

ANCILLARY ACCOMMODATION

Definition

Ancillary accommodation (also known as an ancillary dwelling) is defined as being a:

“Self-contained dwelling on the same lot as a single house which may be attached to, integrated with or detached from the single house.”

Planning Requirements

Prior to constructing ancillary accommodation, development approval is required to be obtained from the City. The development application is required to include the following:

- a) A completed Development Application Form 1;
- b) The prerequisite planning fee;
- c) Two copies of a detailed site plan and elevations drawn to a scale of either 1:100 or 1:200; and
- d) Written confirmation on who will be residing in the ancillary accommodation and how they are related to those residing in the main dwelling on the same property.

In accordance with clause 5.3.4 of the City's Town Planning Scheme No. 2, ancillary accommodation is required to be occupied by a person(s) related to the persons occupying the remainder of the dwelling.

Such development is required to comply with the setback requirements of the Residential Design Codes and Town Planning Scheme No. 2.

In accordance with the Deemed-to-comply requirements of the Residential Design Codes, ancillary accommodation is not to be located on a lot less than 450sqm and a maximum plot ratio area of 70sqm applies.

Applications for ancillary accommodation will be advertised by the City to adjoining landowners for comment in accordance with clause 6.3.1 of Town Planning Scheme No. 2.

Health Requirements

A laundry and kitchen is to be provided as per the City's *Health Local Laws 1997* which state that a person shall not occupy, or permit to be used or occupied, a dwelling house without a laundry and a kitchen (Clause 16 and 18).

The laundry is to contained an appropriately sized trough and washing machine with the location of the laundry to be in either an appropriately ventilated laundry room, bathroom or hallway cupboard with water impermeable floor and appropriate floor waste.

Restriction on Occupancy

Applications approved for ancillary accommodation will include a requirement that a Section 70A Notification be registered over the property's Certificate of Title in order to notify prospective purchasers of the occupancy limitation. Please refer to the City's Section 70A Notifications information sheet.

Further Information

If you have any queries with regard to the information provided in this information sheet please contact the City's Statutory Planning and/or Environmental Health Department.

Tel.: 9273 3500

Email: council@nedlands.wa.gov.au

A copy of the Residential Design Codes and the City's Town Planning Scheme No. 2 can be obtained from the Western Australian Planning Commission's website:

www.planning.wa.gov.au