

PLANNING — GRANNY FLATS

Statement by Minister for Planning

MR J.N. CAREY (Perth — Minister for Planning) [12.16 pm]: First of all, I would like to wish everyone a happy Valentine's Day. If you are single, go out and mingle!

I rise to inform the house about a significant development in the Cook government's work to diversify housing and boost supply in Western Australia. Last month, we announced amendments to the residential design codes that aim to boost housing supply by removing the minimum lot size requirements for ancillary dwellings, commonly referred to as granny flats. Under these relaxed amendments, compliant granny flats of up to 70 square metres will no longer require planning approval, irrespective of the residential lot size. This initiative is part of our broader planning reform program designed to streamline processes and stimulate housing supply across the state.

Previously, a minimum lot size of 350 square metres was mandated for ancillary dwellings, and granny flats were not permitted on grouped-dwelling strata sites. Our amendments will extend exemptions to compliant granny flats on residential lots of any size, provided they adhere to other relevant deemed-to-comply provisions of the R-codes, such as setbacks, and a building permit is obtained. We will also remove the requirement for an extra parking bay for granny flats in medium-density areas and most ancillary dwellings in low-density areas, depending on proximity to public transport. These amendments have been carefully considered to provide greater flexibility in parking requirements, reducing the need for onsite covered parking and allowing for more dwelling space or garden area. Based on industry feedback since the announcement, we are also reviewing the existing requirement for granny flats to be compatible with the design of the existing dwelling.

These reforms build upon our previous initiatives to cut unnecessary red tape by removing planning approval for certain change-of-use applications and small residential projects, such as pergolas and decks. These changes align with our government's commitment to housing and homelessness measures, including a \$2.6 billion investment to deliver 4 000 social homes.

The amended state planning policy is set to be released in March and become operational in April. I encourage constituents to contact their local councils for information on building ancillary dwellings. A fact sheet has also been published on the WA government website. These changes are pivotal to our mission to accelerate housing supply across Western Australia. As Minister for Planning; Housing, I am committed to cutting unnecessary red tape to boost housing supply.