

GMA Certification Group

BUILDING SURVEYORS

ACN 150 435 617

Queensland's leaders in Building Certification Services

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Secondary Dwelling – Additional Information Owner Confirmation of Use

Most planning schemes in Queensland have adopted self-assessable criteria for *Secondary Dwellings* also called granny flats, family accommodations, annexed units or auxiliary units. (Self-Assessable means that there is no requirement to apply for a separate planning approval, if the proposal complies with the acceptable criteria in the planning scheme.)

The Department of Infrastructure, Local Government and Planning (DILGP) has made the intention of *Secondary dwellings* clear in that they are to remain subordinate to, and used in conjunction with the primary dwelling, and they are to be occupied by members of the same *household*.

The DILGP has confirmed that if a *secondary dwelling* is occupied by people who are not members of the primary dwelling *household*, the *secondary dwelling* is no longer considered to be used in conjunction with the primary dwelling. If this is the case, the development is now defined as a *Dual Occupancy* (also known as a Duplex).

Secondary Dwelling

A dwelling used in conjunction with, and subordinate to, a dwelling house on the same lot. A secondary dwelling may be constructed under a dwelling house, be attached to a dwelling house or be free standing

Household

An individual or a group of two or more related or unrelated people who reside in the dwelling, with the common intention to live together on a long-term basis and who make common provision for food or other essentials for living.

(Please note that some planning schemes place an upper limit on the number of individuals)

Dual Occupancy

Premises containing two dwellings on one lot (whether or not attached) for separate households.

If your intended use does not comply with the definition of a *Secondary Dwelling*, your application must be assessed as a *Dual Occupancy*, which will require fire separation between the two parts, and may also require a separate planning approval.

I/we,, have read the above information and confirm that the intended use of our proposed development at..... complies with the definition and intent of a Secondary Dwelling.

Signed:..... Date:.....