

Secondary Dwellings

Gympie Regional Council Planning Scheme 2013

This fact sheet provides an overview of what a secondary dwelling is and whether a planning approval is required to be obtained.

What is a Dwelling?

A *Dwelling* is a building or part of a building used or capable of being used as a self-contained residence and comprises of one (1) household.

This term includes outbuildings, secondary dwellings and structures normally associated with a dwelling.

Household: Council's Planning Scheme defines 'household' as 'an individual or group of two or more related or unrelated people who reside in the dwelling, with the common intention to live together on a long-term basis and who make common provision for food or other essentials for living'.

What is a Secondary Dwelling?

Under the *Gympie Regional Council Planning Scheme 2013* (Planning Scheme), a secondary dwelling is defined as follows:

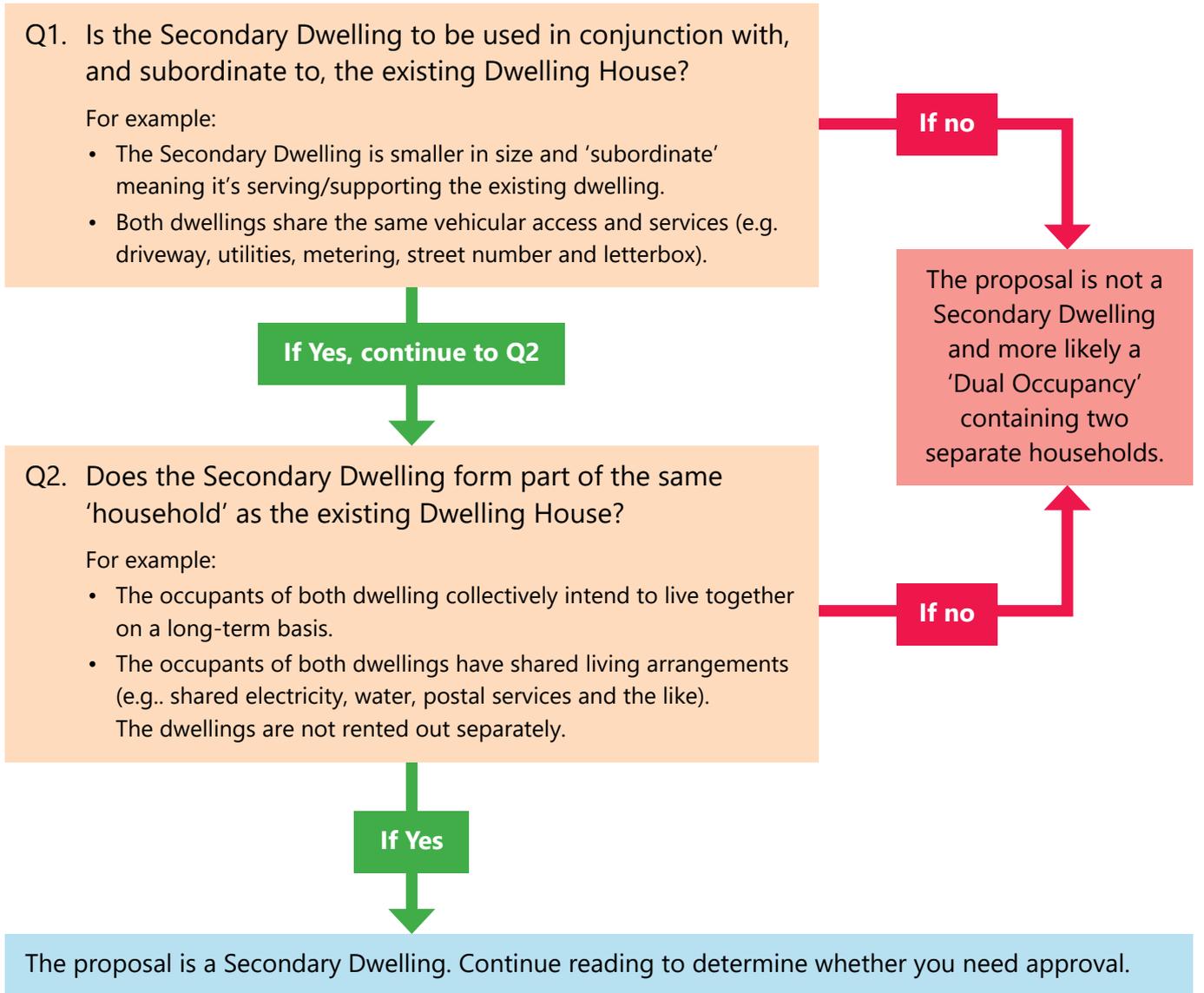
"A dwelling used in conjunction with, and subordinate to, a dwelling house on the same lot. A secondary dwelling may be constructed under a dwelling house, be attached to a dwelling house or be free standing".

A secondary dwelling forms part of the Dwelling use and is occupied by those who form part of your 'Household' (i.e. grandparents, parents, adult children, or siblings). A secondary dwelling is also commonly referred to as a 'granny flat'.



Is my development a Secondary Dwelling?

It is important to ensure the proposal aligns with the secondary dwelling definition to determine how the Planning Scheme applies. Alternatively, other requirements of the Planning Scheme may apply.



What are the planning requirements/approvals needed?

A secondary dwelling is 'accepted development' (i.e. no planning approval required) where you are located within the following zones:

- Residential Living Zone*;
- Residential Choice Zone*;
- Character Residential Zone*;
- Tourist Accommodation Zone*;
- Industry Investigation Zone;
- Rural Zone;
- Rural Residential Zone;
- Township Zone; and

You must also meet the following requirements:

- the secondary dwelling is annexed to or located no further than 20 metres from the outermost projection of the primary dwelling, excluding outbuildings; and
- is no greater than 70m² gross floor area (GFA).

GFA = total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas such as unenclosed private balconies whether roofed or not, access between levels, and/or parking, loading and manoeuvring of motor vehicles*.

*Editor's Note – This measurement does not extend to areas including garages, patios/alfresco areas etc. and decks that are unenclosed on at least one (1) side.

* Additional requirements for particular zones

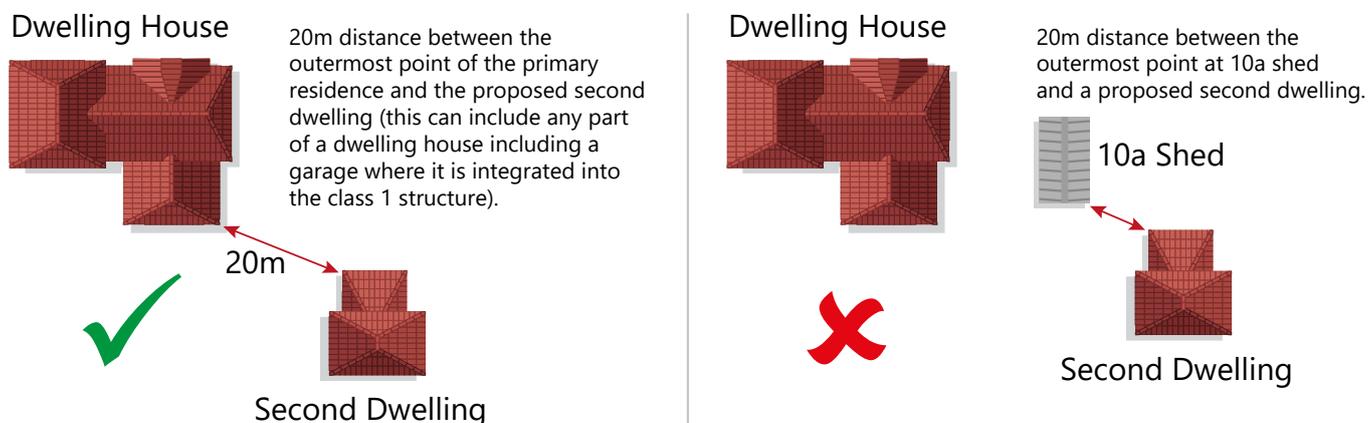
Where the proposed secondary dwelling is located within the Residential Living, Residential Choice, Character Residential and Tourist Accommodation Zones, the following additional provisions apply:

Zone	Requirements
Residential Living	The dwelling house (including secondary dwelling) has lawful access to either a council maintained road or permitted access from a state-controlled road under the <i>Transport Infrastructure Act 1994</i> .
Residential Living, Residential Choice and Tourist Accommodation	The secondary dwelling is not located in front of the primary dwelling.
Character Residential	The secondary dwelling must meet all the requirements or 'Acceptable Outcomes' in the Character Residential Zone Code – Section 1, located on pages 84 to 86 of the Planning Scheme.

Where you do not meet one (1) or more of the 'accepted development' requirements, a material change of use application will be required with council's Planning Department.

How far away can I locate my second dwelling from the primary residence?

The Planning Scheme requires secondary dwellings to be located no further than 20m from the outermost projection of the primary dwelling. The following diagram illustrates this point further.



Frequently asked questions

Key Characteristics of a Secondary Dwelling associated with a Dwelling House:

Characteristic	Second Dwelling Requirements
Number of households	Only one (1) - a Secondary Dwelling must be occupied by persons who form part of one household with the primary dwelling.
Dwelling size	No greater than 70m ² . However, generally speaking a secondary dwelling is also required to remain subordinate to the primary residence (i.e. it needs to be smaller than the primary residence).
Possibility to subdivide	The Secondary Dwelling cannot be separately titled or sold separately (i.e. through reconfiguring a lot (i.e. creation of a building format plan or through a standard format plan subdivision or otherwise);
Leasing/renting options	The Dwelling House and Secondary Dwelling cannot be leased/rented independently from one another.
Services	The secondary dwelling is required to share utilities and connections with the primary residence (i.e. telecommunications, water, gas and electricity) and also not be sub-metered.
Car parking spaces	Additional car parking spaces are not required to be provided for a secondary dwelling.
Access/driveways	The second dwelling needs to share the driveway utilised by the primary residence (i.e. it will not have a separate driveway).
Street address and letterbox:	The secondary dwelling will use the same street address and letterbox for the primary residence.
Rubbish collection	A secondary dwelling needs to share rubbish bins allocated for the primary residence.
Infrastructure charges	Infrastructure charges are not payable for a secondary dwelling.

What other approvals are required?

Where the relevant planning requirements are met, you will need to obtain further approvals including a Building and Plumbing Permit. Please refer to council's Amenity & Aesthetics Resolution regarding building heights and setbacks applicable to your property.

Need further information?

To find a copy of the Planning Scheme, visit:

gympie.qld.gov.au/gympie-regional-council-planning-scheme

To find out the zoning of your property, please visit:

maps.gympie.qld.gov.au

If you are unsure if your proposal is a secondary dwelling and meets the requirements, or if a development application needs to be submitted, contact council's Development Assessment team:

Email: planning@gympie.qld.gov.au

Phone: 5481 0454

To discuss requirements under the *Plumbing and Drainage Act 2018* please contact council's Plumbing and Drainage team:

Email: planning@gympie.qld.gov.au

Phone: 5481 0454

For further information about the *Gympie Regional Council Planning Scheme 2013* or other strategic planning matters, visit gympie.qld.gov.au or contact council's Strategic Planning team:

Email: planningscheme@gympie.qld.gov.au

Phone: 5481 0904

