



ANCILLARY DWELLINGS APPLICATIONS

What is an Ancillary Dwelling?

State Planning Policy 7.3 Residential Design Codes – Volume 1 (R-Codes) define an Ancillary Dwelling as 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.”

When can I build an Ancillary Dwelling?

Ancillary Dwellings are permitted on a lot with a single house when:

- The subject site is no less than 450m²;
- The Ancillary Dwelling has a plot ratio area of 70m²; and
- Complies with the provisions related to single houses of the R-Codes, except for provisions relating to:
 - Site area; and
 - Outdoor living areas.

Do I need Development Approval?

Development approval is not required for ancillary dwellings if the proposal is fully compliant with deemed-to-comply requirements of the City's Policy No. 7.1.1 Built Form (Built Form Policy) and the R-Codes. Development approval is required for all ancillary dwellings located on properties subject to heritage protection or within character retention areas.

Where an application does not meet the requirements as set out in the City's Built Form Policy or the R-Codes, written justification detailing how the development satisfies the relevant design principles is required to be submitted with the application.

A Planning Officer will consider this variation and whether the application is considered to meet the relevant design principles or objectives of the City's Built Form Policy and/or R-Codes, to determine whether the variation can be considered. Where variations are not deemed appropriate or in line with the design principles, amended plans or reconsideration of the proposal will be required.

How long does the Development Application process take?

The City has 60 days in which to determine the application or 90 days if the application requires community consultation.

Clause 75(c) of the *Planning and Development (Local Planning Schemes) Regulation 2015* states that applications may take longer than 90 days where it is agreed to in writing between the local government and the applicant.

How long do I have to build my Ancillary Accommodation?

Development approvals are valid for 2 years. The construction of the ancillary accommodation is to be substantially commenced within this time period.

What information is required for a Development Application?

Please refer to the relevant Development Application Checklist.

Do I need a Building Permit?

Applying for development approval and a building permit are two separate processes, both controlled under different legislation. A building permit ensures that the building is structurally safe and complies with the relevant building legislation. A Building Permit is required for all ancillary dwellings.

If you would like further information on the Building Permit process and requirements, please contact the City on **9273 6000**.



Do you have more questions?

The City is unable to confirm if a proposal will be supported in the absence of a formal development applications. However, applicants can discuss planning proposals and preliminary plans with the City's Urban Planners. Urban Planners can provide general advice to applicants on a proposed development or land use and the information required to lodge a complete application.

A Duty Planner is available to talk to at the City's Administration Office Monday to Friday, 8.30am to 5.00pm, in person or on the phone.

Phone: 9273 6000

Email: mail@vincent.wa.gov.au

Address: Main Administration Building, 244 Vincent Street, Leederville 6007, WA

Disclaimer: This information is produced by the City of Vincent in good faith and the City accepts no responsibility for any ramifications or repercussions for providing this information. Verification with the original planning schemes, relevant development approvals and other relevant documents is recommended for detailed references.