

Granny Flat (Gatton)



FACT SHEET

REGIONAL COUNCIL

DEVELOPMENT ASSESSMENT INFORMATION

(Gatton Shire Planning Scheme 2007)

Please Note: This fact sheet applies to land located within the former Gatton Shire Local Government Area, and therefore subject to the *Gatton Shire Planning Scheme 2007*. Please use Council's [ePlan](#) to determine which Planning Scheme is applicable to your land.

What is an Annexed Unit?

An Annexed Unit is defined in the Gatton Planning Scheme as:

A dwelling unit used in conjunction with, and subordinate to, a dwelling house on the same lot, as accommodation for relatives of the occupier of the dwelling house or carers thereof, or persons who due to age and/or physical condition are financially and/or socially dependent upon the occupier of the dwelling house. This definition does not include accommodation unit, caretaker's residence, dual occupancy or a rooming unit.

Granny flats are common examples of Annexed Units.

Do I need planning approval to build an Annexed Unit?

An Annexed Unit is Accepted development (i.e. no planning approval required) if:

- The land is **NOT** located in the Commercial, Community facilities, Industry or Open space and recreation zone;
- The Annexed unit will be attached to a Dwelling house;
- There is no existing Annexed unit on the land; and
- The Probable solutions of the applicable codes will be met (see the checklist on Page 3).

The following codes of the Planning Scheme are the applicable codes for Annexed units:

- Annexed Unit Code;
- Building Work Code; and
- Services and Infrastructure Code.

If you can meet (a) above, but the Probable solutions of the applicable codes cannot be met, or if there is already one Annexed unit on the land, then you will need to submit an application to Council for a Code assessable Material change of use.

If your land is affected by an overlay, you may need to submit an application to Council for a Code assessable Material Change of Use, even if the Annexed unit is Accepted development.

If the land is in one of the following zones, you will need to submit an application to Council for an Impact assessable Material Change of Use:

- Commercial zone
- Community facilities zone
- Industry zone
- Open space and recreation zone

Note - The requirements of the Planning Scheme are ADDITIONAL to the requirements contained in the Building Code of Australia. This information sheet does not detail the requirements of the Building Code of Australia. You must seek the assistance of a qualified building designer to prepare plans for the construction of any building. The qualified building designer will incorporate the necessary requirements to ensure your building complies with the Building Code of Australia.

The checklist attached to this fact sheet outlines the requirements for Accepted development ONLY.

Fees & Charges

Refer to Council's website for the current Fees & Charges.

Need further information?

This fact sheet is designed to be a guide to the planning scheme and application process. It does not constitute all details within the planning scheme. Additional information can be obtained from the Gatton Shire Planning Scheme. If you require further specific information, please contact Council's Customer Service on 1300 005 872.

Please note this fact sheet may be updated by Council at any time with the most recent version available on Council's website. If you have a printed copy, please see Council's website to ensure you have the latest version. ■

How can I find out the zone and overlays for my land?

Council's [ePlan](#) can be used to determine the zone of your land and identify any overlays applicable to your land.

How will my application be assessed if it is Code assessable?

The application for an Annexed Unit will be assessed against the following sections of the Gatton Planning Scheme:

- Annexed Unit Code;
- Building Work Code;
- Services and Infrastructure Code;
- Zone code applicable to your property; and
- Any applicable overlay code/s.

If your land is affected by an overlay, the application will also require assessment against the relevant overlay code in Part 5 of the Planning Scheme. If your land is within a flood prone area, you will also need to meet the requirements of Temporary Local Planning Instrument 2020 (Flood Regulation).

In your code assessable application to Council you must address the above codes that are applicable to your development and land.

It is recommended that you engage an appropriately qualified consultant with knowledge of the *Planning Act 2016* to assist you to prepare your application.

How do I make an application?

For information please read Council's [Application](#) webpage. A fact sheet on Application Requirements & Processing is available.

What other approvals do I need?

- Development Permit for [Building Work](#)
- Development Permit for [Plumbing and Drainage](#)

There may be additional approvals required beyond what is listed above.

Granny Flat (Gatton)

For Accepted Development:

PLANNING SCHEME REQUIREMENTS		COMPLIES ✓/✘/NA																		
ANNEXED UNIT CODE																				
AO2.1	The Annexed Unit is part of the dwelling house.																			
AO2.2	The gross floor area of the Annexed Unit does not exceed the lesser of two-thirds of the area of the dwelling house or 100m ² .																			
AO2.3	The Annexed Unit has no more than two bedrooms.																			
AO2.4	Materials used to construct the Annexed Unit are consistent with or complementary to those used in the primary dwelling house.																			
AO2.5	Vehicle access to the Annexed Unit is by means of the same driveway that services the primary dwelling house.																			
BUILDING WORK CODE																				
AO1.1	Building height of the proposed development is in accordance with those specified below:																			
		<table border="1"> <thead> <tr> <th>Zone</th> <th>Height (metres)</th> </tr> </thead> <tbody> <tr> <td>Rural Uplands</td> <td>8.5</td> </tr> <tr> <td>Rural General</td> <td>8.5</td> </tr> <tr> <td>Rural Agriculture</td> <td>8.5</td> </tr> <tr> <td>Emerging Communities</td> <td>8.5</td> </tr> <tr> <td>Rural Residential</td> <td>8.5</td> </tr> <tr> <td>Village</td> <td>10</td> </tr> <tr> <td>Urban Residential</td> <td>10</td> </tr> <tr> <td>Park Residential</td> <td>10</td> </tr> </tbody> </table>	Zone	Height (metres)	Rural Uplands	8.5	Rural General	8.5	Rural Agriculture	8.5	Emerging Communities	8.5	Rural Residential	8.5	Village	10	Urban Residential	10	Park Residential	10
		Zone	Height (metres)																	
		Rural Uplands	8.5																	
		Rural General	8.5																	
		Rural Agriculture	8.5																	
		Emerging Communities	8.5																	
		Rural Residential	8.5																	
		Village	10																	
Urban Residential	10																			
Park Residential	10																			
AO1.2	The proposed development is set back from boundaries in accordance with the Queensland Development Code (check with your building certifier).																			
SERVICES AND INFRASTRUCTURE CODE																				
Refer to Probable Solutions of the Services and Infrastructure Code in the <i>Gatton Shire Planning Scheme 2007</i> .																				

If all applicable boxes have a ✓, no planning approval is required (subject to the site not being mapped under an overlay of the *Gatton Shire Planning Scheme 2007* that an application).

If any boxes have a ✘, planning approval is required (consult a suitably qualified consultant or Council for more information).