

What is an ancillary dwelling?

An ancillary dwelling (also known as a granny flat) is a self-contained dwelling on the same lot as a single house which may be attached to, integrated with or detached from a single house.

Do I need development approval for an ancillary dwelling?

Development approval is **not** required to construct an ancillary dwelling on a lot zoned 'Residential' where there is an existing single house and the lot is a minimum 450m² and the proposed ancillary dwelling flat satisfies all of the 'deemed-to-comply' requirements of the Residential Design Codes of Western Australia.

Development Approval **is** required to construct an ancillary dwelling on lots zoned 'Rural', 'Rural Residential' and 'Rural Smallholding'. Ancillary dwellings are not permitted in other zones.

Do I need a Building Permit to construct an ancillary dwelling?

Yes, all ancillary dwellings require a Building Permit from the Shire of Northam. You can lodge a Building Permit Application for an ancillary dwelling after Development Approval has been granted. For further information please contact the Shire's Building Section.

What is the maximum size ancillary dwelling can I construct?

In a Residential zone, the Residential Design Codes permits an ancillary dwelling to have a maximum area of 70m² not including verandahs and garages/carports.

In rural zones, the Shire of Northam's Local Planning Policy No. 13 (LPP13) permits an ancillary dwelling to have a maximum area of 100m² not including verandahs and garages/carports.

Does the ancillary dwelling have to match the main house in terms of appearance?

Yes, the appearance of the ancillary dwelling needs to complement the colours and the style of the existing dwelling.

Where can I build an ancillary dwelling on my property?

In a Residential area, there are no restrictions on the location of the ancillary dwelling provided that it complies with the setback provisions of the Residential Design Codes.

In rural zones, an ancillary dwelling needs to be located within 50 metres of the existing dwelling in accordance with the provisions of LPP13 and should not be located in front of the main dwelling. If the property has a building envelope, then the ancillary dwelling needs to be located in the building envelope. Otherwise the ancillary dwelling must be setback in accordance with the requirements of the Northam Local Planning Scheme No. 6 (LPS6).

Can I convert my existing house to an ancillary dwelling and build a new dwelling on the same property?

In a Residential zone, both dwellings need to comply with the Residential Design Codes in

regards to setbacks, size and any other requirements, such as parking and open space.

In rural zones, an existing dwelling can be converted to an ancillary dwelling if the existing dwelling complies with the provisions of LPP13 in regards to size, location and appearance. Development approval will be required to build the second dwelling.

Can I convert a shed to an ancillary dwelling?

To convert an existing shed (outbuilding) to a habitable building (dwelling or detached bedroom or the like), you need to be able to demonstrate compliance with the current requirements of the Building Act, including energy efficiency, bushfire, earthquake and wind loadings, and structural adequacy, which can be a time consuming and expensive process.

Can I use a second-hand or transportable building as ancillary dwelling?

Second-hand or transportable buildings can be used as an ancillary dwelling if it is in good condition and the design complements the existing dwelling. Buildings known as 'dongas' are not permitted to be used unless it can be demonstrated that it can be upgraded to a satisfactory condition, which may include re-cladding and/or construction of a verandah. A bond may be required to ensure the building is constructed to an acceptable standard.

Do I need to upgrade the septic system to accommodate the new ancillary dwelling?

If the existing residence and the ancillary accommodation combined equates to 6 or more bedrooms, the Shire's Environmental Health Officers will require the provision of a separate effluent disposal system to service the new dwelling, or an upgrade of the existing septic system in terms of septic tank capacity and effluent disposal area.

Applications for septic tanks and effluent disposal systems are to be submitted to and approved by the Shire's Health Services Department prior to the issue of a Building Permit for the ancillary dwelling.



Where do I find more information?

Further information can be obtained from the Shire's Website
Click on this link: www.northam.wa.gov.au

Phone: Planning Services Department on 9622 6100
Email: records@northam.wa.gov.au

The information contained in this brochure is intended as a guide only. It is recommended that the advice and assistance of the Shire's Planning Section be sought prior to lodgement of a Development Application. The Shire of Northam disclaims any liability for any damages sustained by a person acting on the basis of this information.