



INFO SHEET

SECONDARY RESIDENCES

ALSO KNOWN AS ANCILLARY DWELLINGS AND GRANNY FLATS

Secondary residences are small, fully self-contained dwellings that can be approved in association with a main dwelling in most zones



WHAT IS A SECONDARY RESIDENCE

The planning scheme defines a secondary residence as a additional self-contained dwelling that:

- has a gross floor area not more than 60m² (decks are excluded);
- is appurtenant to a single dwelling;
- shares with the single dwelling access and parking, and water, sewerage, gas, electricity and telecommunications connections and meters; and
- may include laundry facilities.

Previously, these were called ancillary dwellings, however, the terminology has changed in the State Planning Provisions.

DO I NEED PLANNING APPROVAL?

Yes, planning approval is required in all instances.

In many zones, a secondary residence is a permitted use. However, a discretionary planning application may still be required if the design or location relies on a performance criteria or is subject to an overlay.

Please check www.planbuild.tas.gov.au and www.iplan.tas.gov.au for the zone and overlay requirements that apply to your property.

DO I NEED BUILDING APPROVAL?

Generally, a secondary residence will be notifiable building works. Before construction commences you must obtain a planning permit and obtain a certificate of likely compliance from a building surveyor.

WHAT PLANS ARE REQUIRED?

Along with the standard application requirements, plans must also demonstrate and show the shared parking, access and services. All existing parking spaces, access

and services must be clearly shown.

MUST SERVICES BE SHARED?

Car parking and vehicle access must be shared. This requirement ensures that the secondary residence is located close to the existing dwelling which is also required in order to comply with the meaning of 'appurtenant' (see below).

A secondary residence does not require any additional car parking to be provided. If you require additional car parking, that additional parking should be close to the existing parking areas on site.

All reticulated services and meters must be shared. This includes TasWater water and sewer services, Council stormwater lot connections, TasNetworks and Aurora connections and meters and NBN connections. There is no flexibility in this requirement.

If you are in an unserviced area, it is preferred that you share onsite wastewater and stormwater management systems and water supplies. If sharing these services is difficult due to any unique or specific characteristic of the site then we can discuss alternative options.

WHAT DOES APPURTENANT MEAN?

Appurtenant requires something to relate to or belong to something more important. This means that the secondary residence must relate to the more important dwelling. Therefore, a dwelling must first exist before an ancillary dwelling can be constructed.

The planning scheme uses the term appurtenant to ensure that secondary residences are not the same as a multiple dwelling unit development.

Appurtenance is achieved through three considerations:

- (1) the limitation of floor area;
- (2) shared parking, access and services; and
- (3) distance from the main dwelling.

While there are no set rules on distance from a dwelling, generally any separation of up to 30m can be considered appurtenant.

Previously, there was a fourth consideration related to who occupied the secondary dwelling, such as a child or grandparent. The Tasmanian Government grant program (see below) has removed this consideration as it requires any secondary dwelling that is funded by the grant to be occupied by a person(s) with a long-term tenancy agreement in place.

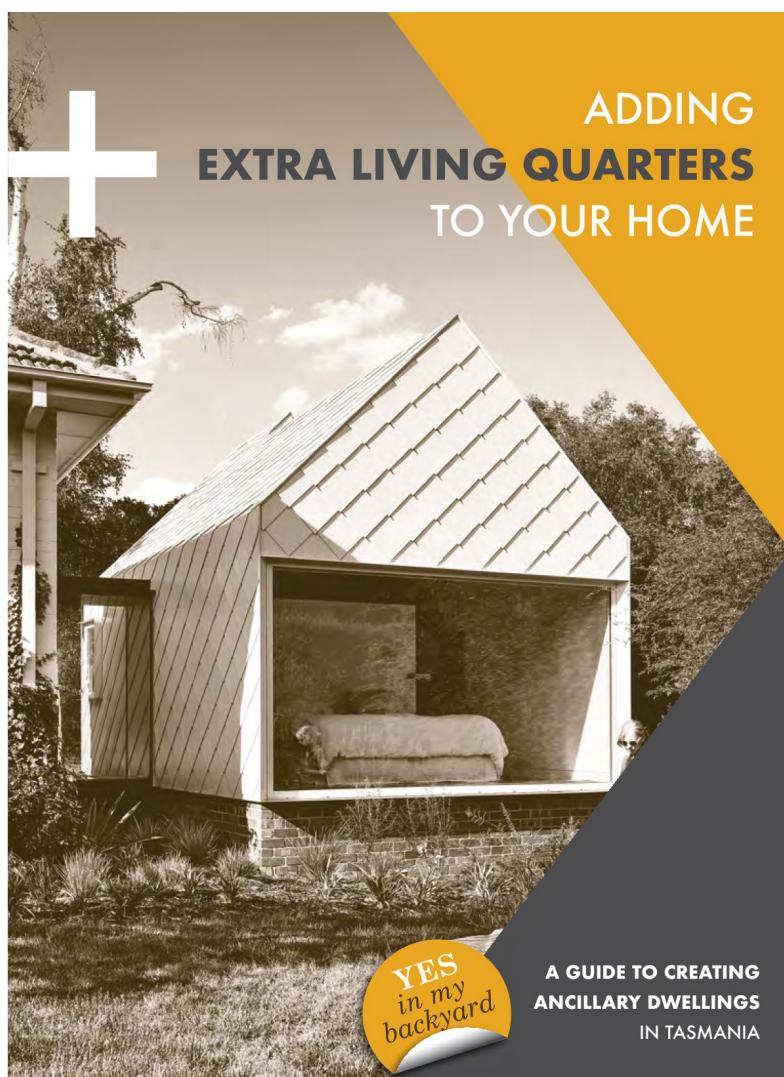
TASMANIAN GOVERNMENT GRANTS

To view details of the current grant program or to view the associated information brochure please go to:

<https://www.stategrowth.tas.gov.au/grants-and-funding-opportunities/grants/ancillary-dwelling-grants-program>

CAN A SECONDARY RESIDENCE BE STRATA TITLED?

No, strata titles are related to multiple dwelling developments. The purpose of the secondary residence is to give flexibility for small-scale residential use and should be thought of as an addition to your existing dwelling. For this reason, secondary residences can be considered in most zones. Multiple dwelling developments, however, have much tighter restrictions. All planning permits for secondary residences are conditioned such that a strata title cannot be created.



Information brochure available at www.stategrowth.tas.gov.au

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