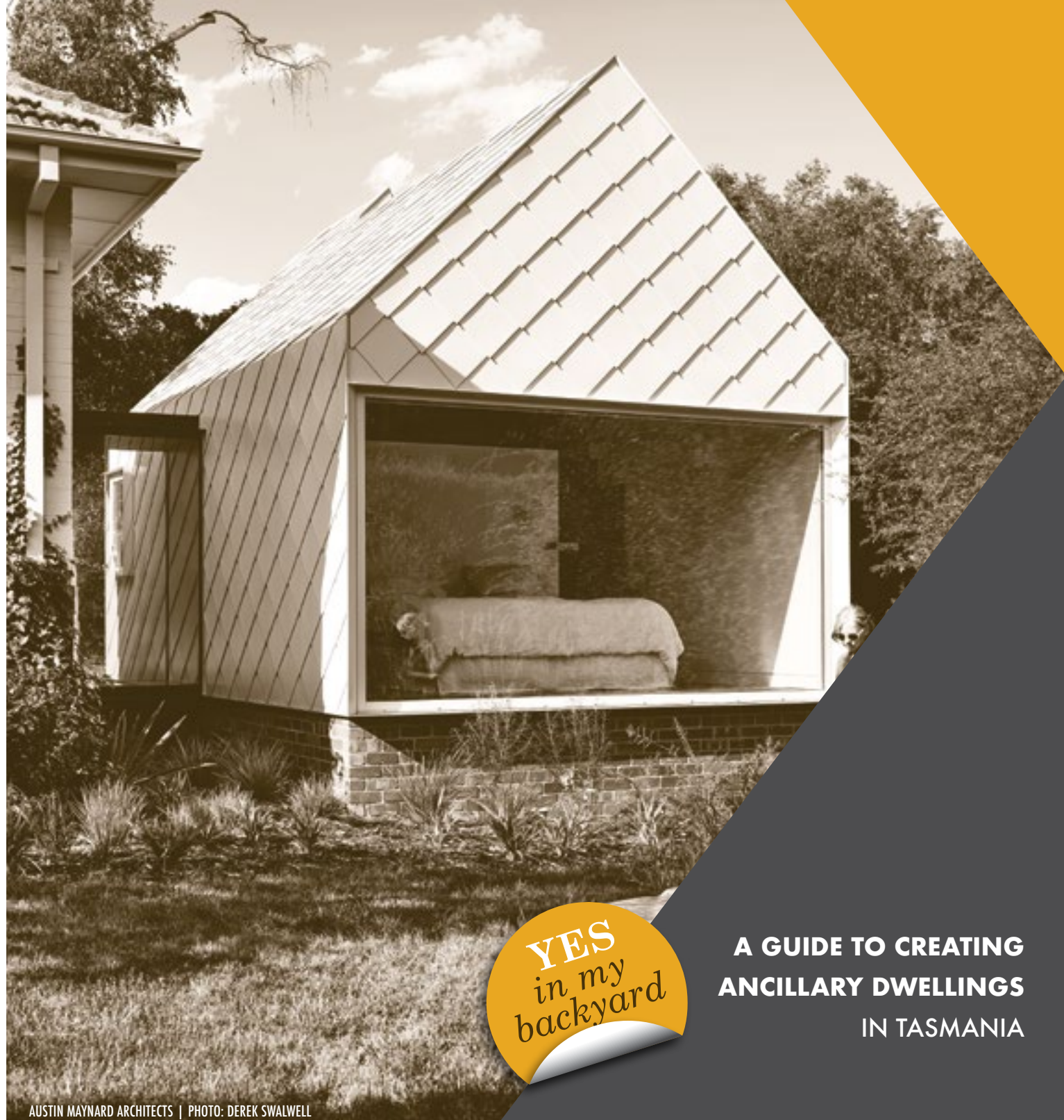




# ADDING EXTRA LIVING QUARTERS TO YOUR HOME



**A GUIDE TO CREATING  
ANCILLARY DWELLINGS  
IN TASMANIA**



## WHAT IS AN ANCILLARY DWELLING?

*Ancillary dwellings (referred to as secondary residences in the Tasmanian Planning Scheme) are extra living quarters which are self-contained, but additional to your current single dwelling.*

*They cannot exceed 60m<sup>2</sup> of gross floor area, must be on the same title and share your existing service connections (water, sewerage, electricity, gas, telecommunications).*

## WHY ADD EXTRA LIVING QUARTERS TO YOUR PROPERTY?

Ancillary dwellings have many uses and benefits. They can:

- + *create additional space and independence for young adults or close proximity for ageing family members*
- + *provide a smaller, low maintenance option for downsizing*
- + *increase the value of your property*
- + *create potential income from long term rental or short stay accommodation*
- + *provide an affordable temporary dwelling before you build your main residence on the same block*
- + *utilise existing space you already have (garage or storage areas).*

There are a range of ways to add extra living quarters to your home. This brochure provides examples of how you can do that with an ancillary dwelling, also known as a secondary residence.

## WHAT ARE THE BROADER BENEFITS OF ANCILLARY DWELLINGS?

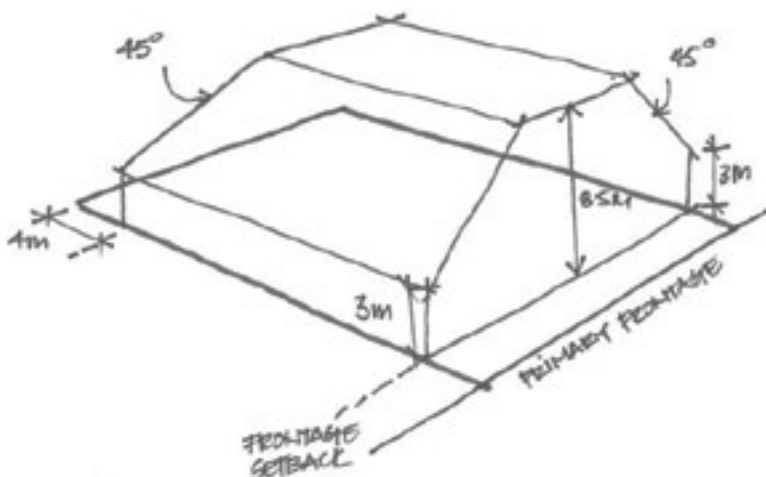
- + Ancillary dwellings provide a simple and sustainable proposition for the current low-density landscape of single-family detached dwellings in suburban Tasmania.
- + They allow for neighbourhoods to develop incrementally and increase density in existing urban areas rather than beyond them, which aids in preserving farmland and the natural environment.
- + Ancillary dwellings allow home owners to make their own homes more flexible to accommodate changing family needs.
- + They also allow for more efficient use of existing services and keep people closer to jobs.



“ We recently converted an underutilised downstairs part of the house into a self-contained studio apartment. For a modest investment we now have a steady income from renting it out to a university student and the flexibility to use it for visitor accommodation during peak periods. Overall a great outcome for the student and us. ”

JIM & ROBYN – HOBART





## THINGS YOU SHOULD CONSIDER FIRST

### What planning restrictions might you encounter?

Every home and site location is different and comes with its own set of planning requirements to think about.

Depending on the slope and size of your block, there are different development and setback requirements.

In addition to the *Development Standards for Residential Buildings and Works* within your planning scheme, Planning Codes may also apply, such as Scenic Landscapes; Bushfire-Prone Areas; Historic Heritage, Significant Trees etc.

**Always consult with your local council planner to make sure you're clear on what you will be able to do with your property.**

Some development standards that may apply ensure that the placement of any new building doesn't impact significantly on your neighbours, and is in keeping with the character of your existing neighbourhood.

Generally, if your ancillary dwelling fits within the relevant single dwelling building envelope, it will be approved.

## EXTRA INFORMATION TO ASSIST YOU

### DIAL BEFORE YOU DIG

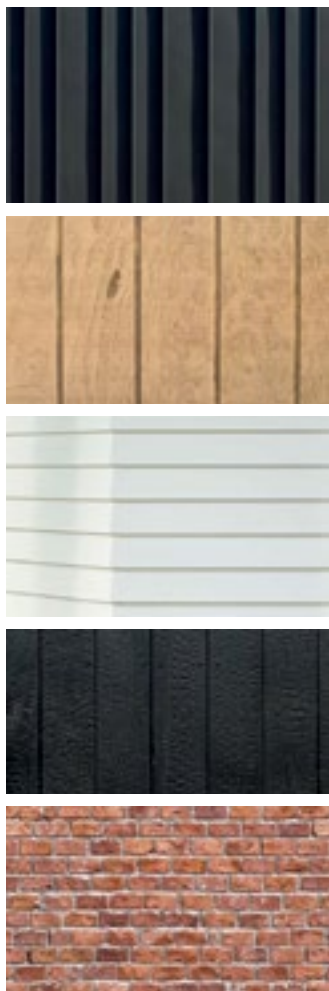
Shows where your existing underground services, connections and supplies are located.

[www.1100.com.au](http://www.1100.com.au) | Phone: 1100

### TITLE OF YOUR PROPERTY

Indicates if there are any easements that you are not permitted to build over.

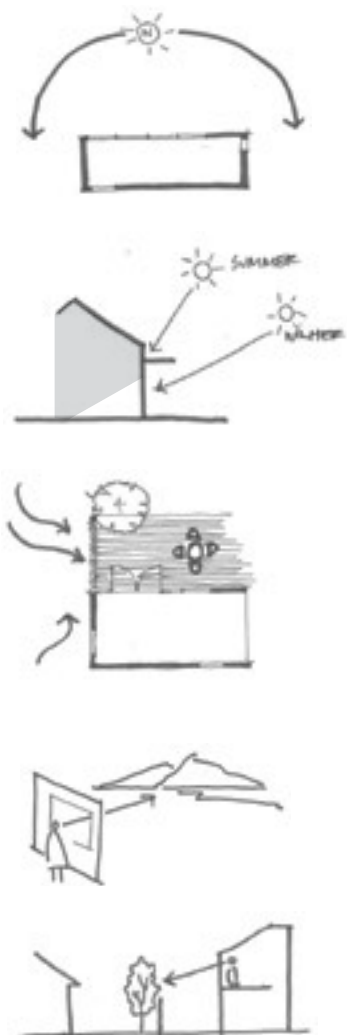
*Residential Zone Setbacks & Building Envelope for dwellings:*  
Tasmanian Interim Planning Schemes



## LET'S TALK DESIGN AND CONSTRUCTION

A well considered design for your ancillary dwelling will not only add to the value and increase the amenity of your existing home, it will capitalise on the positive aspects of your location and integrate with your local context.

## WHAT DESIGN PRINCIPLES SHOULD YOU CONSIDER TO ACHIEVE THE BEST OUTCOME?



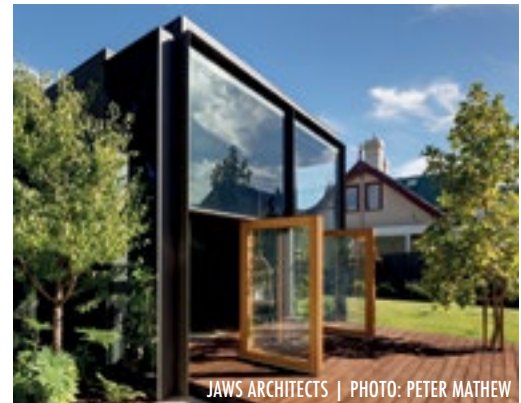
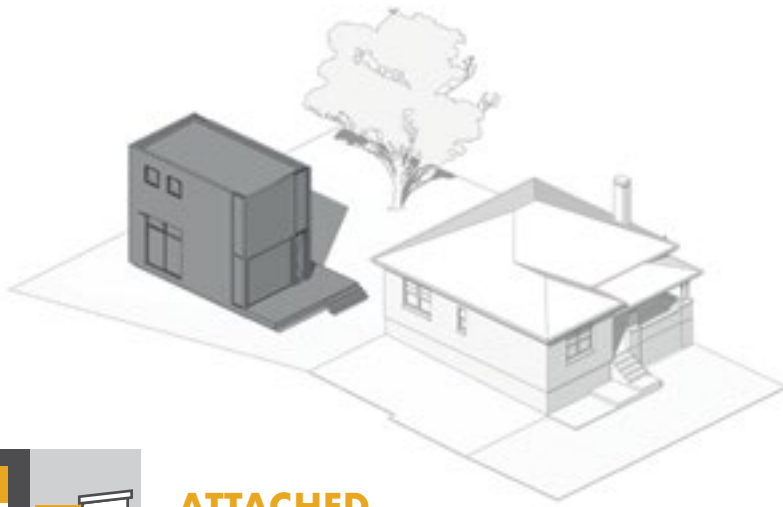
- + Orientate your building to **maximise sunlight** by placing windows and openings to the north.
- + Use shading, particularly on north-facing openings, to limit high summer sun but allow low winter sun.
- + Protect outdoor areas from prevailing winds.
- + Maximise views where possible without sacrificing access to sunlight.
- + Maximise privacy and avoid overlooking neighbouring properties through careful placement of windows, openings and decks.
- + Design your building to suit your site. Steep slope? Try a building constructed on stilts.
- + Reinforce the existing character of your neighbourhood by using prominent building forms and materials.
- + Design spaces that are adaptable and suitable for all ages and abilities by widening doors, adding framing for handrails and creating level access.
- + Insulate and double glaze to increase comfort and reduce power bills.





## SEPARATE LIVING QUARTERS

A separate, self-contained building within your backyard – completely detached from your existing residence.



JAWS ARCHITECTS | PHOTO: PETER MATHEW



## ATTACHED LIVING QUARTERS

A self-contained addition which attaches to your existing residence and may or may not have internal doors or corridors between the two.



CIRCA MORRIS-NUNN ARCHITECTS | PHOTO: MATT SANSON

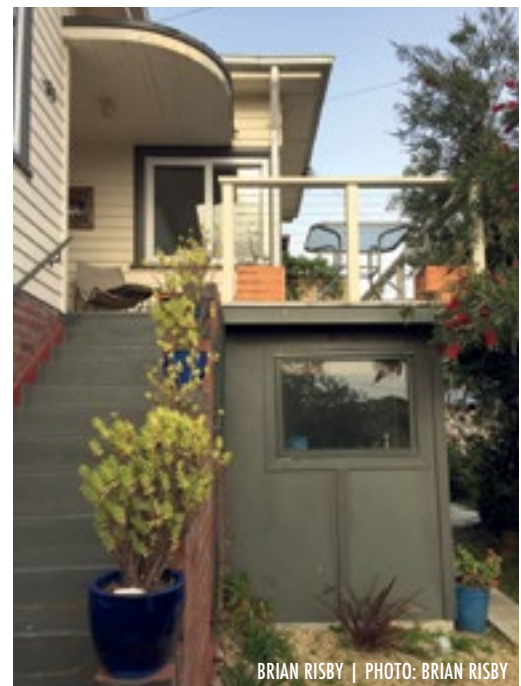
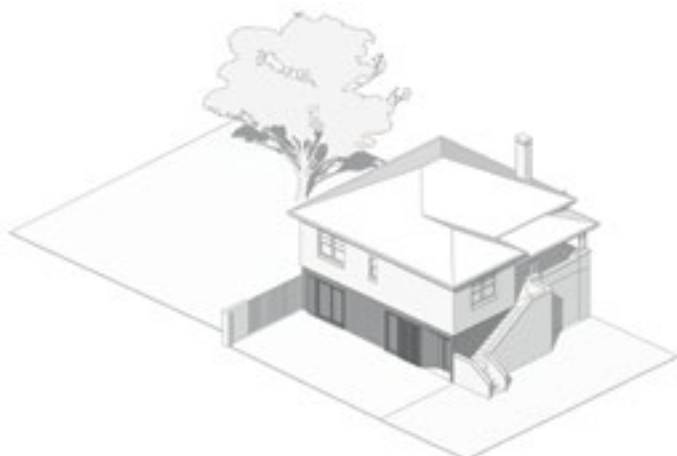


TAKT STUDIO | PHOTO: SHANTANU STARICK



## INTERNAL LIVING QUARTERS

A self-contained space within your existing residence that takes advantage of underutilised floor space.



BRIAN RISBY | PHOTO: BRIAN RISBY

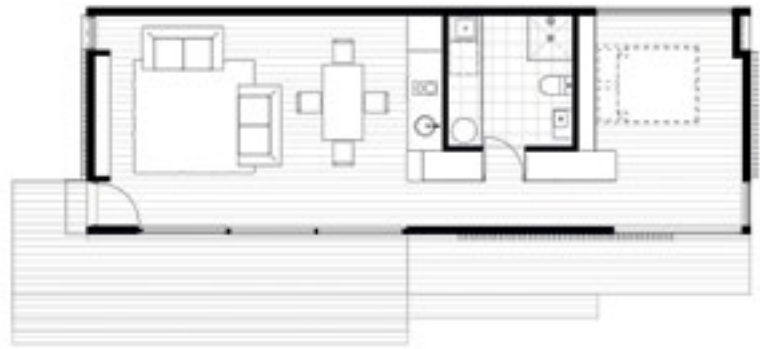


## TRANSPORTABLE DWELLINGS

Depending on the size of your block, shape and access, a transportable dwelling offers a flexible and efficient alternative to building on-site.

There are dimension restrictions to this type of dwelling as building components are transported by road.

However, once delivered and established on your site, it is only a matter of having services connected and you are ready to move in and enjoy your new living quarters.

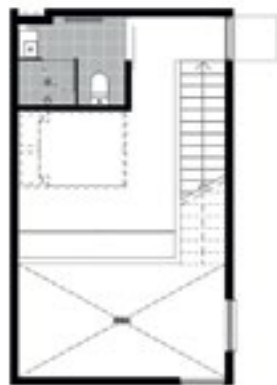


Example of a transportable dwelling (60m<sup>2</sup>)

## BUILDING ON-SITE

Building on site allows for a more site specific design solution and is fully customisable to your context, be it slope, views, access, materials, height or relationship to your existing house.

The addition of outdoor structures such as pergolas and decks can extend and enhance the living area without increasing the allowable 60m<sup>2</sup> floor area.



Example of a dwelling built on site (50m<sup>2</sup>)

IMAGES: JAWS ARCHITECTS



## FREQUENTLY ASKED QUESTIONS

### What approvals do I need?

You may not need planning approval if you meet all the development standards for your planning zone. Building and plumbing approval will be required. Please consult with your local council planner for further advice regarding your project.

### How big can I make my ancillary dwelling?

60m<sup>2</sup> measured externally, excluding decks.

### Can I still build an ancillary dwelling if my lot is small or unusual?

Almost every lot is unique and there are various solutions to overcome these issues. For example, a separate ancillary dwelling might not fit in your backyard, so you might attach it to your existing residence or consider converting space under your home. Talking to a designer will open an array of solutions that best suit your site, requirements and budget.

### Can I build an ancillary dwelling as an owner builder?

Yes, as long as you have an owner builder permit and a White Card. Refer to the Consumer, Building and Occupational Services (CBOS) website [www.cbos.tas.gov.au](http://www.cbos.tas.gov.au) or contact your local council.

### Can I build an ancillary dwelling in any zone?

If the zone permits a dwelling to be built, an ancillary dwelling can also be added.

### Am I able to have an ancillary dwelling in a Rural Living Zone?

Yes, as long as the ancillary dwelling is related to the main dwelling, and the new building works meet relevant development standards.

### Can I sell my ancillary dwelling separately to my residence?

No, you can only sell your ancillary dwelling and existing house together.

### Can I use my ancillary dwelling for short stay accommodation?

Yes, if you are using the site as your main place of residence and your home has 4 or less rentable rooms.

This also applies if you intend to let it out to visitors while you are on vacation or temporarily absent, or if not more than 4 bedrooms are available to visitors. If unsure, talk to your local council planner.

### Can I rent out my ancillary dwelling?

Yes, you can enter into a long term rental arrangement that will involve a tenancy agreement between you and the tenant. Because services and connections are shared, any rental charged will include the cost of water, telecommunications, gas and electricity.

### Can I get separate metering for my ancillary dwelling?

No, ancillary dwellings require shared metering.

### Will I need extra parking?

If your current residence has 2 or more bedrooms with 2 parking spots, then for any additional sleeping quarters over and above, you do not require additional parking.



AUSTIN MAYNARD ARCHITECTS | PHOTO: TESS KELLY



TAKT STUDIO | PHOTO: SHANTANU STARICK



EHABITAT



## DON'T FORGET YOUR NEIGHBOURS!

Any building project can be intrusive on people living in close proximity, so take some time to explain your ancillary dwelling plans to your neighbours.

A little communication can go a long way toward keeping neighbourly relationships on good terms.

There are many possibilities and benefits to adding an ancillary dwelling to your home, and many resources available to provide further information.



## OPTIONS TO GET YOU STARTED

- + Consult your local council planner to see what options are feasible for your situation.
- + Speak with an architect/designer to discover what can be created within the parameters of your home and property.
- + Search the internet for examples and inspiration.
- + Obtain advice in relation to financial and insurance implications.
- + Check with service providers regarding any changes to utility fees and charges.

**YES**  
*in my  
backyard*



Tasmani

**AWSARCHITECTS**