

FACT SHEET: Domestic Housing

Dwelling houses, Secondary dwellings, Auxiliary units and Dual occupancies

WHAT IS A DWELLING HOUSE?

A residential use of premises involving dwelling and any domestic outbuildings associated with the dwelling; or 2 dwellings, 1 of which is a secondary dwelling, and any domestic outbuildings associated with either 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, and located on the same lot as, a Dwelling house.

WHAT IS AN AUXILIARY UNIT?

An Auxiliary unit is a form of Dual occupancy where both dwellings have the same owner(s) and are on the same lot (1 title), with the Auxiliary unit being subject to size and siting requirements.

WHAT IS A DUAL OCCUPANCY?

A Dual occupancy is the residential use of a premises for 2 households involving 2 dwellings on a single lot or 2 dwellings on separate lots that share a common property and may have the same or separate owners.

THE DOMESTIC HOUSING SPECTRUM

SAME LOT (1 TITLE) & SAME OWNER

MAY BE SEPERATELY TITLED AND SHARE COMMON PROPERTY

DWELLING HOUSE

AUXILIARY UNIT



SECONDARY DWELLING

DUAL OCCUPANCY

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 accepted development under the [Logan Planning Scheme 2015](#). Building approval may be required from a private building certifier.

Development approval (issued by Council) is not required if the Dwelling house complies with all 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' matters.

Will I have to pay infrastructure charges?

Infrastructure charges are not applicable for a Dwelling house.



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 use definition. A Secondary dwelling is a separate self-contained dwelling (e.g. a granny flat) on the same lot (1 title) and having the same owner(s) as the primary (main) dwelling. A Secondary dwelling must have a maximum size of 70m² if in a residential zone and on a lot less than 1,000m² in size, or 100m² otherwise.

Fire separation may be required in accordance with the National Construction Code. A private building certifier can advise on these requirements.

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. Building approval is required from a private building certifier.

Will I have to pay infrastructure charges?

Infrastructure charges are applicable for a Secondary dwelling. Council's Infrastructure Charges Estimator, available in the [Logan PD Hub](#), can help estimate the applicable charges.



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 have the same owner(s) and are on the same lot (1 title), however the Auxiliary unit may be occupied by persons who form a separate household to the primary (main) dwelling. It must be located on a lot with a minimum size of 450m² and the Auxiliary unit must have a maximum:

- of 2 bedrooms;
- of 1 kitchen;
- of 1 living space;
- size of 70m² if in the Low density residential, Low-medium density residential, Medium density residential or Emerging community zone and on a lot less than 1,000m²; or
- size of 100m² otherwise (where not specified above).

Where an Auxiliary unit is located on a lot fronting a road, the lot must have a minimum frontage of 15m and 5 car parking spaces must be provided (2 of which must be covered). Together with the primary (main) dwelling, an Auxiliary unit may only have 1 vehicle crossover (driveway) unless on a corner lot, a dual road lot or if a second crossover already exists. Fire separation may be required in accordance with the National Construction Code and a private building certifier can provide advice on these requirements.

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. Building approval is required from a private building certifier. If the requirements for accepted development cannot be met, the Auxiliary unit becomes code assessable and approval is required from Council. Importantly, the size limitations set out above for an Auxiliary unit cannot be exceeded.

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 help estimate the applicable charges.



Dual occupancy

What is a Dual occupancy?

A Dual occupancy is a premises containing 2 dwellings on 1 lot (whether or not attached) for separate households, or 2 dwellings on separate lots that share a common property. The 2 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 lot size 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 lot size requirements 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 (requirements) 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 help estimate the applicable charges.



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 to or detached from the primary (main) dwelling.



Commonalities

| | Secondary dwelling | Auxiliary unit | Additional notes |
|------------------------|--------------------|----------------|--|
| One lot | ✓ | ✓ | Neither a Secondary dwelling nor an Auxiliary unit can be subdivided into 2 lots. |
| Comparative size | ✓ | ✓ | Unlike a traditional Dual occupancy (duplex), 1 dwelling must be 'big' (the primary dwelling) and 1 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 (main) dwelling. |
| Self-contained | ✓ | ✓ | Both should be self-contained and have separate entrances. |
| Attached | ✓ | ✓ | Both dwellings can be attached to the primary (main) dwelling or separated by no more than 20m. |
| Fire separation | ✓ | ✓ | Consult a private building certifier. |

| | Secondary dwelling | Auxiliary unit | Additional notes |
|-------------------------|--------------------|----------------|---|
| Services | ✓ | ✓ | Must have separate water meters. |
| Single sewer connection | ✓ | ✓ | Both development types may utilise and connect to a single sewer connection point. |
| Rubbish bins | ✓ | ✓ | A bin service is required for each dwelling and is subject to a charge. |
| Plumbing approval | ✓ | ✓ | Consult a private building certifier. |
| Rubble / soakage pits | ✗ | ✗ | For the discharge of stormwater, rubble / soakage pits are only permitted in rural areas. |
| Separate address | ✓ | ✓ | Must have individual property addresses allocated in accordance with Appendix 1 of this document. |
| Letter box | ✓ | ✓ | May have a separate letter box. |
| Number of households | ✓ | ✓ | Can be occupied by different households and independently rented out. |
| Infrastructure charges | ✓ | ✓ | Infrastructure charges apply. |
| Council rates | ✓ | ✓ | Extra rates apply. |

Differences

| | Secondary dwelling | Auxiliary unit |
|---------------------------|---|---|
| Lot size | No minimum lot size. | Must have a minimum lot size of 450m ² . |
| Frontage | No minimum frontage requirement. | Must have a minimum frontage of 15m where not located on a rear lot. |
| Crossovers | For residential properties which have a lot frontage less than 30m, there must only be 1 vehicular crossover (driveway 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. |
| Parking | Must have a minimum of 4 car spaces where the Secondary dwelling is detached, otherwise 2 car spaces. | Must have a minimum of 5 car spaces with a minimum of 2 spaces being covered, where not located on a rear lot, otherwise a minimum of 4 car spaces. |
| Functions of the dwelling | No functional requirements / limitations. | Must have a maximum of: <ul style="list-style-type: none"> • 2 bedrooms. • 1 kitchen. • 1 living space. |

More information

How do I get a development permit?

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

A development application needs to be lodged with Council electronically (online), in person, via post or via email. For more information on application lodgement (including application forms and relevant supporting information such as 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 by:

- viewing the Register of Cost Recovery Fees and Schedule of Commercial and Other Charges published on Council's [website](#); or
- using the Development Fees Estimator in the [Logan PD Hub](#).

Payment can be made [online](#) via credit card or BPay (savings or cheque account), by email or direct deposit by contacting council@logan.qld.gov.au, in-person or by post (via cheque).

From 1 October 2022, a merchant surcharge fee of 0.34% applies to all online and phone credit card payments.

Further information

For further information or help:

- visit Council's [Planning & Development webpage](#);
- contact Council using the details provided in the footer of this fact sheet; or
- visit the Planning, Building and Plumbing counter at 150 Wembley Road Logan Central; opening hours and directions are available on Council's [website](#).

Appendix 1

Property numbering for Auxiliary units or Secondary dwellings

Auxiliary units and Secondary dwellings must have individual property addresses consistent with Council's adopted numbering system. There are no fees for the registration of individual property addresses.

Auxiliary units and Secondary dwellings on a property with a single frontage must be allocated a property address consistent with Figures 1 or 2 below.

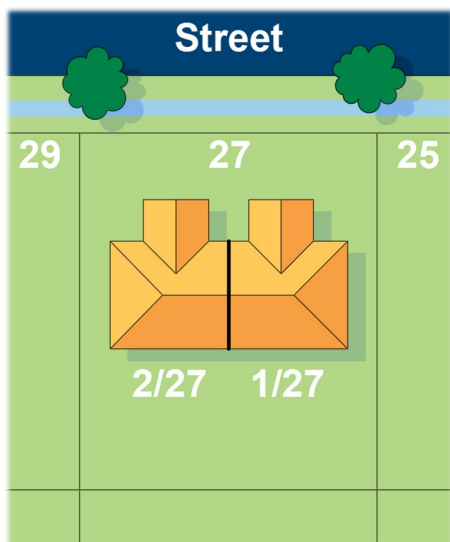


Figure 1 - Secondary residence beside

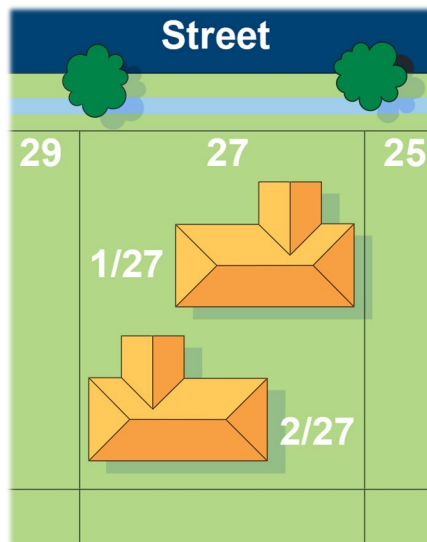


Figure 2 - Secondary residence behind

Addresses that are not consistent with Council's numbering system may result in emergency services not being able to locate the correct property.

If the address of your Auxiliary unit or Secondary dwelling does not align with the approach outlined above and we have not confirmed the address, please contact us as a matter of priority.

If you do not display the correct address on your property, we may issue a Remedial notice. If the correct address is still not displayed after receiving a Remedial notice an Infringement notice may be issued.

All properties, including Auxiliary units and Secondary dwellings, must be allocated and display the correct address.

For more information about Auxiliary unit or Secondary dwelling property numbering, please contact us by email at council@logan.qld.gov.au.