

ANCILLARY DWELLINGS

MARCH 2025

What is an Ancillary Dwelling?

An **Ancillary Dwelling** (commonly known as a 'granny flat') is – self-contained dwelling on the same site as a dwelling which may be attached to, integrated with or detached from the dwelling.

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.

Can I have an Ancillary Dwelling on my property?

An **Ancillary Dwelling** may be considered on any lot with an existing, approved dwelling.

A maximum of 1 **Ancillary Dwelling** is permitted per lot, associated with a dwelling, with a maximum internal floor area up to 70m² (excluding verandas, carports, external storage areas etc).

The **Ancillary Dwelling** shall be connected to the same septic system as the main dwelling.

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.

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 need to apply for planning approval and a building permit prior to undertaking any works. See the *Converting a Garage into Ancillary Dwelling information sheet*.

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 2 Schedule 6 (Table 13);
- 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 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.

NEED MORE INFORMATION?

Head to **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
- (08) 6820 3040
- 102 North Road, Yakamia, Albany
(9am – 4.00pm | Mon – Fri)

