

How do I get started?

There are a few things we look at when assessing your block for build permissibility, block size, assess points, and potential zones of influence (sewer mains) We take the time to evaluate your block using cutting-edge technology to determine if a build is permissible and to identify any potential issues before we get started.

What Documentation is required?

To determine what can be built on your block the following documentation is required.

- Section 10.7 or Zoning certificate – This certificate provides information on any controls, requirements and restrictions that may impact how the property is used; for example, if the property is heritage listed or not. Zoning certificates are issued by your local council and can be applied for online via the NSW Planning Portal ([Link to the NSW Planning Portal](#)) These certificates are valid for up to three months as requirements and zoning is subject to change. We always recommend keeping current information about your property. This will ensure you are kept up to date with any changing council regulations affecting your property.
- Sewer service diagram – A sewer service diagram or an SSD shows the location of private waste service pipes on a property. They are required as part of any building application. This can be easily obtained through Sydney Water ([Link to Sydney Water](#))
- Title Search – A title search is required to confirm the property's legal ownership
- DEPOSITED Plan – Defines property boundaries accurately to avoid disputes over landownership and provide the basis for property title registration
- Detailed Survey – A detailed survey will define the location and heights of any number and variety of features on a site as well as the contours of the site (level and slopes)

If you have recently purchased your property, you may already have this documentation. Check your sales contract or with your legal team/conveyancer and they will be able to let you know whether you have these or not.

If you don't that's ok, we can arrange all of this on your behalf as part of our pre-approval package. We can still give you a general quote to build a Granny Flat on your block however this documentation is required for exact build permissibility and price.

CDC or DA?

In 2009 NSW rolled out the Affordable Housing State Environmental Planning Policy to free up the planning process and expedite development. Approval through a private certifier or CDC (Complying Development) is a cost-effective and streamlined way of obtaining approval to build. If your property meets the requirements for a CDC you can expect approval in 2-4 weeks!

A complying Development or CDC is approval through a private certifier that does not require a separate council development application (DA) or a construction certificate. CDC applies to homes, businesses and industry and allows for a range of things like the construction of a new dwelling (House or Granny Flat) alterations and additions to a house, new industrial buildings, demolition of a building, and changes to business use. To determine if a CDC development is permissible on your block we need to consider the following. Block size, size of proposed dwelling, floor space ratios, set back requirements and easements.

Below is a table outlining the size and setback requirements for your Granny Flat

Lot Size (m2)	Minimum Frontage (Linial Metres)	Site Coverage (%)	Total Floor Area inc house (m2)	Side Setback (Linial Metres)	Rear Setback (Linial Metres)
450-600m2	12m	50%	330m2	0.9m	3m
600-900m2	12m	50%	380m2	0.9m	3m
900-1500m2	15m	40%	430m2	1.5m	5m
>1500m2	18m	30%	430m2	2.5m	10m

Additional Requirements and Regulations: There must be a primary dwelling on the block or approval for a primary dwelling must have already been obtained before the construction of your Granny Flat. Only one secondary dwelling can be built on a block of land, the Primary Dwelling being the main house and the secondary dwelling being the Granny Flat. The soft-to-hard ratio means that your Granny Flat design needs to cater for an open space of at least 24m2 in addition to the floor space of your Granny Flat. The maximum size of your secondary dwelling cannot exceed 60m2. This does not include a Garage or outdoor entertainment area. However, these areas will count towards your hard-to-soft ratio.

What if my block or design doesn't comply with CDC requirements?

If your block or design doesn't meet the requirements for a CDC, approval may be able to be obtained through your local council via a Development Application. A Development Application or a DA is a formal application submitted to your local council for permission to carry out a new development where a CDC is not permissible. Approval through council takes a considerable amount longer than a CDC to obtain and we estimate between 6-12 weeks. DA approval also costs significantly more than approval via CDC. We will go over the costs associated with your job before any commitments.

Are there any other fees I need to pay before construction?

When building a secondary dwelling there is an unavoidable fee called a council contribution. Council contributions are financial levies imposed on developments that will lead to a net increase in population within a specific area. These fees are outside of the costs associated with design and approvals as well as construction and are paid directly to your local council before the commencement of construction. These fees will vary from job to job and depend on the council area plus estimates made based on construction costs associated with your job. We will obtain the cost of your contributions prior to any contracts or tenders being signed. Open and honest communication is at the heart of what we do and when you build with us you can rest assured you will be kept fully informed at every stage.

What next?

Fill in the contact form below and we will arrange a free online assessment of your block. We will use the information available to give us detailed information relating to the dimensions and size allowances of your block. We will then generate an approximate site suitability report that will be sent to you within 48 hours or two business days. Following the online assessment, we will arrange an onsite inspection, where you will meet the builder and discuss in detail your build goals and any required measurements will be taken. You can book your onsite inspection now or contact us directly on 0492 200 006 and we will be happy to arrange this for you.