

Draft amendment 01-2026 of the State Planning Provisions – secondary residence

Part 1 – Clarify definition for secondary residence and increase secondary residence gross floor area to 90m²

1. In Table 3.1, amend the definition for 'secondary residence' by inserting the text shown underlined and delete the text shown as strikethrough.

Terms	Definition
secondary residence	means an additional <u>self-contained</u> residence <u>that is located on the same lot as a single dwelling that</u> which is self-contained and: (a) has a gross floor area not more than 60m²<u>90m²</u>; (b) is appurtenant <u>and subordinate</u> to a the single dwelling; (c) shares <u>the vehicular access, driveway and parking</u> with the single dwelling access and parking, and water, sewerage, gas, electricity and telecommunications connections and meters; and (d) <u>if the single dwelling is connected to reticulated sewerage system or a water, gas or electricity meter, shares those service connections and meters with the single dwelling; and</u> may include laundry facilities. <u>(e) may share laundry facilities with the single dwelling.</u>

Part 2 – Clarify Use Tables to specify the status of a secondary residence is the same as a single dwelling

2. In clauses 8.2, 9.2, 10.2, 11.2 Use Table, in the row of No Permit Required for the Residential use class, amend the qualification by inserting the text shown underlined:
If for a single dwelling, or a secondary residence.
3. In clause 12.2 Use Table, in the row of No Permit Required for the Residential use class, amend the qualification by inserting the text shown underlined:
If for a single dwelling, a secondary residence, or home-based business.
4. In clause 20.2 and 21.2 Use Table, in the row of Permitted for the Residential use class, delete the qualification and replace with the following:
If for:
 - (a) a home-based business in an existing dwelling;
 - (b) alterations or extensions to an existing dwelling; or
 - (c) a secondary residence if associated with an existing single dwelling.
5. In clause 20.2 Use Table, in the row of Discretionary for the Residential use class, amend the qualification by inserting the text shown underlined:

If for a single dwelling or a secondary residence and not restricted by an existing agreement under section 71 of the Act.

6. In clause 22.2 Use Table, in the row of Permitted for the Residential use class, amend the qualification by inserting the text shown underlined:

If for a:

(a) Home-based business; or

(b) single dwelling, or a secondary residence, located within a building area, if shown on a sealed plan.

7. In clause 22.2 Use Table, in the row of Discretionary for the Residential use, amend the qualification by inserting the text shown underlined:

If for a single dwelling, or a secondary residence.

8. In clause 30.2 Use Table, in the row of Permitted for the Residential use class, amend the qualification by inserting the text shown underlined:

If for a single dwelling, a secondary residence, or home-based business.

Part 3 – Clarify Future Urban Zone standard

9. In clause 30.4.1 for buildings and works, amend Acceptable Solution A1(b) by inserting the text shown underlined:

(b) be for a single dwelling or a secondary residence and on a lot not more than 1,000m² in size; or

Part 4 – Clarify Parking and Sustainable Transport Code standards

10. In clause C2.6.2, Design and layout of parking areas, amend Acceptable Solution A1.1 (a)(vii) by inserting the text shown underlined:

(vii) excluding a single dwelling or a secondary residence, be delineated by line marking or other clear physical means; or

11. In Table C2.1 Parking Space Requirements, amend the requirements for the Residential use class by inserting a new row related to secondary residences as shown underlined:

Use		Parking Space Requirements	
		Car	Bicycle
Residential	<u>If a secondary residence</u>	<u>No requirement</u>	<u>No requirements</u>
	If a 1 bedroom or studio dwelling in the General Residential Zone (including all rooms)	1 space per dwelling	No requirement

	capable of being used as a bedroom)		
	If a 2 or more bedroom dwelling in the General Residential Zone (including all rooms capable of being used as a bedroom)	2 spaces per dwelling	No requirement
	Visitor parking for multiple dwellings in the General Residential Zone	1 dedicated space per 4 dwellings (rounded up to the nearest whole number); or if on an internal lot or located at the head of a cul-de-sac, 1 dedicated space per 3 dwellings (rounded up to the nearest whole number)	No requirement
	Other Residential use in the General Residential Zone	1 space per bedroom or 2 spaces per 3 bedrooms + 1 visitor space for every 10 bedrooms (rounded up to the nearest whole number)	No requirement for residential care facility, assisted housing and retirement village. All other uses require 1 space per 5 bedrooms in other forms of accommodation.
	Any Residential use in any other zone	1 space per bedroom or 2 spaces per 3 bedrooms + 1 visitor space for every 5 multiple dwellings or every 10 bedrooms for a non-dwelling residential use (rounded up to the nearest whole number)	No requirement for single dwellings, multiple dwellings, residential care facility, assisted housing and retirement village. All other uses require 1 space per 5 bedrooms in other forms of accommodation.

Part 5 – Clarify Natural Assets Code standards

12. In clause C7.6.2, Clearance within a priority vegetation area, amend P1.1(b) by inserting the text shown underlined:

- (b) buildings and works associated with the construction of a single dwelling, secondary residence, or an associated outbuilding;

13. In clause C7.7.2, Subdivision within a priority vegetation area, amend P1.1(b) by inserting the text shown underlined:

- (b) subdivision for the construction of a single dwelling, a secondary residence, or an associated outbuilding;