

PLANNING INFORMATION SHEET

ANCILLARY DWELLINGS

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 is a discretionary use within the "Rural" zones within the Shire of Merredin.

A Planning Approval from the Shire of Merredin is required for all Ancillary Dwellings. 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 Shire.

Please note that any proposed ancillary dwellings may be subject to the requirements of DEFS and can be identified on the DEFS mapping on their website. The development application where properties are identified by DEFS will need to be accompanied with a Bushfire Attack Level (BAL) assessment in accordance with the Building In Bushfire Prone Areas and have an assessment carried out by an appropriately qualified person.

WHAT ARE THE DEVELOPMENT STANDARDS?

In accordance with the requirements of the Residential Design Codes (R-Codes) and relevant policy documents.