

GRANNY FLAT COMPLY AND DEVELOPMENT CERTIFICATE (CDC)

- Granny Flats are permissible under a CDC application if they are in the following zones:
 - Zone R1 General Residential
 - Zone R2 Low Density Residential
 - Zone R3 Medium Density Residential
 - Zone R4 High Density Residential
 - Zone R5 Large Lot Residential
- Should your block not come under any of the above zones, you will have to go through council to get your approval.
- A Granny Flat may be approved within 20 days under a CDC application as long as all the guidelines are met under the Statement Environmental Planning Policy (Affordable Rental Housing) 2009.
- Granny Flat constructions must comply with all setbacks associated with you lot size as well as many other variables including:
 - Landscape Ratios
 - Private Open Space (minimum 24 square meters)
 - Minimum lot size of 450 square meters
 - A maximum of 3.8m Building Height (if the granny flat is higher than 3.8m setbacks from rear and side boundaries must increase)
 - Minimum 3m away from any existing trees larger than 4m in height.
- Maximum building area for a Granny Flat construction (also known as a secondary dwelling) is 60 square meters; this is measured from the external wall.
- A Granny Flat can be attached or detached from the existing dwelling on site.
- If the Granny Flat is attached to the existing dwelling, a fire rated wall must be installed.
- If the Granny Flat is detached from the existing dwelling, the Granny Flat must be a minimum of 1800mm from the existing dwelling to avoid having a fire rated wall with no openings.
- A detached Studio must not exceed 35 square meters and must comply with all regulations similar to a Granny Flat.
- In Order to get an approval through CDC the following documents must be supplied to the Certifier:
 - Section 10.7 Part 2 & Part 5 (This gives the certifier and the builder information in relation to the subject site. The main points in the report will address; Flooding, Bushfire, Mine Substance, Potential contamination and a variety of other important facts),
 - Structural and Hydraulic Engineering (This is used for the concrete slab and the stormwater design),
 - BASIX Certificate (This document is an Energy, Water and Thermal rating document that is essential for construction),
 - Water Approval (I.E. Sydney Water) (This document advises the builder and certifier as well as the Water Authorities if their assets will be impacted by the construction. Should the granny flat be built over a water asset, the water main must be encased with concrete and piers are to be deeper),
 - Architectural Plans (This document is the plans that show the site, elevations, floor plan, sections, landscape plan, sediment erosion control barrier),
 - Detailed Contour and Boundary Survey by a registered Land Surveyor and Title Search,
 - All Council Fees must be paid prior to CDC being issued (Council fees generally include a Section 7.11 and any other relevant bonds for construction).

GRANNY FLAT DEVELOPMENT APPLICATION (DA)

- Granny Flats, if they do not comply with any regulations set out under the Statement Environmental Planning Policy (Affordable Rental Housing) 2009, must go through your Local Council as a Development Application (DA) in order to be approved.
- Granny Flats must comply with your Council Development Control Plans (DCP). Council in some circumstances can make amendments to Clauses under their DCP; for example, if your granny flat does not comply with the minimum setback; approximately off by 50mm, council may accept the plan and not require any changes to be made.
- In Order to obtain a DA, the following documents are needed for council:
 - Architectural Plans (This document is the plans that show the site, elevations, floor plan, sections, landscape plan, sediment erosion control barrier),
 - Detailed Contour and Boundary Survey by a registered Land Surveyor and Title Search,
 - BASIX Certificate (This document is an Energy, Water and Thermal rating document that is essential for construction),
 - Water Approval (I.E. Sydney Water) (This document advises the builder and certifier as well as the Water Authorities if their assets will be impacted by the construction. Should the granny flat be built over a water asset, the water main must be encased with concrete and piers are to be deeper),
 - Statement of Environmental Effects (This document outlines the Granny Flat Construction including all external materials, setbacks and any relevant regulations showing that the Granny Flat complies with council's DCP),
 - Waste Management Plan (This document shows the council the waste of material that will be on-site and how the material will be disposed of accordingly),
 - External Colour Selection (This document shows council all external materials that will be used on the Granny Flat),

Once your Local Council has issued the DA approval, the next stage will be to obtain the Construction Certificate (CC). This is obtained through a Private Building Certifier or through Local Council. The following documents are needed in order to obtain your CC:

- All Council Fees must be paid prior (Council fees generally include a Section 7.11 and any other relevant bonds for construction),
- Water Approval (I.E. Sydney Water) (This document advises the builder and certifier as well as the Water Authorities if their assets will be impacted by the construction. Should the granny flat be built over a water asset, the water main must be encased with concrete and piers are to be deeper),
- Structural and Hydraulic Engineering (This is used for the concrete slab and the stormwater design),
- Architectural Plans (This document is the plans that show the site, elevations, floor plan, sections, landscape plan, sediment erosion control barrier),
- Detailed Contour and Boundary Survey by a registered Land Surveyor and Title Search,
- BASIX Certificate (This document is an Energy, Water and Thermal rating document that is essential for construction).