

DOMESTIC HOUSING FACT SHEET

DWELLING HOUSES, SECONDARY DWELLINGS, AUXILIARY UNITS & DUAL OCCUPANCIES

WHAT IS A DWELLING HOUSE?

A Dwelling house is the residential use of a premises involving one dwelling for a single household and any domestic outbuildings associated with the dwelling.

WHAT IS A SECONDARY DWELLING?

A Secondary dwelling is a dwelling, whether attached or detached, that is used in conjunction with, and subordinate to, a Dwelling house on the same lot.

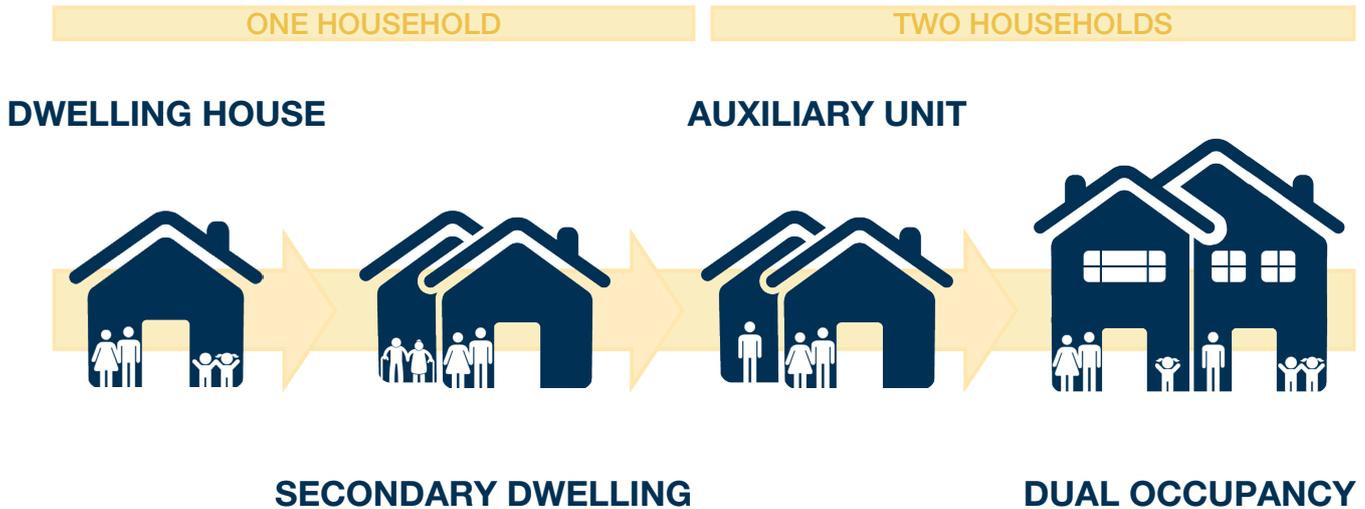
WHAT IS AN AUXILIARY UNIT?

An Auxiliary unit is a form of Dual occupancy where both dwellings are owned by the same person on one title and the Auxiliary unit is subject to size and siting requirements.

WHAT IS A DUAL OCCUPANCY?

A Dual occupancy is the residential use of a premises for two households involving two dwellings on a single lot or two dwellings on separate lots that share a common property.

THE DOMESTIC HOUSING SPECTRUM



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PART 1 DWELLING HOUSE



Do I need an approval / permit?

In most instances Dwelling houses and associated structures (such as carports and sheds) will not require approval from Council as they are typically accepted development under the [Logan Planning Scheme 2015](#).

Development approval (issued by Council) is not required if the Dwelling house complies with all of the acceptable outcomes of the Dual occupancy and Dwelling house code of the Logan Planning Scheme 2015. If the proposal cannot meet one or more of these requirements, a development application must be lodged with Council.

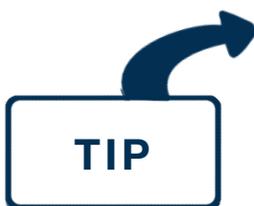
The Dual occupancy and Dwelling house code contains every requirement contained within the Logan Planning Scheme 2015 relating to Dwelling houses. It has been developed specifically to ensure that there is no need to consider any other aspect of the planning scheme.

If development approval is required, the Dual occupancy (Auxiliary unit) and Dwelling house Assessment Checklist (available on Council's [website](#)) is a handy tool to ensure all relevant matters are covered and your application is ready to be lodged with Council. The use of this assessment checklist will enable faster assessment of your application by Council.

When deciding what house design to build on a property it is important to be aware of the location of infrastructure such as water and sewer mains. There are requirements within the Queensland Development Code Part 1.4 – Building Over or Near Relevant Infrastructure, which may require the house to be set back from the infrastructure or for the foundation to be built to a higher construction standard. A building certifier can provide advice in relation to any 'build near infrastructure' queries.

Will I have to pay infrastructure charges?

Infrastructure charges are not applicable for a Dwelling house.



What is the difference between **building approval** and **development approval**?

Building approval is required prior to commencing construction on most types of domestic building work. This approval is issued by a private building certifier.

Development approval is required for some development, depending on the location and type, and requires submitting an application to Council for assessment. This is required before building approval may be granted.



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PART 2 SECONDARY DWELLING



What is a Secondary dwelling?

A Secondary dwelling is termed a 'Dwelling house (Secondary dwelling)' in the Logan Planning Scheme 2015 and is included as part of the Dwelling house definition. A Secondary dwelling is a separate self-contained dwelling that is used in conjunction with, and subordinate to, the main dwelling on the same lot (e.g. a granny flat). A Secondary dwelling is restricted in size to:

- 70m² if in a residential zone and on a lot less than 1,000m² in size; or
- 100m² otherwise.

A Secondary dwelling must only be occupied by persons who form one household with the main dwelling. They may be located beside, behind, below or above an existing or new dwelling. Fire separation may be required in accordance with the National Construction Code. A private building certifier can advise on these requirements.

How does a Secondary dwelling differ from an Auxiliary unit?

The primary difference between a Secondary dwelling and an Auxiliary unit is in the nature of the occupancy. While a Secondary dwelling must only be occupied by persons who form one household with the main dwelling, an Auxiliary unit may be occupied by a separate household to the main dwelling.

Do I need an approval / permit?

Similar to Dwelling houses, Secondary dwellings are typically accepted development (subject to requirements) under the Logan Planning Scheme 2015 and do not require approval from Council where complying with all planning requirements.

Will I have to pay infrastructure charges?

Infrastructure charges are not applicable for a Secondary dwelling.

A **household** means one or more individuals who:
(a) live in a dwelling with the intent of living together on a long-term basis; and
(b) make common provision for food and other essentials for living.

TIP



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PART 3 AUXILIARY UNIT



What is an Auxiliary unit?

An Auxiliary unit is termed a 'Dual occupancy (Auxiliary unit)' in the Logan Planning Scheme 2015. This form of development is where both dwellings are owned by the same person on a single land title with a minimum lot size of 450m² and the Auxiliary unit:

- has a maximum of two bedrooms;
- has no more than one kitchen;
- has no more than one living space;
- has a maximum size of:
 - 70m² if in the residential zone category and on a lot less than 1,000m²; or
 - 100m² otherwise.

Where an Auxiliary unit is to be located on a lot fronting a road, the lot must have a minimum frontage of 15m and five car parking spaces must be provided. Together with the primary dwelling, an Auxiliary unit may only have one vehicle crossover (driveway) unless on a corner lot, a dual road lot or if a second crossover already exists.

An Auxiliary unit may be occupied by persons who form a separate household to the main dwelling. They may be located beside, behind, below or above an existing or new dwelling. Fire separation may be required in accordance with the National Construction Code. A private building certifier can advise on these requirements.

The Auxiliary unit and the main dwelling cannot be separately titled or separately owned.

Do I need an approval / permit?

Auxiliary units are typically accepted development (subject to requirements) under the Logan Planning Scheme 2015 and do not require approval from Council where complying with all planning requirements.

If the requirements for accepted development cannot be met, the Auxiliary unit becomes code assessable. The maximum sizes stated for an Auxiliary unit within this fact sheet are unable to be exceeded as they are included within the definition of Auxiliary unit in the Logan Planning Scheme 2015.

Will I have to pay infrastructure charges?

Infrastructure charges are applicable for an Auxiliary unit. Council's Infrastructure Charges Estimator, available in the [Logan PD Hub](#), can assist in identifying the applicable charge.



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PART 4 DUAL OCCUPANCY



What is a Dual occupancy?

A Dual occupancy is a premises containing two dwellings on one lot (whether or not attached) for separate households. The two dwellings in a Dual occupancy may be separately titled and may be separately owned. A Dual occupancy does not include a Multiple dwelling, Dwelling house or Secondary dwelling.

Unlike an Auxiliary unit, a Dual occupancy is not subject to any functional limitations (number of bedrooms, kitchens or living spaces) or gross floor area limitations.

Do I need an approval / permit?

A Dual occupancy may be accepted development (subject to requirements) if located in the appropriate zone and complying with density requirements as well as the requirements for accepted development.

If the requirements for accepted development cannot be met, the Dual occupancy becomes code assessable. If the density provisions cannot be met, the Dual occupancy becomes impact assessable (which requires public notification).

To determine if development approval is required, the zone of the property must be identified. Once the zone is known, refer to the Logan Planning Scheme 2015 Part 5 (Tables of Assessment) which specifies if the development is accepted development, code assessable or impact assessable and outlines what the assessment benchmarks are. Alternatively, you can use the Planning Enquiry tool in the [Logan PD Hub](#) to select a property, select an activity (in this case a Dual occupancy) and receive a report which outlines the criteria triggering the need for a development application (where applicable). The report also lists applicable development codes from the Logan Planning Scheme 2015 and other selected considerations (e.g. size/height constraints, setbacks).

Will I have to pay infrastructure charges?

Infrastructure charges are applicable for a Dual occupancy. Council's Infrastructure Charges Estimator, available in the [Logan PD Hub](#), can assist in identifying the applicable charge.



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PART 5 COMPARING SECONDARY DWELLINGS AND AUXILIARY UNITS

Secondary dwellings and Auxiliary units are self-contained, compact in form and are located beside, behind, below or above an existing or new dwelling. They can be attached or detached from the primary dwelling.

BELOW



BESIDE



BEHIND



ABOVE



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COMMONALITIES

	Secondary dwelling	Auxiliary unit	Additional Notes
ONE LOT	✓	✓	Neither a Secondary dwelling nor an Auxiliary unit can be subdivided into two lots.
COMPARATIVE SIZE	✓	✓	Unlike a traditional Dual occupancy (duplex), one dwelling must be 'big' (the primary dwelling) and one must be 'small' (the Secondary dwelling / Auxiliary unit).
GROSS FLOOR AREA (GFA)	✓	✓	The maximum size of the Secondary dwelling / Auxiliary unit is restricted to: <ul style="list-style-type: none"> 70m² if in the residential zone category and on a lot less than 1,000m² in size; or 100m² otherwise. GFA excludes garages, carports, decks and patios.
LOCATION	✓	✓	In addition to the standard building setbacks of the planning scheme, both forms of development can be located beside, incorporated within (above or under) or behind but not in front of the primary dwelling.
SELF-CONTAINED	✓	✓	Both should be self-contained and have separate entrances.
ATTACHED	✓	✓	Both dwellings can be attached or separated by no more than 20m.
FIRE SEPARATION	✓	✓	Consult your building certifier.
SINGLE SEWER CONNECTION	✓	✓	Both development types may utilise and connect to a single sewer connection point.
RUBBLE / SOAKAGE PITS	✗	✗	For the discharge of stormwater, rubble / soakage pits are only permitted in rural areas.
SEPARATE ADDRESS	✗	✗	The National Address Register does not recognise the individual dwellings.

DIFFERENCES

	Secondary dwelling	Auxiliary unit
FRONTAGE	No minimum frontage requirement.	Must have a minimum frontage of 15m where the lot fronts a road.
CROSSOVERS	For residential properties which have a lot frontage less than 30m, there must only be one vehicular access to the premises.	One vehicular crossover unless where located on a corner lot or a dual road lot.
CROSSOVER WIDTH	Standard crossover design requirements apply.	Crossover and driveway must be 5.5m wide where the lot is less than 600m ² and not a corner lot or a rear lot.
CARS	Must have a minimum of four car spaces where the Secondary dwelling is detached, otherwise two car spaces.	Must have a minimum of five car spaces where the lot fronts a road, otherwise a minimum of four car spaces.
FUNCTIONS of the Secondary dwelling / Auxiliary unit	No functional requirements / limitations.	Can have: A maximum of two bedrooms. No more than one kitchen. No more than one living space.
NUMBER OF HOUSEHOLDS	Must be occupied by persons who form one household with the primary dwelling.	Can be occupied by different households and independently rented out.
SERVICES	May not have separate water meters.	May have separate water meters.
RUBBISH BINS	An additional bin service is permitted and is subject to charge.	A bin service is mandatory for each unit and is subject to the standard rates charge.
LETTER BOX	Should not have a separate letter box.	May have a separate letter box.
INFRASTRUCTURE CHARGES	Infrastructure charges do not apply for a Secondary dwelling.	Infrastructure charges apply for an Auxiliary unit.
COUNCIL RATES	No extra rates apply for a Secondary dwelling.	Extra rates apply for an Auxiliary unit.

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PART 6 FURTHER INFORMATION

How do I obtain a development permit?

If a Dwelling house, Secondary dwelling, Auxiliary unit or Dual occupancy does not comply with the relevant planning requirements and is therefore not accepted development, development approval is required before the activity can be carried out.

To obtain development approval for any of these uses, a development application for a Material Change of Use needs to be lodged with Council electronically (online), in person, via post or via email. For more information on application lodgement methods and requirements (such as application forms and relevant supporting information e.g. plans) visit Council's [website](#).

How much will it cost?

Fees for development applications vary depending on the type and scale of development, the category of assessment and other factors. These fees are set by resolution of Council and can be identified via:

- the Register of Cost Recovery Fees and Schedule of Commercial and Other Charges published on Council's [website](#);
- the [Logan PD Hub](#), which includes a Development Fees Estimator; or
- by emailing dafeerequest@logan.qld.gov.au

Payment can be made online via credit card or BPay (savings or cheque account), in person via credit card, cheque or cash or by post (via cheque).

Further information

For further information:

- visit Council's Planning & Development [webpage](#);
- contact Council on 3412 5269 or at council@logan.qld.gov.au; or
- visit the Planning, Building and Plumbing counter at 150 Wembley Road Logan Central; opening hours and directions are available on Council's [website](#).

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