

9.3.9 Dual occupancy code

9.3.9.1 Application

- (1) This code applies to assessing development for a Dual occupancy.
- (2) When using this code, reference should be made to Part 5.

9.3.9.2 Purpose

- (1) The purpose of the Dual occupancy code is to promote a variety of housing choice to cater for a range of housing needs and affordability.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the scale and character of development is consistent with the existing desired residential character and streetscape pattern;
 - (b) design gives a sense of individual ownership to residents;
 - (c) dual occupancies do not detrimentally affect the function of the road network and its infrastructure design requirements.

9.3.9.3 Criteria for assessment

Part A - Criteria for self-assessable and assessable development

Table 9.3.9.3.a – Dual occupancy code – self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Site requirements	
<p>PO1 The site has sufficient area to accommodate:</p> <ol style="list-style-type: none"> (a) buildings and structures; (b) setbacks; (c) access, parking, manoeuvring and circulation; (d) landscaping; (e) recreational and outdoor living areas. 	<p>AO1.1 The dual occupancy is established on land with a minimum area of:</p> <ol style="list-style-type: none"> (a) 600m² within the Low-medium density residential zone, Medium density residential zone or Mixed use zone precinct 3; or (b) 800m² within all other zones.
Design	
<p>PO2 Buildings and structures are setback from property boundaries such that:</p> <ol style="list-style-type: none"> (a) the setback from the street frontages reflects the positive attributes of the streetscape; (b) the setback from side and rear boundaries retains daylight access and privacy for adjoining properties; (c) the setback from all boundaries is sufficient to allow areas of deep planting; (d) the setback from street frontages provides for the desired streetscape pattern. 	<p>AO2.1 Buildings and structures are set back from property boundaries as follows:</p> <ol style="list-style-type: none"> (a) 6 metres from the primary road frontage; (b) 3 metres from the secondary road frontage; (c) 1.5 metres from side and rear boundaries.
<p>PO3 Buildings are appropriately separated from each other to maintain the character of the streetscape and privacy and amenity for residents.</p>	<p>AO3.1 Buildings are:</p> <ol style="list-style-type: none"> (a) attached by a common wall; or (b) separated by not less than 3m.

Performance outcomes	Acceptable outcomes
<p>PO4 Car parking areas, including garages and other parking structures are designed and sited to provide a high quality living environment and enhance the amenity of the streetscape.</p>	<p>AO4.1 Car parking areas, garages, carports and other parking structures are designed and located so that they do not occupy more than 6m of the street frontage.</p>
<p>PO5 The development addresses the road frontage to facilitate casual surveillance and to enhance the amenity of the streetscape.</p>	<p>AO5.1 The building has balconies or windows or verandahs that face the street.</p> <p>AO5.2 Fences and walls along road frontages are not more than: (a) 1.2 metres in height if less than 50% transparent; or (b) 1.5 metres in height if greater than 50% transparent.</p>
<p>PO6 Residents are provided functional private open space and recreation area.</p>	<p>AO6.1 A minimum area of 25m² private open space is provided for each dwelling unit which is directly accessible from the living area of each dwelling unit.</p>
Parking and access	
<p>PO7 The development provides residents and guests with safe and convenient vehicle parking, access to dwellings and the road network, while maintaining the standard of existing infrastructure in the road reserve.</p>	<p>AO7.1 Dwelling units are serviced by: (a) a shared unobstructed driveway and crossover with a maximum width of 3.6 metres; or (b) one unobstructed driveway and crossover, having a maximum width of 3 metres, is provided to each street frontages, where the site has two street frontages.</p> <p>AO7.2 The surface treatment of any driveway is imperviously sealed.</p> <p>AO7.3 Where development is on a State controlled road, Sub-arterial road or Collector road the driveway design is such that vehicles can enter and exit the site in a forward gear.</p> <p>AO7.4 Where a dual occupancy is to be established on a corner allotment each dwelling is accessed from a different road frontage with a minimum 6 metre separation between driveway and intersection.</p> <p>AO7.5 Driveways and crossovers avoid existing on-street infrastructure, including street trees, drainage pits, street signs, service pillars and electricity infrastructure.</p>

Performance outcomes	Acceptable outcomes
	<p>AO7.6 Driveway crossovers are designed in accordance with the Infrastructure works code.</p>
Landscaping and screening	
<p>PO8 Fencing is designed to ensure a high degree of privacy and amenity for residents.</p>	<p>AO8.1 A screen fence (minimum height of 1.8 metres and maximum gap of 10mm) is provided to the side and rear boundaries.</p>
	<p>AO8.2 Where the front fence is lower than the side boundary fence it is tapered to the maximum height of the side boundary fence at or behind the front setback.</p>
<p>PO9 Landscaping contributes to establishing an attractive and safe streetscape and a high standard of amenity and privacy for residents.</p>	<p>AO9.1 A landscaped area not less than 2 metres wide is provided and maintained within the site along all street boundaries.</p> <p>Note – Landscaping is provided in accordance with the Landscaping code.</p>
Infrastructure	
<p>PO10 The dual occupancy is connected to essential infrastructure services and is sufficient to support individual ownership of each dwelling.</p>	<p>AO10.1 Each dwelling is separately connected to:</p> <ul style="list-style-type: none"> (a) water; (b) sewerage; (c) drainage; (d) electricity; (e) telecommunications.
Service facilities	
<p>PO11 Services structures and mechanical plant (including air conditioners) are located, screened or incorporated as part of the building form to minimise adverse impacts on amenity.</p>	<p>AO11.1 Services structures and mechanical plant are located or screened to not be visible from:</p> <ul style="list-style-type: none"> (a) public spaces; (b) adjoining properties.
	<p>AO11.2 Mechanical plant is not located on balconies or adjacent to other liveable areas.</p>
	<p>AO11.3 Services and mechanical plant are located in building recesses or adjacent to service areas such as parking and driveway areas.</p>
<p>PO12 Development provides a secure and functional storage area for each dwelling.</p>	<p>AO12.1 A secure storage area is provided for each dwelling that:</p> <ul style="list-style-type: none"> (a) has a minimum space of 2.5m²; (b) has a minimum height of 2 metres; (c) is weather proof; (d) has immunity to the 1% AEP inundation event.

Performance outcomes	Acceptable outcomes
	<p>Note – dedicated storage space areas may be provided inside the dwelling only where they are in addition to storage typically provided in dwellings (e.g. cupboards, wardrobes).</p>
<p>PO13 Development provides sufficient area to accommodate the storage of waste and recycle receptacles that is in a location that does not adversely impact on the amenity of the streetscape or adjoining premises.</p>	<p>AO13.1 Development provides an area for the storage of two wheelie bins per dwelling in a location that is: (a) convenient to the occupants; (b) external to the garage; (c) screened from view from the street and adjoining properties.</p>
<p>For assessable development</p>	
<p>Dual occupancy incorporating an existing dwelling house</p>	
<p>PO14 For dual occupancies incorporating an existing dwelling: (a) dwellings at the street front contribute to a sense of individual ownership; (b) where the new dwelling is located at the rear of an existing dwelling, the appearance of the streetscape is maintain by screening the premises to the rear; (c) driveways are located, landscaped or screened to maintain the privacy and amenity of the existing dwelling.</p>	<p>AO14.1 No acceptable outcomes are provided.</p>
<p>PO15 Where the new dwelling is attached to an existing dwelling, the layout and form maintains the bulk and appearance of the existing dwelling.</p>	<p>AO15.1 The design of the dual occupancy: (a) maintains the appearance of a single dwelling house to the street; (b) provides a communal driveway; (c) provides additional undercover car parking behind the front façade.</p>