

Domestic housing types

ONE COMMON HOUSEHOLD

INDICATORS OF A COMMON HOUSEHOLD INCLUDE:

- living together on a long-term basis
- make common provisions for food or other essentials for living
- shared services bills and waste collection
- single entry, mailbox, and address.

Dwelling house

BCA Class 1a



DEFINITION:

One household that contains a single dwelling.

In most cases only requires a building approval.

ADVANTAGES

- A planning approval isn't required if the design meets the City Plan acceptable outcomes.
- Generally, no infrastructure charges apply for the building approval.
- No internal fire separation is required.

DISADVANTAGES

- Use is restricted to one household with a maximum of four unrelated people.

Examples:

A family has their parents living with them in a separate area of the house, although the parents have their own kitchen, they occasionally share meals and only have one laundry facility to share. This is considered a single household and is appropriate for a dwelling house use.

A group of students has formed a group as a common household to rent a house to defray costs, provided this is no more than four unrelated persons, this can be a single household and is appropriate for a dwelling house use.

A couple decides to rent their spare rooms for accommodation sharing common areas of the dwelling; provided this is no more than four unrelated persons, this can be a single household as a dwelling house use.

Secondary dwelling

BCA Class 1a or 2



DEFINITION:

One household comprising of one main and a secondary dwelling used in conjunction with and subordinate to, a dwelling house on the same lot.

A secondary dwelling may be constructed underneath, be attached to or free standing from a dwelling house. Also known as a granny flat or family accommodation.

A secondary dwelling contains their own:

- food preparation facilities
- a bath or shower, toilet and basin
- clothes washing facilities
- no more than two bedrooms

Refer also to [City Plan secondary dwelling code](#)

ADVANTAGES

- A planning approval and infrastructure charges aren't required if the design meets the City Plan acceptable outcomes.

DISADVANTAGES

- Must be used as part of the main dwelling so unable to be rented to unrelated people.
- Cannot be separately titled.
- Must be fire and sound separated when a separate dwelling (building provision).
- Share driveway and crossover.
- Secondary dwelling is less than 80m².

Example:

A family has their parents living with them in a secondary dwelling attached to theirs, each prepare their own meals and laundry. They do regularly socially interact, which provides the union or association between the dwellings.

Without this association, a dual occupancy use may apply.

SEPARATE HOUSEHOLDS

INDICATORS OF SEPARATE HOUSEHOLDS INCLUDE:

- separated self-contained areas
- separately rented or titled
- separate services bills and waste collection
- separate entry, mailbox, and addresses.

Dual occupancy

BCA Class 1a or 2



DEFINITION:

Two households rented or owned separately with no interaction between the households.

This type of accommodation was previously referred to as duplexes.

Each dwelling contains their own:

- food preparation facilities
- a bath or shower
- a toilet and wash basin
- clothes washing facilities

Planning and building approvals are required.

Refer also to [City Plan dual occupancy code](#)

ADVANTAGES

- Can be rented.
- Can be subdivided and sold.
- No restriction on floor area.
- Dwellings do not have to be attached.

DISADVANTAGES

- **Infrastructure charges apply.**
- Requires both planning and building applications.
- Requires fire and sound separation.

Example:

Two different households live in separated dwellings on a common lot.

The households share no contact and are not related, each rent or own their dwelling separately.

Rooming accommodation

BCA Class 1a, 1b or 3



DEFINITION:

Accommodation of one or more households where each resident:

- 1. has a right to occupy one or more rooms**
- 2. does not have a right to occupy the whole of the premises in which the rooms are situated**
- 3. may be provided with separate facilities for private use**
- 4. may share communal facilities or communal space, with one or more of the other residents.**

The use may include on site management or staff and associated accommodation.

Does not include short-term accommodation where the stay is less than three months (online holiday rentals, farm stay, bed and breakfast)

ADVANTAGES

- More than four unrelated persons can be accommodated.
- Existing houses can be altered to be used as rooming accommodation.

DISADVANTAGES

- **Infrastructure charges apply.**
- Sole occupancy units may need fire and sound separation (each exclusive area).
- Where more than four unrelated persons both planning and building approvals are required.

Example:

An owner of a house near a university rents out their spare rooms to five students.

As the number of unrelated persons exceeds four, this cannot be a dwelling household and needs a planning and building approval to check the fire and amenity issues that come with increased use.