



Kingborough

ANCILLARY DWELLING

- ❖ Ancillary Dwellings are defined as the following under the Kingborough Interim Planning Scheme 2015:

“Means an additional dwelling:

- (a) With a floor area not greater than 60m²;*
- (b) That is appurtenant to a single dwelling; and*
- (c) That shares with that single dwelling access and parking, and water, sewerage, gas, electricity and telecommunications connections and meters”.*

In other words - an Ancillary Dwelling is a small building no bigger than 60sqm and must share all services, access and parking with the main dwelling.

- ❖ Ancillary Dwellings are **NOT** to be considered or used as a separate multiple dwelling (unit) and must be associated with the main dwelling.
- ❖ The Ancillary Dwelling needs to be a close distance to the dwelling (typically where a garage would be located, a short walk away).
- ❖ An Ancillary Dwelling must rely on the main dwelling for services, access and parking facilities. An approximate guide would be 10-15 metres away, but applications are assessed on a case by case basis.

Submitting an Application

- ❖ When submitting plans for approval please follow the checklist provided on the back of the Application for Development/Use form.

Additional Information

- ❖ Ancillary Dwellings are also known as: granny flats, studios, ancillary apartments, sleep out etc.
- ❖ Ancillary Dwellings are:
 - No Permit Required, Permitted or Discretionary in the General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone;
 - Permitted or Discretionary in the Environmental Living Zone, Urban Mixed Use Zone and Village Zone;
 - Discretionary in the Rural Resource Zone.



- ❖ As each application for Ancillary Dwellings are taken on a case by case, basis further information may later be requested to assist with the assessment.
- ❖ Should an application be deemed as No Permit Required, a 'No Permit Required Certificate' will be issued in a matter of days. Council has a statutory period of either 28 days for a Permitted application or 42 days for a Discretionary application to assess the application. A two week advertising period may be included in the application timeframe depending on the application type.
- ❖ A building permit will be required once planning approval has been given.