At Granny Flats Australia, our team of experts are always ready to help you with every step... Education, Preliminary Research, Design, Approval and Construction. In order to help you effectively, please gather the following information:

1. Order a 149 (2) Certificate from your council by fax or over the counter. The cost is generally around $50.

2. Order a Sewer Diagram. This can be obtained from a ‘Reece Plumbing’ outlet or by visiting www.espreon.com > Property Services > One Off Searches > Proceed. The cost is approximately $25.

3. Let us know if your property is higher than the street or lower than the street.

4. Are there any trees in your back yard (or neighbours back yard) that are over 6m?

5. Call us to chat about your property, email your 149 Certificate and Sewer Diagram and then we’ll arrange a site visit.

6. Register to visit our Granny Flat ‘Open Home’ held every two-three weeks around Sydney.
No Council Approval! How?

BLOCK SIZE
How large is your block? Is it over 450m²?
This is the starting point for complying development.

<table>
<thead>
<tr>
<th>Block Size</th>
<th>Frontage Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>450-900</td>
<td>12m</td>
</tr>
<tr>
<td>900-1500</td>
<td>15m</td>
</tr>
<tr>
<td>1500+</td>
<td>18m</td>
</tr>
</tbody>
</table>

SETBACKS WHEN BUILDING
Front, Side & Rear

<table>
<thead>
<tr>
<th>Block Size</th>
<th>Back</th>
<th>Side</th>
<th>Front</th>
</tr>
</thead>
<tbody>
<tr>
<td>450-900</td>
<td>3m</td>
<td>0.9m</td>
<td>4.5m</td>
</tr>
<tr>
<td>900-1500</td>
<td>5m</td>
<td>1.5m</td>
<td>6.5m</td>
</tr>
<tr>
<td>1500+</td>
<td>10m</td>
<td>2.5m</td>
<td>10m</td>
</tr>
</tbody>
</table>

FLOOR AREA, SITE COVERAGE & LANDSCAPED AREA

<table>
<thead>
<tr>
<th>Block Size</th>
<th>Site Coverage</th>
<th>Total Floor Area (Include Existing House)</th>
<th>Landscaped Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>450-600</td>
<td>50%</td>
<td>330sqm</td>
<td>20%</td>
</tr>
<tr>
<td>600-900</td>
<td>40%</td>
<td>380sqm</td>
<td>25%</td>
</tr>
<tr>
<td>900+</td>
<td>30%</td>
<td>430sqm</td>
<td>35% (900-1500)</td>
</tr>
<tr>
<td>1500+</td>
<td>30%</td>
<td>430sqm</td>
<td>45%</td>
</tr>
</tbody>
</table>

Design Elements

SIZE & HEIGHT
- A Granny Flat can’t be more than 60m² measured from external walls
- It can be 1, 2 or 3 bedroom
- Maximum of 8.5m high but a special formula used if it’s over 3.8m at setback points
- If being built with 1.8m of existing dwelling, the wall must be fire rated

STORMWATER
- Must comply with council stormwater regulations
- If property is higher than the street then generally the stormwater can be connected to the existing down pipe of the main dwelling or directly to stormwater in the street.
- If property falls away from the road and is lower than the street, then the water will have to be charged (run uphill) or an absorption trench will have to be built

SEWER
- Is there a Sydney Water main sewer in your back yard? Get a sewer diagram from Sydney Water to determine location
- If there is a sewer pipe and it’s in the location of the Granny Flat footprint, then we can build over it by encasing it. Usually this is a $5,000-$10,000 exercise. If we are building near it and not over it, only a pegout could be required at a cost of $1,100.

TREES
- To remove a tree over 6m or on councils protected list, a DA submission is required.

Granny Flat Approval Map
Complying Development or DA?

Most Granny Flats in NSW will be assessed under Complying Development meaning that a Granny Flat may be approved within 10 days by an accredited certifier if it meets the complying development provisions in the AHSEPP.

If your proposal does not meet the complying development provisions, you may lodge a DA application with council.

START HERE

149 Certificate states Complying Development may be carried out on my property

NO

LODGE THROUGH COUNCIL AS DEVELOPMENT APPLICATION (D.A.)
MUST COMPLY WITH COUNCIL DCP FOR SECONDARY DWELLINGS OR ASSESSED UNDER THE SEPP

IF MAJOR

149 states – Flood Zone
IF MINOR, CONTINUE WITH FLOOD REPORT FROM ENGINEER

IF MAJOR

149 states – Bushfire Zone
If minor, continue with bushfire report

Complies with Stormwater Regulations with your local council

Design & Approval Stage
- Survey Plan
- Architectural Drawings
- Structural Engineers Drawings
- Basix Certificate
- Sydney Water Stamping for Sewer
- Pay Long Service Levy
- Pay Section 94 Council Contributions (check with local council)

Ready for 10 Day Approval