

GRANNY FLATS
AUSTRALIA

The Sydney Granny Flat Buyer's Guide

What you can build on your block, what to check before you sign, what to budget for, and how to choose the builder.

- ✓ Can I build one on my block?
- ✓ Costs to budget for
- ✓ Quote to keys, step by step
- ✓ Six of our most popular floor plans
- ✓ Your site checklist
- ✓ What comes included
- ✓ 9 questions to ask any builder
- ✓ Where to see one in person

Can I build a granny flat on my block?

Most Sydney houses can. These are the questions we answer first for every owner, before anyone talks about designs.

How big can it be?

Up to **60 m²** under the NSW rules. Our plans run from studios and one bedroom designs up to three bedrooms inside that limit.

How many can I have?

One granny flat per lot. If there is already an old granny flat on the block, it has to come down before a new one goes up.

Attached or separate?

Both are allowed. We build detached granny flats, and a separate building is usually the cheaper way to do it.

What about a battle axe block?

It can work. As a guide, the access lane needs to be wider than 3 m and the block itself at least 12 m by 12 m, not counting the lane. We confirm it for your exact block.

Council or private certifier?

If your block meets the state rules for granny flats, approval goes through a **private certifier** as complying development, which is the path we specialise in. If parts of the site do not comply, a development application goes to your council instead.

Does my council area matter?

Generally you can build in any council area, but some blocks have restrictions. Your council's planning certificate shows them, and we check it as part of your assessment.



Drummoyne: a brick granny flat on a sloping block.

Not sure about your block? Send us the address. We do a desktop check of the lot size, width, setbacks and surroundings before we ever visit.

Your site checklist

These are the things our team checks when we visit your block. Walk your own backyard with this list and you will know what your quote needs to cover.

- [ ] **Access to the backyard.** Can machines, materials and trades get in? Side gates, driveways and fences all count.
- [ ] **Slope of the backyard.** A level slab costs less to set out than a slope that needs cut, fill or retaining.
- [ ] **Stormwater connection.** Where roof water will go, and how far it is to the connection point.
- [ ] **Electricity connection.** Whether the supply to the property can take a second dwelling.
- [ ] **Water connection.** Where the water service runs and how the new building connects.
- [ ] **Gas connection.** Whether gas is on the property and wanted in the granny flat.
- [ ] **Trees.** Any trees that sit in the way, or close enough to need a plan.
- [ ] **Position of the granny flat.** Where it sits for light, privacy, access and the setbacks.
- [ ] **Distance from other structures.** The house, sheds, pools and the neighbours' buildings.
- [ ] **Items to be demolished.** Old sheds, slabs, a pool or an old granny flat that has to go first.



Three documents worth finding early

- ✓ Your council planning certificate
- ✓ The sewer diagram for your property
- ✓ A title search

They help spot anything that could add to the cost, so it is covered in your proposal instead of found later.

Costs to budget for

The build price is one part of the total. These are the other items that come up on Sydney blocks. A good quote names them for your site, up front.

Site costs

Anything about your block that changes the work: slope, access for machines and trades, and trees or old structures to remove.

Connecting the services

Stormwater, sewer, water, electricity and, if you want it, gas. Some properties need a sewer peg out, and power upgrades may need a level 2 electrician.

Survey and consultants

A survey of the block, plus the structural and stormwater engineers and Sydney Water where your project needs them.

Council contributions

Some councils charge a contribution for a new dwelling. Ask about it before you commit, not after approval.

Demolition

An old shed, slab, pool or granny flat on the spot where the new one goes.

Upgrades you choose

A second bathroom, garage or carport, alfresco, higher spec kitchen and appliances. Our Belmont display at Castle Hill shows the full upgrade range.

How our quotes handle it. After the site visit you get a preliminary fixed quote: the cost to build one of our standard designs on your block, plus any additional site costs and the connection of services. Want upgrades? We revise the proposal for you.

> "From Stage 1 to Completion everything was transparent, upfront, honest. They even made me aware of other costs I would need to budget for."







What comes included

Every Granny Flats Australia build includes the services below, so you are not paying extra for the basics of getting it designed, approved and handed over clean.

Services in every build

- ✓ Face to face consultation
- ✓ Council approval
- ✓ Architectural plans
- ✓ Certificate of guarantee
- ✓ Site clean up on completion
- ✓ 6 years builders warranty

Fittings

- ✓ Door locks
- ✓ Built in wardrobes*
- ✓ Fly screens*
- ✓ Reverse cycle air conditioning*

*Conditions apply. Your quote lists exactly what is in yours.





Baulkham Hills: two bedroom, 60 m², with the black appliance pack and bulkhead air conditioning.

We are the builder. Every granny flat is built on site by our own construction team with licensed trades. We are not a kit home company, and construction is not outsourced. Builders licence 218844C.

Quote to keys, step by step

Three stages, one company. Here is what happens in each, so nothing surprises you.

STAGE ONE

Assessment and quote

A desktop check of your lot size, width, setbacks and surroundings. Then we visit your block and go through the site checklist on page 3, and you get a preliminary fixed quote with your site costs and connections in it. This is a good time to come in and meet us.

STAGE TWO

Design and approval

- A survey is ordered, plus a sewer peg out if your property needs one
- Concept design, then a materials and colour selection session with our project coordinator
- Architectural plans refined with you, and detailed bathroom, kitchen and electrical plans drawn
- BASIX completed, and Sydney Water and the structural and stormwater engineers engaged
- Documents lodged with the private certifier, then a Department of Fair Trading building contract for you to check and sign

STAGE THREE

Construction

Our own crew builds it in your backyard with as little disturbance to you as possible. First the site set up, foundations, framing, windows, gutters, eaves and cladding. Then insulation, waterproofing, kitchen, tiling and plumbing. Last, the shower screens, wardrobes, painting, electrical fit off, a final clean and the handover to you.

Timing depends on your design, inclusions, weather, materials and site conditions, so your quote gives the timeframe for your project.



9 questions to ask any granny flat builder

A granny flat is a big spend. Ask every builder you talk to these, ourselves included, and compare the answers side by side.

- [ ] **Are you the builder, or do you hand the job to a subcontractor?** You want the company you sign with to be the one on site.
- [ ] **What is your builders licence number?** Check it with NSW Fair Trading, and check their record while you are there.
- [ ] **How long have you been building granny flats?** You want them around for the warranty years, not just the build.
- [ ] **Do customers come back?** Repeat and referral work says more than any advert.
- [ ] **Can I walk through one you have built?** Photos are good. Standing inside one is better.
- [ ] **Does the quote include site costs and connections for my block?** Or will they appear after you sign?
- [ ] **Who handles the approval and the engineering?** One company, or will you be chasing consultants yourself?
- [ ] **What is included as standard?** Get it in writing, item by item.
- [ ] **What warranty do I get, and who do I call after handover?** Ask for a name, not a general inbox.

Our answers: we are the builder and construction is not outsourced. Licence 218844C. Building granny flats since 2009. Over 50% of our builds each year are repeat or referral customers. Two display granny flats at Castle Hill. Approval and engineering handled by us, with a 6 years builders warranty.

Six of our most popular floor plans

Over 50 designs from studios to three bedrooms, with options for a second bathroom, garage, carport or alfresco. Every plan can be changed to suit your block.



Maple

1 bed · 1 bath · 40 m²

Our smallest plan: one bedroom, living, kitchen and bathroom.



Rosewood

1 bed · 1 bath · 50 m²

One bedroom with more room in the living area.



Bluebell

2 bed · 1 bath · 50 m²

Two bedrooms on a smaller footprint, for blocks where 60 m² does not fit.



Banksia

2 bed · 1 bath · 60 m²

Our most popular plan, with a separate laundry. On display at Castle Hill.



Belmont

2 bed · 1 bath · 60 m²

Open plan with the full upgrade range, fitted out at our display centre.



Pepperbush

3 bed · 1 bath · 60 m²

Three bedrooms inside the 60 m² limit.

See all 50+ plans at grannyflatsaustralia.com.au/floor-plans, or ask us to price any of them on your block.

See one in person, then get your price

Our Castle Hill display centre has two 60 m², two bedroom granny flats side by side: the Banksia with standard inclusions and the fully upgraded Belmont.



Visit the display centre

8/10 Anella Ave, Castle Hill NSW 2154
Weekdays 9am to 4:30pm. Call ahead to book a time with our team.

Book your free site visit

We check your block, show you where the granny flat sits and give you a preliminary fixed quote with your site costs in it.

Call us on

(02) 9899 9146

grannyflatsaustralia.com.au