



Uearthed Cabins — Certified Granny Flats

Smart, compliant, comfortable. Built off-site. Delivered ready to live in.

Class 1A • NatHERS 7-star • BASIX & NCC compliant • 25-year structural warranty



Why Choose a Certified Uearthed Cabin as Your Granny Flat?

- Legally certified as a Class 1A secondary dwelling — compliant with NCC and NSW Housing SEPP.
- Built to achieve 7-star thermal performance (NatHERS/BASIX), improving comfort and reducing energy bills.
- Eligible for faster Complying Development (CDC) approvals when criteria are met.
- Finance & insurance friendly — recognised as a permanent dwelling.
- Durable structural steel frame with 25-year structural warranty from Uearthed Cabins.
- Delivered fully finished — turnkey, service-ready, solar-ready and efficient.

NSW Planning & Building Overview

- Secondary dwellings (granny flats) are permitted in most residential zones: R1, R2, R3, R4 and R5.
- CDC pathway available when lot size is $\geq 450 \text{ m}^2$ and all Housing SEPP standards are met.
- Most granny flats are limited to around 60 m^2 internal area under common SEPP guidance.
- BASIX and NCC requirements now target ~ 7 -star NatHERS thermal performance.
- DA pathway remains available for lots or designs that do not meet CDC criteria.

Comparison: Certified Uearthed Cabin vs Non-certified Tiny Home / Donger / Bunker

Feature	Uearthed Cabin (Class 1A, 7-star)	Non-certified Alternative
Legal Status	Fully NCC-compliant Class 1A dwelling. Approved secondary dwelling.	Often categorised as temporary or non-compliant structure.
Approvals	Eligible for CDC or DA. Faster, predictable approvals.	May require full DA or be refused entirely.
Energy & Comfort	7-star NatHERS, insulated, airtight, low running costs.	Poor thermal performance; higher energy bills.

Insurance & Finance	Recognised permanent dwelling; easier to insure and finance.	Often refused by insurers and lenders.
Durability	Structural steel frame + 25-year warranty.	Shorter lifespan; no structural warranty.
Property Value	Adds long-term value, legally rentable.	May reduce value; may require removal before sale.

Technical Highlights

- NCC-compliant Class 1A dwelling.
- 7-star NatHERS + BASIX-compliant thermal envelope.
- Structural steel frame, built off-site with strict quality control.
- Delivered on piers - suitable for sloping or reactive soil sites. Slab option available
- High-performance insulation, acoustic protection, LED lighting, efficient appliances.
- Solar-ready roofing and electrical provisions.
- Comprehensive maintenance log and handover pack.

Client Benefits

- Lower long-term running costs thanks to 7-star design.
- A legally recognised dwelling that can be rented or occupied immediately.
- Fast, predictable build timeline due to factory construction.
- Adds real property value and is easy to sell with certificates.
- Option to upgrade to 'Independent Living' – wheelchair friendly if required
- Peace of mind with engineering documentation and 25-year structural warranty.

Checklist Before Ordering a Granny Flat

- Check your site's zoning under the local LEP.
- Confirm your lot is $\geq 450 \text{ m}^2$ if you want to use the CDC pathway.
- Check maximum allowed floor area (commonly 60 m^2).
- Confirm bushfire, flood or environmental constraints early.

Next Steps

Ready to deliver a fully certified, energy-efficient granny flat to your site?
Contact 'Unearthed Cabins' for a quote, site assessment and compliance guidance.


Leanne Irvine

Building Designer / Project Manager
Unearthed Cabins Pty Ltd

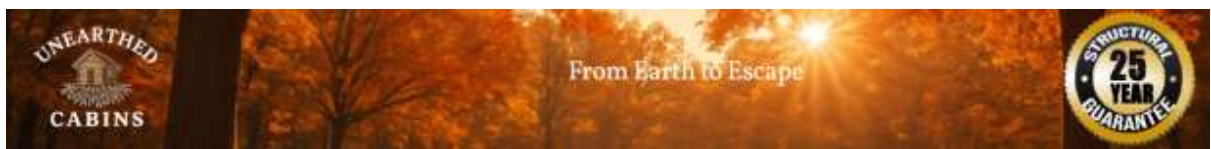
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All our cabins are Class 1A Buildings and 7-Star Certified



Proud supporter of 'Greenfleet'