

Secondary Accommodation – Associated Unit – PineRiversPlan

Under the PineRiversPlan 2006 an 'Associated Unit' is defined as *the use of a subordinate Dwelling Unit in association with a detached house, principally for residential occupation, on the same lot as the detached house. The term includes a temporary cabin or transportable building.*

A 'Dwelling Unit' is defined as *any building or part thereof which comprises or is intended to comprise self-contained accommodation for the exclusive use of a single Family.*

A 'Family' is defined as *any one person maintaining a household, or two or more persons living together and maintaining a common household such that each person has access to all parts of the dwelling unit occupied by the household. The term includes a boarder living with the family or a group of individuals living together with equal dominion where all residents reside in the same single and separate building.*

Requirements

The level of assessment for an Associated Unit is self assessable (no town planning approval required) if the property is located in any of the following zones:

- Residential A Zone;
- Residential B Zone;
- Special Residential Zone;
- Park Residential Zone;
- Rural Residential Zone;
- Urban Village Zone;
- Home Industry Zone;
- Future Urban Zone;
- Rural Zone (if located outside Sub-Precincts RU-4, RU-5 or RU-7 of the Coast & River Lands Locality);
- Rural Zone of any other Locality (other than Semi-Urban Locality or North Lakes Locality).

AND if the proposed Associated Unit has a maximum Gross Floor Area (GFA) of 60m² (excluding any covered or roofed verandahs/patios/balconies, garages/carports)

AND all the acceptable solutions of the Associated Unit Code can be complied with.

Self Assessable means that if the all requirements of the Associated Unit Code (Chapter 6, Part 1, Division 6 of the PineRiversPlan) are met, the proposal does not require a Material Change of Use development application to be lodged with council.

The self assessable requirements (acceptable solutions) of the Associated Unit Code include:

- The Associated Unit is to be setback 6m from the primary road frontage of the site, and 4.5m from any secondary road frontage;
- On land with an area of less than 2000m², the Associated Unit is to be setback no less than 1.5m (where height of building is 4.5m or less) and 2m (where height of building is greater than 4.5m) to the side and rear boundaries of the site, and all buildings and structures on the land.
- On land with an area of 2000m² or greater, the Associated Unit is to be setback no less than 3m from the side and rear boundaries of the site, and all buildings and structures on the land.
- One (1) carparking space is to be provided on the site for the Associated Unit, in addition to the carparking required for the detached house.
- The Associated Unit is to have access to a reticulated water supply or be provided with a rainwater storage tank of no less than 45,000 litres.
- On land in the Residential A, Residential B, Special Residential or Future Urban Zones, the Associated Unit is to be contained in a single building with the residential component of the detached house on the land.

- On land in the Park Residential, Rural Residential or Rural Zone, the Associated Unit is not to be located more than 10m from the detached house on the land.
- The outer envelope of the Associated Unit is to be constructed of the same type of materials as that of the detached house, and have the same roof pitch.
- Tall structures (eg. antennae, masts, aerials, and telecommunication structures) are limited in height to 10m above natural ground surface.
- Transmission and receiving dishes are no larger than 1.8m diameter on land zoned Rural or Rural Residential, and no larger than 1.2m diameter in all other zones.

If the Associated Unit cannot comply with the abovementioned requirements, the level of assessment will be Code Assessable, and the proposal will require a Material Change of Use application to be lodged with council.

If the GFA of the Associated Unit exceeds 60m² or the property is located in a zone other than those listed above, the level of assessment will be Impact Assessable, and the proposal will require a Material Change of Use application to be lodged with council.

Code & Impact Assessable proposals

Code and Impact Assessable development applications for Associated Units will be assessed against the requirements outlined in the Associated Unit Code of the PineRiversPlan, and any other applicable planning scheme Codes. Refer to council's website for planning scheme information.

Please note that there may be different ways compliance can be achieved with the planning scheme. Generally, the proposed development must comply with the specific outcomes (left column) of the applicable Codes. The probable solutions (right column) represent one option to satisfy the relevant specific outcome however alternative solutions can be presented by the applicant. Alternative solutions are assessed on their merits (against the Specific Outcome) during the application process.

Fire separation

Where the Associated Unit is attached or located within 900mm (side by side or one dwelling above the other) to the detached dwelling on the land, an appropriate fire rated wall is required between the buildings, as outlined in the Building Code of Australia. This is assessed by a private building certifier as part of the development application for Building Work.

Please note:

A property search can be undertaken through council's PD Online facility (available on council's website www.moretonbay.qld.gov.au) to determine the property zoning, and any planning scheme overlays that may apply to the land.

Refer to the *'Planning terms'* fact sheet and the *'Using a Planning Scheme'* fact sheet for further information regarding reading and interpreting a planning scheme (available on council's website).

The relevant development application fees for Code or Impact Assessable Material Change of Use development applications can be found on council's website.

It is important to note that overlays may change the level of assessment for a development proposal. Refer to the *'Overlays'* fact sheet on council's website for more information.

Approvals for building work and plumbing and drainage work may also need to be obtained for a development proposal.