



Granny Flat Compliant Development

Eligibility Quick Check

- ✓ In-conjunction with an existing Single Dwelling (not dual occupancy or residential flat)
- ✓ Lot Zoned R1, R2, R3 or R4 (R5 requires a Council Development Application)
- ✓ Lot size > 450m²
- ✓ Lot width > 12m @ the front building line
- ✓ 3m Rear boundary setback (450 - 900m² Lots)
- ✓ 5m Rear boundary setback (> 900m² Lots)
- ✓ Not a Heritage Affected Lot
- ✓ >3m clearance to any protected trees

Construction considerations

- Comply with National Construction Code requirements for Class 1 Buildings
- Licenced trades must be used for Restricted Trade work
- BASIX Certificate required
- Bushfire Attack Level (BAL) or Flood Planning compliance
- Sydney Water Sewer Zone of Influence