

Dwelling House and Dwelling House (Secondary Dwelling)

Fact Sheet

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Do Dwelling Houses and associated structures need Council approval?

In most instances Dwelling Houses and associated structures (such as carports and sheds) are self assessable under the planning scheme and will not require approval from Council.

What is self assessable and how does a development comply?

Self assessable development does not require a development permit. However, the Dwelling House must comply with all of the acceptable outcomes of the Dual occupancy and Dwelling house code of the planning scheme otherwise it will require a development application to be lodged with Council.

What is the Dual Occupancy and Dwelling House Code?

This code contains every requirement contained within the planning scheme 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.

What is the Dual Occupancy (Auxiliary Unit) and Dwelling House Assessment Checklist?

Available on the website is a Dual Occupancy (Auxiliary Unit) and Dwelling House Assessment Checklist which is a handy tool in ensuring that all relevant matters are covered and your application is ready to be lodged with Council. The use of this assessment checklist will allow your application to be decided more quickly by Council.

What is the application fee?

- Dwelling House - \$1400
- Building Work - \$587

Do I still need Building Approval?

Yes, irrespective of whether Council approval is required all Dwelling Houses and associated structures such as carports

require building approval. Building approval can be obtained from a private building certifier.

What about Dwelling House (Secondary Dwellings)?

A Dwelling House (Secondary Dwelling) is included as part of the Dwelling House definition within the planning scheme. A Dwelling House (Secondary Dwelling) is a separate self-contained dwelling that is used in conjunction with, and subordinate to, the main dwelling on the same lot. A Dwelling House (Secondary Dwelling) is restricted in size to:

- 70m² if in a residential zone and on a lot less than 1000m²; or
- 100m² otherwise.

A Dwelling House (Secondary Dwelling) must only be occupied by persons who form one household with the main dwelling. They may be constructed under a Dwelling House, be attached to a Dwelling House or be free standing.

Will I have to pay infrastructure charges for a Dwelling House (Secondary Dwelling)?

Infrastructure charges are not applicable for a Dwelling House (Secondary Dwelling).

What else do I need to know?

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 Dwelling house to be setback from the infrastructure or for the foundation to be built to a higher construction standard.

Council's Water Infrastructure Branch are able to provide advice in relation to any "build near infrastructure" queries.

For more information

Phone **3412 3412**

Visit www.logan.qld.gov.au

Email council@logan.qld.gov.au
