

INFORMATION SHEET: ANCILLARY ACCOMMODATION

What is ancillary accommodation?

Ancillary Accommodation is defined in the Planning and Design Code as:

...accommodation that:

- *is located on the same allotment as an existing dwelling;*
- *contains no more than 2 bedrooms or rooms or areas capable of being used as a bedroom; and*
- *is subordinate to and shares the same utilities of the existing dwelling.*

Do I need development approval?

Yes. Ancillary accommodation always requires an assessment.

What do I need to do?

An application must be submitted via the PlanSA Portal, which can be accessed here:

https://plan.sa.gov.au/development_applications/lodge_an_application/lodge_online

You will need to create a PlanSA account to begin the application process. Your local Council can also assist you with submitting an application (subject to applicable fees).

The information required to be submitted for an application can be found here:

https://plan.sa.gov.au/_data/assets/pdf_file/0006/685536/Fact_Sheet_-_Development_application_checklist.pdf

What is considered as part of the planning assessment of my application?

The following is likely to be considered in a planning assessment of Ancillary Accommodation:

- size;
- wall height and total building height;
- position/location on the site;
- materials and colours;
- ensuring that there will be enough private open space and landscaping remaining on the site;
- any other constraints that may specifically apply to your site; and
- car parking provisions and access.

Keep in mind that different zones have different development policies relating to the assessment of Ancillary Accommodation and these will be considered as part of the assessment of the development application.

You can find out all the policies that apply to ancillary accommodation at your address at the following website by clicking 'what policies apply to a development at an address?': <https://code.plan.sa.gov.au/>

After the planning assessment, a structural building assessment will occur.

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Contact details for your local Council:



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