

Local Council Requirements for Small Dwellings:

Dealing with your local council and compliance

IESAHAHOMES granny flats and studios are built for all Australian states. Each of our dwellings/small homes have been engineered so our products can be built by IESAHAHOMES or owner builders and other tradies. Prior to building, consumers need to contact their local council and get simple easy advice on how to apply for a small home/second dwelling D.A. IESAHAHOMES can help direct you and provide support for all your council requirements.

1. FIND OUT FROM YOUR LOCAL COUNCIL WHAT ZONE YOUR LAND OR THE PROPOSED LAND IS DESIGNATED. BASICALLY, YOUR LAND WILL BE ZONED ONE OF THE FOLLOWING:

- General Residential = Zone R1
- Density Residential = Zone R2 Low
- Medium Density Residential = Zone R3
- High Density Residential = Zone R4
- Large Lot Residential Zone R5
- Other equivalent zones for the local council area

2. YOUR PROPERTY CHECK:

- Your property/Land must be 450m² or more in size for a granny flat to be permitted.
- Need to work out if your new dwelling/granny flat needs to be attached or detached from the existing dwelling.
- Work out the positioning for a new dwelling and or granny flat in accordance with existing sewer and other ceptics and or structures and boundaries.
- Work out the fire and environmental compliances for dwelling and for the land.

- Work through any other specific details that may allow or prohibit a granny flat on your property.

NOTE:

Changes in council makes it easier and cheaper to have a secondary dwelling on your property. *You will need Architectural Drawing Plans, as well as ownership of the land you're wanting to build on.*

FAQs:

Q. How do I apply for approval for a secondary dwelling?

A. Development Applications can be submitted to your local council.

Q. Is it necessary to apply for Secondary dwellings for rural zones?

A. AHSEPP provisions for secondary dwellings do not apply to rural zones. Secondary dwellings may be permitted under the council's LEP in these zones.

Q. Can a secondary dwelling be established in conjunction with a "principal dwelling"?

A. There can only be one other dwelling on the land with the secondary dwelling.

Q. Is there overshadowing or loss of privacy?

A. The height limit is the same as for dwelling houses under the Housing Code AHSEPP this is so the Housing Code can minimise impacts like overshadowing and loss of privacy.

Q. Do other local council planning controls continue to apply?

A. If AHSEPP does not override council planning, the local council planning control continues to apply.

Q. Is there conflict between the controls in the local environmental plan (LEP) and AHSEPP?

A. Conflicts sometimes between AHSEPP and the relevant council's LEP sometime occur, the provisions of the AHSEPP will override those in an LEP.

Q. Do section 94 development contributions apply?

A. The AHSEPP levying of development contributions under section 94 of the Environmental Planning and Assessment Act 1979 applies.

Q. Are dwellings approved under the SEPP exempt from bushfire or flood planning requirements?

A. AHSEPP does not override bushfire or flood planning requirements.

Q. Are BASIX (NSW) requirements the same?

A. The AHSEPP does not change the application of the Building Sustainability Index (BASIX) requirements.