



## Shire of Denmark

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# PLANNING INFORMATION SHEET: ANCILLARY DWELLINGS

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## What is an Ancillary Dwelling?

An Ancillary Dwelling (commonly known as a 'granny flat') is a small, independent living unit on the same property as an existing single house. It may be attached to the existing house or built separately from it.

Ancillary Dwellings are typically built to provide a way for extended families to live in close proximity to each other but with some independence, but can now also be used for non-family.

An Ancillary Dwelling may have its own services or be reliant on the existing house, but would typically have a toilet and bathroom so that it can support overnight accommodation.

## Can I have an Ancillary Dwelling on my property?

An Ancillary Dwelling can potentially be approved by the Shire on any lot with an existing, approved Single House.

If your property is within the Residential Zone and your proposed Ancillary Dwelling meets the standards of the Residential Design Codes, you will not need planning approval but will need a building permit.

If your property is in any other Zone you will need to apply for development approval before your building permit.

If you want to convert an existing building to an Ancillary Dwelling you also need to apply for development approval and a building permit.

## Are there standards that apply?

Yes, depending on the zoning of your land.

If your property is in the Residential Zone refer to Part 5.5.1 of the Residential Design Codes (R-Codes).

The Shire's *Local Planning Policy 49: Ancillary Dwellings* outlines the development standards that apply for Ancillary Dwellings.

Other general development standards may apply to your property depending on the zoning that applies. You may also need to seek further advice if you are located in a designated bushfire prone area. Please contact our Planning Services team if you would like further information or assistance.

## I already have an Ancillary Dwelling that is restricted to family use – can I change this?

Yes – please apply to the Shire to change the conditions of your previous approval.



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