

AUXILIARY UNITS AND SECONDARY DWELLINGS

Auxiliary units and Secondary dwellings 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 and are not subject to infrastructure charges.

BELOW



BESIDE



BEHIND



ABOVE



Auxiliary units and Secondary dwellings are an important initiative of Council in promoting **housing choice and affordability** in Logan City.

AUXILIARY UNITS AND SECONDARY DWELLINGS



An Auxiliary unit or Secondary dwelling can sit **beside** a primary dwelling.

This type of dwelling often provides housing choice and affordability for those starting a new career or relationship.



The Primary Dwelling.

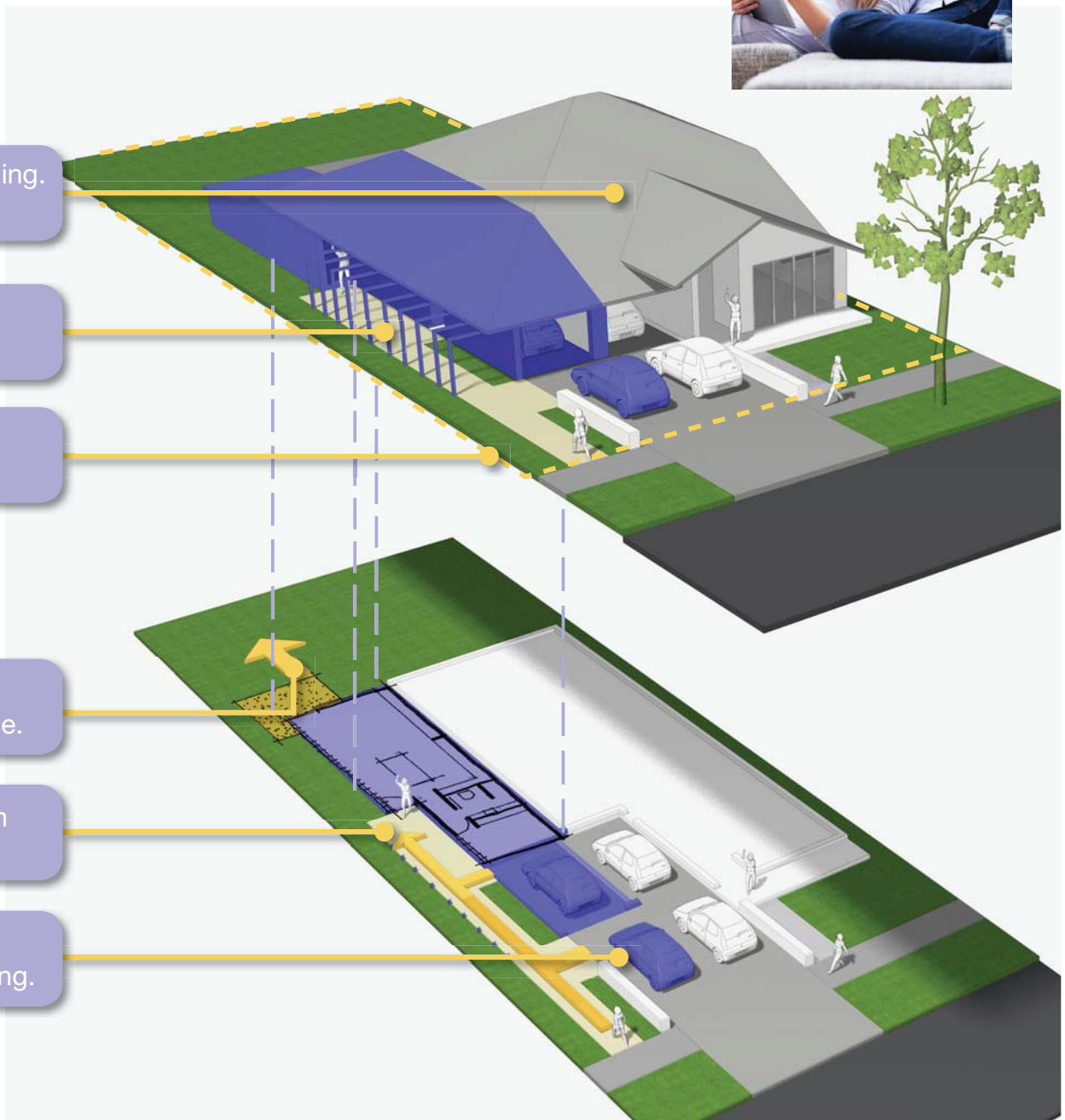
The Secondary or Auxiliary Dwelling.

One Lot.

Good access to private open space.

Good access from the street.

Consolidated offstreet car parking.

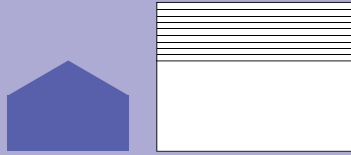


AUXILIARY UNITS AND SECONDARY DWELLINGS



An Auxiliary unit or Secondary dwelling can sit **behind** a primary dwelling.

This type of dwelling often provides housing choice and affordability for the elderly.



The Secondary or Auxiliary Dwelling.

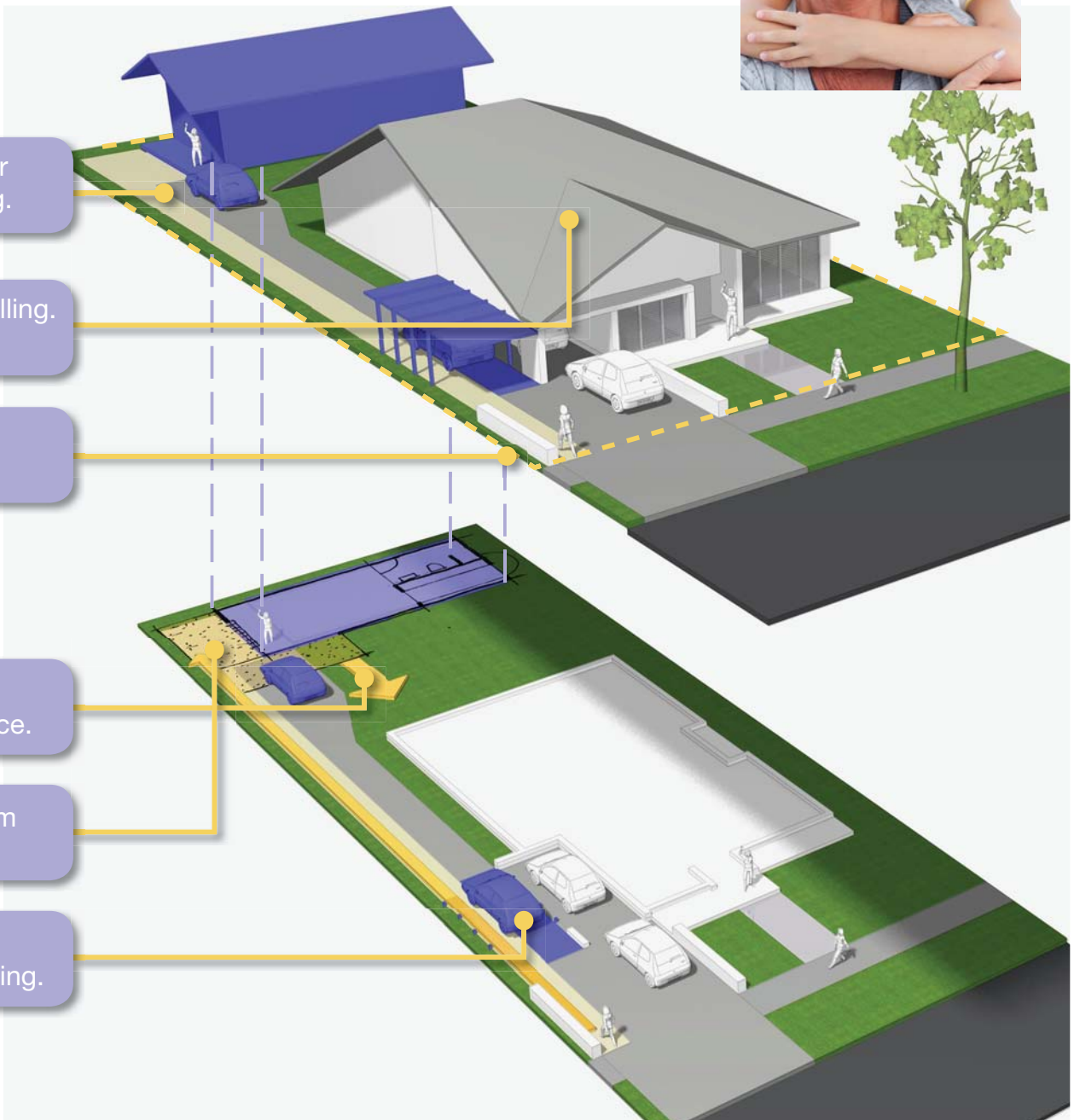
The Primary Dwelling.

One Lot.

Good access to private open space.

Good access from the street.

Consolidated offstreet car parking.

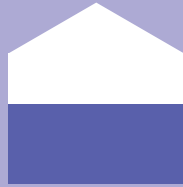


AUXILIARY UNITS AND SECONDARY DWELLINGS



An Auxiliary unit or Secondary dwelling can sit **below** a primary dwelling.

This type of dwelling often provides housing choice and affordability for people with a disability.



The Primary Dwelling.

The Secondary or Auxiliary Dwelling.

One Lot.

Good access to private open space.

Good access from the street.

Consolidated offstreet car parking.

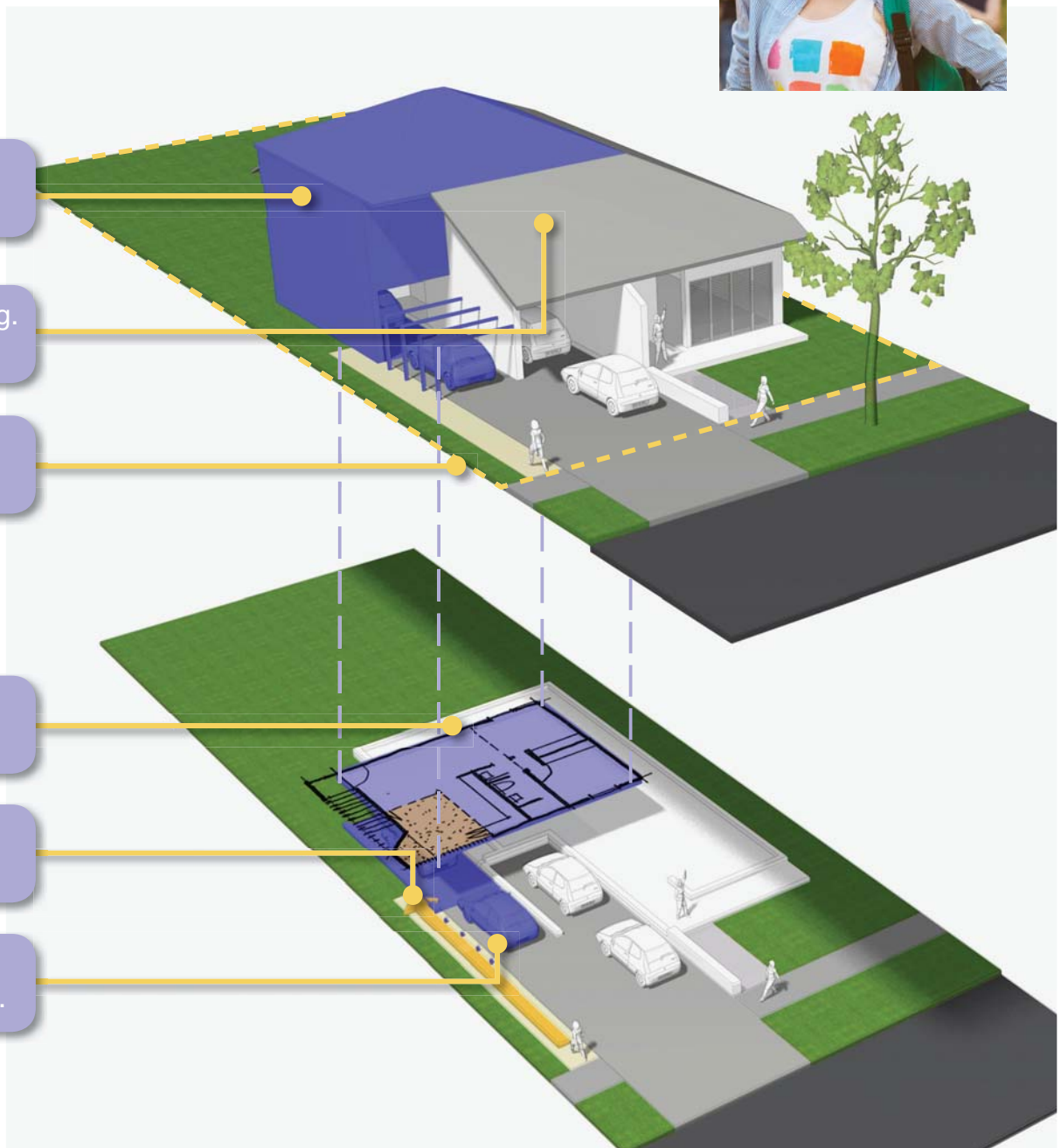
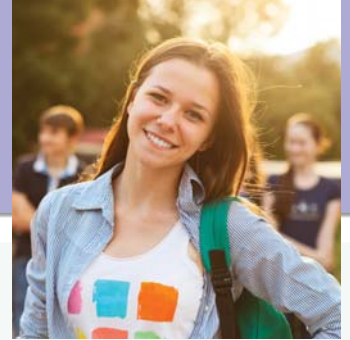
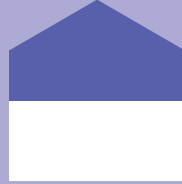


AUXILIARY UNITS AND SECONDARY DWELLINGS



An Auxiliary unit or Secondary dwelling can sit **above** a primary dwelling.

This type of dwelling often provides housing choice and affordability for young adults.



AUXILIARY UNITS AND SECONDARY DWELLINGS

THINGS IN COMMON

	Dual Occupancy (Auxiliary unit)	Dwelling House (Secondary dwelling)	Additional Notes
ONE LOT	✓	✓	Neither a Dual Occupancy (Auxiliary unit) nor a Dwelling House (Secondary dwelling) 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 Auxiliary unit / Secondary dwelling).
GROSS FLOOR AREA (GFA)	✓	✓	The maximum size of the Auxiliary unit / Secondary dwelling is restricted to: <ul style="list-style-type: none"> • 70m² if in the residential zone category and on a lot less than 1000m² in size or • 100m² if in the residential zone category and on lots over 1000m² in size 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 can be self-contained and have separate entrances.
RUBBISH BIN	✓	✓	Additional bins are permitted subject to charge.
ATTACHED	✓	✓	Both dwelling can be attached or separated by no more than 20m.

THINGS THAT ARE DIFFERENT

	Dual Occupancy (Auxiliary unit)	Dwelling House (Secondary dwelling)
CROSSOVERS	One vehicular crossover.	Can have more than one vehicular crossover.
CARS	Must have a minimum of four car spaces (including two spaces for the primary dwelling).	Must have a minimum of two car spaces (no additional spaces are required for the secondary dwelling).
FUNCTIONS of the Auxiliary unit / Secondary dwelling	Can have: A maximum of two bedrooms. No more than one kitchen. No more than one living space.	No functional requirements / limitations.
NUMBER OF HOUSEHOLDS	The Auxiliary unit can be occupied by different households and independently rented out.	A Secondary dwelling must be occupied by persons who form one household with the primary dwelling.
SERVICES	Auxiliary units may have separate meters.	Secondary dwelling should not have separate service meters.
LETTER BOX	Auxiliary units may have a separate letter box.	Secondary dwelling should not have a separate letter box.
FIRE SEPARATION	Fire separation is mandatory.	Fire separation is optional.
COUNCIL RATES	Rates apply for Auxiliary unit.	No extra rates for Secondary dwelling.