

Ancillary Dwelling (granny flats)

What is an Ancillary Dwelling?

The *Residential Design Codes* (R-Codes) is a State planning document and applies development controls over all residential developments in Western Australia, including an Ancillary Dwelling. The R-Codes define an Ancillary Dwelling as:

“A self contained dwelling on the same lot as a single house which may be attached to, intergrated with or detached from the single house”

An Ancillary Dwelling is commonly referred to as a ‘granny flat’.

What are the development requirements for an Ancillary Dwelling?

An Ancillary Dwelling is required to comply with the requirements of both the R-Codes and the City’s *Residential Development Local Planning Policy*. The deemed-to-comply provisions of the R-Codes require an ancillary dwelling to meet the following requirements:

- Be located on the same lot as a single house, and have a minimum lot size of 450m². Ancillary dwellings cannot be approved on a grouped dwelling lot;
- Have a maximum floor area of 70m²;
- Provide an additional car bay (in addition to car parking provided for the main house) where the lot is not within 800 metres of a train station, or 250 metres from a high frequency bus route. This car bay must comply with the relevant Australian Standards;
- Comply with all other requirements of the R-Codes which apply to a single house, with the exception of site area (not including open space), street surveillance and outdoor living areas; and
- Where visible from the street, complement the existing house by way of scale, roof design, detailing, window size, material and colours in accordance with the City’s *Residential Development Local Planning Policy*.

Additional requirements may also apply if the subject property is located within a structure plan area.

The City’s online mapping system can be used to confirm if a structure plan applies to a property as well as the lot sizes, boundary dimensions and recent aerial imagery. The online mapping system can be accessed at joondalup.wa.gov.au.

Will I need an application for development approval?

As Ancillary Dwellings are classified in the same way as a single house, an Application for Development Approval is only required if the proposal does not meet the deemed-to-comply requirements of the R-Codes and/or the City’s *Residential Development Local Planning Policy*. Please note that the requirement for an Ancillary Dwelling to be located on the same lot as a Single House cannot be varied.

In the event that an Application for Development Approval is required, it is the applicant’s responsibility to demonstrate that the ancillary dwelling meets the applicable design principles of the R-Codes. It is also recommended that comments and signed plans are obtained from any adjoining property owners and occupiers that may be impacted by the development.

How do I make an application for development approval?

Generally, the following information will be required as part of any application for development approval:

- Application for development approval form;
- Completed checklist – Development (Planning) Application Checklist – Residential;
- Development application fee in accordance with the Planning Services fees and charges;
- Site plan, floor plans and building elevations (Please refer to the checklist for information required on the plans); and
- A letter providing details of the proposed development and written justification addressing any aspects of the development that require the City to undertake a performance assessment against the R-Codes, local planning policy or structure plan.

Application forms, development application checklists and further information on the application for development approval process is available on the City’s website at joondalup.wa.gov.au

What fees will apply?

Please refer to Planning Services fees and charges available on the City’s website.

Will I need a building permit?

A building permit will be required for all Ancillary Dwellings.

How do I make an application for building permit?

Please refer to the City's Building Application Checklists for information required to be provided with a building permit application, available at joondalup.wa.gov.au.

Building permit application forms (certified or uncertified) are available from the Building Commission's website buildingcommission.wa.gov.au

Certified building permit applications must be accompanied with a Certificate of Design Compliance.

Please refer to the City's Uncertified Building Application Checklist – Dwelling and Habitable Additions (Class 1a) for information required to be provided with the building permit application (BA2 form).

What fees will apply?

Please refer to the Building Services fees and charges available on the City's website.

What if I need further information?

The R-Codes are available for viewing at any of the City's libraries or online at planning.wa.gov.au.

Further information, such as planning and building documents, checklists and requirements, including copies of structure plans and local planning policies visit the City's website or contact the City's Planning Services on **9400 4100** (for planning queries) or Building Services on **9400 4961** (for building permit queries) or email at info@joondalup.wa.gov.au.