

## 9.3.7 Dual occupancy code

### 9.3.7.1 Application

- (1) This code applies to assessing development for a Dual occupancy if:
  - (a) assessable development where the code is an applicable code identified in the assessment criteria column of a table of assessment; or
  - (b) impact assessable development.
- (2) When using this code, reference should be made to Part 5.

### 9.3.7.2 Purpose

- (1) The purpose of the Dual occupancy code is to assess the suitability of development to which this code applies.
- (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.

### 9.3.7.3 Criteria for assessment

Table 9.3.7.3.a – Dual occupancy code – assessable development

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<p><b>PO1</b> The dual occupancy contributes to housing choice while maintaining the residential character and amenity of the neighbourhood.</p>	<p><b>AO1</b> The dual occupancy is established on land with a minimum size of 1000m<sup>2</sup>:</p>
<p><b>PO2</b> Buildings and structures are setback from property boundaries such that:</p> <ol style="list-style-type: none"> <li>(a) the setback from the street frontages reflects the positive attributes of the streetscape;</li> <li>(b) the setback from side and rear boundaries retains daylight access and privacy for adjoining properties;</li> <li>(c) the setback from all boundaries is sufficient to allow areas of deep planting;</li> <li>(d) the setback from street frontages provides for the desired streetscape pattern.</li> </ol>	<p><b>AO2</b> Buildings and structures are set back from property boundaries as follows:</p> <ol style="list-style-type: none"> <li>(a) primary road frontage - 6 metres;</li> <li>(b) secondary road frontage - 3 metres;</li> <li>(c) side and rear boundaries - 2 metres, or</li> <li>(d) where private open space occurs in the side or rear setback – 4 metres for the extent of the open space.</li> </ol>
<p><b>PO3</b> Buildings and structures have sufficient area for residential living consistent with the amenity of a residential area and are sympathetic to the streetscape pattern.</p>	<p><b>AO3.1</b> Car parking areas, including garages and other parking structures, are designed and located so that they do not occupy more than 30% of the lot frontage.</p> <p><b>AO3.2</b> 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>

Performance outcomes	Acceptable outcomes
<p><b>PO4</b> The development addresses the road frontage to facilitate casual surveillance and to enhance the amenity of the streetscape.</p>	<p><b>AO4.1</b> The building has balconies or windows or verandahs that face the street.</p> <p><b>AO4.2</b> Fences and walls to 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% transparency.</p>
<p><b>PO5</b> Residents are provided with a functional private open space and recreation area.</p>	<p><b>AO5</b> A minimum area of 25m<sup>2</sup> private open space is provided to each dwelling unit which is directly accessible from the living area of each dwelling unit.</p>
<p><b>PO6</b> The development provides residents and guests with safe and convenient vehicle access to dwellings and the road network, while maintaining the standard of existing infrastructure in the road reserve.</p>	<p><b>AO6.1</b> Dwelling units are serviced by: (a) a shared unobstructed driveway with a maximum width of 3.6 metres; or (b) by individual unobstructed driveways, having a maximum width of 3 metres each; (c) the surface treatment of any driveway is imperviously sealed; (d) where development is on a Sub-arterial or Collector road the driveway design is such that vehicles can enter and exit the site in a forward gear.</p> <p><b>AO6.2</b> Driveways and cross-overs require no alteration to existing on-street infrastructure, including street trees, footpaths, drainage pits, street signs, service pillars and electricity infrastructure.</p>
<p><b>PO7</b> Fencing is designed to ensure a high degree of privacy and amenity for residents.</p>	<p><b>AO7.1</b> A screen fence (minimum height of 1.8 metres and maximum gap of 10mm) is provided to the side and rear boundaries.</p> <p><b>AO7.2</b> 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><b>PO8</b> Landscaping contributes to establishing an attractive and safe streetscape and a high standard of amenity and privacy for residents.</p>	<p><b>AO8</b> With the exception of driveway cross-overs, a landscaped area not less than 2 metres wide is provided and maintained within the site along all street boundaries.</p>
<p><b>PO9</b> The dual occupancy is connected to essential infrastructure services and is sufficient to support individual ownership of each dwelling.</p>	<p><b>AO9</b> Each dwelling is connected separately to: (a) water (separate water meters for each unit); (b) sewerage; (c) drainage; (d) electricity.</p>

Performance outcomes	Acceptable outcomes
<p><b>PO10</b> Service facilities are provided to meet the needs of residents and are sited and designed in an unobtrusive and convenient manner.</p>	<p><b>AO10</b> Service facilities and structures:</p> <ul style="list-style-type: none"> <li>(a) locate air conditioning equipment behind the front façade of the dwelling;</li> <li>(b) provide storage space to achieve the following minimum requirements:               <ul style="list-style-type: none"> <li>(i) are located to enable access by a motor vehicle;</li> <li>(ii) have a minimum space of 3.5m<sup>2</sup> per dwelling unit;</li> <li>(iii) have a minimum height of 2.1 metres;</li> <li>(iv) are weather proof;</li> <li>(v) are lockable.</li> </ul> </li> </ul> <p>Note - Cupboards and wardrobes inside the dwelling are not storage areas as intended by this acceptable outcome.</p>
<p><b>PO11</b> Waste and recyclable storage facilities:</p> <ul style="list-style-type: none"> <li>(a) incorporates two wheelie bins per unit stored external to the garage and screened from view;</li> <li>(b) ensures wheelie bins are able to be wheeled to kerbside for collection.</li> </ul>	<p><b>AO11</b> Waste and recyclable storage areas capable of accommodating two bins per dwelling are provided behind the front setback and have direct access to the roadside.</p>
<b>Dual occupancy incorporating an existing dwelling house</b>	
<p><b>PO12</b> For dual occupancies where a separate dwelling is to be established in addition to an existing dwelling:</p> <ul style="list-style-type: none"> <li>(a) existing dwelling(s) are enhanced to:               <ul style="list-style-type: none"> <li>(i) contribute to a sense of individual ownership;</li> <li>(ii) enhance the appearance of the original dwelling house;</li> <li>(iii) enhance the appearance of the streetscape.</li> </ul> </li> <li>(b) driveways are designed to maintain the privacy and amenity of the existing dwelling.</li> </ul>	<p><b>AO12.1</b> The external appearance of the existing dwelling is enhanced through the use of architectural features, and materials.</p> <p>Note – It is not intended that a new dual occupancy tenancy be established adjacent to or behind old and dilapidated housing stock to produce the dual occupancy. If the existing dwelling house is old and dilapidated, it is intended that the site be either completely redeveloped or substantial upgrading occur to the exterior appearance and functionality of the older dwelling house.</p> <p><b>AO12.2</b> A landscaped area not less than 1.5 metres is provided and maintained within the site between the existing dwelling and driveway to the new dwelling.</p> <p><b>AO12.3</b> Privacy screens are fixed to the external façade of the dwelling house in front of windows adjacent to the driveway.</p> <p><b>AO12.4</b> Internal living spaces are carefully designed to avoid conflicts between individual dual occupancy tenancies.</p> <p>Note – For example, the quieter rooms of one tenancy (such as bedrooms) should not be placed directly adjacent to living spaces, kitchens or bathrooms of the adjoining tenancy.</p>

Performance outcomes	Acceptable outcomes
<p><b>PO13</b> Dual occupancies where attaching to an existing dwelling provides a layout and form that maintains the bulk and appearance of the existing dwelling.</p>	<p><b>AO13</b> 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 enclosed car parking behind the front façade.</p>