



Ancillary Dwellings within the Rockingham Strategic Centre Precinct Structure Plan (RPSP)

An ancillary dwelling, ('also known as a granny flat'), is a self-contained dwelling on the same site as an existing residence. It may be attached to, integrated with, or detached from the existing residence.

General planning requirements

Under the Residential Design Codes (R-Codes), an ancillary dwelling may not require planning approval if it meets the deemed-to-comply requirements.

Key R-Code requirements

- The maximum internal floor area permitted for an ancillary dwelling is 70 m².
- Only one ancillary dwelling is permitted per development site.
- Permissible on any lot size.
- May be occupied by family, friends or tenants.
- May require 1 additional parking bay, designed in accordance with AS2890.1, depending on site location and zoning.
- A building permit is required from the City before construction.
- The dwelling must comply with the National Construction Code.

Additional RPSP requirements

Within the Strategic Centre, ancillary dwellings must also address the following requirements:

- The use of materials and colours which are compatible with the main dwelling and restricting substandard forms of development such as sheds, dongas and sea containers (which have not been repurposed).
- Be located behind or as an extension to the main dwelling, maintaining a consistent streetscape and built form character.

Do I need approval?

Planning approval is not required if the ancillary dwelling meets:

- All deemed-to-comply provisions of the R-Codes, and
- All additional RPSP requirements listed above.
- The site does not fall within a Heritage listed area.

Building permit is required in all cases before construction can commence and must be constructed in accordance with the National Construction Code. There are no exemptions on requiring a building permit for an ancillary dwelling.

References

For enquiries about building an ancillary dwelling, contact the City's Building Services team on 9528 0333.

More information is available from:

[Planning Reform - Ancillary Dwelling Information Sheet](#)

The Residential Design Codes Volume 1 - (Including Medium Density) can be accessed [here](#).