

# Granny flat block check

Can I build a granny flat here?

Sample property, Mount Druitt NSW 2770

ANSWER	CONFIDENCE	NEXT MOVE
<b>Yes</b>	<b>7 / 10</b>	<b>Ask a certifier</b>
Worth pursuing from the instant checks.	Good signals, not final approval.	Check the yellow flags before plans.

## Summary

This block looks like a genuine granny flat candidate from the instant checks.

The main ingredients are there: residential zoning, advertised land area above 450 sqm, no obvious heritage or bushfire issue and usable rear yard space.

This is not a final approval answer. The next step is to ask a private certifier whether the fast-track pathway is realistic, especially because the property has flood / stormwater and rail corridor flags.

## What could change the answer?

The main items that could change the answer are:

- Flood and stormwater requirements.
- Sydney Trains corridor protection rules.
- Sewer location and easements.
- Practical construction access.

Do not pay for full plans until these have been checked.

## Quick property facts

<b>Council</b>	Blacktown City Council
<b>Lot / DP</b>	Withheld in sample report
<b>Planning zone</b>	R2 Low Density Residential
<b>Advertised land area</b>	Approximately 575 sqm
<b>Minimum lot size control</b>	450 sqm
<b>Main items to check next</b>	Low / medium local flooding and rail corridor protection zone

## Why the answer is yes, worth pursuing

This is a first-pass block check. It answers one practical question: does the property look worth investigating further or is there an obvious blocker from the instant checks?

For this property, the answer is yes, worth pursuing.

Check	Finding	Impact
<b>Residential zoning</b>	R2 Low Density Residential	Good signal. The zoning does not obviously block a granny flat investigation.
<b>Lot size</b>	Approximately 575 sqm advertised	Good signal. Above the 450 sqm first-pass screen.
<b>Heritage</b>	NA / no obvious flag found	Good signal. No obvious heritage blocker found in the instant checks.
<b>Bushfire</b>	No obvious bushfire-prone land flag found	Good signal. No obvious bushfire issue found in the instant checks.
<b>Backyard space</b>	Usable rear yard appears possible	Good signal. Physical fit looks plausible at desktop level.
<b>Flood / stormwater</b>	Low mainstream, Low/Medium local flooding	Check next. This could affect floor levels, drainage, approval pathway and cost.
<b>Rail corridor</b>	Sydney Trains Corridor Protection Zone	Check next. The rear corridor may trigger concurrence or design review.
<b>Access / services</b>	Side access, sewer, easements not confirmed	Check next. These can change placement, cost or pathway.

## What to do next

Before paying for plans, speak to a private certifier or experienced granny flat builder.

The key question is whether this block is likely suitable for the faster approval pathway, called a **Complying Development Certificate (CDC)**, and whether the yellow flags change the design, cost or pathway.

## Ask these questions

Question	Why it matters
<b>Can this property likely use the CDC pathway for a detached granny flat?</b>	Confirms whether the fast-track route is realistic.
<b>Does the Low/Medium local flooding affect floor levels, drainage or approval pathway?</b>	This is the main site caution from the instant check.
<b>Does the Sydney Trains Corridor Protection Zone trigger concurrence, setback or design requirements?</b>	The rear rail corridor may add extra review.
<b>Do we need a sewer service diagram before design?</b>	Sewer location can affect where the granny flat can sit.
<b>Are there easements, title restrictions or access issues that could affect placement or cost?</b>	These were not checked in the instant report.

**Do not spend money on full plans until those items are checked.**

## What this check does not prove

This instant check is designed to answer whether a granny flat looks worth pursuing in the first instance.

It does not prove final approval, buildability or cost.

Not checked	Why it matters
<b>Title and ownership type</b>	Torrens, strata, community title and restrictions were not verified.
<b>Easements</b>	A rear easement could affect where a granny flat can sit.
<b>Sewer and stormwater services</b>	Sewer and stormwater location can affect placement, drainage and cost.
<b>Formal flood advice</b>	Important here because local flooding is low / medium.
<b>Survey / site levels</b>	Needed for exact setbacks, floor levels and building envelope.
<b>Certifier decision</b>	The CDC pathway must be confirmed by a certifier or relevant authority.

Use this report as an early screen only. Do not rely on it to buy property, pay deposits, commission plans, lodge an application or start works.

This report is not a replacement for a Section 10.7 planning certificate, title search, sewer diagram, survey or certifier decision.

## Source

Based on instant public-data checks, council mapping and desktop site review. Address and lot details have been de-identified for this sample.