

Ancillary Dwelling (granny flats)

What is an ancillary dwelling?

The *Residential Design Codes* (R-Codes) is a State planning document that applies development controls over all residential developments in Western Australia, including ancillary dwellings. 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, integrated with or detached from the single house”

An ancillary dwelling is commonly referred to as a 'granny flat'.

What are the planning requirements for an ancillary dwelling?

An ancillary dwelling is required to comply with the requirements of the R-Codes, the City's *Residential Development Local Planning Policy*, *Development in Housing Opportunity Areas Local Planning Policy*. The 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 350m². 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 property is not within:
 - 800m of a train station, or 250m from a high frequency bus route; or
 - For properties with a dual density code (e.g. R20/40) and built to the higher density, 800m walkable catchment of a train station, or 200m walkable catchment of a high frequency bus route.

The car bay must comply with the relevant Australian Standards.

- Comply with all other requirements of the R-Codes and local planning policies which apply to a single house, with the exception of site area (not including open space), street surveillance and outdoor living areas.
- Where visible from the street, complement the existing house by way of scale, roof design, detailing, window size, material and colours.

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

The City provides an online mapping system which can be used to confirm if a structure plan applies to your property, if it has a dual density code (e.g. R20/40), lot sizes, dimensions and recent aerial imagery.

Access Online Maps on the City's website at joondalup.wa.gov.au.

Will I need a development (planning) application?

As ancillary dwellings are classified in the same way as a single house, a development (planning) application is only required if the proposal does not meet the deemed-to-comply requirements of the R-Codes, the City's *Residential Development Local Planning Policy*, *Development in Housing Opportunity Areas Local Planning Policy* or structure plan (if applicable). Please note that the requirement for an ancillary dwelling to be located on the same lot as a single house cannot be varied.

How do I make a development (planning) application?

Generally, a Development (Planning) Application requires application forms, building plans, a cover letter and application fee. Please refer to the Development (Planning) Application Checklist, Residential or Development (Planning) Application Checklist, Residential (Housing Opportunity Areas) for higher dual density properties for the specific requirements for an ancillary dwelling and how to lodge an application, available on the City's website joondalup.wa.gov.au.

It is also recommended that you speak to your neighbours that may be impacted by the ancillary dwelling and have them sign the plans as a way of their consent to its development.

Will I need a building permit?

A building permit will be required for all ancillary dwellings.

How do I make an application for a building permit?

Building permit application forms, application checklists and information on lodging an application are available on the City's website at joondalup.wa.gov.au

Further information

For further information visit joondalup.wa.gov.au, email info@joondalup.wa.gov.au or call **9400 4000**.

Visit the Customer Care desk during office hours
Monday - Friday, 8.30am - 5.00pm.