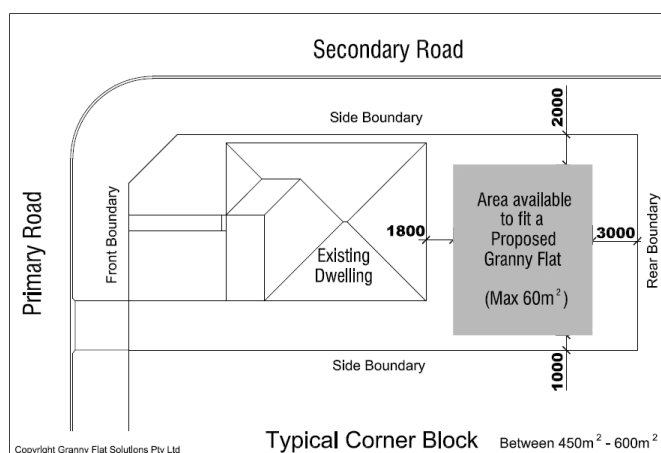
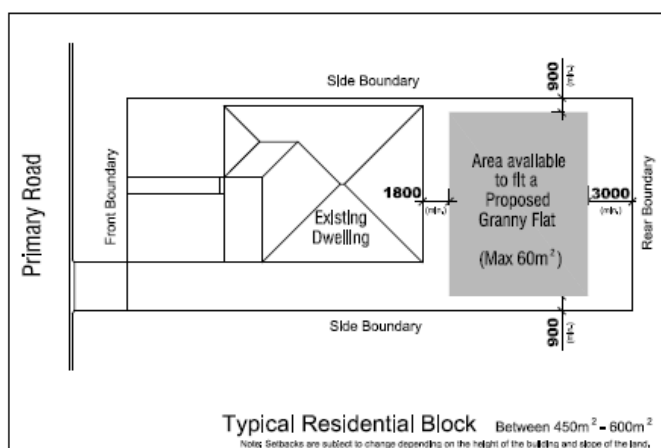


Summary of Minimum Complying Development Requirements for Granny Flats

State Environmental Planning Policy (Affordable Rental Housing) 2009

Lot size	Min. Frontage	Site Coverage	Total Floor Area (including existing house)	Building Height	Front Setback (non classified road)	Side Setback	Rear Setback	Landscaped Area
450-600 m ²	12m	50%	330 m ²	8.5m	4.5m	0.9m	3m	20%
600-900 m ²	12m	50%	380 m ²	8.5m	4.5m	0.9m	3m	25%
900-1500 m ²	15m	40%	430 m ²	8.5m	6.5m	1.5m	5m	35%
> 1500 m ²	18m	30%	430 m ²	8.5m	10m	2.5m	10m	45%



N.B. - The diagrams above show 2 scenarios of a typical residential lot and a corner lot configuration, of blocks between 450m²-600m²

Additional Requirements:

- Maximum of 1 Granny Flat is permissible per lot
- Maximum floor area permissible for a Granny Flat is 60 m²
- Must have a 24m² courtyard space for the Granny Flat, with an area of at least 4m wide
- Conditions may apply if building in a bushfire, flood affected or heritage area
- 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

Please Note:

- This summary has been prepared as an indicative tool to help explain the site planning requirements for a Granny Flat.
- There are other requirements that must be fulfilled also. These are the main points to consider.
- These requirements DO NOT guarantee approval of a Granny Flat on a property.
- A site investigation will be required in order to determine the appropriateness of a Granny Flat on the property.
- A Section 149 (part 2) Planning Certificate (dated 2010 or more recently) is required from your local council to ensure there are no restrictions or planning issues that affect the property.

Our 6 Step Process

INITIAL ENQUIRY TO DETERMINE ELIGIBILITY

To help determine your sites eligibility we will require you to;

1

- Obtain a Section 149(2) Planning Certificate from your local council
- Obtain a Sewer Diagram for the property
- Obtain a Title Search for the property
- Confirm that your property is at least 450m2 & 12m wide

2

OUR OBLIGATION FREE SITE INSPECTION & PRELIMINARY TENDER

Once we have reviewed your documents, our Design Consultant will inspect & measure your property and discuss your ideas & features you would like included so that a detailed Preliminary Tender can be prepared for you.

3

CONTRACT SIGNING & DESIGN OF YOUR GRANNY FLAT

If the Preliminary Tender is accepted, a fixed price NSW Fair Trading building contract is provided to you (with no hidden extras) for both parties to sign detailing exactly the full list of agreed inclusions in the proposal.

Our Design team will then draw up a full set of detailed Architectural Plans for your new Granny Flat including floor plans, elevations, bathroom & kitchen plans, electrical layout and specifications. These plans will then form part of the final contract.

APPROVAL OF YOUR GRANNY FLAT

When the designs are accepted, the plans will be submitted to the Private Certifier (or Local Council) and all necessary consultants for stamping and approval. These include;

4

- Sydney Water (Sewer) Quick Check
- Structural Engineer
- Stormwater Certification
- BASIX Report
- Private Certifier (or Local Council)
- Home Owners Warranty Insurance paid
- Long Service Levies paid

5

MATERIAL SELCTIONS & CONTRACT RE-SIGNING (if required)

During the Approval process you will meet our Interior Designer to help guide you through the selection of materials, finishes and colour schemes for your new Granny Flat.

If it is required, a list of design changes or upgrades made by the owner during the design & material selection stages are agreed to and subtracted or added to the contract.

6

CONSTRUCTION COMMENCES

You will be introduced to your Project Manager at a Pre-Construction meeting, where a start date will be confirmed (which is usually within 10 days of receiving final approval).

The Construction process is approximately 10 weeks, depending on the complexity of the site and weather conditions.