



SECONDARY DWELLING

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 *

Development Guidance Factsheet

Mareeba Shire Council has developed a series of factsheets to provide guidance on development.

An important first step is to identify your property's zoning and overlay information, as this will help determine the requirements that apply.

Visit Council's website and access the Interactive Mapping tool for this information, 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

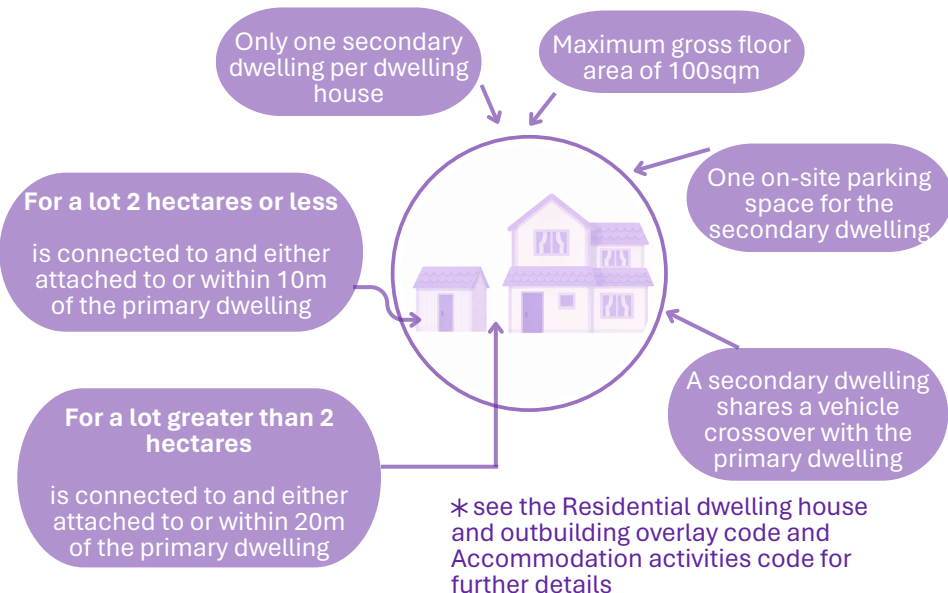
 65 Rankin Street Mareeba

 1300 308 461

 9:00am to 4:00pm
Monday to Friday,
excluding Public Holidays

 planning@msc.qld.gov.au

 www.msc.qld.gov.au



When is it not a secondary dwelling?

Please be aware that if the building is not a genuine secondary dwelling it 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 it 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.

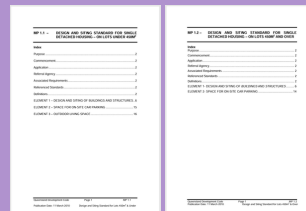


Any secondary dwelling that does not satisfy the requirements for accepted development will require assessment against the Residential dwelling house and outbuilding overlay code or the Accommodation activities code with Council as a referral agency in most cases. In addition to the requirements for secondary dwellings set out in these codes, certain overlays may trigger other requirements or a planning application (e.g. steep land, flood hazard).

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

Statewide Queensland Development Code (QDC): Part MP 1.1 for land under 450 sqm or Part MP 1.2 for land over 450 sqm.

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



Mareeba Shire Council Planning Scheme 2016

Some overlays, such as the flood hazard overlay, may also contain requirements affecting domestic outbuildings.

