

---

# Granny Flat Feasibility Study

## 12 Dianella Crescent, Paxton

---

**Prepared by:**

Granny Flat Solutions

**Date:**

02<sup>th</sup> September, 2024

---

The study involved a detailed desktop analysis and review of the Contract of Sale provided by the client, Council planning controls (DCPs, LEPS), NSW Planning Portal Check, Sewer service diagram, 10.7 Planning Certificates, and use of online subscription-based mapping tools.

Disclaimer:

We have obtained all information from a desktop analysis from sources we believe reliable at the time of the Feasibility Study; however, we cannot guarantee its accuracy. Since no on-site visit was conducted, it is not possible to provide detailed information on any construction restrictions.

All information provided is general in nature and not intended to be legally binding. Users of this information are advised to conduct their own thorough assessments and seek appropriate professional advice, as the provided information may not encompass all relevant factors or considerations. The absence of a site visit may limit the accuracy and comprehensiveness of the data presented.

This disclaimer serves to communicate that the information is offered in good faith and for general purposes only. Any reliance on this information is at the user's own risk, and the provider of this information shall not be held liable for any inaccuracies, errors, or omissions. It is recommended to consult with qualified professionals for site-specific assessments and to verify the accuracy of the information provided herein.

---

## THE SITE

Site Address	12 Dianella Crescent, Paxton
Site Area	873.1 m <sup>2</sup> (approximate only)
Property Width	21 m

## LEGISLATIVE CONSIDERATIONS

Council LGA	Cessnock
Local Environmental Planning Policy	Cessnock LEP 2011
Zoning	<b>RU5 Rural Village – CDC not possible due to zoning. DA through local council must be obtained.</b>
Permissible Use under LEP	Bed and breakfast accommodation; Building identification signs; Business identification signs; Business premises; Cemeteries; Centre-based child care facilities; Community facilities; Crematoria; Dwelling houses; Early education and care facilities; Educational establishments; Entertainment facilities; Environmental facilities; Environmental protection works; Food and drink premises; Home businesses; Hotel or motel accommodation; Information and education facilities; Light industries; Mortuaries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Roads; Roadside stalls; Rural supplies; Schools; <b>Secondary dwellings</b> ; Semi-detached dwellings; Seniors housing; Service stations; Sewerage systems; Shops; Tank-based aquaculture; Vehicle repair stations; Veterinary hospitals, Water supply systems
Acid Sulphate	N/A

## LEGAL CONSIDERATIONS

Title – <b>128 / 1243665</b>	Covenant 565209, restriction due to drainage easement
DP – <b>1243665</b>	<b>Restrictions 6 &amp; 12</b>
88b Instruments	None available

## PLANNING CONSIDERATIONS

Heritage Item on Site	No
Heritage Conservation Area	No
ANEF (Aircraft Noise) Affected	No
Road Widening Proposed	No
Flood Affected	No
Bushfire Prone Land	<b>Yes</b>
Mine Subsidence Affected	No
Biodiversity Affected Land	No
Tree Disputes or Orders	No
Western Sydney Aerotropolis Affected	No

### SERVICES CONSIDERATIONS

Site Slope	Property falls slightly towards the rear boundary.
Main Sewer Location	Running through rear yard.
Sewer Diversion Required	Based on Sewer Diagram provided, Sewer diversion may be required
Stormwater Solution	Possible Charged Line or Absorption pit (subject to survey report and hydraulic engineers advice). Drainage easement not benefited.
Before You Dig Australia	Search not undertaken. It is recommended to do a FREE online search via <a href="http://www.byda.com.au">www.byda.com.au</a> )

### CONSTRUCTION CONSIDERATIONS

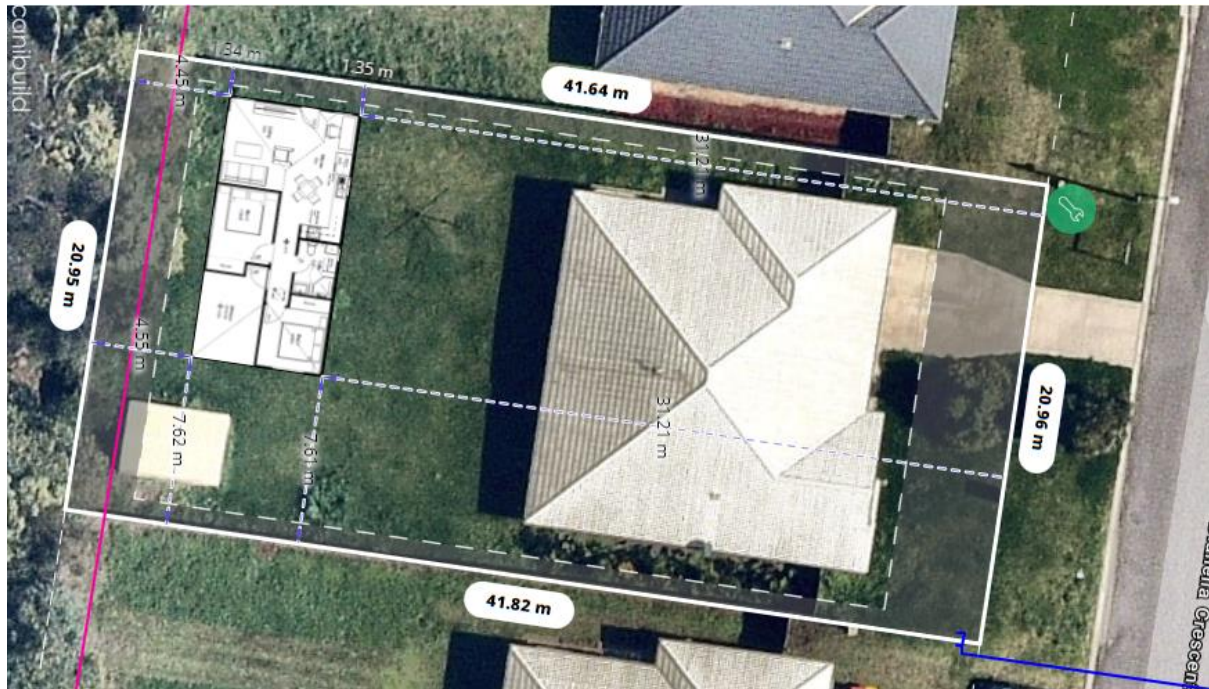
Access Issues	May be tight access
Limited Space	No issues
Site Cost Considerations	No issues
Street Parking or Delivery Issues	No issues
Other Considerations	A large number of trees in reserve to rear. Bushfire affectation may be high.

A Site inspection has not been undertaken. Information provided above is based on Google Streetview and Mapping tools.

### OTHER CONSULTANT REPORTS REQUIRED

Contour Survey Cost	\$1500 + GST
Geotech Report Cost	\$1800 + GST
Dilapidation Report Cost	\$700 + GST (additional \$220 for adjoining properties)
Sewer Pegout Report	\$1200 + GST

## SITE MAP



Based on the size of the block being between **450m<sup>2</sup>-900 m<sup>2</sup>-**, it is required to maintain a **3m rear setback**, and **0.9m side setback**.

## SUMMARY / RECOMMENDATIONS

As indicated in the report, there are no planning, legislative or obvious construction issues visible.

We have based our assumptions on the 10.7 Planning Certificate provided.

Subject to the above being clarified, the site could accommodate a Granny Flat under a DA through the local council. CDC is not possible due to the property zoning RU5 (Village).