



# Secondary Dwellings

## What is a Secondary Dwelling?

Secondary Dwellings, commonly known as “Granny Flats”, are dwellings used in conjunction with, and subordinate to, a Dwelling House on the same lot and can be attached or detached.

## What is the difference between a Dual Occupancy and Secondary Dwelling?

A Dual Occupancy (Duplex) is two (2) separate dwelling houses on a single lot. It could also be two (2) dwellings within a single community title or one (1) body corporate scheme. Dual Occupancies allow for each dwelling to be separately serviced or sub-metered. The two (2) dwellings can have a similar gross floor area.

A Secondary Dwelling (Granny Flat) is located and designed to have a nexus or functional connection with a primary dwelling, be smaller in size with shared water and sewer connections and a shared access point.

It is important to note that whilst a Secondary Dwelling can be rented to a separate household; there are several other requirements that need to be met for it to be considered a Secondary Dwelling.

If you are proposing any of the following, it is likely that the development is not a Secondary Dwelling, and instead a Dual Occupancy: -

- Separate utility connections
- Separate driveway, letterbox and/or wheelie bins
- Separate fenced yards
- Separate titling on a body corporate or
- Separate street address and/or meter connections.

Please be aware that if the Secondary Dwelling is not genuine it could be defined as a Dual Occupancy and be subject to separate requirements, approvals, and infrastructure charges.

## Do I need council approval for a Secondary Dwelling?

Council recommends you contact Council's Duty Planner to determine the applicable land use at [developmentadvice@rrc.qld.gov.au](mailto:developmentadvice@rrc.qld.gov.au) or call 4932 9000.

You can view any overlays and zoning on Council's rock e plan system which can be found [here](#).

## Are any other development approvals required?

Other development permits may need to be obtained from Council or other assessing authorities for the development. For example:

- Plumbing and Drainage;
- Building Work;
- Referral Agency Response (when not complying with the Queensland Development Code); and
- Works in Road Reserve Permit.

*Disclaimer: The content of this information sheet is a summary and has been prepared to assist the reader to understand the Planning Scheme. This advice given does not bind or fetter the Council in any way in exercising its statutory responsibilities in assessing any development application which might be made to the Council. Please refer to the full Rockhampton Regional Planning Scheme 2015 document on Council's website for further detail.*

## Contact us

For more information contact Council's Customer Service centre:

**Phone:** 07 4932 9000

**Email:** [enquiries@rrc.qld.gov.au](mailto:enquiries@rrc.qld.gov.au)