

SECONDARY DWELLINGS

1. What is a secondary dwelling?

A secondary dwelling is a small self-contained dwelling, commonly known as a 'granny flat', built on the same lot as the main dwelling, either attached or detached. The total floor area, excluding areas used for parking, is typically not larger than 60m² or more than 25% of the total floor area of the main dwelling, whichever is the greater.

2. Where are secondary dwellings allowed?

The Lismore Local Environmental Plan 2012 allows secondary dwellings with consent in urban residential areas (R1 General Residential) and villages.

Note: While the Affordable Rental Housing State Environmental Planning Policy makes secondary dwellings permitted in the R2 Low Density Residential zone they may not be approved by Council due to the high flood risk that applies in these areas.

3. What are the advantages of secondary dwellings?

There are a number of advantages from building secondary dwellings.

These include:

- Provides the home owner with additional income by renting the dwelling to single, younger or older people that can't afford to rent or buy larger houses. Alternatively, the home owner could live in the secondary dwelling while renting out the main dwelling.
- Provides an alternative form of accommodation in urban areas close to community services and facilities.
- Provides an affordable form of housing.
- Cheaper to build than a larger, conventional dwelling.
- Cheaper to heat in winter and cheaper to cool in summer than a larger dwelling.
- Provides a good financial return for the home owner while having minimal impact on Council's water, sewer and road infrastructure.
- Provides accommodation for young adults that no longer wish to live with their parents in the main house.
- Provides accommodation for elderly parents.
- Takes less time to build than a conventional house.

4. No Council Development Contributions

To encourage the construction of secondary dwellings, on 12 August 2014 Council adopted a Contributions Discount Policy for development contributions (sewerage, water, roads) for secondary dwellings, subject to:

- The secondary dwelling not increasing the total number of bedrooms on the site to greater than five (5), the number of water closets to greater than three (3) and the laundries to greater than two (2).
- The site being located in an area where a Council operated sewer is available.
- The secondary dwelling not being existing and unapproved.

5. When is a Development Application (DA) required?

A DA needs to be lodged with Council if a proposed secondary dwelling cannot meet the requirements for complying development specified in state environment planning policies. If the proposal meets all the requirements a DA is not required, but a Complying Development Certificate needs to be obtained from Lismore City Council or an accredited certifier.

6. What DA information is required?

A list of key documentation (refer to Council's fact sheets) required with a Development Application and the requirements for a Statement of Environmental Effects specifically for secondary dwellings are available on Council's website www.lismore.nsw.gov.au.

7. What should you think about when designing a secondary dwelling?

Good design means that:

- The height, scale and bulk are sympathetic with that of the main dwelling and neighbouring properties.
- Secondary dwellings contain lightweight building materials and colours that blend in with the area.
- Provision is made for usable landscaped private open space.
- Secondary dwellings are water and energy efficient and built for thermal comfort, consistent with the NSW Building Sustainability Index requirements.
- The living areas are north facing.
- The building is designed to optimise local breezes, improving the living experience and at the same time reducing running costs.

- Secondary dwellings have minimal environmental impacts.

8. Example of secondary dwellings



Provide a separate pedestrian access to allow for independence.

Living spaces orientated to the north/north east and achieves seamless transition to rear deck and functional open space area.

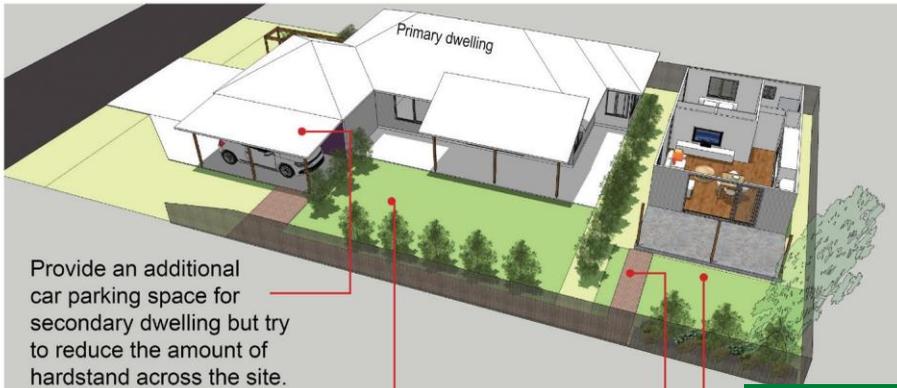
Landscape and screen between the secondary dwelling and main dwelling to achieve privacy.



Provide for generous outdoor living spaces which adjoins a private garden area.

Secondary dwellings are to be a maximum of 60m².

Utility areas to the south west corner as a thermal buffer.



Provide an additional car parking space for secondary dwelling but try to reduce the amount of hardstand across the site.

Ensure adequate function and primary open space areas are retained for use by the primary dwelling.

Provide separate pedestrian entrance and private open space area to secondary dwelling.

Oblique view



The secondary dwelling should be designed harmoniously with the primary dwelling in terms of overall size and scale, height, roof forms and building materials.

Side view

A typical example of a secondary dwelling is available below.

9. Where can you obtain design Information?

If you are considering building a secondary dwelling it is advisable to initially speak to Council's Development and Compliance staff between 8.30am and 4.30pm Monday to Friday on **1300 87 83 87**.

It may also be worthwhile perusing the Development Application Guide and other development-related information on Council's website before contacting a local architect, building designer or consultant to prepare plans.