

Granny flats

Privacy requirements

August 2014

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

- Balconies greater than 3 square metres in area may need a privacy screen which is at least 1.7 metres above the floor level, but a maximum of 2.2 metres.
- A privacy screen is needed for a window in a habitable room that has a finished floor level more than 1 metre above ground level, a sill height less than 1.5 metres above that floor level and faces a side or rear boundary that is less than 3 metres.
- A privacy screen is not required for bedroom windows that are less than 2 square metres in area. If a window is larger than 2 square metres in the bedroom, the window may require a privacy screen or translucent glass.

Privacy screen requirements under [SEPP \(Exempt and Complying Development Codes\) 2008](#):

- **privacy screen:** a structure that provides a screen or visual barrier between a window of a habitable room or an outdoor area on a lot and an adjoining lot which:
 - has no individual opening more than 30mm wide, and
 - has a total area of all openings that is more than 30% of the surface area of the screen or barrier, or
 - for privacy, a window can be made of fixed translucent glass which is unable to be opened.

