ANCILLARY ACCOMMODATION (GRANNY FLAT) GUIDE

WHAT IS ANCILLARY ACCOMMODATION?

Ancillary Accommodation is defined as accommodation that:

- is located on the same site as an existing dwelling and is ancillary to that dwelling
- can be (but need not be) self-contained
- contains no more than 2 bedrooms or rooms or areas capable of being used as a bedroom

An ancillary accommodation may be commonly referred to as, or may include:

- a granny flat
- a teenager's retreat
- a pod
- a studio
- a home gym
- a rumpus room
- a sleepout
- a tiny home
- a pool room

A common trait all ancillary accommodation has is the building or space within it is for habitation or human occupation.

Ancillary accommodation will generally require a planning and building assessment by a 'relevant authority' before Development Approval can be granted and development can begin. The relevant authority is often your local council.

ANCILLARY ACCOMMODATION CRITERIA

Ancillary accommodation will be assessed against criteria set out in the Planning and Design Code and the National Construction Code (NCC) of Australia.

Each application is assessed on a case-by-case basis, however, the following should be satisfied to improve support for your application:

- It is located behind the building line of an existing dwelling on the same site
- has a *total floor area* not exceeding *70 square metres*
- has a *wall height* not higher than *3 metres*
- has a *total height* not exceeding *5 metres*
- there remains at least *60 square metres* of area that is not for vehicle parking and behind the building line of the dwelling that can be used as *private open space*
- if *on a boundary*, is on that boundary for no more than *11.5 metres* or more than *45%* of that boundary
- comprises materials and colours that complement the dwelling on the same site
- does not include external windows, doors, or similar within 900mm of a boundary.

Ancillary accommodation **cannot**:

- have or be capable of having more than 2 rooms used as bedrooms
- be partitioned by fences or other structures or items from the same dwelling on the site
- have separate servicing arrangements (water/sewer/power/gas/NBN) to that of the existing dwelling

It is highly recommended that you independently review the relevant criteria applicable to your address. Contact a professional or supplier of the building in relation to satisfying NCC requirements.

OTHER THINGS TO CONSIDER

Other things to consider with your ancillary accommodation may include:

- A report detailing impact or protection of a Regulated or Significant Tree even if it is on adjacent land.
- retaining walls and earthworks greater than 1 metre in height should be avoided.
- details of mitigating overlooking such as raising fence heights, privacy screening, obscuring of windows will need to be detailed on any plans for assessment.
- heritage listings, historical areas or character areas may have other requirements that need to be satisfied.
- flooding overlays that that require you to provide a flood analysis or nominate raised finished floor level height.
- potential impacts on pool fencing requirements.
- be subject to easements or encumbrances. It is your responsibility to obtain permission to occupy an easement or to satisfy an encumbrance from relevant stakeholders and to check your Certificate of Title.

SUBMITTING AN APPLICATION AND MINIMUM DETAIL

You will need to submit all relevant details of the development through the PlanSA Portal.

At a minimum, the following details are required before any assessment can start:

- A site plan drawn to scale showing -
  - all boundaries of the site
  - the proposed development
  - existing buildings
  - any building or part of a building to be removed
  - any area of soft landscaping (garden areas)
  - any hardstand areas (paving or driveways)
- Details of any regulated or significant tree that may be impacted
- Details of any new or existing earthworks or retaining walls or finished levels
- Elevations (side, front and rear plans) of the proposed development to scale
- Details of colours and materials
- Details of the proposed use of the development

Once the relevant authority confirms that they have enough detail to start the process, the application is ‘verified’ and there will be a request through the Portal for assessment fees before the application can be formally lodged.

CONNECT WITH PAE

Connect | Port Adelaide Enfield

Disclaimer: The above is intended as a guide only. Criteria listed above is not exhaustive and what is listed may be subject to change or may vary given your particular address. It is always recommended to speak with a professional or the supplier of a product for specifics on how it may satisfy any relevant criteria. Although best efforts are made to ensure the above is updated, links may change over time and so may relevant criteria. The City or PAE cannot be held liable for any errors, claims or omissions in this document.