

Supporting Affordable Rental Housing – Granny Flats (Secondary Dwellings)

This policy will help families by:

- Allowing your granny flat to be approved as complying development in 10 days.
- Allowing you to build a granny flat in all residential zones.
- Setting clear standards for the construction of your granny flat.

The NSW Government has made granny flats, easier and faster to build. We aim to help mums and dads create a place for those who need a space of their own, like elderly parents or those generation Y children who haven't yet left home. These secondary dwellings also give families the chance to use a Granny Flat as a source of additional income in these challenging economic times.

Our new **Affordable Rental Housing - State Environmental Planning Policy (SEPP)** provides a range of planning incentives to encourage home owners and developers to invest and create new affordable rental housing.



Development of a granny flat can be considered upfront as part of building a new house or as an addition to an existing house.

In the past granny flats were only permitted in certain zones under councils' local environmental plans (LEPs). The new policy will better support opportunities for the creation of granny flats in line with the State Government's actions to boost the supply of affordable rental accommodation.

Including a granny flat can be a positive way to add value and flexibility to the use of your home

WHAT IS A 'GRANNY FLAT'?

A Granny flat is a self-contained extension of the family home that:

- (a) is established in conjunction with a house and is either within the house, or attached to the house, or separate from the house; and
- (b) is on the same lot of land as the principal house and is not on a separate lot, in a strata plan or in a community title scheme.

WHAT ARE THE REQUIREMENTS FOR A GRANNY FLAT?

Granny flats are now permitted in all residential zones across the State, subject to meeting the following requirements:

- There is only one house and one granny flat on the lot
- The combined total floor area of the house and the granny flat complies with the floor space area controls in the local environment plan
- The maximum floor area of the granny flat is no greater than:
 - 60 square metres; OR
 - The maximum floor area prescribed by the council in the local environmental plan
- The lot is not subdivided
- The granny flat meets planning controls such as building height and setbacks, floor space ratios, and open space in the local environmental plan and/or the complying development provisions in the **Affordable Rental Housing SEPP**.
- The granny flat meets the requirements of the Building Code of Australia.

There are no requirements under the policy to provide any additional parking for the granny flat.

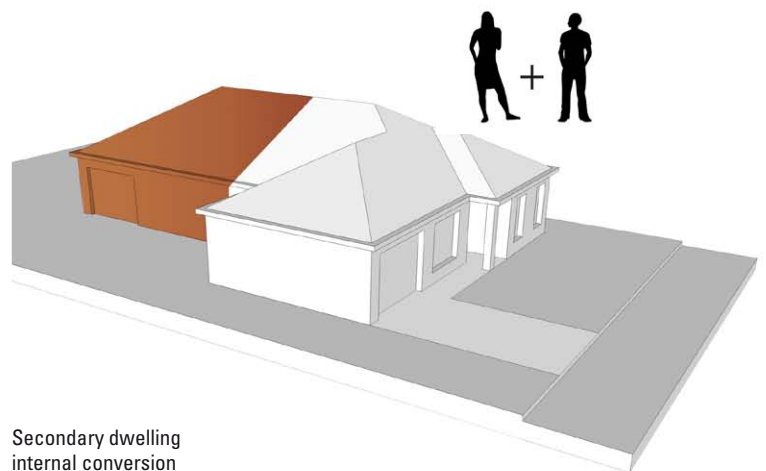
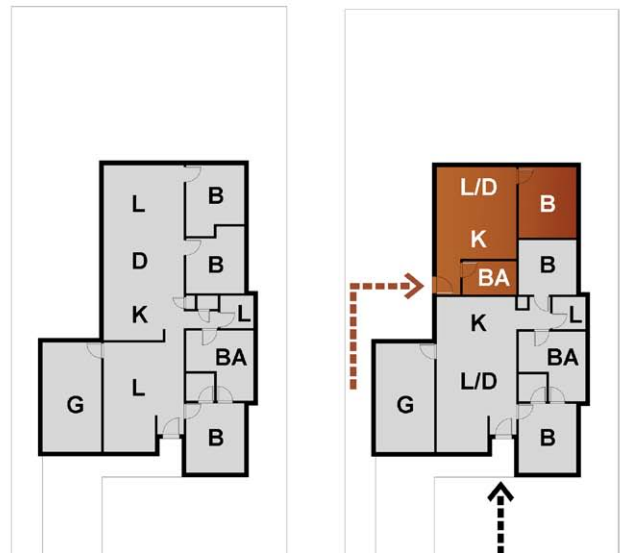
A granny flat may occur either with DA consent, or as complying development, as outlined on the last page.

BUILDING A GRANNY FLAT IS NOW AS EASY AS 1-2-3

1.

CONVERTING PART OF YOUR HOME INTO A GRANNY FLAT

It is simple to convert part of your current home into a granny flat. The alterations to your house must be internal and the only external change should be the new entrance to the granny flat. As the development is contained within the existing house, there is no restriction on the lot size.



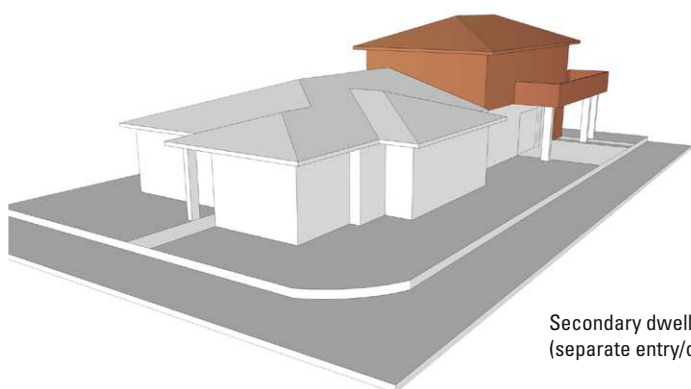
Secondary dwelling
internal conversion
(separate entry)
single story



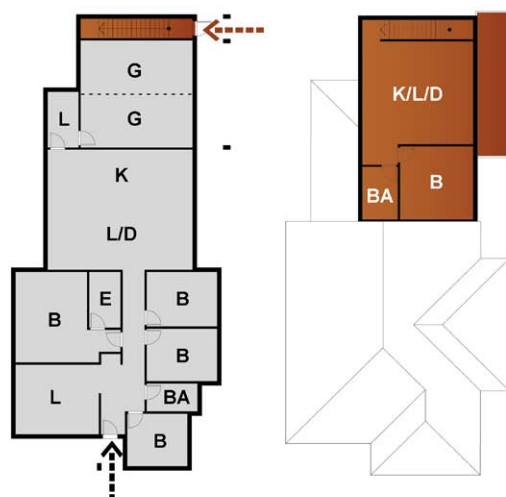
2.

BUILDING A GRANNY FLAT EXTENSION TO YOUR HOME

Building a granny flat extension to your existing house is also quite simple. The existing house does not need to meet complying development standards. Only the new extension or addition to make the granny flat must meet the requirements of the policy, such as heights, building setbacks, maximum site coverage, and maximum floor area.



Secondary dwelling over garage
(separate entry/corner site)



3.

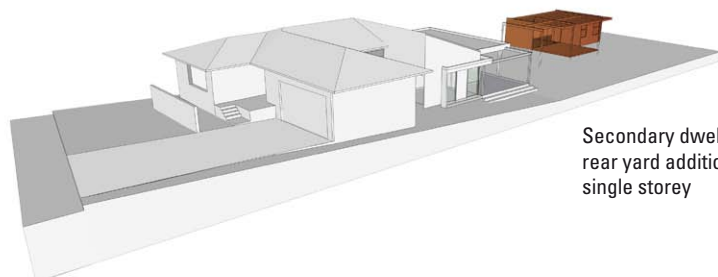
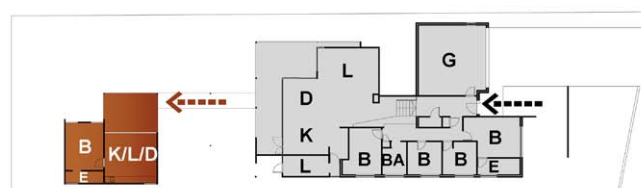
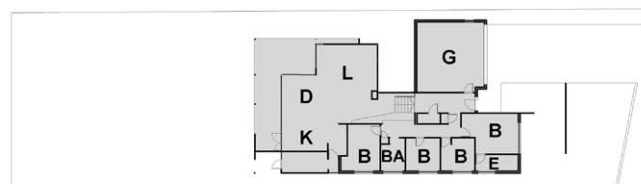
BUILDING A NEW DETACHED GRANNY FLAT

For a new house and Granny Flat to be considered complying development, both the house and the Granny Flat must meet the requirements stated in the NSW Housing Code. This includes maximum height, building setbacks, maximum site coverage, and maximum floor area.

While the above criteria is used in the NSW Housing Code, the **Affordable Rental Housing SEPP** applies these criteria to the house and Granny Flat collectively.

The maximum site coverage and maximum floor space permitted under the **Affordable Rental Housing SEPP** includes the house and the Granny Flat. In other words, the Granny Flat is not *in addition* to the maximum site coverage and maximum floor area permitted.

No additional private open space or parking space is required for the Granny Flat, in addition to that already required for the original house.



Secondary dwelling
rear yard addition
single storey

HOW DO I APPLY FOR APPROVAL OF A GRANNY FLAT?

As a development application to the local council

You may lodge a Development Application (DA) with council to construct a granny flat, if it meets the requirements in the 'what are the requirements of a granny flat' section on page 2 of this brochure.

In assessing a proposal for a granny flat, the consent authority may not refuse the DA on the grounds of lot size for:

- Any granny flat that is located within or attached to the house; OR
- Any detached granny flat that is on a lot size of at least 450 square metres

The consent authority may also approve granny flats on lots smaller than 450 square metres, depending on the particular situation.

As a complying development

Granny flats may be approved in 10 days if they meet the complying development provisions in the **Affordable Rental Housing SEPP** and the requirements of the NSW Housing Code.

Complying development provisions for granny flats can apply in most residential zones, but not rural residential zones. As is the case for complying development of a house under the NSW Housing Code, complying development provisions cannot be used on certain areas such as heritage and environmentally sensitive land.

Particular complying development provisions apply for a:

1. Granny flat **within** an existing house where internal alterations are made to create a Granny Flat typically with a separate external entrance.
2. Granny flat **attached** or **detached** to an existing house or garage where external alterations are made such as:
 - a. a new wing to the house
 - b. new floor added to the house
 - c. new floor on top of the garage
 - d. a cabin or studio in the back or side yard.
3. Granny flat with new house with a single application for both.

For granny flats which are attached or detached to an existing house or included in an application for a new house, the lot must be at least 450 square metres in size and meet specified criteria.

More information on the Code and criteria for a dwelling house as complying development is available at <http://www.planning.nsw.gov.au/housingcode>

Further information

Department of Planning Information Centre

23-33 Bridge Street, Sydney NSW 2000
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t: 1300 305 695 or 02 9228 6111
e: information@planning.nsw.gov.au
www.planning.nsw.gov.au/affordablehousing

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Pub no: DOP 09_014/C

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WHO CAN HELP ME WITH MY PLANS?

If you want to build a granny flat, you might want to speak to an architect, building designer and/or planning consultant who can advise what sort of development you can undertake.

These professionals can help you draw up plans to get a complying development certificate approval from council or a certifier within ten days, or to lodge a development application. A list of certifiers can be found at www.bpb.nsw.gov.au

The council may also be able to advise on zoning and other local planning issues.