



April 2017

“Ancillary Dwelling” (or Granny Flat) refers to the development of ancillary self-contained accommodation on the same lot as a single house. The Residential Design Codes ([State Planning Policy 3.1 – Residential Design Codes](#)) and the Local Planning Scheme No. 1 define an “Ancillary Dwelling” as a “...self-contained dwelling on the same lot as a single house which may be attached to, integrated with or detached from the single house.”

Do I need Development Approval?

In most circumstances, an ancillary dwelling is exempt from planning approval where it complies with the relevant development standards.

The relevant Deemed to Comply standards of the R-Codes comprise:

- i. the lot is not to be less than 450m² in area;
- ii. a maximum floor area (including internal and external walls) of 70m²;
- iii. one dedicated parking bay in addition to parking for dwelling is to be provided in accordance with clause 5.3.3 C3.1; and
- iv. development is required to comply with all other R-Code provisions and schemes such as height, setbacks etc.

Anything outside of the above may require planning approval.

How do I apply for planning approval?

You will need to complete a planning application form and complete the attached checklist, which will assist you in ensuring that all the required documentation is submitted with your application. Please note that the checklist requires the submission of a detailed statement, which should provide justification for the proposed development in accordance with the relevant Scheme, Policies and Strategy.

Is there anything else?

You may also require a building license and/or approval from the Shire’s Environmental Health Department. On this basis, it is suggested that you consult with the Shire’s Building and Environmental Health Departments regarding any other approvals that may be required. These departments can be contacted on (08) 9780 5255.

Note: Prior to lodging your application for planning approval you may wish to consider making an appointment with one of the Shire’s Planning Officers to discuss the proposal. Please phone (08) 9780 5220 for an appointment. Applications that do not comply with the relevant standards or contain insufficient information may be refused or take longer to process.

**** DISCLAIMER ****

This information sheet is a guide only. Verification with original Local Laws, Acts, Local Planning Scheme No. 1 and other relevant documents is recommended for detailed references. The Shire of Augusta Margaret River accepts no responsibility for errors or omissions.