

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 (with a minimum size of 450m²) as a single house. Such dwellings include; studios above garages, separate rear studios, and self-contained quarters within a single house for example a second storey or separate ground floor wing that may have a shared entry or separate external access.

DO THEY ALL REQUIRE PLANNING APPROVAL?

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

A planning approval from the City of Cockburn is required Ancillary Dwellings in the 'Rural Living' and 'Rural' zone and in the 'Residential' zone where there are variations to the Residential Design Codes (R-Codes). For more information about what forms, fees and information is required please download the [Planning Application Checklist](#). 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?

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
<ul style="list-style-type: none"> The subject lot is not less than 450m² in area; Complies with all other R-Code provisions, only as they apply to single houses except for Site Area, Street Surveillance and 	<ul style="list-style-type: none"> a) Not more than one (1) ancillary dwelling shall be approved on any lot. b) The proposed ancillary dwelling must comply with the definitions outlined in Section (1) above.

Outdoor Living Areas; and

- 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. If not then one (1) additional parking bay is required on-site.

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).

NB. These requirements will be imposed as a condition of development approval.

- c) 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.
- d) The ancillary dwelling should be located behind the main building line unless otherwise approved by the City.
- e) 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.