

# SECONDARY DWELLINGS

## FACT SHEET

## Building a Secondary Dwelling (Granny Flat) –

Secondary Dwellings can be a simple and affordable alternative for housing. However, if a Secondary Dwellings is not designed well, it can also cause a range of problems for neighbouring properties and on-site drainage.

### What is a Secondary Dwelling?

Secondary dwellings or granny flats are generally small dwellings that are located on the same property as a house.

**IMPORTANT: A secondary dwelling will not necessarily be approved solely because it is permissible. A detailed assessment of any proposal will be required against the relevant controls.**

### Check your Zoning

To determine whether you are able to build a secondary dwelling on your property, you must first identify the zoning of the property.

You can find this information by searching your property here - [Property Search](#)

Granny flats are permitted in the following zones:

- Zone R1 General Residential
- Zone R2 Low Density Residential
- Zone R3 Medium Density Residential

- Zone R4 High Density Residential
- Zone R5 Large Lot Residential
- Zone RU1 Primary Production
- Zone RU4 Primary Production Small Lots

### Section 149 Certificate

Alternatively, you may apply for a Section 149 Certificate Planning Certificates which will notate any applicable legislation or land constraints that applies to a particular parcel of land. You can apply for a section 149 certificate online [here](#).

### Complying Development

Depending on the characteristics of the property and the proposal, a secondary dwelling may be approved by applying for a Complying Development Certificate.

An application made for a Complying Development must have regard to the development standards contained within Schedule 1 of State Environmental Planning Policy (Affordable Rental Housing) 2009.