

INFORMATION SHEET

ANCILLARY DWELLINGS

WHAT IS AN ANCILLARY DWELLING?



An ancillary dwelling (sometimes referred to as a 'granny flat') is defined by the Residential Design Codes (R-Codes) as a:

"Self-contained dwelling on the same site as a dwelling which may be attached to, integrated with or detached from the dwelling."

They are intended to support people living independently or semi-independently from the residents of the main house on the same site. Anyone can live in an ancillary dwelling; they don't need to be related to the resident of the main (primary) house.

DO I NEED DEVELOPMENT APPROVAL 'DA' (PLANNING APPROVAL)?

Not all ancillary dwellings require Development Approval (DA).

On land zoned 'Residential', you may be exempt from needing Development Approval where you comply with the provisions of the Residential Density Codes (R-Codes) including but not limited to required setbacks, site cover, height, visual privacy, access, and not exceeding 70m². See [Residential Design Codes Volume 1](#) clause 5.5.1 (p.40) and [R-codes vol 1 Explanatory Guidelines](#) for more information.

On land zoned 'General Farming' or 'Small Holding', you are exempt from needing Development Approval under the Shire's Local Planning Scheme No. 3 where you comply with the requirements of [SDEV CP100 – Local Planning Policy – Ancillary Dwellings, Grouped Dwellings and Caretakers Dwellings – Small Holding and General Farming Zones](#).

Clarification should be sought from the Shire of Dardanup prior to commencing any development on a property. Please see contact information on page 3.

FIND MY ZONING

Visit the Shire of Dardanup website - Interactive Mapping or [click here](#). Accept the T&Cs and enter the property address.

OR

Visit [PlanWA](#) and enter the address in the search bar. Select 'See Land Enquiry Report' on the left hand panel.

Select 'Town Planning Scheme' on the left-hand panel under Modules.

Both options will show how the land is zoned under the Shire's Local Planning Scheme.

WHAT ARE THE GENERAL PLANNING REQUIREMENTS FOR ANCILLARY DWELLINGS IN RESIDENTIAL ZONED LAND WHERE AN R-CODE APPLIES?

For all 'Residential' zoned land which has an applicable R-Code density, the following general development requirements for Ancillary Dwellings apply:





- One ancillary dwelling is permitted per lot;
- Ancillary dwelling may be approved on any lot size
- There is no common property on the title (i.e. must be either a survey strata subdivision with no common property or a green title);
- The ancillary dwelling's internal floor area is maximum **70m²** (excluding storerooms and stairs);
- A minimum of one car space for the ancillary dwelling is provided on-site;
- The ancillary dwelling is located behind the primary and secondary street boundary setback lines.

WHAT ARE THE GENERAL PLANNING REQUIREMENTS FOR ANCILLARY ACCOMMODATION WITHIN THE SMALL HOLDING AND GENERAL FARMING ZONES?

The following general development requirements apply for Ancillary Accommodation proposals located within the 'Rural Small Holding' and 'General Farming' zones:

- One ancillary dwelling is permitted per lot;
- The ancillary dwelling's internal floor area is maximum **100m²** (excluding storerooms and stairs);
- Ancillary dwellings are to be secondary to the main dwelling and this should be reflected in their relationship with the main dwelling.
- The appearance of ancillary dwellings shall be of complementary style to the existing dwelling and uphold the amenity of the locality.

Refer to [SDEV CP100 – Local Planning Policy – Ancillary Dwellings, Grouped Dwellings and Caretakers Dwellings – Small Holding and General Farming Zones](#) for further information.

LODGING AN APPLICATION	PAYMENT
ONLINE Applications may be emailed to: records@dardanup.wa.gov.au Documents in PDF format.	 Upon receipt of your completed application, Shire officers will contact you for payment.
BY POST Applications may be posted to: PO Box 7016, Eaton WA 6232.	 Cheques payable to: Shire of Dardanup PO Box 7016, Eaton WA 6232
IN PERSON Applications may be submitted to the Shire of Dardanup offices.	 Payment can be made via cheque, cash or EFTPOS at reception.
Need more information or help?	 Call (08) 9724 0000 or email planning@dardanup.wa.gov.au