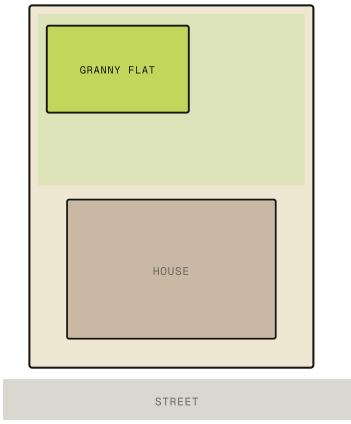
THE WA GRANNY FLAT GUIDE

Granny flats in Perth

Rules, costs and next steps (2026)

What WA's planning rules allow since April 2024, what a granny flat typically costs in Perth, and what to check before you talk to a builder. Three pages, plain English.



SINCE 10 APRIL 2024 WA Residential Design Codes (R-Codes) Volume 1[1,2]

70 m²

Maximum internal floor area for a granny flat (an "ancillary dwelling"). Council guidance: garages aren't counted.[1,3]

No minimum

block size. The old 350 m² minimum lot size is gone, and grouped (strata) lots are allowed too.[1]

No planning approval

if the design meets every deemed-to-comply requirement, including your local planning scheme's setbacks.[1,2]

Rent it out

Anyone can live in it: family, a friend, or a tenant you don't know, under a rental agreement.[1]

What hasn't changed

- **You still need a building permit** from your council, and the build must comply with the National Construction Code.[1]
- **Heritage-listed properties** need development approval.[3]
- **Rural zones are different:** councils say the exemption doesn't apply there.[4]
- **It stays part of your property.** Council guidance is that a granny flat can't be sold separately.[3]
- **Parking:** a bay usually isn't required, except at some densities or in places far from public transport.[1]

"Deemed-to-comply", in practice

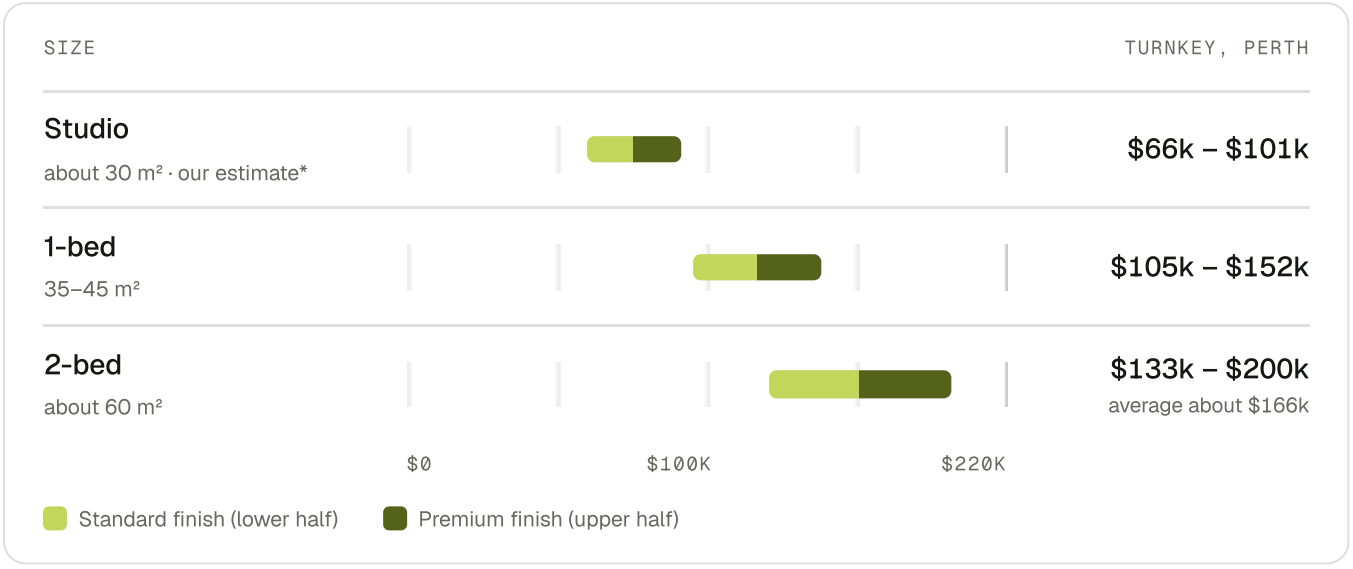
- **One per site**, behind the main house's street building line.[3]
- **Open space:** the whole site keeps the R-Code minimum, 50% at R20/R25 and 45% at R30/R40.[3]
- **Outdoor living:** the main house keeps its outdoor living area (30 m² at R20/R25).[3]
- **Setbacks** to side and rear boundaries follow the R-Codes and your local planning scheme.[1,2]
- Doesn't meet every rule? Then it needs planning (development) approval instead.[1,2]

ⓘ **Your council has the final say.** Facts marked [3] and [4] are council interpretations of the R-Codes (City of Vincent, City of Gosnells). Rules can differ by council and by zone, so check yours before you commit.

TYPICAL COSTS

What a granny flat costs in Perth

Turnkey prices (ready to move in) from a Perth cost guide, July 2026.[5] Builders quote per block, so treat these as a ballpark, not a quote.



*Studio is our calculation: about 30 m² × the guide's $2,200–$3,350 per m² turnkey rate.[5] For context, Canstar (Nov 2025, citing hipages) puts professionally built granny flats nationally at $80,000–$160,000, with high-spec custom builds over $200,000.[6]

What moves the number

- Site works: slope, rock, fill or retaining walls
- Sewer, water and power connections, and how far they run
- Access for machinery and materials
- Size, layout, finishes and inclusions
- Council, permit and design fees

Comparing quotes

"Turnkey" and "lock-up" mean different stages, and inclusions vary. Line up each quote's inclusions, site costs, connections, timing and payment stages before you sign anything.

We don't arrange or advise on finance. Talk to your lender or a qualified finance broker.

NEXT STEPS

From idea to front door

01

Check your block

Zone, R-Code, open space, setbacks, sewer and access. The checklist on page 3 covers it.

02

Get a price for your block

A builder or broker who has seen your site can price the design, the site works and the connections.

03

Permit, then build

The building permit, and any development approval, comes before work starts. Ask each builder who lodges them.

BEFORE YOU BUILD

Your pre-build checklist

- [ ] **Check your zone and R-Code**
  Your council can tell you the zone and density coding for your lot. Rural zone or heritage listing? Expect a development application.[3,4]

- [ ] **Check open space**
  The whole site must keep 50% open space at R20/R25, or 45% at R30/R40. The house and the flat both count against it.[3]

- [ ] **Check access for machinery**
  Measure your narrowest side access and note power lines, trees and fences. Tell builders up front: tight access changes the method and the price.

- [ ] **Use a registered builder**
  In WA, building work over $20,000 needs a registered building contractor (or an approved owner-builder). Ask for the registration number.[7]

- [ ] **Measure the space behind the house**
  The flat goes behind the main house's street building line, with room for setbacks and the house's outdoor living area.[3]

- [ ] **Find the sewer and any easements**
  Where's the sewer connection, and do any easements or pipes cross the backyard? Before You Dig Australia is a free check for underground services.[8]

- [ ] **Talk to your council early**
  Ask whether your design would be deemed-to-comply, and what the building permit application needs.[1]

- [ ] **Get it in writing**
  Price, inclusions, timing and payment stages, from each builder, before you sign.

Want a price for your actual block?

Granny Flat Check can put you in touch with one Perth granny flat builder or building broker we select. Free, no obligation, and your details go to that one business only. Just reply to our email, or use the form on the site.

grannyflatcheck.com

SOURCES

Where these facts come from (checked October 2026)

1 WA Government, Planning Reform: *Granny flats* information sheet (April 2024).
wa.gov.au › info-sheet-granny-flat.pdf ↗

2 Department of Planning, Lands and Heritage: *Revised R-Codes now in effect* (10 April 2024).
planning.wa.gov.au › revised-r-codes-now-in-effect ↗

3 City of Vincent: *Ancillary Dwellings* information sheet (July 2024), a council interpretation.
vincent.wa.gov.au › Ancillary Dwellings (PDF) ↗

4 City of Gosnells: *Ancillary dwellings* planning information (rural zones), a council summary.
gosnells.wa.gov.au › Ancillary-Dwellings ↗

5 whatsthedamage.com.au: *Granny flat cost Perth* (July 2026). Turnkey ranges and per-m² rate.
whatsthedamage.com.au/granny-flat-cost-perth ↗

6 Canstar: *What does it cost to build a granny flat?* (updated 12 November 2025, citing hipages).
canstar.com.au/home-loans/granny-flat-cost ↗

7 *Building Services (Registration) Act 2011* (WA) and Building and Energy, licensing and registration requirements.
commerce.wa.gov.au › licensing and registration ↗

8 Before You Dig Australia: free enquiries about underground services.
byda.com.au ↗

Indicative, not planning, legal or financial advice. This guide summarises the sources above as at October 2026. Rules change, and councils interpret them. Your council's planning scheme, setbacks, easements, sewer and heritage status decide what you can build. Costs are typical ranges, not quotes.

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