

What is a secondary dwelling?

A secondary dwelling, also known as a granny flat, is a self-contained dwelling that is established in conjunction with another dwelling on the same site. It can be within, attached to or separate from the main dwelling.

Where are secondary dwellings allowed?

Secondary dwellings are permitted with consent in the following zones:

- R1 General residential
- R2 Low density residential
- R5 Large lot residential
- B4 Mixed use
- RU1 Primary production (subject to your property meeting the requirements in [section 4.2C](#) of the Dubbo Regional Local Environmental Plan 2022)
- RU2 Rural landscape (subject to your property meeting the requirements in [section 4.2C](#) of the Dubbo Regional Local Environmental Plan 2022)
- RU5 Village

To determine which zone your property is located in, visit the NSW Government Department of Planning and Environment's [ePlanning Spatial Viewer](#).

How big can my secondary dwelling be?

The total floor area of the secondary dwelling (excluding any area used for parking) must not exceed 60m² or 65% of the total floor area of the main dwelling (whichever is the greater)

A list of additional requirements for secondary dwellings can be found in the [Dubbo Regional Local Environmental Plan 2022](#) or the [Housing SEPP](#).

Can I subdivide my secondary dwelling from the main house?

Current legislation and provisions do not allow secondary dwellings to be subdivided from the main dwelling.

How do I apply for a secondary dwelling?

Once you have found out whether you can build a secondary dwelling on your property, you can apply for a development application through the NSW Government Department of Planning and Environment's [Planning Portal](#).

It may be beneficial to engage a suitably qualified consultant for your secondary dwelling development.

Do I have to pay contributions for my secondary dwelling?

Depending on the size and location of your secondary dwelling, infrastructure contributions may be payable. Infrastructure contributions allow the additional impacts of development on local infrastructure to be offset, and to provide access to new facilities and services. More information about infrastructure contributions can be found on Council's [website](#).

Still need help?

Before you prepare your application, we encourage you to discuss your proposal with Council's Duty Planner. This is a free service, available via phone (02) 6801 4000 or in-person at our Customer Experience Centres between 1pm to 4:30pm, Monday to Friday by booking an appointment. Enquiries can also be sent via email to council@dubbo.nsw.gov.au