



Planning Reform

Granny flats Info sheet



wa.gov.au/planning-reform

State Government changes to the ancillary dwelling provisions in the Residential Design Codes will provide greater housing diversity, affordable housing options and more support for ageing in place.

This means you will be able to build a compliant dwelling no larger than 70sqms on your property for a relative, friend or to rent out.

What is an ancillary dwelling (granny flat)?

An ancillary dwelling is commonly known as a granny flat and is a self-contained dwelling on the same site as an existing home. It may be attached to, integrated with, or detached from that home.

What controls currently apply to ancillary dwellings?

Under the R-Codes Volume 1 (2021), ancillary dwellings may be exempt from planning approval where they have a maximum internal floor area of 70sqm and are associated with a single house on a lot with a minimum area of 350sqm, in addition to other deemed-to-comply requirements.

IMPORTANT

You are still required to obtain a building permit from your local government and comply with the National Construction Code.

What's changing in the R-Codes Volume 1 2024?

Ancillary dwellings will be granted greater exemptions through the following changes:

- removal of the minimum 350sqm lot size requirement; and
- permitted in grouped dwellings/strata lots for all density codes in Volume 1.

This means you will be able to build an ancillary dwelling on your property no matter what the size of your land so long as it meets the relevant deemed-to-comply requirements which includes, but is not limited to, setbacks, site cover, height, visual privacy and access.

The deemed-to-comply requirements will be available in the R-Codes Volume 1 (2024).

The State Government is also reviewing the existing requirement for granny flats to be compatible with the design of the existing dwelling.

What does exempt from planning approval mean?

An ancillary dwelling does not need planning approval if it meets all the relevant deemed-to-comply requirements including not exceeding 70m² and meeting the setback requirements within the local planning scheme for your area.

In most cases, an ancillary dwelling will not be required to provide a parking bay, except for ancillary dwellings in some densities and proposed in locations where a car is more likely to be needed due to distance from public transport.

Who can live in an ancillary dwelling?

Anyone can live in an ancillary dwelling, from a relative, friend or someone unknown to you who you or a real-estate agent enters into a rental agreement with.

When do the changes take effect?

The new changes will be released in mid-March 2024 and will become operational by mid-April 2024.

Who do I contact for more information?

Contact your local council from mid-March 2024 for information about building an ancillary dwelling on your property and whether an exemption applies.

For information about the Residential Design Codes, visit bit.ly/ResidentialDesignCodes

To find out more about the State's planning reforms, visit wa.gov.au/planning-reform