EXTERNAL STORAGE AREAS FOR GROUPED DWELLINGS

ADOPTION DATE: 26 April 2007
REVISION DATE: 22 May 2019
AUTHORITY: LOCAL PLANNING SCHEME NO.4 & PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEMES) REGULATIONS 2015

STATUTORY BACKGROUND

Part 5.4.4 (C4.5) of State Planning Policy 7.3: Residential Design Codes – Volume 1 (the R-Codes) requires that an external storage area is to be provided for any new Grouped Dwelling. The relevant ‘deemed-to-comply’ provisions pertaining to this part are as follows;

“An enclosed, lockable storage area, constructed in a design and material matching the dwelling, with a minimum dimension of 1.5m when provided external to a garage and 1m when provided within a garage and an internal area of at least 4sqm, for each grouped dwelling.”

In cases where a proposal cannot meet the aforementioned requirements, it must be assessed against the ‘design principles’ of the R-Codes:-

“P4.2 External location of storerooms, rubbish collection/bin areas, and clothes drying areas where these are:

- convenient for residents;
- rubbish collection areas which can be accessed by service vehicles;
- screened from view; and
- able to be secured and managed.

Please note, under the provisions of the R-Codes a ‘Grouped Dwelling’ is defined as one of a group of two or more dwellings on the same lot such that no dwelling is placed wholly or partly vertically above another, except where special conditions of landscape or topography dictate otherwise and includes a dwelling on a survey strata with common property.

Given the above, should a proposal not include an area of ‘common property’, it is defined as a ‘Single House’ development under the R-Codes and does not require the provision of an enclosed storage area.

PURPOSE

The purpose of this Policy is to outline standards that a ‘Grouped Dwelling’ proposal has to achieve prior to the Council assessing such under the ‘Design Principles’ of Part 5.4.4 of the R-Codes.

POLICY

Grouped Dwellings

In relation to external storage areas, the Council will consider the ‘Performance Criteria’ of A3.1 of the R-Codes to be satisfied when;
- A minimum of 4m² storage space within a lockable garage is provided that is in addition to the dimensions required by the ‘deemed-to-comply’ provisions of Part 5.3.4 of the R-Codes to accommodate vehicles; or

- Where an outdoor living area is provided outside of the required front setback area, for the exclusive use of the dwelling, that is 4m² greater than that required by the ‘deemed-to-comply’ provisions of Part 5.3.1 of the R-Codes, and a storeroom is considered able to be erected in the future.

**Subdivision Conditions**

In clearing a condition for ‘Grouped Dwelling’ subdivisions, where the condition stipulates that a retained dwelling is to comply with relevant provisions of the R-Codes, Council may agree to clear the condition in-lieu of a storage area being physically provided if:-

- A minimum of 4m² storage space within a lockable garage is provided that is in addition to the dimensions required by the ‘deemed-to-comply’ provisions of Part 5.3.4 of the R-Codes to accommodate vehicles; or

- Where an outdoor living area is provided outside of the required front setback area, for the exclusive use of the dwelling, that is 4m² greater than that required by the ‘deemed-to-comply’ provisions of Part 5.3.1 of the R-Codes, and a storeroom is considered able to be erected in the future.

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<tr>
<th>Reviewing officer:</th>
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<tbody>
<tr>
<td>Policy adopted:</td>
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<td>Legislation:</td>
<td>Planning and Development (Local Planning Schemes) Regulations 2015</td>
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<tr>
<td>Delegations:</td>
<td>NA</td>
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<tr>
<td>Related documents:</td>
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