

# ANCILLARY DWELLINGS IN RURAL ZONES – PLN 3.6

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| <b>POLICY</b>                  | Local Planning Policy PLN 3.6 |
| <b>RESPONSIBLE DIRECTORATE</b> | Development Services          |

## 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 developed contrary to the City's requirements.

This policy applies design and siting requirements on ancillary dwellings to ensure the objectives of Town Planning Scheme No. 4 are upheld and adverse impacts on the amenity of a locality are minimised.

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This policy may be cited as Local Planning Policy PLN 3.6 Ancillary Dwellings in Rural Zones.

## 2. Application of Policy

This policy applies to proposals to develop ancillary dwellings in zones where the provisions of the Residential Design Codes Volume 1 do not apply, specifically 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, without compromising the amenity of surrounding properties, and ensuring the provisions of Town Planning Scheme No. 4 are not compromised.

## 4. Policy Statement

4.1 Ancillary dwellings to meet the following requirements:

- 4.1.1 The maximum plot ratio area to not exceed 70m<sup>2</sup>. Plot ratio area to be calculated as defined in the Residential Design Codes Volume 1.
- 4.1.2 No more than two bedrooms may be provided.
- 4.1.3 One car bay in proximity to the ancillary dwelling to be provided.

- 4.1.4 The position on a lot and overall design of an ancillary dwelling to complement the primary dwelling and not adversely affect the streetscape or surrounding properties. This requirement may be met by the ancillary dwelling being setback near and behind and constructed in the same colours and materials as the existing approved dwelling on the lot.

4.2 Only one ancillary dwelling is permissible on a lot.

## 5. Definitions

Ancillary Dwelling:

*Self-contained dwelling on the same site as a dwelling which may be attached to, integrated with or detached from the dwelling.*

| OFFICE USE ONLY          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |              |           |
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| INITIAL COUNCIL ADOPTION | 16/06/2003                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | RESOLUTION # | D106/6/03 |
| LAST REVIEWED            | 25/08/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | RESOLUTION # | D2/8/25   |
| NEXT REVIEW DUE          | 25/08/2030                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              |           |
| ADOPTION HISTORY         | <ul style="list-style-type: none"> <li>D106/6/03 Development Services Committee 9 June 2003 - Adopted by Council 16 June 2003</li> <li>D160/9/05 Development Services Committee 13 Sept 2004 - Adopted by Council 20 Sept 2004</li> <li>D27/4/12 Development Services Committee 16 April 2012 - Adopted by Council 23 April 2012</li> <li>D7/2/14 Development Services Committee 18 February 2014 - Adopted by Council 24 February 2014</li> <li>D32/5/20 Development Services Committee 19 May 2020 – Adopted by Council 25 May 2020</li> <li>D2/8/25 Development Services Committee – 18 August 2025 – Adopted by Council 25 August 2025 (Public Notice 25 September 2025)</li> </ul> |              |           |