



Dual Occupancies and Secondary Dwellings

What is dual occupancy and secondary dwelling, and what's the difference?

Dual occupancy and secondary dwelling are both terms used in the current planning scheme (*Sunshine Coast Planning Scheme 2014*) to describe where two dwellings are located on the same residential property.

A dual occupancy (or duplex) has two dwellings, occupied by two separate households. Each dwelling in a dual occupancy can have a separate land title and different property owners.

On the other hand, a secondary dwelling (or granny flat) remains part of a dwelling house use (though it may not be attached to the main house), is intended to be small in size, used in conjunction with the main dwelling house and cannot have a separate title or ownership to the main dwelling house.

Dual occupancies and secondary dwellings both have an important role in providing housing diversity, housing choice and affordable living options for our community.

Current planning scheme requirements

Under the current planning scheme, a dual occupancy:

- is typically a consistent use in the Low-density residential zone and Medium density residential zone
- must comply with the Dual occupancy code including provisions to ensure they are appropriately located, maintain the amenity of neighbouring premises and are compatible with the character of the local area.

Under the current planning scheme, a secondary dwelling:

- is a consistent use in the Low density residential zone, Medium density residential zone and High density residential zone
- must comply with the Dwelling house code including provisions to ensure it is used in conjunction with, and subordinate to, a dwelling house on the same property.

The Dwelling house code was amended on 11 November 2019 to clarify the intent and operation of the provisions relating to secondary dwellings (e.g. to have an association with and be smaller in size than the primary dwelling and sharing such things as a letterbox, water connection and vehicle access driveway with the primary dwelling).

Issues already identified

1. Some dual occupancies and secondary dwellings are poorly designed and are having a negative impact on the character and streetscape of residential neighbourhoods.
2. Some secondary dwellings are being designed, built and used in a manner that is more like a dual occupancy.
3. The use of a residential property for two dwellings can sometimes result in additional traffic and on-street parking issues within residential neighbourhoods.
4. Issues in relation to the maximum size of secondary dwellings and the requirement to be located within 20 metres of the primary dwelling, particularly in rural areas.

5. Recognition that secondary dwellings and dual occupancies are important to improving housing diversity and affordable living options across the Sunshine Coast, but that they need to be well designed and appropriately located.



What we propose to do

Review provisions in the new planning scheme relating to dual occupancies and secondary dwellings, including design and siting requirements.

Current as at 9 February 2022.

Tell us what you think

- Do you have any comments on this topic?
- Do you agree with what we propose to do in response to this topic as part of the new planning scheme?

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