



# Ancillary Accommodation (Granny Flats)

## What is Ancillary Accommodation?

Ancillary accommodation is self contained living accommodation situated on the same site as a residential house and it may be either attached or detached from the main dwelling. Please find attached the details from the Residential Design Codes with regard to the design requirements for Ancillary Accommodation.

Where Ancillary Accommodation is considered and approved, the occupation of the ancillary accommodation unit is restricted to members of the family that reside in the main dwelling on the lot. This will be enforced through a condition on a planning approval issued by the City of Mandurah and a Notification on the Title being registered, which will advise the owners and subsequent owners of the land of restrictions that apply to the use of the dwelling.

## Approval Process

- An application for ancillary accommodation shall be made on the attached planning application form and the application fee should be lodged with the City of Mandurah together with the required plans as outlined on the reverse side of the application form.
- The fee for the planning application shall be calculated based on 0.30% of the estimated cost of development. (Minimum \$132).
- The assessment of the ancillary accommodation shall be subject to the normal residential design requirements such as boundary setbacks, site coverage, materials and heights.
- Any approval issued will be subject to a condition requiring a Notification made pursuant to Section 70A of the Transfer of Land Act to be registered against the Certificate of Title advising owners and subsequent owners that restrictions apply to the use of the dwelling.
- This notification shall be prepared by the City of Mandurah's solicitors at the landowners cost, which is approximately \$400 (please note that this is only an estimate) and is required to be completed prior to the issuance of a building licence for the dwelling. To commence this process, the attached authority form should be completed and submitted with the initial application or following the City of Mandurah's approval of the development.
- A document handling fee is also applicable for each document, in accordance with the City's Fees and Charges Schedule. Please contact Land Administration for further information.

## **Please Note:**

*The information contained within this document has been modified, as it appears in the City of Mandurah's Town Planning Scheme No 3. Before considering Ancillary Accommodation, you may wish to discuss your intentions with Council's Planning and Projects section on 9550 3748. This information is correct at the time of printing, as indicated below.*

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