

# ANCILLARY DWELLING (Granny Flat)

## INFORMATION SHEET



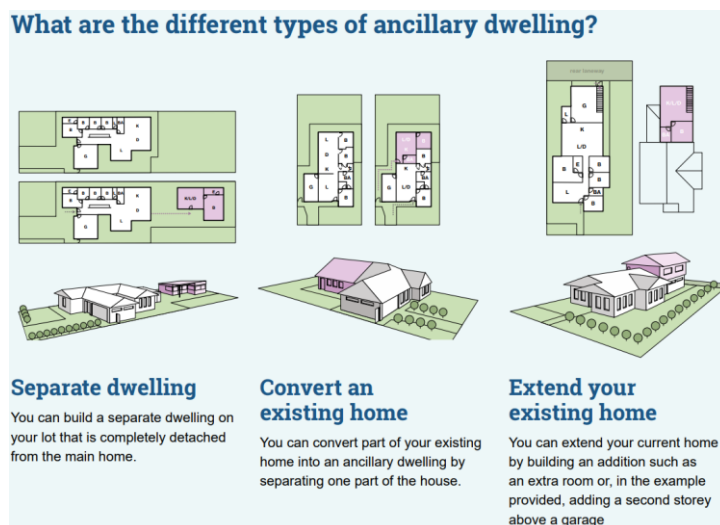
Ancillary Dwelling, (sometimes referred to as a granny flat) is defined under the State Planning Policy 7.3 Residential Design Codes of WA (R-Codes) as:

*“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”.* Ancillary Dwellings (Granny flats) can be an attractive option for increasing rental housing stock, housing options and affordable housing.

The requirements for Ancillary Dwellings in Residentially Zoned areas are covered under Section 5.5.1 of *State Planning Policy 7.3- Residential Design Codes of WA (R-Codes)*, this section covers plot ratio requirements, parking etc. The Shire’s *Local Planning Policy 1 (LPP1): Ancillary Dwellings*, covers Ancillary Dwelling requirements in other zones.

### Key Notes:

- Compliant Ancillary Dwellings in R-Coded Residential zones in Mount Barker and the town sites within Plantagenet may be exempt from requiring Development Approval.
- A Development Approval will be required if your property is located in the Commercial, Service Commercial, Mixed Use, Tourism, Rural, Rural Residential, Rural Smallholdings, Rural Village and Special Use zoned lots (as outlined in LPP1).
- Ancillary dwellings can only be associated with a single house on a green title lot or survey strata lot where no common property exists, ancillary dwellings cannot be associated with any other land use such as a caretaker’s dwelling.
- Additional planning and building requirements apply in designated Bushfire Prone Areas
- Ancillary Dwellings proposed to be used for Tourism purposes such as Air BNB’s, Bed & Breakfasts etc. will require separate approvals to operate as such.



Source: [Department of Communities: Ancillary Dwellings Fact Sheet](#)

Shire of Plantagenet

22-24 Lowood Road (PO Box 48), Mount Barker WA 6324

Phone:(08) 9892 1111 Email: [info@sop.wa.gov.au](mailto:info@sop.wa.gov.au) Web: [www.plantagenet.wa.gov.au](http://www.plantagenet.wa.gov.au)