

	Second Dwelling Policy <i>Policy No. ENVPOL 08</i>	Version No:	1.1
		Responsible Officer/s	Director Environmental Services
		Issued:	18 Nov 2013
		Next Review:	May 2019

1. Purpose

To ensure that separate dwelling buildings are not built on an allotment of land.

2. Scope

Council acknowledges the importance of family in childhood development, support, aged care and general health matters.

In addition it is acknowledged that some farming properties need to house on-site employees who assist with the running and management of the property.

This policy applies to all properties within the Council area.

3. Definitions

Allotment – a piece of land for which a Certificate of Title is held

Dwelling – habitable building meeting the requirements of the National Construction Code, and used as a place of residence

Second Dwelling – habitable building for use by relatives (eg “Granny flat”), or workperson’s quarters

4. Policy

An application for a second dwelling on an allotment will be deemed to have merit to warrant further consideration, if it is under the main roofline of the existing dwelling, and continues to give the appearance of a single dwelling on the allotment.

Second dwellings that are not under the main roofline will not be considered to have merit.

5. Responsibilities

The Director of Environmental Services will be responsible for the implementation and monitoring of this Policy.

6. References:

Federal Legislation

National Construction Code (formerly Building Code of Australia)

State Legislation

Development Act 1993

Development Regulations 2008

Other Related References

District Council of Grant Development Plan

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7. Review

This Policy shall be reviewed by the District Council of Grant at minimum every four (4) years, within 12 months of a general election (or on significant change to legislation or other matters which could affect this policy).

Action	Date	Minute Reference
Adopted by Council	18 November 2013	13135.6.7
Amended	5 September 2016	16115.3