

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 House?

A *Dwelling House* is a residential use of premises for one household which uses a building or part of a building capable of being used as a self-contained residence. The use includes outbuildings, a secondary dwelling and structures normally associated with a dwelling house.

What is a Secondary Dwelling?

Under the *Gympie Regional Council Planning Scheme 2013* (Planning Scheme), a secondary dwelling means a dwelling on a lot that is used in conjunction with, but subordinate to, another dwelling on the same lot.

A secondary dwelling can form part of the Dwelling House use and may be constructed under or attached to a dwelling house or be free standing.

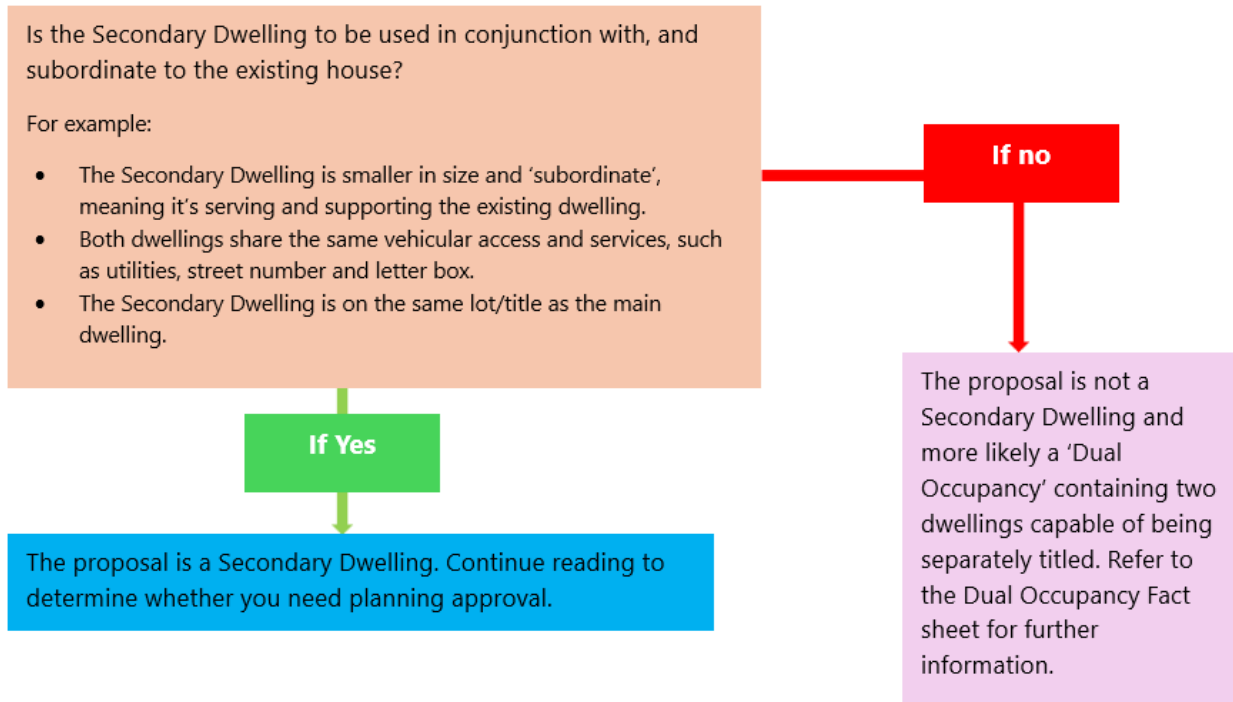
The Planning Regulation goes further to say the secondary dwelling can be '*occupied by individuals who are not related to, or associated with, the households of the other dwelling*'

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?

1. 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.
2. The secondary dwelling is attached to or located no further than 20 metres from the outermost projection of the primary dwelling, excluding outbuildings; and
3. The secondary dwelling is not located in front of the primary dwelling; and
4. The dwelling house (including the secondary dwelling) has lawful access to either a council maintained road or permitted access from a state-controlled road; and
5. The gross floor area (GFA) is no greater than 70m². *

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.

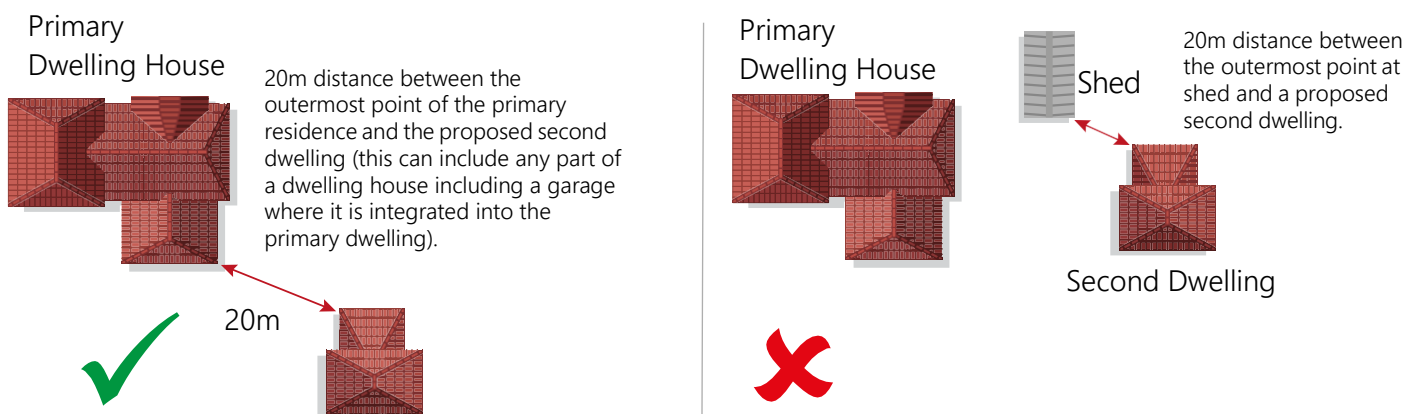
Character Residential Zone

Where the proposed secondary dwelling is located within the Character Residential Zone, 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

Characteristic	Second Dwelling Requirements
Secondary Dwelling size	No greater than 70m ² in gross floor area. However, a secondary dwelling is also required to remain subordinate to the primary residence (i.e. it needs to be smaller than the primary residence).
Subdivision	The Secondary Dwelling cannot be titled or sold separately through subdivision of any sort.
Leasing/renting options	The Dwelling House and Secondary Dwelling can be leased/rented independently from one another. Note that the <i>Planning Regulation</i> changed 26 September 2022 to allow this to occur, where previously this was not allowed.
Services	The secondary dwelling is required to share utilities and connections with the primary residence (i.e. telecommunications, electricity and rubbish collection). Although, a secondary dwelling must have a separate water meter from the main dwelling house.
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.
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 discuss requirements under the *Plumbing and Drainage Act 2018* please contact council's Plumbing and Drainage team:

Email: plumbing@gympie.qld.gov.au

Phone: 5481 0456

For further information on building matters, please contact the Building team:

Email: building@gympie.qld.gov.au

Phone: 5481 0490

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

For further information about the Amenity and Aesthetics Resolution for height and setbacks for residential development:

Email: [adopted-amenity-and-aesthetics-resolution-plpol001-](mailto:adopted-amenity-and-aesthetics-resolution-plpol001-@gympie.qld.gov.au)

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

