

# Dependent Accommodation

## “Granny Flats”



### Introduction

This brochure provides information about Council's requirements for dependent accommodation on residential properties.

### What is “Dependent Accommodation”?

“Dependent accommodation” is defined as accommodation for dependent relatives located on the same allotment as the main dwelling and connected to the same services as the main dwelling.

In more common terms, dependent accommodation is granny flats/grandpa flats, teenager's retreats, and other similar types of buildings that are:

- self contained; and
- used as living quarters for members of the immediate or extended family of people who live in the main home.

Dependent accommodation is not an additional house placed on the same land as an existing house for the purpose of renting or boarding out to persons unrelated to those people living in the main home and/or for ultimate sale. Dwellings intended for this purpose will be treated as an application for a second dwelling on the allotment and different requirements apply. (Please refer to separate Information Brochure titled “Residential Developments” for further information).

### Council's requirements for Dependent Accommodation

Dependent accommodation (i.e. accommodation where the living unit is connected to the same services as the main dwelling) should be developed on the same allotment as the existing dwelling only where:

- a) the site is of adequate size and configuration and the site area is at least 600 square metres
- b) the dependent accommodation has a small total floor area relative to the associated main dwelling and does not exceed 60 square metres
- c) adequate outdoor space of a minimum of 20 square metres is provided for the use of all occupants of the dependent accommodation, in addition to the required private open space for the associated dwelling (see table below)
- d) adequate on-site car parking is provided by one additional car parking space being provided on the site in addition to the car parking required for the associated dwelling

- e) the building is designed to, and comprises colours and materials that will, complement the associated dwelling.

As with all new development, the structure's design/appearance and impact on neighbouring properties (overshadowing, overlooking, visual impact) are additional issues which would be subject to assessment when a development application is lodged.

### Private Open Space

Dwellings should provide POS that conforms to the requirements identified in the following table:

Minimum area of POS	Provisions
20 per cent of site area	Balconies, roof patios, decks and the like, can comprise part of this area provided the area of each is 10 square metres or greater and they have a minimum dimension of 2 metres. One part of the space should be directly accessible from a living room and have an area equal to or greater than 10 per cent of the site area with a minimum dimension of 5 metres and a maximum gradient of 1-in-10. The remainder of the space should have a minimum dimension of 2.5 metres.

Private open space should not include:

- a) any area covered by a dwelling, carport, garage or outbuildings
- b) driveways, effluent drainage areas, rubbish bin storage areas, site for rainwater tanks and other utility areas
- c) common areas such as parking areas and communal open spaces
- d) any area at ground level at the front of the dwelling (forward of the building line)
- e) any area at ground level with a dimension less than 2.5 metres

A minimum of 50% of the private open space provided should be open to the sky and free from verandas.

### Site Coverage

The Development Plan contains policies that limit how much of an allotment can be covered by buildings, as detailed in the table below. Additionally, a minimum of 20% of the total site area should be pervious and remain undeveloped including driveways, car parking areas, paved areas and other like surfaces.

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Policy Area	Maximum Site Coverage	
Cement Hill Policy Area 10	40%	
Hills Policy Area 11	35%	
Medium Density Policy Area 12	Site area > 325 m <sup>2</sup>	building up to 2 storeys: 40% 2 storey building with a 3rd storey within the roof space: 40%
	250 - 325 m <sup>2</sup>	130 m <sup>2</sup>
	< 250 m <sup>2</sup>	100 m <sup>2</sup>
Northern Policy Area 13	40%	
Oaklands Park Policy Area 14	40%	
Racecourse Policy Area 15	60%	
Regeneration Policy Area 16	Site area > 325 m <sup>2</sup>	building up to 2 storeys: 40% 3 storey building: 40%
	250 - 325 m <sup>2</sup>	130 m <sup>2</sup>
	200 - 249 m <sup>2</sup>	100 m <sup>2</sup>
	< 200 m <sup>2</sup>	80 m <sup>2</sup>
Residential Character Policy Area 17	40%	
Southern Policy Area 18	35%	
Watercourse Policy Area 19	-	
Worthing Mine Policy Area 20	50%	
Coastal Policy Area 21	35%	

## Other Information

### Public Notification

Some types of residential developments require public notification. For more information, please refer to Council's information brochure titled "*Public Notification*".

### Stormwater Detention

In residential areas north of Seacombe Road, all new houses must be provided with an on-site stormwater detention/retention system (this slows the flow of stormwater that is discharged to the street water table). Stormwater Detention Systems should be designed to meet the runoff flow requirements contained in Council's information brochure titled "*Stormwater Detention*".

### Easement and Encumbrances

The Certificate of Title for a property contains information regarding the location and nature of any easements and the details of any encumbrances that apply to the land. If

your proposed development extends over an easement or is affected by an encumbrance on your property, documentation must be submitted to the Council demonstrating that the authority controlling the easement (e.g. SA Water, SA Power Networks) have approved the proposed development.

### Regulated and Significant Trees

Any work that may substantially damage or affect a regulated or significant tree or trees requires approval from the Council. For clarification on what a regulated/significant tree is and what are considered to be tree damaging activities, please refer to Council's information brochure titled "*Regulated & Significant Trees*".

### Want to Know More?

The above information is advisory only. It is intended to provide a guide and a general understanding of the key points associated with the particular topic. It is not a substitute for reading the relevant legislation or the Development Plan. It is recommended that if you are intending to undertake development, you seek professional advice or contact the Council for any specific enquiries or for further assistance concerning the use and development of land.

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