

# Complying Development

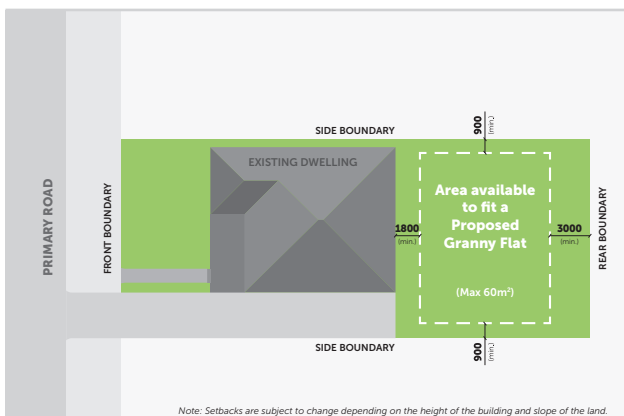
## Gone are the days of illegal Granny Flats!

Since the NSW Government introduced the *Affordable SEPP* in 2009, Granny Flats can now be built without council approval. Granny Flats are now being recognized as real homes; with all the comforts, space and mod-cons you would expect in your own existing dwelling.

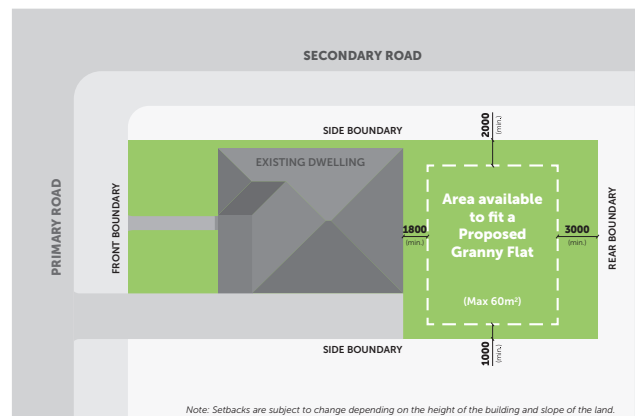
In accordance with the **State Environment Planning Policy (Affordable Rental Housing) 2009**

Lot Size (m <sup>2</sup> )	Minimum Frontage	Site Coverage	Total Floor Area (m <sup>2</sup> )	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Landscaped Area
450 - 600	12m	50%	330	4.5	0.9	3	20%
600 - 900	12m	50%	380	4.5	0.9	3	25%
900 - 1500	15m	40%	430	6.5	1.5	5	35%
> 1500+	18m	30%	430	10	2.5	10	45%

**Typical Residential Block**



**Typical Residential Corner Block**



## Additional Requirements

- ↘ Building Height must not exceed 8.5m
  - ↘ Maximum 1 Granny Flat is permissible per lot
  - ↘ Maximum internal space for a Granny Flat is 60m<sup>2</sup>
  - ↘ Must have 24m<sup>2</sup> courtyard space for Granny Flat, with area min. 4m<sup>2</sup> wide
  - ↘ Conditions may apply if building in a bush fire or flood affected, or heritage areas
  - ↘ For Battle-Axe blocks, an access handle of at least 3m wide is required
- Off-street car parking for the Granny Flat is not essential