

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.

Do I need an approval/permit for a Dual Occupancy?

A Dual Occupancy may be accepted development (in the appropriate zone) if it complies with the 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 a development permit is required, the zone of the property must be identified; this can be done using the Property Report in the [Logan Interactive Mapping Tool](#). 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.

Do I need an approval/permit for a Dual Occupancy (Auxiliary Unit)?

A Dual Occupancy (Auxiliary Unit) may be accepted development (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 requirements for accepted development cannot be met, the Dual Occupancy (Auxiliary Unit) becomes code assessable. The maximum sizes stated for a Dual Occupancy (Auxiliary Unit) within this fact sheet are unable to be exceeded as they are included within the definition of Auxiliary Unit within the Logan Planning Scheme 2015.

FACT SHEET

Dual Occupancy and Auxiliary Unit



How do I obtain a development permit?

If the Dual Occupancy or Dual Occupancy (Auxiliary Unit) is not accepted development, a development permit is required before the activity can be carried out. To obtain a development permit for a Dual Occupancy or Dual Occupancy (Auxiliary Unit), 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 Interactive Mapping Tool](#), which includes a development fees estimator; or
- By emailing dafeerequest@logan.qld.gov.au

If the development application is lodged electronically (online), payment is not required up front and Council will issue a Notice of Account which identifies the required fees for payment.

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). A merchant service fee will apply to all credit card payments.

Will I have to pay infrastructure charges?

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

Further information

For further information:

- 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](#).

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