

DID YOU KNOW?

Once you have approvals in place to build an Ancillary Dwelling, you can change the use between short-term or long-term rental accommodation without the need for Shire approval.

Don't forget to register your property on the State Government's STRA Register if you are operating short-term rental accommodation.



MORE INFORMATION:



www.plantagenet.wa.gov.au

Find policies, application forms, and other planning & building information. You can also make an online enquiry.

CONTACT US:



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This information is provided as a general guide only - please contact us before starting your project.



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ANCILLARY DWELLINGS

Planning & Building
Guidelines



What is an Ancillary Dwelling?



An Ancillary Dwelling (commonly known as a 'granny flat') is a small, independent living unit on the same property as an existing house. It may be attached to an existing house or built separately from it.

Ancillary Dwellings are typically built to provide a way for extended families to live in close proximity but with independence, but can now also be used for non-family.

An Ancillary Dwelling may have its own services or be reliant on the existing house, but would typically have a toilet and bathroom so that it can support overnight accommodation.

Ancillary Dwellings and the land they are on cannot be subdivided.

Can I have an Ancillary Dwelling on my property?

In the Residential Zone, an Ancillary Dwelling can potentially be approved on any lot with an existing, approved single house or grouped dwelling. You do not need planning approval if your proposed Ancillary Dwelling meets the standards of the Residential Design Codes, but you will always need a building permit.

In all other zones, an Ancillary Dwelling can potentially be approved on any lot with an existing, approved single house. You will need to apply for planning approval before your building permit.

If you want to convert an existing building to an Ancillary Dwelling you also need to apply for planning approval and a building permit.

What about an art studio, home office, home gym or games room?

Buildings for these uses and not supporting overnight accommodation can be approved as a 'detached habitable room' (ie. an addition to your house). If you will have a toilet or bathroom it will be assessed as an Ancillary Dwelling.

What development standards apply?

If your property is in the Residential Zone the development standards are outlined in Part 5.5.1 of the **Residential Design Codes** (R-Codes). This includes a maximum floor area of 70m².

If your property is in another zone, refer to our **Local Planning Policy No. 1 - Ancillary Dwellings** available at www.plantagenet.wa.gov.au/develop-build/town-planning/framework.aspx This includes a maximum floor area of 100m².

Other general development standards may apply to your property depending on:

- The zoning of your property
- Whether your property is in a 'bushfire prone area'
- Services at your property (eg. drinking water, wastewater treatment)

