

Dual Occupancy and Dual Occupancy (Auxiliary Unit)

Fact Sheet

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What is a Dual Occupancy?

A Dual Occupancy is a premises containing two dwellings on one lot (whether or not attached) for separate households. A Dual Occupancy does not include a Multiple Dwelling, Dwelling House or Secondary Dwelling.

What is a Dual Occupancy (Auxiliary Unit)?

A Dual Occupancy (Auxiliary Unit) is where both dwellings are owned by the same person on one land title and the Auxiliary Unit:

- (a) has a maximum of two bedrooms;
- (b) has no more than one kitchen;
- (c) has no more than one living space;
- (d) together with the Dwelling house or primary dwelling, has only one vehicle crossover (driveway);
- (e) has a maximum size of:
 - (i) 70m² if in the residential zone category and on a lot less than 1,000m²; or
 - (ii) 100m² otherwise.

Dual Occupancy (Auxiliary Units) may be located beside, behind, below or above an existing or new dwelling. Please note fire separation is required. A private certifier can advise on these requirements.

They are easier to develop under the planning scheme than a Dual Occupancy as they often do not require Council approval and do not have a minimum lot size.

What are the levels of assessment for a Dual Occupancy?

A Dual Occupancy may be self assessable (in the appropriate zone) if it complies with the density requirements as well as the self assessable criteria.

If the self assessable criteria cannot be met, the Dual Occupancy becomes code assessable. If the density provisions cannot be met, the Dual Occupancy becomes impact assessable.

What are the levels of assessment for a Dual Occupancy (Auxiliary Unit)?

A Dual Occupancy (Auxiliary Unit) may be self assessable (in the appropriate zone) if:

- in the residential zone category and on a lot less than 1,000m², at least one of the dwellings is 70m² or less; or
- otherwise, at least one of the dwellings is 100m² or less.

If the self assessable criteria cannot be met, the Dual Occupancy (Auxiliary Unit) becomes code assessable. If the Dual Occupancy (Auxiliary Unit), cannot meet the size requirement, it becomes impact assessable.

How do I make an application?

Self assessable development does not require a development permit. However, the development must comply with all of the acceptable outcomes of the applicable codes otherwise it requires code assessment. Impact assessment requires public notification.

For code and impact assessable development, a development application must be given to Council and be accompanied with:

- IDAS Application Forms 1 and 5;
- the relevant application fee:
 - Dual Occupancy - Code - \$2207
 - Dual Occupancy - Impact - \$5522
 - Dual Occupancy (Auxiliary Unit) - Code - \$1400
 - Dual Occupancy (Auxiliary Unit) - Impact - \$2691
- any mandatory supporting information stipulated in the application forms.

Will I have to pay Infrastructure Charges?

Infrastructure Charges are applicable for Dual Occupancies however, Dual Occupancy (Auxiliary Units) will not incur Infrastructure Charges.

For more information

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Visit www.logan.qld.gov.au

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