

Secondary Dwellings

FACTSHEET

The Fraser Coast Planning Scheme 2014 (Schedule 1 – Administrative Definitions) and the *Planning Regulation 2017* defines Secondary dwellings as:

“Secondary dwellings means a dwelling on a lot that is used in conjunction with, but subordinate to, another dwelling on the lot, whether or not the dwelling is –

- a) attached to the other dwelling; or*
- b) Occupied by individuals who are related to, or associated with, the household of the other dwelling.”*



A Secondary dwelling is the formal definition used for common residential structures like a “granny flat” or “teenage retreat”. The definition does not include uses like “duplex” or “Bed and Breakfast”.

Secondary dwellings are assessed against the Dwelling house code (Part 9.3.5 of the Fraser Coast Planning Scheme). The Dwelling house code contains the following provisions specific to Secondary dwellings:

- Only one Secondary dwelling is established in association with a dwelling house.
- A Secondary dwelling has a maximum gross floor area of 70m² and a total use area of 100m², excluding car parking areas.
- A minimum of one on-site car parking space is provided to service the Secondary dwelling.

Is a Planning Application required?

Part 5 of the Fraser Coast Planning Scheme outlines the categories of development and assessment for land uses in each zone.

In residential zones, the construction of a secondary dwelling is generally acceptable development subject to requirements and does not require application to Council if it complies with the dwelling house code. However, if the proposal does not comply with the dwelling house code, or the site is affected by an Overlay (Part 8 of the Fraser Coast Planning Scheme), an application to Council may be required. In all other zones, an application to Council is required.

Important Note: All secondary dwellings require a development permit for building works, even if development approval is not required under the planning scheme. In the Fraser Coast Region, building approvals are issued by Private Building Certifiers. On 26 September 2022, an amendment to the Planning Regulation 2014 enabled homeowners to rent out secondary dwellings, such as granny flats, to anyone. Before you rent your secondary dwelling, you will need to check if additional building works are required to be undertaken that require a building approval, particularly in relation to fire safety.

Planning Assistance

Council offers an easy to use PD Online service that provides 24 hour access to planning and development information, including site specific search capability. The Planning Scheme can also be viewed online. Visit www.frasercoast.qld.gov.au/assistance-advice. Enquiries to Council can be made between 8:15am and 4:45pm Monday to Friday by telephoning 1300 79 49 29 or between 8:15am and 4:30pm in person at the Hervey Bay or Maryborough Customer Service Centres.

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