

# ANCILLARY DWELLINGS

JULY 2023

## 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 single 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.

## Can I have an Ancillary Dwelling on my property?

An **Ancillary Dwelling** can potentially be approved on any lot with an existing, approved single house.

One **Ancillary Dwelling** is permitted per lot, associated with a single house, up to a maximum of 70m<sup>2</sup> in floor area.

A new **Ancillary Dwelling** may not require planning approval in certain circumstances, where the use is permitted in the zone in accordance with the City's local planning scheme, the place is not included on the City's *Heritage List* and complies with all other applicable development requirements and standards.

See the 'What standards apply?' section of this document or the City's *Ancillary Accommodation Information Sheet* for more details.

A building permit will always be required for an **Ancillary Dwelling**. Where planning approval is also required, a building permit is to be obtained after planning approval has been issued.

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

## What standards apply?

The following development requirements and standards are applicable to proposed **Ancillary Dwellings**:

- Land use permissibility and specific development provisions contained under the City's local planning scheme;
- Heritage considerations if your property is included on the City's *Heritage List*;
- Relevant state planning policy including the *Residential Design Codes Volume 1 (SPP7.3)* and *Planning in bushfire prone areas (SPP3.7)*;
- Relevant local planning policy, such as the *Historic Town Design Policy*; and,
- Other applicable standards such as on-site effluent disposal or connection to services and utilities.

If you require more information please refer to the City's *Ancillary Accommodation Information Sheet* or contact **Development Information Service** team to discuss your proposal.

### Did you know?

If your Ancillary Dwelling was approved before **2015**, a restriction on using 'granny flats' for family members only may be placed on your property's Certificate of Title.

See the City's *Ancillary Accommodation Information Sheet* or contact us to find out more.

## NEED MORE INFORMATION?

Head to [albany.wa.gov.au](http://albany.wa.gov.au) to

- Send us an enquiry
- Lodge your application (planning approval or building permit)
- Find policies and information sheets

Contact our **Development Information Services** team via:

- [planners@albany.wa.gov.au](mailto:planners@albany.wa.gov.au)
- (08) 6820 3040
- 102 North Road, Yakamia, Albany  
(9am - 4.30pm | Mon - Fri)

