

Frequently Asked Questions (FAQ)

Approval FAQ

Q. What does Complying Development mean?

A. Complying Development refers to an approval process whereby if the design complies with all the SEPP criteria's, then it is permissible to be approved by a Private Certifier on behalf of council, within 10 days of lodgement of the application. Granny Flat Solutions will handle all your Private Certifier requirements on your behalf (this is a service we can help you with).

Q. How do I know if the 10 day approval process applies to me or not?

A. The first thing you need is a 149(2) Planning Certificate from your local council, to identify whether Complying Development applies your block of land or not. This usually costs around \$53.

Q. How do I know if my property is suitable?

A. In accordance with the [Affordable Rental Housing SEPP 2009](#) Granny Flats are now permissible in all Local Council areas in NSW. The minimum requirement is that your block needs to be larger than 450 square metres and have a minimum frontage of 12m.

Q. What happens if Complying Development does not apply to my block?

A. If your block is in a heritage, bushfire, flood, conservation or acid sulphate area, then you may not be eligible for Complying Development. In this case, you will need to lodge a Development Application to your local council for approval, and this could take approximately 6-8 weeks for approval. Granny Flat Solutions will handle all your council requirements on your behalf or (this is a service we can help you with).

Q. What permits do I need and who obtains them?

A. All permit requirements will be determined at your initial obligation-free meeting and then we will obtain all the plans and permits that are required to start building your new Granny Flat.

- Lodgement and approvals prior to commencement of work
- Structural Engineering Design
- Stormwater Certification
- Sydney Water Approval
- Payment of Long Service Levies

Q. If there is a change in Government, do you think the Policy will change?

A. From all the reports we have seen, and recent discussions with the NSW Department of Planning, and with the ongoing affordable housing shortage, we believe that any Government in office will continue to support the policy and even make improvements, to encourage this affordable housing solution.

Q. My property already has 1 Granny Flat, can I build another one?

A. No. According to the SEPP guidelines only 1 Granny Flat can be added to a property with an existing house.

Q. Can I build a Granny Flat on vacant land?

A. No. According to the SEPP guidelines Granny Flats can only be built on a property that has an existing house.

Q. Can I still build a Granny Flat if I live on a battle axed block?

A. Yes but only if the access laneway to your block is wider than 3m, and the block size is at least 12m x 12m (excluding the access laneway).

Q. Can I build a Granny Flat if I live in a fire prone or windy area?

A. Yes. We can provide a bushfire report for your property and build Granny Flats to comply with various wind ratings.

Q. When looking for an investment property to build a Granny Flat, what should I look for?

A. [The Affordable Rental Housing SEPP 2009](#) stipulates the block sizes, widths, landscaping requirements etc required for a Granny Flat. However, we offer a Pre-Purchase Site Evaluation service where we will inspect the property before you purchase it, and provide a report on whether we believe the site is suitable for a Granny Flat or not. A fee of \$440 applies within the Sydney Metropolitan area.

