

# Affordable rental housing - supporting secondary dwellings (granny flats)

This checklist will make your decision making process easier and provide you with the available pathways of action in the addition of a supporting secondary dwelling within your property. To begin start with step 1 *Design options* and continue your way through the checklist.

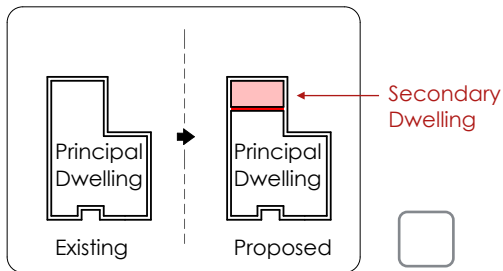
## 1 Design options



### Design options for secondary dwellings.

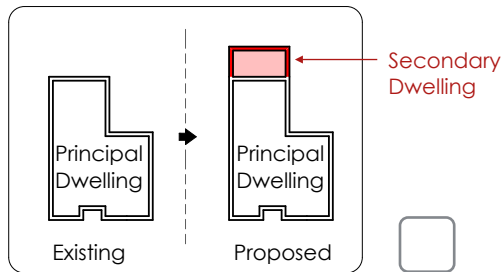
#### Option 1 - Conversion

You are allowed to convert part of the existing principal dwelling, structure or garage into a secondary dwelling.



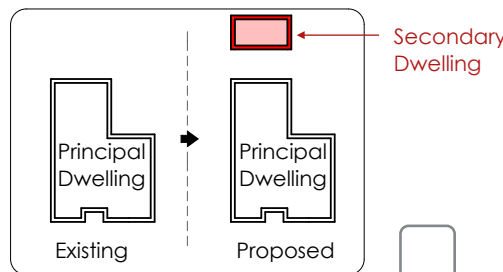

#### Option 2 - Attached

A secondary dwelling can be built as an extension or as alterations and additions to your principal dwelling.




#### Option 3 - Detached

A secondary dwelling can be built as a separate structure and be detached from the principal dwelling.




## 2 General provisions



**General provisions that apply to both the Complying Development and the Development Application processes.**

### 2.1 - Zoning

Does the property fall under residential zoning

### 2.2 - Principal dwellings on site

Single principal dwelling on site

### 2.3 - Secondary buildings on site

No secondary dwellings on site

### 2.4 - Site Requirements

Min. 12m boundary width measured at building line fronting the primary road (applies to a non battle axe lot & the min. distance is subject to additional conditions)

If all boxes above are ticked then proceed to **2.5 - Site area** below

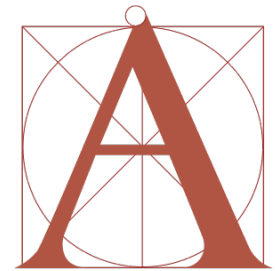
If any of the boxes above are not ticked then a **secondary dwelling development is not permitted**, however development may be possible under a **Development Application**

### 2.5 - Site area

Equal to or greater than 450m<sup>2</sup>

If **2.5 - Site area** is ticked then proceed to step **3. Complying Development**

If **2.5 - Site area** is not ticked then proceed to step **4. Development Application**



ALL AUSTRALIAN ARCHITECTURE

Suite 206, 20 Dale St  
Brookvale NSW 2100

aaarchitect.com.au  
**0412 348 575**

ABN 95 492 673 232

**Affordable rental housing**  
-  
**supporting secondary dwellings (granny flats)**

Adam Pressley FRAIA  
Nominated Architect  
NSW Reg. No. 6007



**Member**  
Australian Institute of Architects

### 3 Complying Development



Provisions applying to Complying Development.

#### 3.1 - Site requirements

Primary residence not located on environmentally sensitive land or fall under a heritage conservation area

#### 3.2 - Secondary Dwelling Floor area

Proposed secondary dwelling does not exceed 60m<sup>2</sup> floor area or greater if another environmental planning instrument applies

#### 3.3 - Specific requirements

No external alterations to the principal building (exception: additional entrance or alterations to the section affected by the addition of a secondary dwelling are allowed)

#### 3.4 - Basement

No creation of a new basement, or alterations to an existing basement

#### 3.5 - Roof terrace

No erection of a roof terrace on the topmost roof of a building or alterations or addition to any such existing terrace

If all boxes above are ticked you **may be able to apply for Complying Development** (additional conditions apply)

If all boxes above are not ticked then proceed to **4. Development Application**

### 4 Development Application



You may lodge a Development Application with your local council where your proposal is not able to meet the General and Complying Development provisions.

#### 4.1 - Site area

Development of a secondary dwelling on sites with less than 450m<sup>2</sup> is possible (subject to assessment)

#### 4.2 - Subdivision

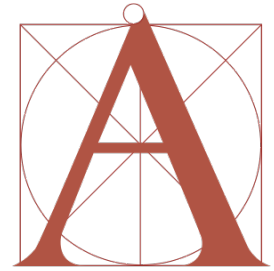
Subdivision of a lot not permitted under this policy

#### 4.3 - Parking

No additional parking spaces are required

#### 4.4 - Secondary Dwelling Floor areas

60m<sup>2</sup> maximum floor area of secondary dwelling or greater if property is subject to another relevant environmental planning instrument



ALL AUSTRALIAN  
ARCHITECTURE

Suite 206, 20 Dale St  
Brookvale NSW 2100

aaarchitect.com.au  
**0412 348 575**

ABN 95 492 673 232

**Affordable rental  
housing  
-  
supporting  
secondary  
dwellings  
(granny flats)**

Adam Pressley FRAIA  
Nominated Architect  
NSW Reg. No. 6007



**Member**  
Australian Institute  
of Architects

## 5 Legend

**battle-axe** lot means a lot that has access to a road by an access laneway

**secondary dwelling** means a self-contained dwelling that:

(a) is established in conjunction with another dwelling (the principal dwelling), and

(b) is on the same lot of land (not being an individual lot in a strata plan or community title scheme) as the principal dwelling, and

(c) is located within, or is attached to, or is separate from, the principal dwelling.

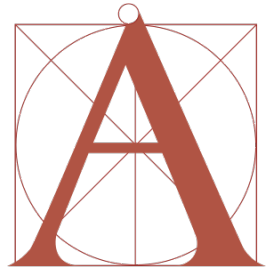
**site area** or **site** means the area of any land on which development is, or is to be, carried out.

## 6 Disclaimer

Please refer to the "State Environmental Planning Policy (Affordable Rental Housing) 2009" document.

The checklist on this page is used for illustrative purposes only and is subject to the relevant laws and policies.

Document prepared on: 11th August 2014



ALL AUSTRALIAN  
ARCHITECTURE

Suite 206, 20 Dale St  
Brookvale NSW 2100

aaarchitect.com.au  
0412 348 575

ABN 95 492 673 232

**Affordable rental  
housing**

-  
**supporting  
secondary  
dwellings  
(granny flats)**

Adam Pressley FRAIA  
Nominated Architect  
NSW Reg. No. 6007



**Member**  
Australian Institute  
of Architects