

Secondary dwellings

Commonly referred to as a 'Granny flat', a Secondary dwelling is 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.

Do I need a development permit?

The [Cassowary Coast Regional Council planning scheme 2015](#) determines a category of assessment for future development. Subject to the location of the land and planning scheme zone, the planning scheme further determines the category of assessment for a proposed secondary dwelling. That is either:

- accepted development (subject to requirements), or
- assessable development (code assessment or impact assessment).

For accepted development (subject to requirements), a secondary dwelling must comply with the acceptable outcomes of Part 9.3.10 Dwelling house code. In short, the secondary dwelling is:

- attached to or included within the primary dwelling; or
- a detached dwelling located within 10 metres of the primary dwelling and connected by a covered pathway
- the architectural style, colours and materials of the secondary dwelling are the same as the primary dwelling
- the maximum gross floor area of the secondary dwelling does not exceed 60m²
- the secondary dwelling shares its driveway and vehicle crossover with the primary dwelling

Note: additional acceptable outcomes apply; refer to Part 9.3.10 Dwelling house code of the planning scheme.

If a proposed secondary dwelling does not comply with the acceptable outcomes, the proposal defaults to code assessment and a development application for a material change of use is required for assessment by council.


Regardless of the requirement for planning approval. All building work requires approval prior to construction. For more information, please contact Building Services.

Queensland planning framework

To learn more about the Queensland development process, please visit: www.planning.statedevelopment.qld.gov.au/.

Can I rent my secondary dwelling to non-family members?

Yes. A secondary dwelling can be rented to anyone regardless of whether they are related to the occupants of the primary dwelling. This allows more options for renters, and provides the opportunity for owners to receive additional income from renting their secondary dwelling.



Secondary dwelling or Dual occupancy?

As a secondary dwelling is a dwelling used in conjunction with and subordinate to a dwelling house, the Cassowary Coast Regional Council planning scheme 2015 defines:

A Dwelling house is a residential use of premises for one household that contains a single dwelling. The use includes, outbuildings and works normally associated with a dwelling and may include a secondary dwelling.

A Dwelling house does not include caretaker's accommodation, dual occupancy, rooming accommodation, short-term accommodation, student accommodation or multiple dwelling.

Dual occupancy premises contain two dwellings, each for a separate household and consist of:

- a single lot, where neither dwelling is a secondary dwelling or
- two lots sharing common property where one dwelling is located on each lot.

Dual occupancy includes, duplex, two dwellings on a single lot (whether or not attached), two dwellings within one single community title scheme under the *Body Corporate and Community Management Act 1997*, two dwellings within the one body corporate to which the *Building Units and Group Title Act 1980* continues to apply.

Dual occupancy does not include a dwelling house or multiple dwelling.

What fees and charges will apply?

To view Council's fees and charges please visit: www.cassowarycoast.qld.gov/fees-charges.

Further Information

For further information regarding a Secondary dwelling, please contact Planning Services on P: 1300 763 903 or E: enquiries@cassowarycoast.qld.gov.au.