



### What buildings are classified as ancillary accommodation?

Ancillary accommodation, also known as a 'granny flat', is a self-contained dwelling located on the same lot as a single house. A granny flat may be attached, integrated or detached from the single house.



### Do I need Development Approval to construct a granny flat?

Development approval is not required to construct a granny flat on a lot zoned 'Residential' where there is an existing single house, the lot is a minimum 450m<sup>2</sup> and the proposed granny flat satisfies all of the 'deemed-to-comply' requirements of the Residential Design Codes of Western Australia.

Development Approval is required to construct a granny flat on lots zoned 'Mixed Use', 'Rural', 'Rural Residential' and 'Rural Smallholding'.

A granny flat is not permitted to be constructed on 'Residential' zoned land that is partially or wholly located within Special Control Area 1 - Avon & Mortlock Rivers, land that is not able to be connected to the reticulated sewerage system, and on properties located within some 'Rural Residential' subdivisions where granny flats are not permitted under the Scheme.

### Do I need a Building Permit to construct a granny flat?

Yes, all granny flats require a Building Permit from the Shire of Northam. You can lodge a Building Permit Application for a granny flat after Development Approval has been granted.

For further information please contact the Shire's Building Services Department on 9622 6100. Please click the link to download the Building Permit application form and checklist.

[Building Permit application form and Checklist](#)

Please click on the link below to download a development application form and checklist.

[Development Application form and checklist](#)

### What size granny flat can I construct?

The maximum size of a granny flat is determined based on the individual zoning of the property as outlined in Table 1 of Local Planning Policy 13. The maximum floor area of the granny flat is calculated excluding verandah's, patios, pergolas, carports and garages and is measured to the external walls of the dwelling.

Please click on the link to download a copy of Local Planning Policy 13 - Ancillary Accommodation.

[LPP 13 - Ancillary Accommodation.pdf](#)

### Does the granny flat have to match the main house in terms of appearance?

Yes, the appearance of the granny flat must be complementary and in the style of the existing dwelling.



## Where can I build a granny flat on my block?

A granny flat must be located within a maximum distance of the main dwelling. The maximum distance between the main dwelling and the granny flat is determined based on the individual zoning of the property as outlined in Table 1 of Local Planning Policy 13.

The granny flat must be located to the rear of the main dwelling and/or existing outbuilding or be sufficiently screened so as to not be visible from the street or adjoining properties.

## Can I convert my existing house to a granny flat and build a new, bigger house on the same block?

An existing residence may be converted to a granny flat, subject to Shire approval, provided that the existing dwelling can demonstrate compliance with requirements including size and appearance as outlined in Local Planning Policy 13.

The new house will need to be built in a style that is complementary and in keeping of the appearance of the existing house that is to be converted to a granny flat.

Alternatively, the existing house is required to be altered to ensure that the external appearance matches the style of the new house.



## Do I need to upgrade the septic system to accommodate the new granny flat?

If the existing residence and the ancillary accommodation combined equates to 6 or more bedrooms, the Shire's Environmental Health Services will require the provision of a separate effluent disposal system to service the granny flat, 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 granny flat.

Please click the link to download an effluent disposal application form and checklist.

[Effluent disposal application form](#)



## Where do I find more information?

Further information can be obtained from the Shire's Planning Services Department on 9622 6133 or 9622 6143 or via email at [records@northam.wa.gov.au](mailto: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 Services be sought prior to lodgement of a planning application. The Shire of Northam disclaims any liability for any damages sustained by a person acting on the basis of this information.

[www.northam.wa.gov.au](http://www.northam.wa.gov.au)