

## 9.3.4 Dual Occupancy Code

### 9.3.4.1 Application

This code applies to development identified as requiring assessment against the Dual Occupancy Code by the tables of assessment in **Part 5 Tables of Assessment**.

### 9.3.4.2 Purpose

- (1) The purpose of the Dual Occupancy Code is to ensure that development for a *Dual occupancy* contributes to the provision of a greater range of housing types for the community while ensuring compatibility with, and protection of the amenity of the surrounding area.
- (2) The purpose of the code will be achieved through the following overall outcomes.
- (a) A *Dual occupancy*;
- (i) is designed and sited to protect the amenity of adjoining premises and the streetscape;
  - (ii) is of a character and built form consistent with the zone;
  - (iii) located outside of a *drinking water connection area* or a *waste water connection area*, is provided with on-site water storage and waste water treatment and disposal to meet the needs of residents;
  - (iv) has an attractive built form that positively contributes to the streetscape;
  - (v) ensures outbuildings do not dominate the built form; and
  - (vi) provides safe vehicle access and parking.

### 9.3.4.3 Assessment Benchmarks

Table 9.3.4.3.1— Criteria for Accepted and Assessable Development

| Performance Outcomes  | Acceptable Outcomes  |
|---|--|
| <b>Access and Parking</b>   |  |
| <b>PO1</b><br>A <i>Dual occupancy</i> allows for safe and convenient vehicular access to the site, provides for on-site car parking and makes a positive contribution to the amenity and character of the surrounding area. | <b>AO1.1</b><br>The <i>Dual occupancy</i> obtains access from a <i>constructed road</i> .  |
|   | <b>AO1.2</b><br>A minimum of 1 covered car parking space per dwelling of the <i>Dual occupancy</i> is provided on-site.  |
|   | <b>AO1.3</b><br>The covered car parking spaces are set back a minimum of 1m from the front building façade of the <i>Dual occupancy</i> .  |
|   | <b>AO1.4</b><br>The <i>Dual occupancy</i> provides:<br>(1) a shared driveway; or<br>(2) a separate driveway to each <i>dwelling</i> where the <i>Dual occupancy</i> is located on a lot with two street frontages. |

| Performance Outcomes  | Acceptable Outcomes   |
|---|---|
| <b>Design and Amenity</b>   |   |
| <b>PO2</b><br>A <i>Dual occupancy</i> enhances the amenity and character of the zone by:<br>(1) visually integrating with the streetscape and adjacent premises by having the appearance and bulk of a single house when viewed from the street; and<br>(2) addressing the street frontage. | <b>AO2.1</b><br>The main living area of one <i>dwelling</i> of the <i>Dual occupancy</i> is located within 20m of a main living area of the other <i>dwelling</i> of the <i>Dual occupancy</i> .<br><b>AO2.2</b><br>Each <i>dwelling</i> of the <i>Dual occupancy</i> is oriented to address the street frontage.<br><b>AO2.3</b><br>Where located on a site having two street frontages, each <i>dwelling</i> of the <i>Dual occupancy</i> is oriented to address a separate street frontage.  |
| <b>PO3</b><br>A <i>Dual occupancy</i> is sited and designed to maintain the privacy of the residents of each <i>dwelling</i> and neighbouring premises.   | <b>AO3</b><br>The <i>Dual occupancy</i> prevents direct overlooking of the main internal living areas and private open space of nearby <i>dwelling</i> s through measures such as:<br>(1) offsetting the development from the adjacent <i>dwelling</i> s by a distance sufficient to limit direct views into the adjacent windows; or<br>(2) incorporating sill heights a minimum of 1.5m above floor level; or<br>(3) utilising screening devices, such as fixed frosted or textured glazing, for any part of the window below 1.5m above floor level; or<br>(4) providing fixed external screens. |
| <b>Private Open Space</b>   |   |
| <b>PO4</b><br>Each <i>dwelling</i> of a <i>Dual occupancy</i> is provided with sufficiently sized and suitably located outdoor private open space to meet the recreational needs of residents.  | <b>AO4</b><br>The private open space for each <i>dwelling</i> of the <i>Dual occupancy</i> has:<br>(1) minimum dimensions of 5m x 5m; and<br>(2) a maximum gradient not exceeding one in ten.   |
| <b>Casual Surveillance</b>  |   |
| <b>PO5</b><br>Each <i>dwelling</i> of a <i>Dual occupancy</i> is sited and designed to provide opportunities for casual surveillance of the street and any adjoining public spaces.   | <b>AO5</b><br>The window of at least one habitable room of each <i>dwelling</i> of the <i>Dual occupancy</i> overlooks the street or adjoining public spaces.   |
| <b>On-site Waste Water Treatment and Water Supply</b>   |   |
| <b>PO6</b><br>Where located outside of a <i>wastewater connection area</i> , a <i>Dual occupancy</i> has adequate land area for treatment and disposal of wastewater on-site.   | <b>AO6</b><br>Where located outside of a <i>wastewater connection area</i> , the <i>Dual occupancy</i> :<br>(1) is established on lots greater than 8,000m <sup>2</sup> ; and<br>(2) disposes of all wastewater on-site.<br><i>Note - A Site and Soil Evaluation for the design of the on-site wastewater management systems will be required to indicate compliance with this outcome.</i>   |
| <b>PO7</b><br>Where located outside of the <i>drinking water connection area</i> , the <i>Dual occupancy</i> is provided with sufficient on-site water storage to meet the needs of the residents.  | <b>AO7</b><br>Where located outside of a <i>drinking water connection area</i> , each <i>dwelling</i> of the <i>Dual occupancy</i> is connected to an on-site water supply with a storage capacity of at least 45000L.  |

| Performance Outcomes   | Acceptable Outcomes   |
|--|---|
| <b>Domestic Outbuildings</b>   |   |
| <b>PO8</b><br><i>Domestic outbuildings</i> in residential areas are of a scale and have a built form that: <ul style="list-style-type: none"> <li>(1) is compatible with the <i>dwelling</i>s of the <i>Dual occupancy</i> and adjoining <i>dwelling</i>s having regard to height, mass and proportion;               <ul style="list-style-type: none"> <li>(2) is subordinate to the <i>dwelling</i>s of the <i>Dual occupancy</i> and adjoining <i>dwelling</i>s; and</li> <li>(3) maintains or contributes positively to the streetscape.</li> </ul> </li> </ul> | <b>AO8</b><br><i>Domestic outbuildings</i> in a <i>residential zone</i> : <ul style="list-style-type: none"> <li>(1) have a combined total <i>gross floor area</i> that does not exceed:               <ul style="list-style-type: none"> <li>(a) 55m<sup>2</sup> on a lot 600m<sup>2</sup> or smaller; or</li> <li>(b) 110m<sup>2</sup> on a lot greater than 600m<sup>2</sup> and up to 2000m<sup>2</sup>; or</li> <li>(c) 200m<sup>2</sup> on a lot greater than 2000m<sup>2</sup>; and</li> <li>(d) does not exceed the <i>gross floor area</i> of any <i>dwelling</i>s on the site; and</li> </ul> </li> <li>(2) are a single <i>storey</i> structure; and</li> <li>(3) have a <i>building height</i> that does not exceed the <i>building height</i> of any residence on the premises.</li> </ul> |

**Table 9.3.4.3.2— Criteria for Assessable Development**

| Performance Outcomes   | Acceptable Outcomes  |
|--|--|
| <b>Design and Amenity</b>  |  |
| <b>PO1</b><br>A <i>Dual occupancy</i> is designed to: <ul style="list-style-type: none"> <li>(1) provide visual interest to the streetscape through the use of varying building colours and materials, architectural elements, landscape and pavement treatments, changes in roof form and pitch;</li> <li>(2) provide for roofed verandas or eaves;</li> <li>(3) address the street frontage; and</li> <li>(4) ensure covered car parking spaces are visually compatible with, and subordinate to, the building form and appearance.</li> </ul> | <b>AO1</b><br>No acceptable outcome is prescribed.   |
| <b>PO2</b><br>A <i>Dual occupancy</i> that adjoins or is directly opposite an existing <i>Dual occupancy</i> is designed to: <ul style="list-style-type: none"> <li>(1) add visual interest to the streetscape;</li> <li>(2) provide differentiation between developments through contrasting building articulation, construction materials, colour and architectural design; and</li> <li>(3) address the street frontage.</li> </ul>   | <b>AO2</b><br>The design of the <i>Dual occupancy</i> differs from existing <i>Dual occupancies</i> in the immediate area. |