

Country & Garden Studios

Helpful guide to Shire or Councils Regulations:



When considering building a granny flat in WA, you must be familiar and understand some basic Shire or Council regulations. But don't let this deter you, **we are here to help.**

General rules and regulations for Granny Flats in WA.

- **You must have a minimum property size of 450sqm.**
(Unless your local Council states differently)
- **The maximum floor area your granny flat allowed is 70sqm.**
(This may differ across local Councils up to 80-100sqm)
This is likely to be more flexible in rural areas.
- **Possible to rent out your granny flat to non-family members?**
Approval from your local Council is typically required first.
- **Parking requirements may be required for some councils.**
- **Only (1) one granny flat can be built on each lot.**

WA's granny flats regulations are fairly lenient compared to other states. They are regulated under [***Planning and Development Act 2005***](#).

Residential Design Codes

State Planning Policy 7.3
Residential Design Codes Volume 1

Link: <https://www.wa.gov.au/government/document-collections/state-planning-policy-73-residential-design-codes>

Residential design codes show the key regulations,
but these can vary between different councils.

All regulation and facts stated above are current from July 2023. However, future amendments to regulations may occur without notice subject to State planning laws and various Council policies.

RECENT CHANGES TO STATE PLANNING:

Recent changes have been made to the [State Planning](#) – prepared under section 26 of the [Planning and Development Act 2005](#).

Until these changes were made, planning regulations only allowed;

- a direct family member of the main home to live in the secondary ancillary dwelling.

However, the changes have made it possible to rent granny flats to non-family members.

They can now be used to provide housing for:

- private tenants
- carers
- unrelated seniors
- students
- B&B's (holiday let)

There are no restrictions on how many people can live in the secondary dwelling, so they can house:

- a single person
- couples
- small family

Please note that:

- the changes do not automatically apply.
- approval from your Council is typically required before your granny flat can be occupied by a non-family member.
- rules can vary from different councils.

Please continue to page 3 for considerations 

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CONSIDERTIONS:

Approvals, requirements and process

Firstly, speak to your Shire or Council **PLANNING** department and find out:

Their approvals process:

- What you need to be aware of to gain Planning approval.
- Planning approval may be required, prior to Building approval (permit).
- Time for the approval process.
- What information they require to approve building plans.

Your Council can also provide you with other information, including;

- Additional garbage bins
- Parking requirements

If you build a granny flat, you are not allowed to subdivide your lot
(Unless it is allowed under the local planning scheme)

Secondly, should also speak to the **BUILDING** department and find out:

- Their approvals process.
- What you need to be aware of to gain Building license (permit).
- What information they require to approve building plans.

We suggest you ask for all this information in writing.

Please continue to pages 4-5 factors to consider 

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FACTORS TO CONSIDER:

- **Size** – While granny flats are typically small spaces, they are not all that way, please consider some of our designs.

However, space allocation and cost are major factors to consider.

- **Design** – Granny flats have both standard and custom-made designs you'll spend more on something custom-made.
- **Quoting & Costings** – Quotes are based around things such as site preparation, easy access, or available services

Impossible to gain a proper quote over the phone/web site, typically the larger building companies have a clever marketing way of making the initial price sound great?

Initially the price may be ok, **BUT HONESTLY BE AWARE** the price will increase if the build area:

- may require greater site preparation in relation to soil type, sloping site, fencing, obstructions, or tree removal.
- site access for workers, materials, health and safety.
- existing service connections, relation to distance and availability.

- **Servicing** – You may need to install new sub-meters for electricity, gas, and water, depending if you plan to rent out the granny flat.

Will you need septic tanks, water/sewer relocation, power access or typically in more rural areas water tank and off grid.

Contact gas, electricity distributors, and the Water Corporation.

Discover what options are available and decide which suit you best.

Remember, we are here to help.

- **Installation fees** – You are also likely to need a licensed plumber or electrician to install the new services.

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- **Rates** – When talking to your Council, ask if your granny flat will impact your rates.
- **Fees** – When you talking to your Council, ask regarding planning and building permit fees, this may be included within your building build cost.

REDUCING THE COST:

If you find the costs of a granny flat too high for your budget, it is possible to reduce the price, please ask how?

Things you can do to reduce costing:

- **Keep it basic** – standard fittings can save you up to \$10 000.
- **Building contract up to lock up, savings 15-20%.**
- **Owner builder can save you up to 20-25%.**

WHAT WE DO:

We have complied and summarized the information above, not to insert anxiety or making it the too hard basket but for our possible clients to achieve a better understanding of what is involved and possible.

Statement from Country & Garden Studios

“Making it easier, we do the leg work for you to create that investment opportunity or a better lifestyle”

Colin Caruso – owner & projects manager

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Our partners working together with a greater work ethic, knowledge and combined building experience over 95 years.

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