



Shire of Dandaragan

ANCILLARY ACCOMMODATION ('GRANNY FLATS')

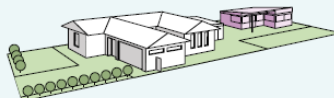
1. What is an ancillary dwelling?

An ancillary dwelling is a small, self-contained dwelling located on the same lot as another single house. It can be attached to the main house, integrated with the main house, or a separate building to the main house. Commonly known as a 'granny flats,' ancillary dwellings usually have some facilities, such as a small kitchen and bathroom, which allow occupants to live in them independently from the main house. Another option is the 'Fonzie Flat,' which is a small self-contained dwelling above a garage. Because they are small, ancillary dwellings are usually occupied by a single person or a couple.

2. What can an ancillary dwelling be used for?

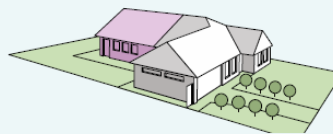
Until recently, planning regulations only permitted a direct family member of the main home to occupy an ancillary dwelling. However recent changes to *State Planning Policy 3.1 - Residential Design Codes (R Codes)* have made it possible to rent ancillary dwellings to non-family members. Ancillary dwellings can now be used to provide housing opportunities for private tenants, carers or unrelated seniors and students.

3. What are the different types of ancillary dwelling?



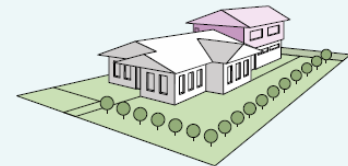
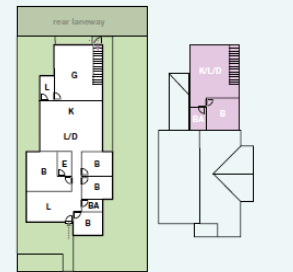
Separate dwelling

You can build a separate dwelling on your lot that is completely detached from the main home.



Convert an existing home

You can convert part of your existing home into an ancillary dwelling by separating one part of the house.



Extend your existing home

You can extend your current home by building an addition such as an extra room or, in the example provided, adding a second storey above a garage.

4. Situations where ancillary dwellings may not be approved

Ancillary dwelling proposals will be assessed on their merits and approved if they are appropriate. Some circumstances that may prevent or limit approval of ancillary dwellings are:

- If there is no sewer connection, then lot size and capacity for on-site effluent disposal may limit the development or size of the ancillary dwelling;
- If the building would be in an environmentally sensitive area, extreme bushfire hazard area or public drinking water catchment it may not be approved; and
- If the building does not comply with *Shire of Dandaragan Local Planning Scheme No.7 (LPS7)* or R Codes requirements (too large, too far away from the main house, or the appearance does not match the main house).

5. Planning Requirements

Only one ancillary dwelling can be built on each lot. Building an ancillary dwelling does not allow you to subdivide your lot, unless it is already allowed under the Shire's Local Planning Strategy, LPS7 and/or the R Codes.

The following provisions of the R Codes apply to ancillary dwellings in the 'Residential' or 'Regional Centre' zone:

- The maximum permitted floor area of an ancillary dwelling is 70m² (excluding verandahs, patios, pergolas, carports and garages and is measured to the external walls of the ancillary dwelling).
- A single house is either existing or proposed to be constructed on the subject property in conjunction with the ancillary dwelling.
- Parking on the subject property is provided in accordance with clause 5.3.3 C3.1 of the R Codes.
- The ancillary dwelling is setback in accordance with Table 2 of the R Codes.
- Appearance of the ancillary dwelling is similar to the main house - match the roofline and roof materials; use similar wall colours, window frames, eaves and verandahs.

Any variations to these development standards or a proposal for an ancillary dwelling outside the 'Residential' and 'Regional Centre' zones require the lodgement of a Development Application for determination by the Shire's planning staff. An application form can be accessed from the Shire's website under the Town Planning tab. This form is to be submitted with two (2) copies of the following plans:

- a neat, scaled site plan showing lot boundaries, all existing buildings, existing and proposed effluent disposal systems and the precise location of the proposed ancillary dwelling;
- floor plans of both the main house and proposed ancillary dwelling; and
- elevations of proposed ancillary dwelling showing materials, wall height and ridge height (note that the appearance of ancillary dwelling must be similar to the main house, or include modifications to the main house to match the new ancillary).

The Shire may require as a condition of Development Approval that an extra rubbish service be obtained for the property.

6. Health Requirements

If the existing residence and the ancillary accommodation combined equates to five (5) or more bedrooms, the Shire's Environmental Health Services will require the provision of a separate effluent disposal system to service the ancillary dwelling, or an upgrade of the existing septic system in terms of septic tank capacity and effluent disposal area.

Applications for the installation or upgrade of effluent disposal systems are to be submitted to and approved by the Shire's Principal Environmental Health Officer prior to the issue of a Building Permit for the ancillary dwelling. An application form can be accessed from the Shire's website under the Environmental Health Services tab.

7. Building Requirements

A new ancillary dwelling will need building approval to ensure that it meets the safety (structural and fire), health, amenity and sustainability requirements of the Building Code of Australia (BCA). The Building Commission of WA provides information on the BCA and the steps you need to take to get the plans for your ancillary dwelling certified.

Further information is contained within the Shire's *Checklist - Uncertified/Certified Building Permit Application for a Residential Dwelling or Addition* available on the Shire's website under the Building Services tab.

8. More Information

Should you have any questions or require any further information, please contact the Planning Officer, Manager Building Services or Principal Environmental Health Officer on the details below or visit the Development Services counter at the Shire of Dandaragan Jurien Bay Administration Centre at 69 Bashford Street.

Planning Officer Phone: 9652 0800 or Email: rorym@dandaragan.wa.gov.au

Manager Building Services Phone: 0408 911 271 or Email: mbs@dandaragan.wa.gov.au

Principal Environmental Health Officer Phone: 9652 0800 or Email: peho@dandaragan.wa.gov.au