accommodation dwellings as defined in Schedule 1 of the City's Local Planning Scheme No. 17 and has the same meaning as in the R-Codes (as amended).

2. Objective

To provide for the development of ancillary accommodation dwellings in all zones where it is permitted by the Scheme.

To minimise the potential for inappropriate residential development in rural areas, which could lead to fragmentation of rural zoned land.

3. Rationale

Unlike grouped dwellings, ancillary accommodation dwellings has a direct association with the main dwelling on the property, as it is used to provide accommodation for one or more family members of the occupants of the main dwelling.

It is often difficult and cumbersome to control the occupancy of ancillary accommodation dwellings. As such, occupancy of the ancillary accommodation dwellings cannot be used as the sole feature to distinguish between that type of accommodation and a grouped dwelling. Ancillary accommodation dwellings should be relatively small in size compared to grouped dwellings, and should be located in close proximity to the main dwelling on the property. The small size of the ancillary accommodation dwelling reflects the fact that it is occupied by a relative of the main dwelling. The ancillary accommodation dwelling therefore would not need to be large in size.

Locating the ancillary accommodation dwelling in close proximity to the main dwelling will have two effects. Firstly, it will assist the occupants of the main dwelling to care for an elderly or dependent family member that might occupy the ancillary accommodation dwelling. Secondly, in rural areas it will remove the ability for the ancillary accommodation dwelling to be used as a basis for subdivision of the land. This would occur because the ancillary accommodation is unlikely to be able to be located on a separate lot from the main residence, as the distance between the two dwellings would not satisfy the minimum setback prescribed for the relevant zone by the Scheme.

4. Policy statement

4.1 Policy criteria

Ancillary accommodation dwellings will only be approved where it meets all of the following criteria:

- a) Is no more than 70 square metres or higher in area (excluding verandahs, patios, carports, garages and pergolas);
- b) One additional car space is provided; and

- c) Is located no further than 10 metres from the main dwelling.

4.2 Administration

4.2.1 When approving ancillary accommodation dwellings the City may impose conditions including but not limited to the following:

- a) The ancillary accommodation dwellings shall not be used other than as accommodation for dependant member(s) of the family of the occupier(s) of the principal dwelling on the same lot;

4.2.2 When approving ancillary accommodation dwellings, the City will provide advice notes, including but not limited to the following:

- a) The landowner is advised that approval and construction of the ancillary accommodation dwelling shall not be regarded as a basis for subdivision of the property.

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