

# SECONDARY DWELLINGS



## Development Guidance Factsheet

Bundaberg Regional Council has developed a series of factsheets to provide guidance on development.

An important first step is finding out your site's zoning and overlay information as this will help you determine the requirements that will apply. To do this, please visit [bundaberg.qld.gov.au/interactive-mapping-system](http://bundaberg.qld.gov.au/interactive-mapping-system) or contact Council on the details below. Our staff are more than happy to provide further assistance on mapping, and are also available to discuss your development further.

### What are zones?

A zone is a way of putting land into 'categories' about where certain uses can be established.

### What are overlays?

Overlays are maps that show important site features and constraints, for example flooding, bushfire, steep land, areas for coastal protection or with good quality agricultural land.

### Contact Council

1300 883 699

between 8.15am to 4.45pm Monday to Friday

[duty.planner@bundaberg.qld.gov.au](mailto:duty.planner@bundaberg.qld.gov.au)

### Development Counter

Level 6, Auswide Building

16-20 Barolin Street, Bundaberg

(see website for other office locations)

between 8.15am to 4.45pm Monday to Friday

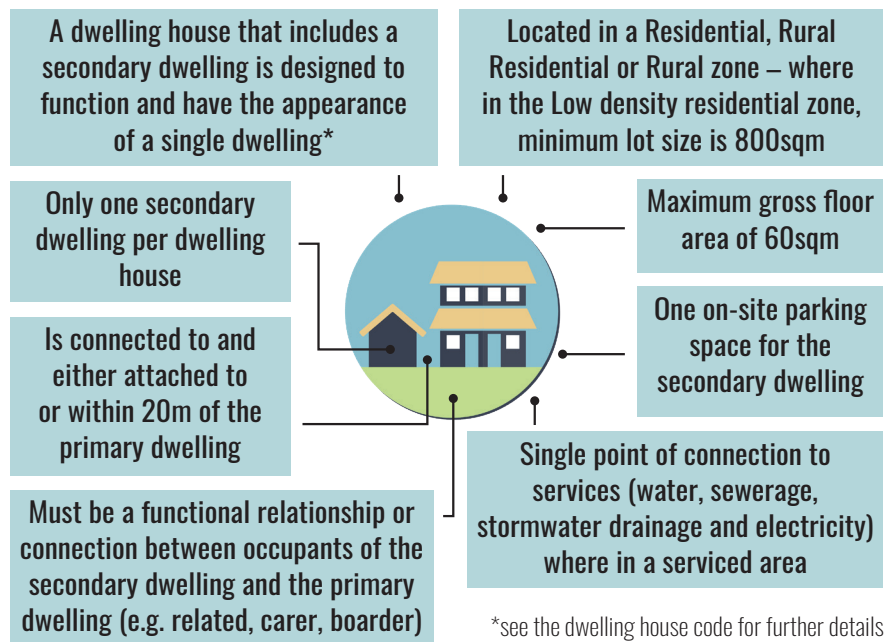
[bundaberg.qld.gov.au](http://bundaberg.qld.gov.au)



A secondary dwelling is part of a dwelling house and only requires a building approval, as long as it meets the requirements to show that it is a 'genuine' secondary dwelling. A secondary dwelling can only be associated with a dwelling house, not any other form of dwelling (for example, dual occupancy, multiple dwelling, caretaker's accommodation).

A secondary dwelling is used **in conjunction with**, and **subordinate to**, another dwelling on the same lot – such as a 'granny flat', teenager's retreat or relative's apartment.

### Secondary dwellings need to meet the following requirements, otherwise planning approval will be required\*\*.



\*see the dwelling house code for further details

### When is it not a secondary dwelling?

Please be aware that if you are not a genuine secondary dwelling you could be defined as a dual occupancy and be subject to separate requirements. If you are proposing any of the following, it's likely that you will be a dual occupancy and you can refer to the Development Guidance Factsheet – Dual Occupancy in this series for further clarification:

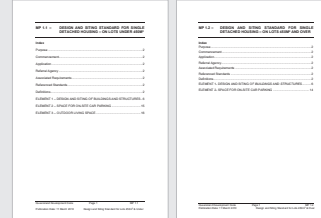
- › Separate lease arrangement (e.g. investment property where secondary dwelling is let separate to the primary dwelling)
- › Separate titling on a body corporate
- › Separate street address and/or meter connections.

Any secondary dwelling that does not satisfy the requirements for accepted development will require assessment against the Dwelling house code with Council as a referral agency in most cases. In addition to the requirements for secondary dwellings set out in the Dwelling house code, certain overlays may trigger other requirements, or a planning application (e.g. heritage, neighbourhood character, flood hazard).

The requirements relating to dwelling houses and secondary dwellings are outlined in the following three documents:

**Statewide Queensland Development Code (QDC):  
Part MP 1.1 for land under 450m<sup>2</sup> or  
Part MP 1.2 for land over 450m<sup>2</sup>**

Sets out requirements for siting, boundary clearances/ setbacks and height.



**Bundaberg Regional Council Planning Scheme**

Sets out some alternatives to the QDC requirements in certain cases. These alternative provisions are typically found within the dwelling house code. Some overlays, such as the flood hazard overlay, may also contain requirements affecting domestic outbuildings.



**Bundaberg Regional Council Amenity and Aesthetics policy**

Sets out more specific requirements for height of structures, roof pitch and front setbacks, length/width of structures and the total maximum floor area for all domestic outbuildings.

