



Secondary Dwellings

Information sheet

Sunshine Coast Planning Scheme 2014

This information sheet has been prepared to provide summary advice on Secondary Dwellings. Please refer to the Sunshine Coast Planning Scheme 2014 for further details.

What is a Secondary Dwelling?

Under the *Planning Regulation 2017*, a 'Dwelling House' is defined as a residential use of premises involving:

- (a) 1 dwelling for a single household and any domestic outbuildings associated with the dwelling; or
- (b) 1 dwelling for a single household, a **secondary dwelling** and any domestic outbuildings associated with either dwelling.

A 'Secondary Dwelling' is defined as a dwelling, whether attached or detached, that is **used in conjunction with, and subordinate to**, a dwelling house on the same lot. For example, this may include a granny flat or carer's accommodation.

For further guidance to determine if a Secondary Dwelling can be **used in conjunction with or subordinate to**, a dwelling house please refer to **Table 1: Secondary Dwelling Checklist** overleaf.

If the dwelling is not used in conjunction with, and subordinate to, a dwelling house on the same lot, then the use would most likely be defined as a 'Dual Occupancy' (i.e. two dwellings comprising separate households), which has separate requirements under the Planning Scheme.

What approvals are required for a Secondary Dwelling?

Planning Approval

Where located in an appropriate zone (e.g. the Low Density Residential Zone, Rural Residential Zone or Rural Zone), a planning approval is generally not required for a Secondary Dwelling provided that the requirements in the Dwelling House Code are complied with at all times – refer to the next section of this information sheet for an overview of these requirements.

If a Secondary Dwelling cannot comply with one or more of the requirements in the Dwelling House Code, a planning approval from Council will be required.

If the Secondary Dwelling is proposed on land subject to certain mapped Planning Scheme overlays (e.g. biodiversity, bushfire, cultural heritage or flooding), this will trigger additional requirements or require a planning approval.

Planning Scheme zoning and overlay information for your property can be viewed in 'MyMaps' – an interactive mapping tool on Council's website.

Building and Plumbing Approvals

In addition to complying with relevant planning requirements, building approval is required for all Secondary Dwellings. In the Sunshine Coast region, building approvals are issued by private building certifiers.

A permit for plumbing or drainage work will also be required for a Secondary Dwelling. Plumbing approvals are issued by Council.

What are the main planning requirements for a Secondary Dwelling?

A Secondary Dwelling may be constructed under a Dwelling House, attached to a Dwelling House or be freestanding.

The Planning Scheme's Dwelling House Code includes requirements to ensure that a Secondary Dwelling is used in conjunction with, and subordinate to, a Dwelling House and that neighbourhood character and amenity is protected.

To meet the requirements of the Planning Scheme, a Secondary Dwelling will need to:

- **Be located and designed to have a nexus or functional connection with the primary dwelling.**

Where the Secondary Dwelling is freestanding, it is located within 20 metres of the primary dwelling (measured from the outermost projection of each dwelling).

- **Be used to share common services and vehicle access arrangements.**

This can be achieved by the Dwelling House and Secondary Dwelling sharing a single (common):

- water connection and meter;
- waste water connection/system;
- street number and letterbox; and
- vehicle access driveway and access point.

- **Be small in size, such that the Secondary Dwelling is ancillary to the primary dwelling.**

Specifically, the Secondary Dwelling has a maximum gross floor area of 60m² (or 90m² in the Rural Zone or Rural Residential Zone or 45m² in the Moffat Beach/Shelly Beach/Dicky Beach area as discussed below).

- **If located in the Moffat Beach/Shelly Beach/Dicky Beach area, be designed to be small and low impact.**

In this particular area, the Secondary Dwelling has a maximum gross floor area of 45m² and does not exceed 4 metres in height.

- **Have sufficient parking.**

One additional on-site car parking space is provided for the Secondary Dwelling.

- **Be located on a traditional lot.**

Where located in an urban zone, the Secondary Dwelling is located on a regular shaped lot with an area of least 600m².



Secondary Dwelling

Note – In certain locations, residential estates may be subject to master planning approvals that vary the effect of the Planning Scheme. You should check with Council or your consultant/certifier whether such an approval applies to your property and whether this changes the requirements for Secondary Dwellings.

Need further information?

For further information about the requirements for Secondary Dwellings, the *Sunshine Coast Planning Scheme 2014* is available on Council's website. Alternatively, you may contact Council directly with your enquiry.

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Table 1: Secondary Dwelling Checklist

<p>Is the Secondary Dwelling used in conjunction with, and subordinate to, a Dwelling House on the same lot?</p> <p><i>In answering this question, consider whether:</i></p> <ul style="list-style-type: none"> • <i>There is a clear nexus or functional connection between the two dwellings.</i> • <i>There is a clear relationship and joint residential endeavour between the two dwellings.</i> • <i>The dwellings share common services and vehicle access arrangements (e.g. utility connections and metering, single letterbox and street number, vehicle access driveway and common waste collection bins).</i> • <i>The Secondary Dwelling is small in size and clearly ancillary to the primary dwelling (e.g. does not exceed the floor area limits in the Dwelling House Code and is not of a scale or intensity which constitutes a material change of use for a Dual Occupancy).</i> 	
<p>Yes → The dwelling is a Secondary Dwelling</p>	<p>No → The dwelling is not a Secondary Dwelling under the Planning Scheme's Dwelling House definition and the use is most likely a Dual Occupancy (i.e. two dwellings comprising separate households)</p>