



Planning Information Sheet

PS01 – Ancillary Accommodation

October 2010

Ancillary accommodation (or Granny Flats) refers to the development of self contained accommodation for family members of the occupiers of an existing dwelling on a residential, rural or special rural lot. The purpose of Ancillary Accommodation is to accommodate the needs of large or extended families without compromising the amenity of adjoining properties.

Do I need Planning Approval?

Yes. Planning approval is required for all forms of Ancillary Accommodation on any lot. This Information Sheet will assist you in preparing a planning application and guide you through the development application process.

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.

What do I need to know?

Applications for Ancillary Accommodation is generally required to comply with 4 essential elements:

1. *The lot size must be at least 450 square metres;*
2. *The self contained living accommodation must be on the same lot as a constructed single house;*
3. *It must be attached or detached (by no more than 10 metres) from the single house;*
4. *It must be occupied by members of the same family as the occupiers of the main dwelling; and*
5. *It must be no greater than 60m² in floor area and should have no more than 1 bedroom.*

Is there anything else?

Where Ancillary Accommodation is considered and approved, the occupation of the ancillary accommodation unit is restricted to members of the family that reside in the main dwelling on the lot. This will be enforced through a condition on a planning approval issued by the Shire of Augusta Margaret River and a Notification on the Title being registered, which will advise the owners and subsequent owners of the land of restrictions that apply to the use of the dwelling.

Depending on the development that is proposed, you may also require a building licence and/or approval from Council's Environmental Health Department. On this basis it is suggested that you consult with Council's Building and Environmental Health Department regarding any other approvals that may be required. Council's Building Department can be contacted on 9780 5214, and Council's Health Department can be contacted on 9780 9232.

Note: Prior to lodging your application for planning approval you may wish to consider making an appointment with one of Council's Planning Officers to discuss the proposal. Please phone 9780 5228 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.