

DEVELOPMENT APPLICATION INFORMATION SHEET - SECONDARY DWELLINGS / GRANNY FLATS

This information sheet summarises and explains Council's requirements in regards to Secondary Dwellings / Granny Flats which must be complied with.

The following forms must be completed

- Application for Approval Form
- Development Application Checklist

The following controls shall be considered

The following controls must be considered :

- The subject site must be a minimum of 450m².
- The minimum lot width is 12 metres.
- The size of the secondary dwelling cannot be more than 60m².

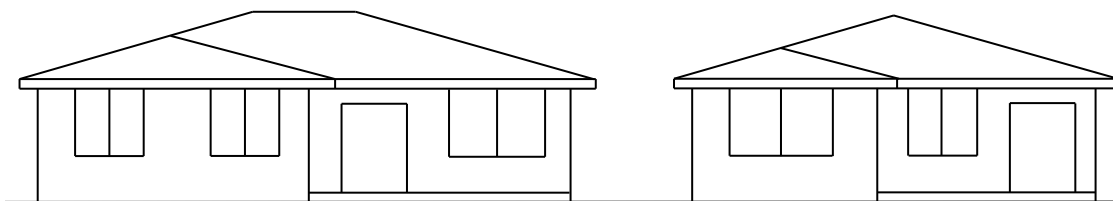
Building Height

- The maximum height of the secondary dwelling is 4.5 metres, when measured from natural ground level to the top most part of the secondary dwelling.

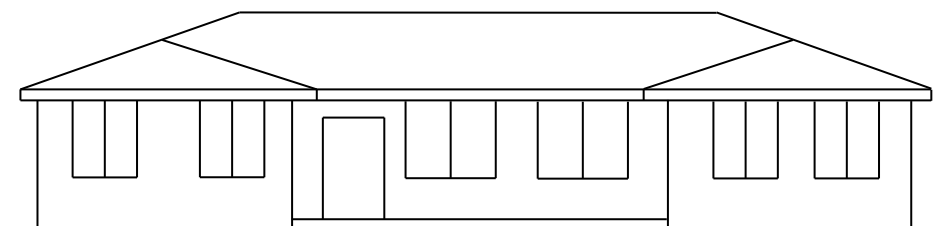
Building Appearance

- A secondary dwelling located alongside the existing dwelling must be:
 - a. attached to the primary dwelling; and
 - b. the front door of the secondary dwelling must be obscured from the street, to achieve the appearance of one dwelling.

Street view



A secondary dwelling located along side the existing dwelling must be attached



Secondary dwelling must be attached

Setbacks

- The side and rear setbacks for secondary dwellings are 900mm.
- An attached secondary dwelling must be separated by a fire wall to comply with the Building Code of Australia.
- A detached secondary dwelling must be located a minimum of 1.8 metres from the main dwelling to comply with the Building Code of Australia.
- An access path of 1.2 metres shall be provided to the secondary dwelling.

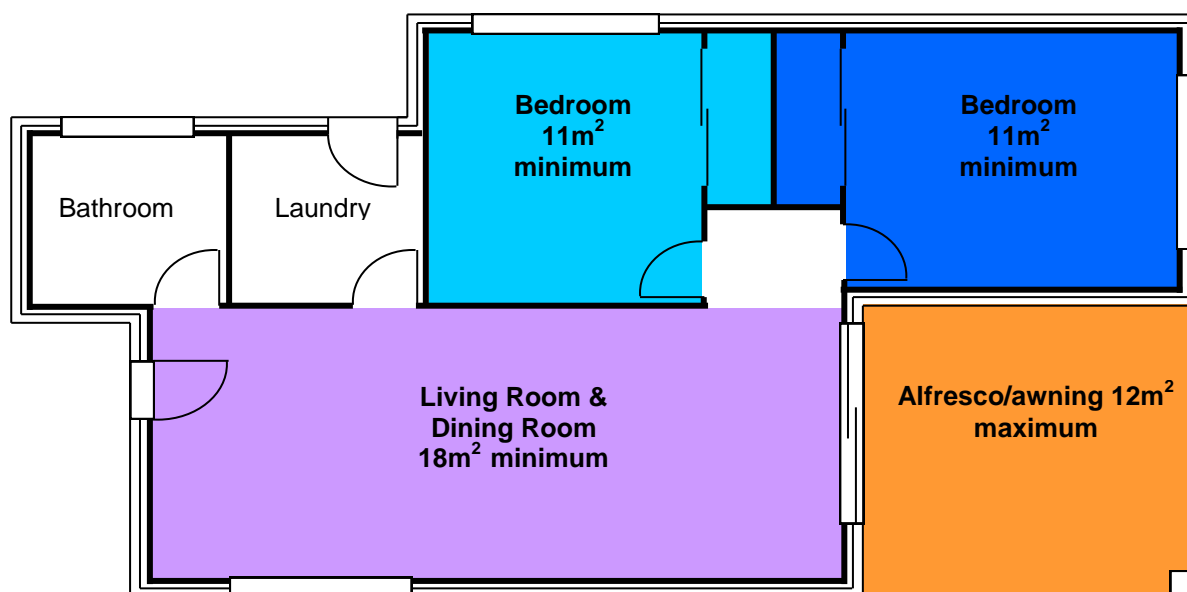
External Design

- The secondary dwelling shall be of similar design and constructed of similar materials to the main dwelling.
- Prefabricated secondary dwellings are not permitted.
- The conversion of existing structures into secondary dwellings must be in brick veneer construction and must comply with construction standards listed in the Building Code of Australia for a habitable use.
- A secondary dwelling may not be constructed below or above the main dwelling.

Internal design

- Bedrooms shall be a minimum of 11m².
- The living room and dining room shall be a minimum of 18m².
- A laundry must be provided for the occupants of the secondary dwelling.
- An alfresco/awning or other covered area shall be a maximum of 12m².
- The living room and alfresco areas shall connect to the private open space.

Secondary Dwelling Room Size Requirements

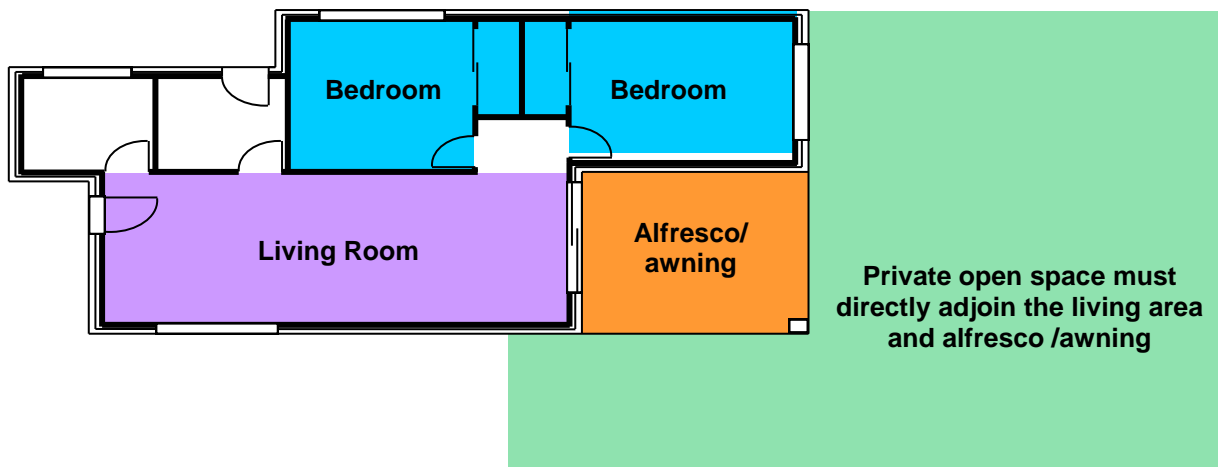
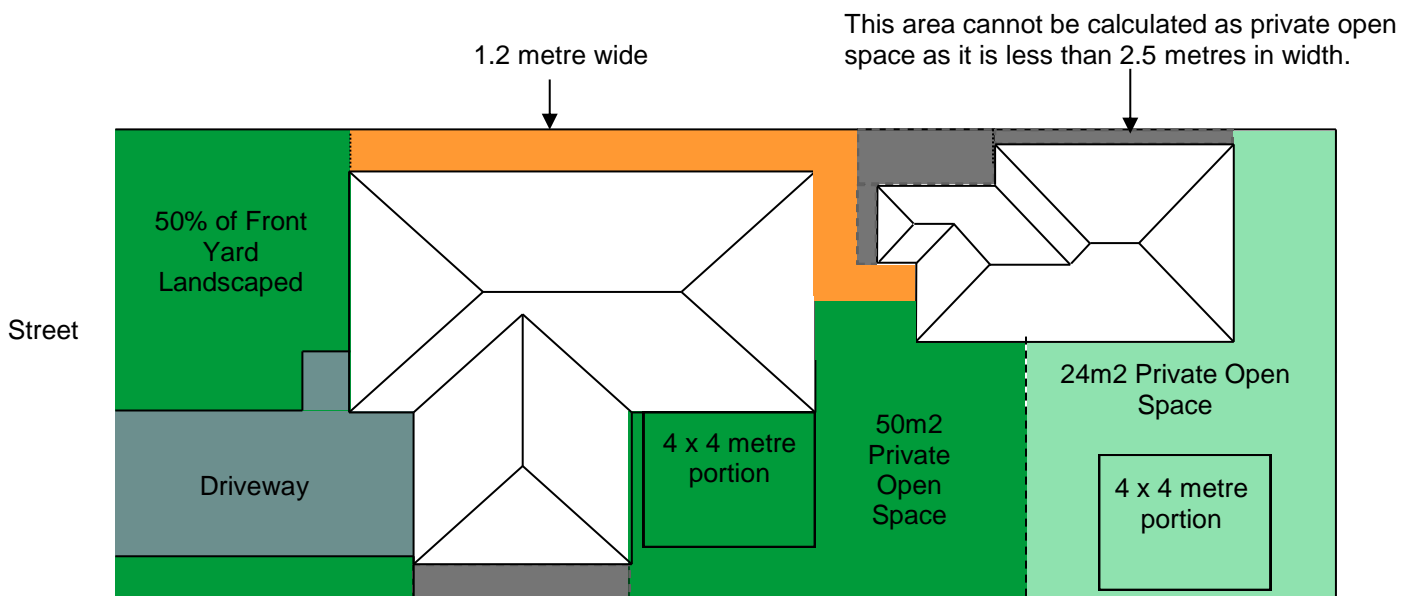


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Open Space

- A secondary dwelling must have 24m² of private open space with a 4 x 4 metre portion.
- The main dwelling must have a separate 50m² private open space with a 4 x 4 metre portion.
- 50% of the private open space must be grassed or soft landscaping and not have an area less than 2.5 metres in width.
- Private open space (including covered outdoor areas must have direct and level access to the living areas - such as the lounge room or family room.
- 50% of the front yard must be grass or soft landscaping.

Open Space Requirements



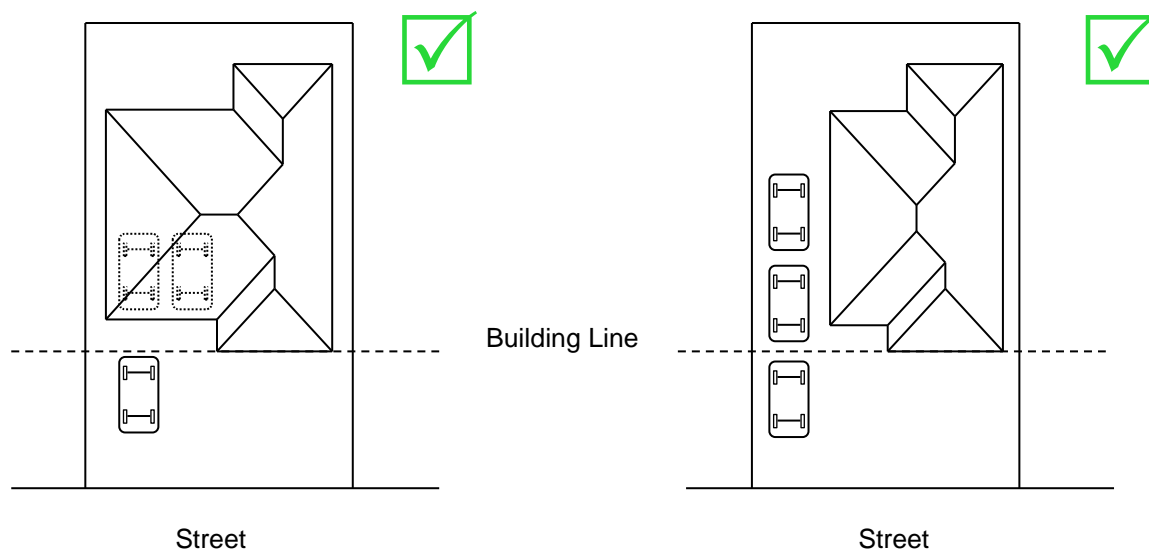
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Additional Controls :

The secondary dwelling must comply with the other requirements of the [Fairfield City Wide DCP 2013, Chapter 5A, Dwelling Houses](#) including Floor Space Ratio, Setbacks, and Private Open Space. The following is a summary of these sections and is to be used as a guide only.

- Floor Space Ratio for the combined existing dwelling and secondary dwelling must be 0.45:1.
- Any attached carport front setback must be a minimum of 5.5 metres.
- Corner sites require a minimum secondary setback of 1.5 metres.
- A minimum of 30% of the site is to be dedicated for a soft soil zone. Soft soil includes gardens and grass and other soils that are not restricted by the depth of the soil.
- Three car parking spaces must be provided onsite. Two of the three car parking spaces must be behind the building line.

Car Parking Requirements



For further information

Should you require additional information or advice, please contact Council's Customer Service team on 9725-0222.

Copies of forms and checklists to be completed and submitted with a Development Application are available at Council's Administration Centre or alternatively, visit Council's website to access forms, checklists and DCP's.