

This fact sheet aims to provide guidance for Campbelltown residents seeking approval to build a secondary dwelling (granny flat) on land where the [Campbelltown Local Environmental Plan \(CLEP\) 2015](#) applies.

What is a secondary dwelling (granny flat)?

A secondary dwelling is a self-contained, habitable dwelling that:

- a. Is established in conjunction with another dwelling (the principal dwelling/main house), and
- b. Is on the same lot of land as the principal dwelling/main house, and
- c. Is independent to the principal dwelling/main house.

A secondary dwelling can be located within, attached to, or stand-alone from the principal dwelling.

Can I have a secondary dwelling on my property?

A secondary dwelling is not a permitted use within the Campbelltown Local Environmental Plan (CLEP) 2015. However, [State Environmental Planning Policy \(Housing\) 2021](#), also called 'the Housing SEPP', identifies secondary dwellings as additional permitted uses within the following zones:

- R1 General Residential
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- R5 Large Lot Residential.

It is important to note, that if a secondary dwelling is built, the lot cannot later be subdivided.

Can I have a pre-manufactured home as a secondary dwelling?

The Housing SEPP is the planning instrument that permits secondary dwellings. Under this policy, the definition for a secondary dwelling only applies to those structures classified as 'buildings' and 'manufactured homes' are not classified as a 'building' under the Act. There are no allowances for these types of homes in the CLEP 2015 and as such, a pre-manufactured home will not be approved as a secondary dwelling.

Do I need to lodge a development application if it's a 'complying development'?

If your proposal for a secondary dwelling meets provisions for Complying Development provided in [Schedule 1 of the Housing SEPP](#) you can apply for a Complying Development Certificate.

Provided that the proposal meets the specific development standards, it can be determined by us or a registered certifier, without the need for a full development application.

What if my proposal doesn't meet the provisions for a complying development?

If the proposal doesn't meet the complying development standards, a development application will need to be lodged.

You will need to include a Statement of Environmental Effects (SEE) with your application that addresses [Chapter 3, Part 1 of the Housing SEPP](#) given that this is the planning instrument that permits a secondary dwelling in the previously mentioned zones.

The SEE must also address the following development standards as contained within the Campbelltown Local Environmental Plan (CLEP) 2009:

- 4.3 - Height of buildings
- 4.4 - Floor space ratio - noting that the floor space ratio must be calculated in conjunction with floor plans for all existing structures within the site
- 5.4(9) - Secondary dwellings on land other than land in a rural zone which stipulates that the total floor area of the dwelling, excluding any area used for parking, must not exceed whichever of the following is the greater
 - a. 60 square metres, or
 - b. 25% of the total floor area of the principal dwelling.

The SEE must also address any applicable parts of the [Campbelltown Sustainable City Development Control Plan \(CSCDCP\) 2015](#). At a minimum, these are:

- Part 2 - Requirements Applying to All Types of Development
- Part 3 - Low and Medium Density Residential.

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 also applies to the development and a valid certificate must accompany all development applications for a secondary dwelling.

There's more information about the types of documents and plans needed in a development application, in the Requirements for Development Applications Guide available on our website, or contact the City Development team on (02) 4645 4608 for further guidance.

Application Fees

The [Schedule of Fees and Charges](#) are subject to an annual review and may change over time. You can see the complete list on our website, or contact our Technical Support Officers on (02) 4645 4608 to request a fee quote.