

# Info Sheet

## Secondary Residences

Also known as granny flats and ancillary dwellings



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

### DEFINITION

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

- has a gross floor area not more than 60m<sup>2</sup> (decks are excluded);
- is appurtenant to a single dwelling;
- shares with the single dwelling access and parking, water and sewer services electricity and telecommunications connections and meters; and
- may include laundry facilities.

### 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](http://www.planbuild.tas.gov.au) and [www.iplan.tas.gov.au](http://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.

### WHAT DOES APPURTENANT MEAN? AND WHY ARE SERVICES SHARED?

Appurtenance requires something to relate to or belong to something more important. This means that the secondary residence must directly relate to the more important dwelling. The secondary residence cannot be an entirely separate and independant as is the case for multiple dwelling developments.

To ensure the secondary residence is appurtenant the planning scheme requires:

- a dwelling must first exist before
- A maximum 60m<sup>2</sup> floor area
- shared car parking and vehicle access requiring the secondary residence is located close to dwelling, and

For further information please contact  
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- All reticulated service connections and meters must be shared, including TasWater water and sewer services, stormwater lot connections, TasNetworks and Aurora connections and meters and NBN connections.

There is no flexibility in the requirement for shared services.

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 separate systems can be considered on a case-by-case basis.

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.

### **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.

