

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
Access and Parking	
PO1 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.	AO1.1 The <i>Dual occupancy</i> obtains access from a <i>constructed road</i> .
	AO1.2 A minimum of 1 covered car parking space per dwelling of the <i>Dual occupancy</i> is provided on-site.
	AO1.3 The covered car parking spaces are set back a minimum of 1m from the front building façade of the <i>Dual occupancy</i> .
	AO1.4 The <i>Dual occupancy</i> provides: (1) a shared driveway; or (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
Design and Amenity	
<p>PO2 A <i>Dual occupancy</i> enhances the amenity and character of the zone by:</p> <p>(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</p> <p>(2) addressing the street frontage.</p>	<p>AO2.1 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>.</p> <p>AO2.2 Each <i>dwelling</i> of the <i>Dual occupancy</i> is oriented to address the street frontage.</p> <p>AO2.3 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.</p>
<p>PO3 A <i>Dual occupancy</i> is sited and designed to maintain the privacy of the residents of each <i>dwelling</i> and neighbouring premises.</p>	<p>AO3 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:</p> <p>(1) offsetting the development from the adjacent <i>dwelling</i>s by a distance sufficient to limit direct views into the adjacent windows; or</p> <p>(2) incorporating sill heights a minimum of 1.5m above floor level; or</p> <p>(3) utilising screening devices, such as fixed frosted or textured glazing, for any part of the window below 1.5m above floor level; or</p> <p>(4) providing fixed external screens.</p>
Private Open Space	
<p>PO4 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.</p>	<p>AO4 The private open space for each <i>dwelling</i> of the <i>Dual occupancy</i> has:</p> <p>(1) minimum dimensions of 5m x 5m; and</p> <p>(2) a maximum gradient not exceeding one in ten.</p>
Casual Surveillance	
<p>PO5 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.</p>	<p>AO5 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.</p>
On-site Waste Water Treatment and Water Supply	
<p>PO6 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.</p>	<p>AO6 Where located outside of a <i>wastewater connection area</i>, the <i>Dual occupancy</i>:</p> <p>(1) is established on lots greater than 8,000m²; and</p> <p>(2) disposes of all wastewater on-site.</p> <p><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></p>
<p>PO7 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.</p>	<p>AO7 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.</p>

Performance Outcomes	Acceptable Outcomes
Domestic Outbuildings	
<p>PO8 <i>Domestic outbuildings</i> in residential areas are of a scale and have a built form that:</p> <ul style="list-style-type: none"> (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; (2) is subordinate to the <i>dwelling</i>s of the <i>Dual occupancy</i> and adjoining <i>dwelling</i>s; and (3) maintains or contributes positively to the streetscape. 	<p>AO8 <i>Domestic outbuildings</i> in a <i>residential zone</i>:</p> <ul style="list-style-type: none"> (1) have a combined total <i>gross floor area</i> that does not exceed: <ul style="list-style-type: none"> (a) 55m² on a lot 600m² or smaller; or (b) 110m² on a lot greater than 600m² and up to 2000m²; or (c) 200m² on a lot greater than 2000m²; and (d) does not exceed the <i>gross floor area</i> of any <i>dwelling</i>s on the site; and (2) are a single <i>storey</i> structure; and (3) have a <i>building height</i> that does not exceed the <i>building height</i> of any residence on the premises.

Table 9.3.4.3.2— Criteria for Assessable Development

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