

# Granny flats

## Building articulation and corner lots

August 2014

[State Environmental Planning Policy \(Affordable Rental Housing\) 2009 Schedule 1: Development standards for secondary dwellings](#)

**Building articulation:** an area of a lot in front of the building line setback, within which building elements are permitted.

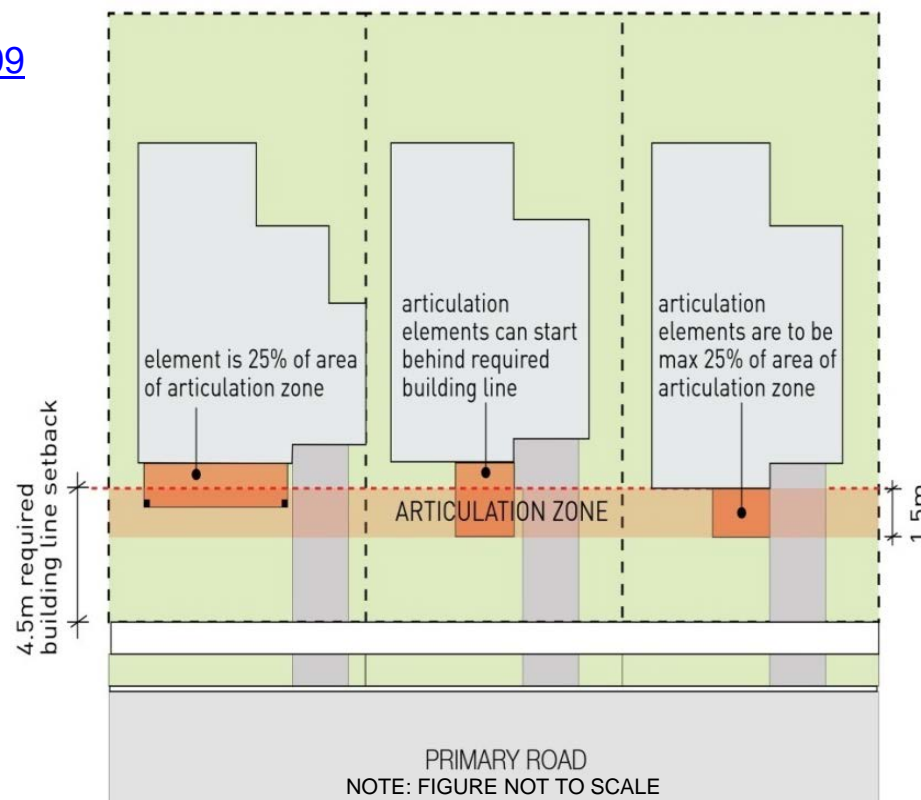
For the development of the proposed granny flat:

- there should be allowance for a building articulation zone, and
- the building articulation should be measured as 1.5 metres to the minimum front setback of the building.

If your granny flat development is to face the **primary road** then either the principal dwelling (if existing) or the granny flat are required to have a front door and a window to a **habitable room** in the building wall that faces a primary road.

If your granny flat development is to the **parallel road** then either the principal dwelling (if existing) or the granny flat are required to have a front door and a window to a habitable room in the building wall that faces a parallel road.

If your granny flat development is on a **corner lot** then it must have a window to a habitable room of at least 1 square metre and be visible from the secondary road.



**Primary road:** the road that faces the front of a principal dwelling house.

**Parallel road:** the road opposite (or parallel) to the road that faces the principal dwelling.

**Corner lots:** sites which have more than one boundary with a road.

**Habitable room:** used for normal domestic activities, other than a bathroom, laundry, and toilet.

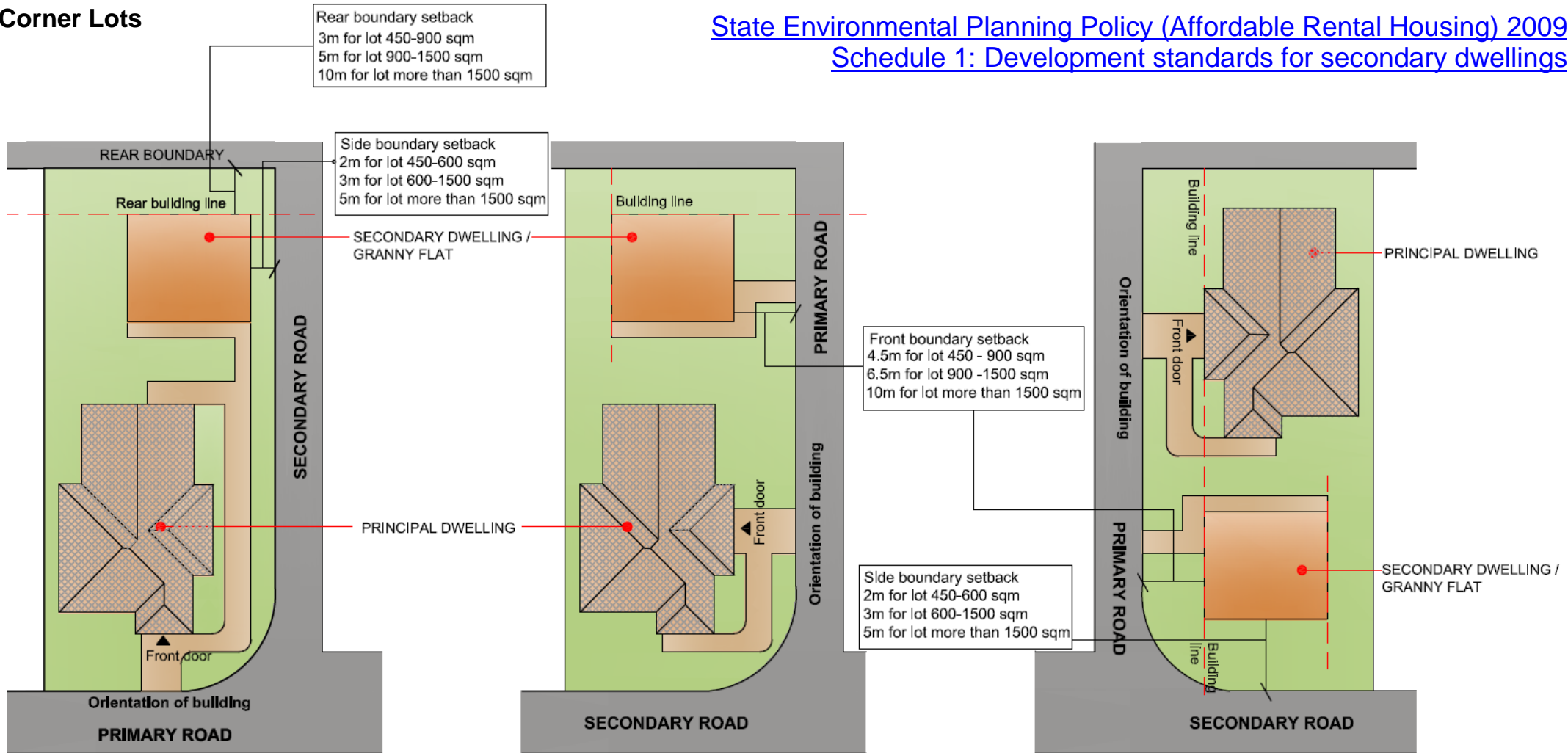
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### Corner Lots

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TYPE 1

TYPE 2

NOTE: FIGURES NOT TO SCALE

TYPE 3

- If the building height of the secondary dwelling is above 3.8 metres (when completed), it will need to have increased side setbacks.
- Generally a stepped setback (i.e. a split setback where the ground floor has a smaller setback than the first floor) is not allowed under the SEPP.