

Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R30

5.5 Special purpose dwellings

Objectives

- (a) To ensure residential **development** is provided to accommodate people with or without special needs.
- (b) To provide ancillary accommodation which is independent or semi-independent to residents of the **single house**.
- (c) To ensure that **dwellings** for the aged and people with special needs can be provided within residential areas.
- (d) To provide opportunities for affordable housing.

Design principles

Development demonstrates compliance with the following design principles (P)

5.5.1 Ancillary dwellings

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.

Deemed-to-comply

Development satisfies the following deemed-to-comply requirements (C)

- C1 **Ancillary dwelling** associated with a **single house** and on the same **lot** where:
- i. the lot is not less than 450m² in area;
 - ii. there is a maximum **plot ratio area** of 70m²;
 - iii. parking provided in accordance with clause 5.3.3 C3.1; and
 - iv. complies with all other R-Code provisions, only as they apply to **single houses**, with the exception of clauses:
 - (a) 5.1.1 Site area;
 - (b) 5.2.3 Street surveillance (except where located on a lot with secondary street or **right-of-way** access); and
 - (c) 5.3.1 Outdoor living areas.