

Granny flats

Site requirements

August 2014

[State Environmental Planning Policy \(Affordable Rental Housing\) 2009](#) [Schedule 1: Development standards for granny flats](#)

Site requirements

Lot size: minimum 450 square metres

Size of granny flat: maximum 60 square metres (with the floor area measured from the external wall)

Additional standards:

- not permitted on environmentally sensitive land
- heritage restrictions apply
- once the development is completed only one principal and one secondary dwelling must exist.
- once the granny flat is constructed, the lot can't be subdivided
- granny flats are not permitted on strata subdivided lots or in community title schemes.
- there must not be external alterations to the principal dwelling other than an additional entrance.

★ Note: Additional setbacks may be required for buildings that are more than 3.8 metres. (Please see Schedule 1, clauses 9 and 10)

