

15 January 2021

SUMMARY

- Ancillary dwellings could immediately assist with the worker accommodation crisis and provide additional rental income for house owners.
- Possibility to build/locate up to 100 sqm ancillary dwelling on residential, (rural) residential and some special use zones within the Shire of Exmouth, as long as the lot is no less than 450 sqm.

ANCILLARY DWELLINGS (GRANNY FLATS) OFFER A SOLUTION TO ACCOMMODATION CRISIS

Previously, planning regulations only permitted a direct family member of the main home to occupy an ancillary dwelling (granny flat). But changes in the legislation made it possible to rent those self-contained dwellings to non-family members, providing housing opportunities for private tenants, carers or unrelated community members. The change to State Planning Policy 3.1 -Residential Design Codes (R-codes) means landowners can now build self-contained accommodation up to 100 sqm in size, as long as they are compliant with the R-Codes and the Building Code of Australia, including cyclone and strong wind compliance on their property. These developments can create an opportunity for additional rental income for house owners and offer to relieve the current accommodation shortage, which was not experienced last year.

Ancillary dwellings can be built in Rural, Rural Residential areas and some Special Use Zones as long as there is no more than one main home and one granny flat on the same block.

Separate dwelling	Convert an existing home	Extend an existing home
A separate dwelling on a lot (≥450sqm) that is completely detached from the main home.	Conversion of an existing part of an existing home into an ancillary dwelling by separating one part of the house.	Extension of a current home by building an addition such as an extra room or, in the example provided, adding a second storey above a garage.

Further information: <https://bit.ly/2MRr8Dq>

Estimate of works	Cost Building Permit Fees	Cost Development Application*
≥\$ 50,000.00	\$ 328.50	\$ 147.00
≥\$ 70,000.00	\$ 459.90	\$ 224.00
≥\$ 100,000.00	\$ 657.00	\$ 320.00

* applicable to Rural Residential and Special Use Zones SU4, SU5, SU6 and SU9

Council encourages owner-occupiers and investors to consider an ancillary dwelling on their property. The Shire of Exmouth officers will be available to provide further information, answer questions and offer advice.

Shire of Exmouth **MEDIA RELEASE**



COMMENTS ATTRIBUTED TO THE SHIRE – SHIRE PRESIDENT MATT NIIKKULA

"Council is aware of the fact that regional house prices are soaring due to coronavirus exodus from cities all over Australia. The value of having a second fully self-contained premise on a property is a great opportunity for resident landowners to generate additional income to assist with the high cost of living in remote locations like Exmouth. Prefabricated cyclone rated dwellings offer an affordable and quick solution to the lack of affordable accommodation."

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