

AFFORDABLE, DESIGNER GRANNY FLATS



BACKSPACE LIVING

[BACKSPACE LIVING.COM](https://backspaceliving.com)



ITS NOT A GRANNY FLAT... IT'S A BACKSPACE

It is often said that innovation is born out of necessity. For our founder Trent Robinson, this could not have rung truer. After taking the conventional route from an apprenticeship to building homes, he found himself asking this question – why, when seeking to improve our homes, do we turn to building new or renovating?

While considering the possibilities behind this question, Trent found that his fulfilment came from when he provided clients with a space they loved and an enjoyable journey. This is how, after undertaking his first 'granny flat' build, he realised the unrealised potential held by one key area of the home – the backspace. Rather than a last resort, Trent saw these back spaces as brimming with possibility – a way to create something that was more than just a 'granny flat' and beyond a renovation or new home build. From this, Backspace living was born.

We are here to challenge the status quo and change the stereotypes associated with "granny flats". Our design vision is as limitless as the possibilities held by your Backspace. We encourage and feed off the creativity of our clients, challenging them to push the boundaries of their space in way that makes it work for them. Our ability to skip the time-consuming council approval process allows us to work directly with you on a wide range of customisation options - meaning there's a Backspace to suit everyone.

As the world changes, we are changing with it. We've created spaces with multiple functions, serving as home offices, workout studios and even places to run your business. By working with us, a build that was once seen as a last resort becomes a personalised space carefully designed to meet and anticipate your evolving needs. We love nothing more than showing people where 60sqm can take you: from a pool house to a teenage retreat, art studio or investment Airbnb – we strongly believe in allowing your imagination free rein.

ARRANGE YOUR FREE INSPECTION OF OUR DISPLAY UNIT

A NEW ERA OF GRANNY FLATS



AWARD WINNING, INNOVATIVE DESIGNS

At Backspace Living, we empower you to literally think outside of the box. As the 60sqm rule only covers the internal living space, we'll never place a limit on your build – why not get creative by adding an outdoor living spaces or deck?

Creating bespoke details is where we excel. We realise that every build is as unique as its owner, and we want the finished product to reflect our clients vision, lifestyle, and budget. Each of our innovative custom designs are entirely exclusive to you. Incorporating personalised finishes and architectural design features, no two Backspaces are the same.



WINNER 2017
HIA Hunter Region
Outdoor Project



WINNER 2019
HIA Hunter Region
Affordable Housing







OUR PROCESS

At Backspace Living we have refined our process to make the building experience enjoyable and intuitive for our clients. We pride ourselves in providing a seamless building journey by offering a unique and personalised experience, by listening to your needs to create a Backspace that is right for YOU! Our experienced and professional team will manage each stage of your Backspace project from concept to completion. Our aim is to ensure our clients remain well informed throughout the entire journey of bringing their Backspace to life.



CONTACT US

Welcome to a new error of Granny flats... “a Backspace” Our friendly team are on hand to discuss your vision, needs and budget. We can provide an on the spot, real time, complimentary desktop property assessment and provide you with a preliminary advice for your project.



DISPLAY VISIT

Think outside the box. We recommend visiting our display home as a perfect starting point to get familiar with the process of bringing your Backspace project to life, while engaging with our highly skilled and experienced team.



VIRTUAL SITE ANALYSIS & PRELIMINARY QUOTE

Our team will complete a virtual site analysis of your property. Following this contextual site analysis, we offer advice regarding positioning and the most cost-effective way to construct your Backspace design. We will confirm your Backspace approval pathway via either CDC or DA and provide you with a preliminary quotation based on your site requirements.



FEASIBILITY & DESIGN

It's time to forget everything you thought you knew about granny flats! Whether you choose from one of our Award-winning designs, or design a custom-built package, we can offer you a Backspace that fits your vision, style, and budget. By the end of this step, you will have compliant plans that are ready for approval.



QUOTATION & TENDER

We'll take care of you! Once you have approved your plans, Backspace will provide you with a comprehensive, transparent, and detailed quote for your Backspace project with no hidden surprises ready for contract.

1.

2.

3.

4.

5.



SIGN YOUR CONTRACT

John Hancock time! Once you are ready to move forward with your project, we will prepare a contract and organise a time to sit down with you and go through the construction process.

6.



SELECTIONS

Get Creative! Choose from our pre-selected packages or customise your own Backspace design by meeting with our interior designers, colour specialists and supplier representatives who will walk you through the process at our display suites and showrooms to assist you to choose your desired interior and exterior colours, fixtures and finishes to bring your vision to life

7.



BUILDING APPROVALS

Our team prepare all the required documentation for either a Complying Development Certificate (CDC) or a Development Application (DA), while keeping you updated throughout the process.

8.



CONSTRUCTION

Sit back and watch your Backspace come to life. Milestone progress invoices will be sent out to you so that you know you are only paying for work that has been completed.

Once construction is complete, your site supervisor and project manager will meet with you on site to walk you through your project and identify if any final work or items need to be addressed.

9.



HANDOVER

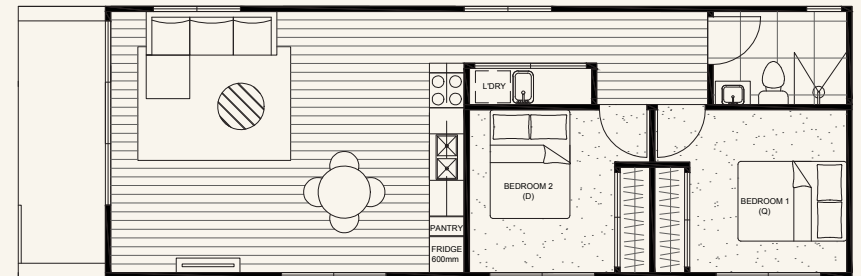
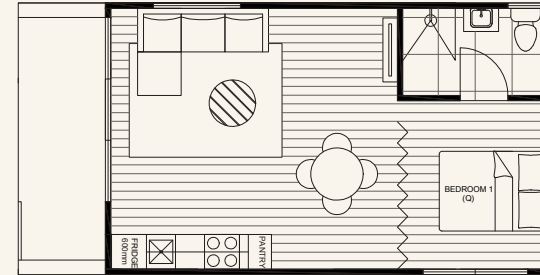
Your Backspace dreams have become reality! Here's the key to your finished project. Upon the completion of your Backspace Living project, you will receive an Occupation Certificate (OC), as well as a book of warranties and vouchers from our suppliers. Congratulations and we hope you have enjoyed your journey with us.

10.





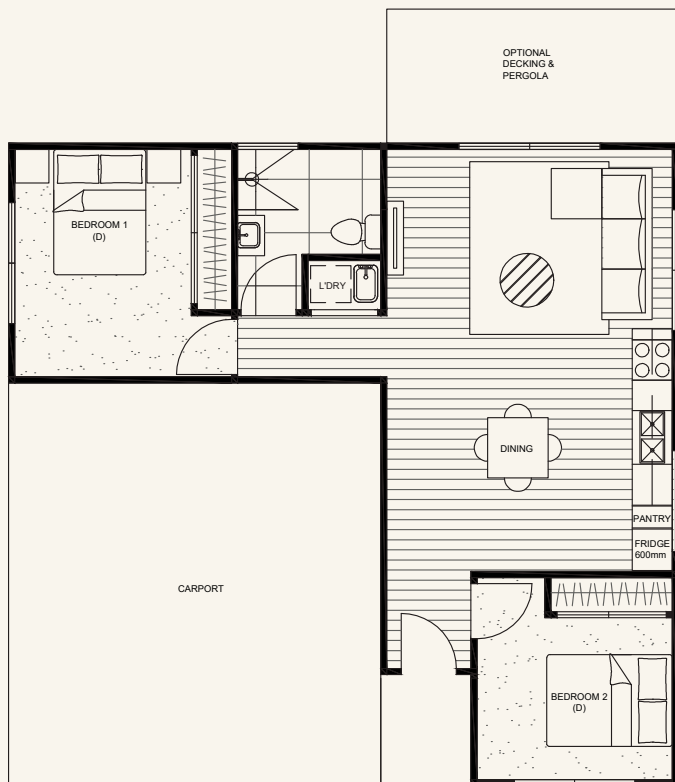
LENNOX 36/60M²



VERSATILE AND COMPACT

A modern adaptation of the classic gable offering both 36m² and 60m² options with the same asymmetric façade.

YAMBA 60M²



ALL-ENCOMPASSING INTEGRATED SPACE

The Yamba seamlessly integrates the garage with the internal living space, with a clever layout making the most of every millimetre!

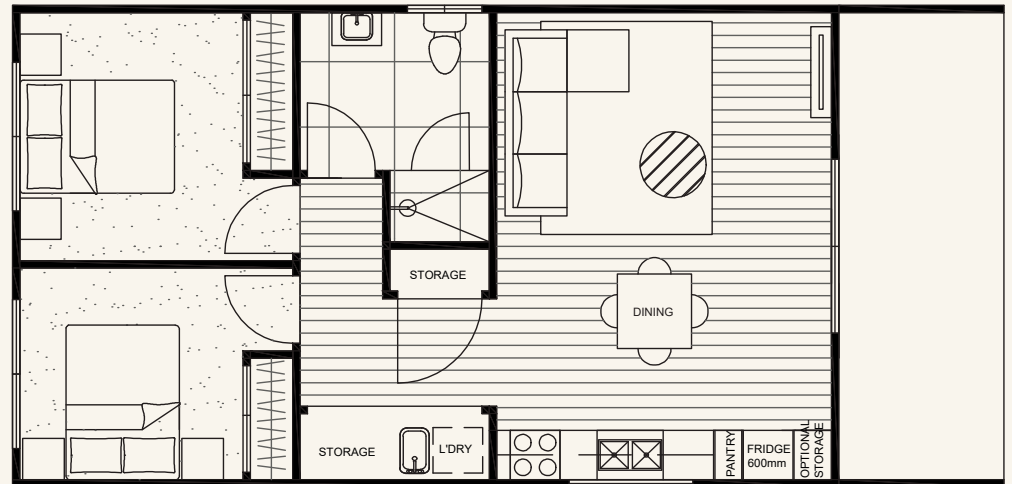








COOLANGATTA 60M²



GABLE LOVERS RETREAT

With a roof line like no other, this model creates a haven to soak in the views whilst maintaining privacy.

FRESHWATER 60M²



PROMINENT STREET PRESENCE

With strong architectural features this design makes a lasting impression with unique glazing and feature cladding included.

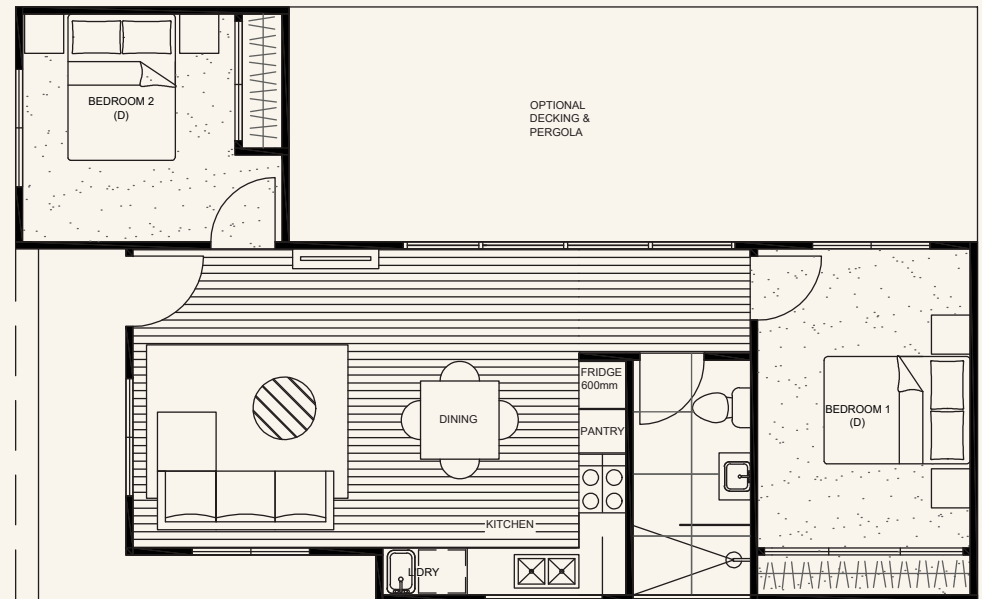








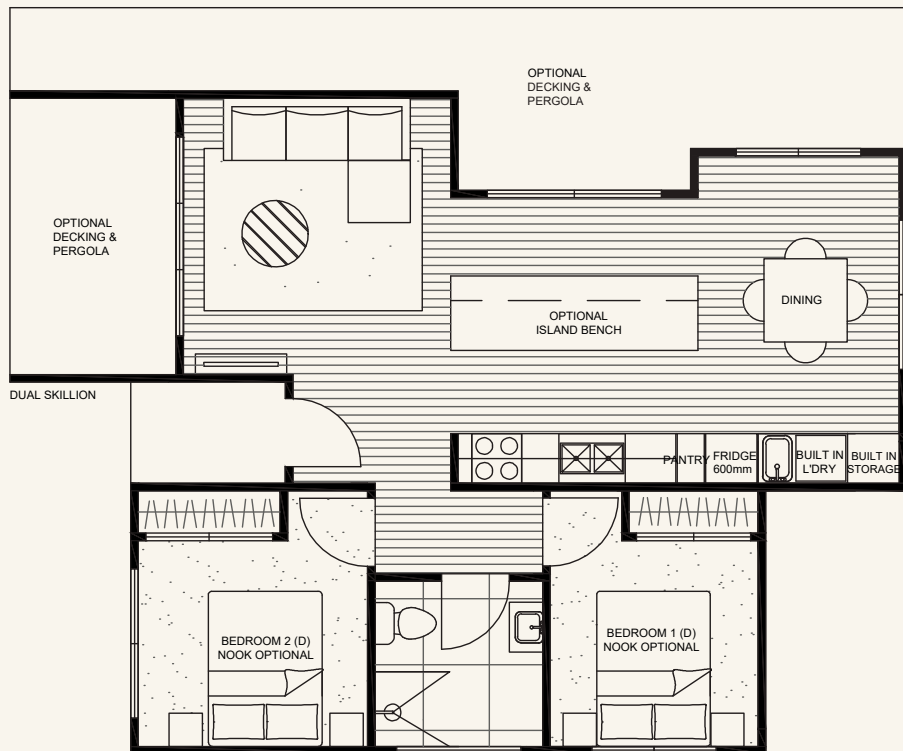
TOORAK 60M²



INNOVATIVE OUTDOOR ENTERTAINER

The Toorak is a truly unique design with clever architectural features to maximise the space with cohesive flow from internal living to external living and yard. Turning a 60m² granny-flat into a 95m² Backspace.

AVOCA 60M²



SEAMLESSLY SECLUDED

The Avoca seamlessly merges the private sleeping quarters with open living, dining and kitchen. This design maintains the signature Backspace outdoor entertaining area in a functional, secluded orientation.

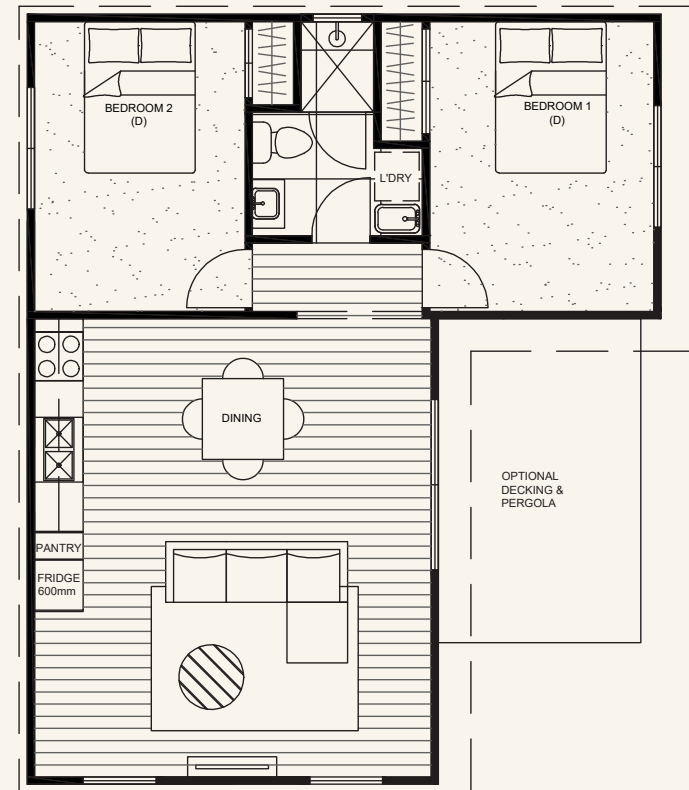








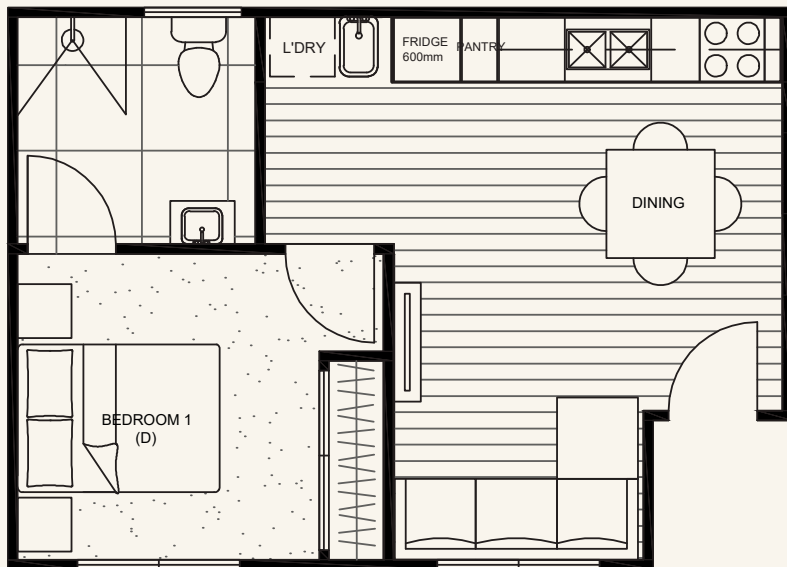
BAROSSA 60M²



PERFECT CHOICE FOR MAXIMISING PRIVACY

The Barossa is a perfect choice for blocks that don't have the luxury of street frontage or rear lane access. Positioning it to optimise privacy from the front house, makes this model ideal.

AVALON 36M²



THE PERFECT ENTRY LEVEL MODEL

The Avalon suits smaller blocks and budgets. This one bedroom model still maintains the illusion of open space with its high ceilings and well thought out design. It's got everything and more that you would need.

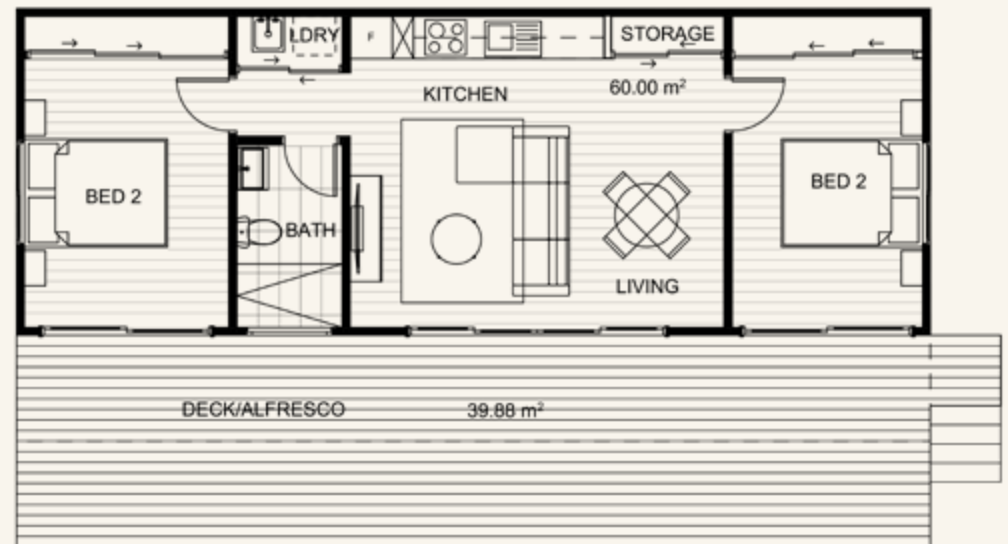








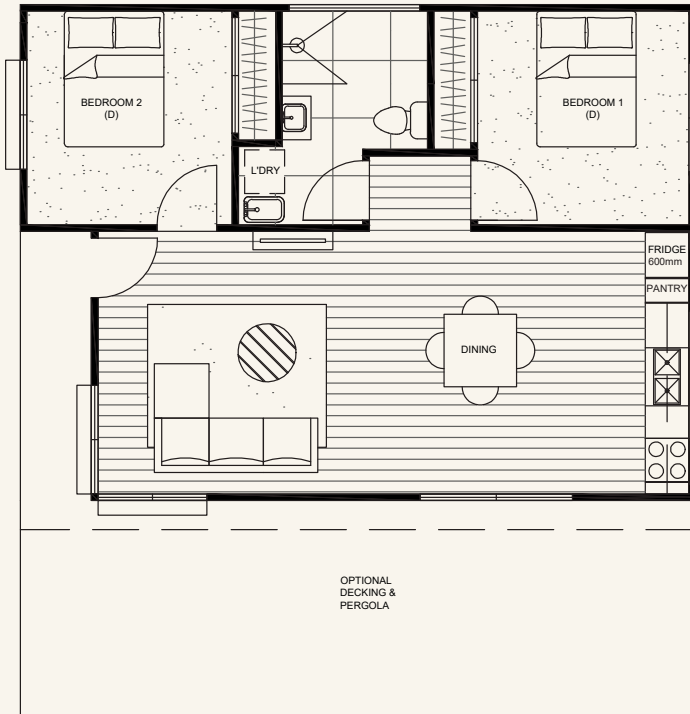
QUEENSTOWN 60M²



A TRUE ARCHITECTURAL STATEMENT

With a ceiling height of up to 3.4m, the Queenstown offers a sense of space like no other backspace on the market. Providing a strong architectural statement from the outside.

HAYMAN 60M²



ADD THE SIDE ALFRESCO SPACE...
THE HAYMAN IS NO LONGER A GRANNY FLAT!

An entertainers delight, with a wide open living space featuring raked ceilings and 60m² internal living space. The cantilevered eave and window features make this model the perfect choice for sites with premium street frontage.









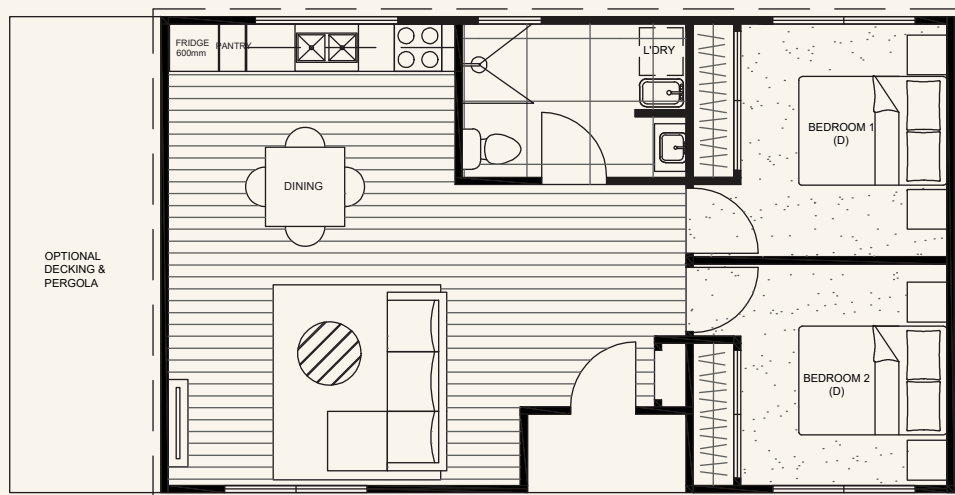
AIRLIE 60M²



OPEN PLAN LIVING

The Airlie design has a strong emphasis on open plan living whilst allowing an abundance of natural light in through its central landscaped area.

KIAMA 60M²



ATTENTION INVESTORS

Perfect for investors as it offers a contemporary backspace design without the price tag.

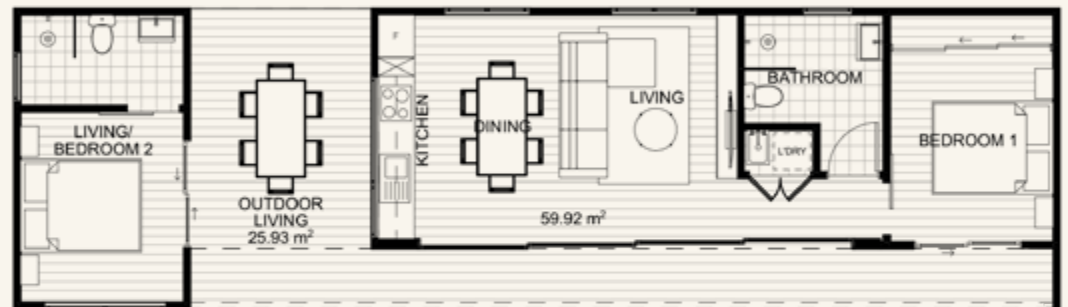








BANGALOW 60/86M²*



* EVEN MORE BACKSPACE...

When integrating a 60m² Backspace with a 36m² studio and combined with outdoor living area the Bungalow is the obvious choice if you have space and want more

BRIGHTON 60M²



OUR SPLIT LEVEL MODEL WITH STORAGE & GARAGE SPACE

Give yourself a view and maximise your parking options with our split level model, the Brighton. This option provides premium storage, and the ability to park right underneath. Imagine your workshop is just metres away or the kids with their own space to live and a car.









CDC CHECKLIST

Backspace Living will guide you through the process of getting your designer backspace from conception through to practical completion. Our team is here to help take the stress out of the planning and building process so you can focus on more important things.

Changes to State Government planning requirements have made it easier to obtain approval for a granny flat. Go through this checklist to see if your proposed backspace qualifies for 10–20 day approval from your local council as a “complying development”.

□ COUNCIL ZONING

Check that the Section 149 Planning Certificate for the property does NOT categorise the property under any of the following areas:

- Rural zones (RU1 to RU5) and Large Lot Residential zones (R5);
- Flood Zone;
- Bushfire Zone (Flame Zone or BAL-40);
- Conservation or Heritage area.

(If you don't have one, you can obtain a copy of the Section 149 Planning Certificate of the property for \$53 from your local council).

YES! The 149 Planning Certificate does NOT list the property under any of these zones. Go to the next question.

NO. The 149 Planning Certificate DOES list the property under one or more of these zones. You can't get approval as a complying development and a DA will need to be submitted to your local council.

□ SIZE OF YOUR PROPERTY

Is your property at least 450sqm in area and a minimum of 12m wide at the proposed site of the secondary dwelling?

YES! Go to next question.

NO. You can't get approval as a complying development for a detached granny flat, but you may get approval for an attached granny flat. Contact your local council to check.

□ SETBACKS FOR YOUR SECONDARY DWELLING

Will your secondary dwelling have the following setbacks:

- Setback from the primary dwelling: Minimum 1.8m (otherwise a fire-rated wall will be needed such as brick or other fire-rated cladding).
- Front setback: Must be the average of the front setbacks of the nearest two dwelling houses on the same road, located within 40m of your lot.
- Side setback: Minimum of 0.9m from the side boundaries if the property is <900sqm, or 1.5m setback if it is <1500sqm, or at least 2.5m for larger properties.
- Rear setback: Minimum of 3m from the rear boundary if the property is <900sqm, or 5m setback if it is <1500sqm, or 10m rear setback for larger properties.

YES! Go to next question.

NO. You can't get approval as a complying development for a detached granny flat, but you may get approval for an attached granny flat. Contact your local council to check.

□ DISTANCE FROM TREES

Will your secondary dwelling be setback at least 3m from any “significant tree” ? (Check with your local council for definition of a significant tree. Generally, any native trees over 5m).

YES! Go to next question.

NO. You must apply to your local council for tree removal..

□ TOTAL FLOOR SPACE OF YOUR PROPERTY

Will the total floor space your property, including both the primary dwelling, secondary dwelling and any garages, carports, awnings and patios, NOT exceed the following allowed floor space?

- 330sqm, if the lot is between 450sqm-600sqm;
- 380sqm, if the lot is between 600sqm-900sqm;
- 430sqm, if the lot is over 900sqm;

YES! Go to next question.

NO. You can't get approval as a complying development either for an attached or detached granny flat, but you may get DA approval if the secondary dwelling is less than 60sqm.

□ HEIGHT OF THE PROPERTY

Will the property be within a maximum height of 8.5m from ground level to the highest point of the roof?

YES! Go to next question. (Be aware that taller buildings, such as two storey buildings, may require larger setbacks. Check with your council.)

NO. You can't get approval as a complying development for a detached granny flat, but you may get approval for an attached granny flat. Contact your local council to check.

□ EXCAVATION

Will your secondary dwelling be built without exceeding the following excavation requirements?

- 1m, if it is within 1m of a boundary;
- 2m, if between 1m – 1.5m from a boundary;
- 3m, if more than 1.5m from a boundary.

YES! Go to next question.

NO. You can't get approval as a complying development for a detached granny flat, but you may get approval for an attached granny flat. Contact your local council to check.

□ PRIVATE OPEN SPACE

Does the secondary dwelling have a flat outside entertainment area that is at least 4m wide and 24sqm in area, and is directly accessible from a living room?

YES! Go to next question.

NO. You can't get approval as a complying development for a detached granny flat, but you may get approval for an attached granny flat. Contact your local council to check.

□ STORM WATER DRAINAGE

Will the downpipes of your secondary dwelling be connected to one of the following?

- The existing draining system;
- A registered drainage easement;
- An on-site disposal system such as a "rubble pit" in the back yard.

YES! Go to next question. (Be aware that taller buildings, such as two storey buildings, may require larger setbacks. Check with your local council.)

NO. You won't get approval for a secondary dwelling.

□ LANDSCAPED AREA

After the secondary dwelling is built, will the lot retain at least 25% of the total area as a "landscaped area" such as lawn & gardens. (50% of this must be behind the main dwelling.)

YES! Go to next question.

NO. You can't get approval as a complying development for a detached granny flat, but you may get approval for an attached granny flat. Contact your local council to check.

SUCCESS! If you got this far then your secondary dwelling should qualify as a complying development and be approved within 10-20 days. It's still advisable to double check with your local council and/or builder before proceeding with the application for a Complying Development Certificate. You should also check the fees and contributions that are payable to council for your property address. Note: You do not need to provide additional parking for a secondary dwelling but it may be something to consider from a practical point of view.

MEET THE DIRECTOR

TRENT ROBINSON – DIRECTOR

Trent has more than 20 years experience as a builder and is passionate in changing the perception of granny flats. For Trent, it's not about building granny flats, but homes that people can be proud of and live a healthy lifestyle in.

Trent prides himself on creating a positive culture within the workplace where it's not just a job, it's a lifestyle. He is heavily involved in the design and construction phase with a relentless approach to self-improvement, refinement and innovation.





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