



ANCILLARY DWELLINGS

IMPORTANT LINKS

[Local Planning Scheme No. 4](#)

[Department of Planning, Lands and Heritage - Residential Design Codes](#)

WHAT IS AN ANCILLARY DWELLING (GRANNY FLAT)?

An ancillary dwelling is commonly known as a granny flat and is a self contained dwelling on the same site as an existing home. It may be attached to, integrated with, or detached from that home. In some instances a tiny home can be considered an ancillary dwelling. For more information go to the Shires website under Building for the [Tiny Homes - General Information sheet](#).

WHAT CONTROLS CURRENTLY APPLY TO ANCILLARY DWELLINGS?

If your property is zoned Residential in the Local Planning Scheme No. 4, under the R-Codes Volume 1 (2021), ancillary dwellings may be exempt from planning approval where they have a maximum internal floor area of 70sqm and are associated with a single house on a lot with a minimum area of 350sqm, in addition to other deemed-to-comply requirements.

WHAT DOES EXEMPT FROM PLANNING APPROVAL MEAN?

An ancillary dwelling does not need planning approval if it meets all the relevant deemed-to-comply requirements including not exceeding 70sqm and meeting the setback requirements within the Local Planning Scheme No. 4 for your area.

In most cases, an ancillary dwelling will not be required to provide a parking bay, except for ancillary dwellings in some densities and proposed locations where a car is more likely to be needed due to distance from public transport.

WHO CAN LIVE IN AN ANCILLARY DWELLING?

Anyone can live in an ancillary dwelling, from a relative, friend or someone unknown to you who you or a real estate agent enters into a rental agreement with.

IMPORTANT

You are still required to obtain a Building Permit from your local government and comply with the National Construction Code. This information can be found on the Shire of Nannup website under Building.

MORE INFO

For more information about the Residential Design Codes, visit:

<https://www.wa.gov.au/government/document-collections/residential-design-codes>

If you have an ancillary dwelling on your property & are interested in using it as short-term rental accommodation, please refer to the Shire's [STRA info sheet](#) on the Shire website under Planning.

If you are unsure if you will require planning approval for your property you can visit the Shires interactive property map [here](#) or via the Shire website under Planning.

Alternatively you can call the Shire office on (08) 9756 1018.