



## ANCILLARY DWELLINGS (GRANNY FLATS)

### What is an Ancillary Dwelling?

State Planning Policy 7.3 Residential Design Codes – Volume 1 (R-Codes) defines 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.”

Ancillary dwellings are most commonly referred to as ‘Granny Flats’. Other examples of ancillary dwellings include ‘Fonzie Flats’, separate rear studios and self-contained quarters within a single house such as a second story or separate ground floor wing that has a separate external access.

### Do I need Development Approval (Planning Approval)?

Development approval is not required for ancillary dwellings if they satisfy all of the deemed-to-comply requirements of the City’s Policy No. 7.1.1 Built Form Volume 1 (Built Form Policy) and the R-Codes Clause 5.5.1.

If your ancillary dwelling design does not satisfy all of the deemed-to-comply requirements of the Built Form Policy and R-Codes you will need to submit an application for development approval to the City for consideration.

A copy of the R-Codes can be found [here](#) and a copy of the City’s Built Form Policy can be found [here](#).

Development approval is required for all ancillary dwellings located on properties subject to heritage protection under the State Heritage Register or the City’s Municipal Heritage Inventory.

### What are the design requirements for an ancillary dwelling?

The table below outlines the R-Codes deemed-to-comply requirements relating to ancillary dwellings and provides an explanation of how each one should be interpreted and satisfied.

Deemed-to-Comply Requirement	How this is determined / Can be achieved						
<p><u>Site Area</u> Your lot is not less than 350m<sup>2</sup> in area.</p>	<p>Details of your properties site area can be found on the City’s Intramaps <a href="#">here</a>.</p>						
<p><u>Plot ratio</u> The ancillary dwelling has a maximum plot ratio area of 70m<sup>2</sup>.</p>	<p>Plot ratio means the total area of all floors of a buildings including internal and external walls, but not including:</p> <ul style="list-style-type: none"> <li>• areas of any lift shafts;</li> <li>• machinery, air conditioning and equipment rooms;</li> <li>• space wholly below natural ground level;</li> <li>• areas used exclusively for parking of vehicles;</li> <li>• storerooms;</li> <li>• lobbies, bin storage areas; or</li> <li>• balconies, eaves, verandahs, courtyards and roof terraces.</li> </ul>						
<p><u>Car Parking</u> Parking is provided in accordance with the R-Codes Clause 5.3.3.</p>	<p>The number of car parking spaces required is determined based on the distance of the site from a high frequency bus route and/or rail route:</p> <table border="1"> <thead> <tr> <th>Location of the Site</th> <th>Car Parking Spaces Required</th> </tr> </thead> <tbody> <tr> <td> <p><u>Location A</u> Sites within 800m of a train station or 250m of a high frequency bus route.</p> </td> <td> <p>No additional car parking space required for the ancillary dwelling.</p> </td> </tr> <tr> <td> <p><u>Location B</u> Sites that are not within Location A.</p> </td> <td> <p>One car parking space required for the ancillary dwelling. This space is required in addition to the number of spaces required for the single house under the R-Codes Clause 5.3.3.</p> </td> </tr> </tbody> </table>	Location of the Site	Car Parking Spaces Required	<p><u>Location A</u> Sites within 800m of a train station or 250m of a high frequency bus route.</p>	<p>No additional car parking space required for the ancillary dwelling.</p>	<p><u>Location B</u> Sites that are not within Location A.</p>	<p>One car parking space required for the ancillary dwelling. This space is required in addition to the number of spaces required for the single house under the R-Codes Clause 5.3.3.</p>
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	Any required car parking spaces must be provided on-site. On street parking spaces cannot be used for the purpose of satisfying the R-Codes deemed-to-comply requirements.																		
<p><u>Street Setbacks</u> The ancillary dwelling is to be located behind the street setback line.</p>	The ancillary dwelling must not be located between the street boundary and the building line existing single house on site. In other words, the ancillary dwelling must be located behind the line of your main house.																		
<p><u>Colours, Materials and Appearance</u> The ancillary dwelling is designed to be compatible with the colour, roof pitch, and materials of the single house on the same lot.</p>	<p>The colours, materials and appearance of the ancillary dwellings shall not dominate or detract from those of the existing house.</p> <p>This does not mean that the colours, roof pitch and materials have to be exactly the same as those used on the existing house however, if you are intending to use colours, roof pitch or materials that are not the same as the existing house it is recommended that contact the City's Planning Team on 9273 6000 or email your query to mail@vincent.wa.gov.au.</p>																		
<p><u>Open Space &amp; Outdoor Living Areas</u> The ancillary dwelling does not preclude the single house from meeting the required open space and outdoor living area.</p>	<p>Single houses are required to provide open space and outdoor living areas in accordance with the R-Codes Table 1:</p> <table border="1"> <thead> <tr> <th>Zoning</th> <th>Open Space</th> <th>Outdoor Living Area</th> </tr> </thead> <tbody> <tr> <td>R20</td> <td>50% of site area</td> <td>30 m<sup>2</sup></td> </tr> <tr> <td>R30</td> <td>45% of site area</td> <td>24 m<sup>2</sup></td> </tr> <tr> <td>R40</td> <td>45% of site area</td> <td>20 m<sup>2</sup></td> </tr> <tr> <td>R50, R60</td> <td>40% of site area</td> <td>16 m<sup>2</sup></td> </tr> <tr> <td>R80</td> <td>30% of site area</td> <td>16 m<sup>2</sup></td> </tr> </tbody> </table>	Zoning	Open Space	Outdoor Living Area	R20	50% of site area	30 m <sup>2</sup>	R30	45% of site area	24 m <sup>2</sup>	R40	45% of site area	20 m <sup>2</sup>	R50, R60	40% of site area	16 m <sup>2</sup>	R80	30% of site area	16 m <sup>2</sup>
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<p><u>Other Requirements</u> The ancillary dwelling complies with all other R-Code provisions, that apply to single houses, with the exception of clauses:</p> <ul style="list-style-type: none"> <li>• 5.1.1 – Site Area;</li> <li>• 5.2.3 – Street Surveillance (except where located on a lot with secondary street or right of way access; and</li> <li>• 5.3.1 – Outdoor Living Areas.</li> </ul>	<p>The ancillary dwelling must satisfy the deemed-to-comply requirements of a range of other Clauses of the R-Codes and Built Form Policy including (but not limited to):</p> <ul style="list-style-type: none"> <li>• Lot Boundary Setbacks</li> <li>• Building Height</li> <li>• Setback of Garages and Carports</li> <li>• Garage Width</li> <li>• Street Walls and Fences</li> <li>• Landscaping</li> <li>• Site Works</li> <li>• Visual Privacy</li> <li>• Solar Access</li> <li>• External Fixtures, Utilities and Facilities</li> </ul> <p>If you are unsure whether your proposal satisfies a particular Clause, it is recommended that contact the City's Planning Team on 9273 6000 or email your query to mail@vincent.wa.gov.au.</p>																		

## Can I find out if my Ancillary Dwelling requires Development Approval?

Yes, the City offers a 'Deemed-to-Comply' check service that can confirm whether or not a development application will be required from the City. Further information about the process including fees and application forms can be found [here](#) on the City's website.

## I live on a strata-titled lot, can I build an ancillary dwelling on my lot?

Ancillary dwellings are only permitted on lots where the land title does not contain any common property (i.e. must be a survey strata subdivision with no common property or a green title lot).

## How long does the Development Application process take?



The City has 60 days in which to determine the application or 90 days if the application requires community consultation.

Clause 75(c) of the *Planning and Development (Local Planning Schemes) Regulation 2015* states that applications may take longer than 90 days where it is agreed to in writing between the local government and the applicant.

## How long do I have to build my Ancillary Dwelling?

Development approvals are valid for 2 years from the date of approval and so the construction of the ancillary dwelling must be substantially commenced within this time period.

## What information do I need to submit to the City for a Development Application?

Please refer to the [Alterations and Additions to Dwellings - Development Application Checklist](#) for a full list of information to be submitted as part of your application for an ancillary dwelling.

All of the City's development approval application forms and checklists can be found on the City's website [here](#).

## Do I need a Building Permit?

Applying for development approval and a building permit are two separate processes, both controlled under different legislation. A building permit ensures that the building is structurally safe and complies with the relevant building legislation. A Building Permit is required for all ancillary dwellings.

If you would like further information on the Building Permit process and requirements, please contact the City on **9273 6000**.

## Do you have more questions?

The City is unable to confirm if a proposal will be supported in the absence of a formal development applications. However, applicants can discuss planning proposals and preliminary plans with the City's Urban Planners. Urban Planners can provide general advice to applicants on a proposed development or land use and the information required to lodge a complete application.

A Duty Planner is available to talk to at the City's Administration Office Monday to Friday, 8.30am to 5.00pm, in person or on the phone.

Phone: **9273 6000**

Email: [mail@vincent.wa.gov.au](mailto:mail@vincent.wa.gov.au)

Address: [Main Administration Building, 244 Vincent Street, Leederville 6007, WA](#)

**Disclaimer:** *This information is produced by the City of Vincent in good faith and the City accepts no responsibility for any ramifications or repercussions for providing this information. Verification with the original planning schemes, relevant development approvals and other relevant documents is recommended for detailed references.*