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## The Development Of Granny Flats (Secondary Dwellings)

The [State Environmental Planning Policy \(Affordable Rental Housing\) 2009](#)

(<http://www.legislation.nsw.gov.au/maintop/view/inforce/epi+364+2009+cd+0+N>) or (AHSEPP

(<http://www.legislation.nsw.gov.au/maintop/view/inforce/epi+364+2009+cd+0+N>)) encourages the development of secondary dwellings, or granny flats, by:

- following granny flats to be approved as complying development,
- allowing granny flats to be built in all residential zones, and
- setting clear standards for the development of granny flats.

Below is a menu with direct links to information documents (pdf format) in developing granny flats. The diagram on the right illustrates the boundaries for secondary and primary dwellings. You can enlarge this image by clicking on it which opens a separate window.

- [General Information \(/Portals/0/DeliveringHomes/Planning\\_Granny\\_Flats\\_Generalinformation.pdf\)](#)
- [Additional information \(/Portals/0/DeliveringHomes/Granny\\_Flats\\_Additional\\_Information.pdf\)](#)
- [Site requirements \(/Portals/0/DeliveringHomes/Granny\\_Flats\\_Site\\_Requirements.pdf\)](#)
- [Privacy requirements \(/Portals/0/DeliveringHomes/Granny\\_Flats\\_PrivacyRequirements.pdf\)](#)
- [Building articulation and corner lots \(/Portals/0/DeliveringHomes/Granny\\_Flats\\_Building\\_Articulation\\_Corner\\_Lots.pdf\)](#)
- [Building height and setbacks \(/Portals/0/DeliveringHomes/Granny\\_Flats\\_Building\\_Heights\\_and\\_Setbacks.pdf\)](#)
- [Neighbour notification \(/Portals/0/DeliveringHomes/Granny\\_Flat\\_Neighbour\\_Notification.pdf\)](#)
- [Frequently asked questions \(/Portals/0/DeliveringHomes/Granny\\_Flats\\_FrequentlyAskedQuestions.pdf\)](#)

**Dwelling Boundaries**  
(click image to enlarge)



[http://www.planning.nsw.gov.au/Portals/0/DeliveringHomes/Dwellings\\_and\\_Boundaries.jpg](http://www.planning.nsw.gov.au/Portals/0/DeliveringHomes/Dwellings_and_Boundaries.jpg)

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