

ANCILLARY DWELLINGS

Planning Information Sheet

WHAT IS AN ANCILLARY DWELLING?

An Ancillary Dwelling, sometimes referred to as a granny flat, is essentially an independent dwelling, which may or may not be physically attached on the same lot as another dwelling. These include;

- studios above garages,
- separate rear studios,
- self-contained quarters within an a house (for example a second storey or separate ground floor wing that may have a shared entry or separate external access),
- dual key living arrangements; or
- other types of self-contained accommodation.

DO THEY ALL REQUIRE PLANNING APPROVAL?

An Ancillary Dwelling is a permitted use within the 'Residential' zone and a discretionary use within the 'Resource', 'Rural Living' and 'Rural' zones under the City of Cockburn Town Planning Scheme No. 3.

A planning approval from the City of Cockburn is required Ancillary Dwellings in the 'Resource', 'Rural Living' and 'Rural' zone.

Ancillary dwellings require planning approval in the 'Residential' zone where there are variations to the Residential Design Codes (R-Codes). If the ancillary dwelling complies with the R-Codes, then no planning approval is required if it is on the same lot as a single or grouped dwelling.

For more information about what forms, fees and information is required please visit [Online Planning Applications - City of Cockburn](#). Once planning approval is obtained, a Building Permit must be sought from the City's Building Services.

Please note that any proposed ancillary dwellings on lots greater than 1,100sqm, and identified as being within a bush fire rated Bushfire Attack Level Assessment (BAL) of 40 or Flame Zone will trigger the requirement for planning approval. The development application will need to be accompanied BAL assessment in accordance with the State Planning Policy 3.7.

WHAT ARE THE DEVELOPMENT STANDARDS?

If a proposed ancillary dwelling in the residential zone complies with the standards outlined in the below, no planning approval is required. A planning approval is required if any variations to the below are proposed.

In accordance with the requirements of the R-Codes and the City's Local Planning Policy LPP1.3 – Ancillary Dwellings, the following provisions apply:

Residential Zone Standards	Resource, Rural Living and Rural zone Standards
<p>a) Not more than one (1) ancillary dwelling shall be approved on any lot.</p> <p>a) Maximum internal floor area of 70m²</p> <ul style="list-style-type: none"> - Consideration will be given to allowing an ancillary dwelling to have a plot ratio greater than 70m², up to a maximum of 100m², where it is built to the 'deemed-to-comply' standards set out in the Residential Design Codes for 'Aged and Dependent' dwellings (i.e. universally accessible). These requirements will be imposed as a condition of development approval. <p>b) Ancillary Dwellings are located behind the street setback line to the main dwelling</p> <p>c) The ancillary dwelling does not preclude the main dwelling from meeting the required minimum open space and outdoor living area</p> <p>d) The ancillary dwelling complies with all other R-Code requirements including:</p> <ul style="list-style-type: none"> -Solar access and ventilation -Building Height 	<p>b) Not more than one (1) ancillary dwelling shall be approved on any lot.</p> <p>c) The proposed ancillary dwelling must comply with the definitions outlined in the R-Codes.</p> <p>d) The maximum internal floor area of the ancillary dwelling shall not generally exceed 100m². The 100m² is the total living area only and does not include verandahs, patios, pergolas, alfresco areas or carports/garages.</p> <p>e) The ancillary dwelling should be located behind the main building line unless otherwise approved by the City.</p> <p>f) The design, materials and colours of the ancillary dwelling shall match or complement those of the existing single house. Non-reflective materials shall be used and the use of second hand materials is not permitted.</p>



- Lot boundary and street setbacks
- Overlooking
- Overshadowing
- Landscaping

e) An additional car bay is provided onsite

- If the ancillary dwelling is within 800m of a train station on a high frequency rail route, measured in a straight line from the pedestrian entry to the train station platform to any part of the lot; or if the dwelling is within 250m of a high frequency bus route, measured in a straight line from along any part of the route to any part of a lot; then no additional parking bay is required.