

## Division 19 Duplex Dwelling Code

### 19.1 Overall Outcomes

- (1) The overall outcomes are the purpose of this code.
- (2) The overall outcomes sought by the Duplex Dwelling Code are the following:-
  - (a) The siting and physical form of **duplex dwellings** and associated **structures** are appropriate to the desired character and environmental values of the areas in which they are situated;
  - (b) Acceptable levels of natural light, natural ventilation and privacy for occupants of the premises and the occupants of adjoining premises are provided and maintained;
  - (c) Safe, convenient and adequate on-site parking facilities are provided on each premises; and
  - (d) Safe, convenient and adequate infrastructure is available to the premises.

### 19.2 Compliance with the Duplex Dwelling Code

- (1) Self assessable development that complies with the acceptable solutions of the Development Requirements *Table 6.1.19A – Assessment Criteria for Self Assessable Development* contained in Section 19.4 complies with the Duplex Dwelling Code;
- (2) Assessable development that is consistent with the specific outcomes of the Development Requirements *Table 6.1.19B – Assessment Criteria for Assessable Development* contained in Section 19.4 complies with the Duplex Dwelling Code.

### 19.3 Development Requirements

The development requirements of this code relate to the following elements:-

- (1) Development Site Limitations
- (2) Road Boundary Setbacks
- (3) Side and Rear Boundary Setbacks
- (4) Requirements for Tennis Courts
- (5) Car Parking
- (6) Infrastructure Provision
- (7) Tall Structures
- (8) Height Limitations for Outbuildings

### 19.4 Development Requirements Tables

**Table 6.1.19A: Assessment Criteria for Self Assessable Development**

Acceptable Solutions For Self Assessable Development	
<b>Development Site Limitations</b>	
<b>AS 1.1</b>	The development <b>site</b> has an area of no less than the following as applicable for the <b>zone</b> of the land:- (1) 1,200m <sup>2</sup> for land zoned Residential A; or (2) 600m <sup>2</sup> for land zoned Residential B.
<b>AND</b>	
<b>AS 1.2</b>	The development <b>site</b> has a frontage of no less than 18m to the road from which vehicle access is obtained.
<b>AND</b>	
<b>AS 1.3</b>	Each <b>duplex dwelling</b> has a landscaped recreation area equivalent to at least 500m <sup>2</sup> or 30% of the area of the lot on which the <b>duplex dwelling</b> is established, whichever is the lesser, and which is completely open to the sky. This recreation area may include pathways, swimming pools and other facilities for recreational purposes, but does not include clothes drying areas, car parking and driveways.
<b>Road Boundary Setbacks</b>	
<b>AS 2.1</b>	Notwithstanding the setbacks which would otherwise apply under acceptable solution AS 2.1 <sup>1</sup> of the Setbacks Code, for land located at the intersection of two or more roads (a "corner <b>site</b> "), a setback distance of no less than the following <sup>2</sup> is maintained between the road boundary of the <b>site</b> and any building or <b>structure</b> , (other than a fence or freestanding wall):- (1) to any road frontage from which vehicular access to the required <sup>3</sup> on-site parking facilities is obtained:- (a) 0m to buildings and other <b>structures</b> having a height of no more than 1m above <b>natural ground surface</b> ; and (b) 6m to buildings and other <b>structures</b> not covered by (a); (2) to one road frontage other than a frontage covered by (1):- (a) 0m to buildings and other <b>structures</b> having a height of no more than 1m above <b>natural ground surface</b> ;

**Acceptable Solutions For Self Assessable Development**

- (b) 3m to buildings and other **structures** having a height of more than 1m but no more than 4.5m above **natural ground surface** provided that they are clear of the 9m x 9m corner truncation line<sup>4</sup>;
  - (c) 4.5m to buildings or other **structures** having a height of more than 4.5m but no more than 7.5m above **natural ground surface** provided that they are clear of the 9m x 9m corner truncation line; and
  - (d) 6m to buildings or other **structures** not covered by (a), (b) or (c); and
- (3) to any road frontage not covered by (1) or (2) – 6m.

For purposes of this provision, the road boundary includes any identified **probable future land acquisition line**.

**OR**

**AS 2.2** Notwithstanding the setbacks which would otherwise apply under acceptable solution AS 2.1<sup>1</sup> of the Setbacks Code, for any land other than a “corner **site**”, a setback distance of no less than the following<sup>2</sup> is maintained between the road boundary of the **site** and any building or **structure**, (other than a fence or freestanding wall):-

- (1) 0m to buildings and other **structures** having a height of no more than 1m above **natural ground surface**; and
- (2) 6m to buildings and other **structures** not covered by (1).

For purposes of this provision, the road boundary includes any identified **probable future land acquisition line**.

**Side and Rear Boundary Setbacks**

**AS 3.1** For **sites** less than 2000m<sup>2</sup> in area, a setback distance of no less than that applicable under acceptable solution A2<sup>2</sup> within Part 12 of the *Queensland Development Code* is maintained between the side or rear boundary of the **site** and all buildings and **structures** other than tennis courts.

**OR**

**AS 3.2** For **sites** 2000m<sup>2</sup> or greater in area, a setback distance of no less than 3m is maintained between the side or rear boundary of the **site** and all buildings and **structures** other than tennis courts.

**Requirements for Tennis Courts**

**AS 4.1** The illumination resulting from artificial lighting associated with any tennis court on the **site** does not exceed the “recommended maximum values of light technical parameters for the control of obtrusive light” given in Table 2.1 of *Australian Standard AS 4282*.

For purposes of that table, “curfewed hours” are taken to be those hours between 10:30pm and 7:30am on the following day.

**AND**

**AS 4.2** Any tennis court associated with the **duplex dwelling** is setback a minimum of 6m from any road boundary and a minimum of 3m from any side or rear boundary.

For purposes of this provision, the road boundary includes any identified **probable future land acquisition line**.

**AND**

**AS 4.3** A landscaped buffer having a width of no less than 3m is provided between the enclosing fence of any tennis court and any boundary of the **site**.

**Car Parking**

**AS 5** 3 car parking spaces<sup>5</sup> are provided on **site** for each **dwelling unit**. At least 1 parking space for each of the **dwelling units** is fully enclosed and lockable. The on-site parking spaces for each **dwelling unit** may be aligned in tandem formation.

**Infrastructure Provision**

**AS 6** Each housing lot has access to a reticulated community water supply system or is provided with rainwater storage tanks having a storage capacity of at least 45,000 litres for each **dwelling unit** on the land. This rainwater storage capacity is in addition to any water storage required for bushfire fighting purposes.

**Tall Structures**

**AS 7.1** **Structures** such as light pylons, antennae, masts, aerials and telecommunication **structures** are limited in height so that no part of those **structures**, or attachments to the **structures**, projects more than the lesser of:-

- (1) the maximum height permitted under an applicable acceptable solution in another code within this **planning scheme** which is applicable<sup>6</sup> to the particular development **site**; and
- (2) 10m above **natural ground surface**.

**AND**

**AS 7.2** Transmission and receiving dishes are no larger than:-

- (1) 1.8m diameter on land **zoned** either Rural or Rural Residential; or
- (2) 1.2m diameter on land not covered by (1).

Acceptable Solutions For Self Assessable Development

Height Limitations for Outbuildings<sup>7</sup>

**AS 8** The height of each **outbuilding** does not exceed the following as applicable for the **zone** of the land:-

- (1) 4m above **natural ground surface** for land zoned Residential A, Residential B, Special Residential or Future Urban; or
- (2) 5m above **natural ground surface** for land not covered by (1).

**Table 6.1.19B: Assessment Criteria for Assessable Development**

Specific Outcomes for Assessable Development	Probable Solutions
<b>Development Site Limitations</b>	
<p><b>SO 1</b> The overall development <b>site</b> is of a size and shape which adequately accommodates the siting and use of all buildings, <b>structures</b> and other facilities comprising the <b>duplex dwelling</b> in a manner which:-</p> <ul style="list-style-type: none"> <li>(1) does not adversely impact on the existing or desired streetscape for the area; and</li> <li>(2) is in keeping with the desired or established character of the area; and</li> <li>(3) provides for the open space and recreational needs of the occupants of the <b>duplex dwelling</b> and their bonafide visitors.</li> </ul>	<p><b>PS 1.1</b> The development <b>site</b> has an area of no less than the following as applicable for the <b>zone</b> of the land:-</p> <ul style="list-style-type: none"> <li>(1) 1,200m<sup>2</sup> for land zoned Residential A; or</li> <li>(2) 600m<sup>2</sup> for land zoned Residential B or Urban Village.</li> </ul> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 1.2</b> The development <b>site</b> has a frontage of no less than 18m to the road from which vehicle access is obtained.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 1.3</b> Each <b>duplex dwelling</b> has a landscaped recreation area equivalent to at least 500m<sup>2</sup> or 30% of the area of the lot on which the <b>duplex dwelling</b> is established, whichever is the lesser, and which is completely open to the sky. This recreation area may include pathways, swimming pools and other facilities for recreational purposes, but does not include clothes drying areas, car parking and driveways.</p>
<b>Road Boundary Setbacks</b>	
<p><b>SO 2</b> All buildings and other <b>structures</b> are setback from the road boundary of the <b>site</b> in a manner which:-</p> <ul style="list-style-type: none"> <li>(1) does not adversely impact on the existing or desired streetscape for the area;</li> <li>(2) is in keeping with the desired or established character of the area; and</li> <li>(3) does not result in significant loss of amenity to uses on adjacent land, or land in the general vicinity of the <b>site</b>, having regard to:- <ul style="list-style-type: none"> <li>(a) overshadowing;</li> <li>(b) privacy and overlooking; and</li> <li>(c) natural light and ventilation; and</li> </ul> </li> <li>(4) does not result in adverse effects on the safe and efficient operation of the vehicle carriageways and pedestrian thoroughfares within the frontage road<sup>8</sup>.</li> </ul>	<p><b>PS 2.1</b> Notwithstanding the setbacks which would otherwise apply under probable solution <i>PS 2.1<sup>9</sup></i> of the Setbacks Code, for land located at the intersection of two or more roads (a “corner <b>site</b>”), a setback distance of no less than the following<sup>10</sup> is maintained between the road boundary of the <b>site</b> and any building or <b>structure</b>, (other than a fence or freestanding wall):-</p> <ul style="list-style-type: none"> <li>(1) to any road frontage from which vehicular access to the required<sup>11</sup> on-site parking facilities is obtained:- <ul style="list-style-type: none"> <li>(a) 0m to buildings and other <b>structures</b> having a height of no more than 1m above <b>natural ground surface</b>; and</li> <li>(b) 6m to buildings and other <b>structures</b> not covered by (a);</li> </ul> </li> <li>(2) to one road frontage other than a frontage covered by (1):- <ul style="list-style-type: none"> <li>(a) 0m to buildings and other <b>structures</b> having a height of no more than 1m above <b>natural ground surface</b>;</li> <li>(b) 3m to buildings and other <b>structures</b> having a height of more than 1m but no more than 4.5m above <b>natural ground surface</b> provided that they are clear of the 9m x 9m corner truncation line<sup>12</sup>;</li> <li>(c) 4.5m to buildings or other <b>structures</b> having a height of more than 4.5m but no more than 7.5m above <b>natural ground surface</b> provided that they are clear of the 9m x 9m corner truncation line; and</li> <li>(d) 6m to buildings or other <b>structures</b> not covered by (a), (b) or (c); and</li> </ul> </li> <li>(3) to any road frontage not covered by (1) or (2) – 6m.</li> </ul> <p>For purposes of this provision, the road boundary includes any identified <b>probable future land acquisition line</b>.</p>

Specific Outcomes for Assessable Development	Probable Solutions
	<p><b>OR</b></p> <p><b>PS 2.2</b> Notwithstanding the setbacks which would otherwise apply under probable solution <i>PS 2.1</i><sup>1</sup> of the Setbacks Code, for any land other than a “corner <b>site</b>”, a setback distance of no less than the following<sup>2</sup> is maintained between the road boundary of the <b>site</b> and any building or <b>structure</b>, (other than a fence or freestanding wall):-</p> <p>(1) 0m to buildings and other <b>structures</b> having a height of no more than 1m above <b>natural ground surface</b>; and</p> <p>(2) 6m to buildings and other <b>structures</b> not covered by (1).</p> <p>For purposes of this provision, the road boundary includes any identified <b>probable future land acquisition line</b>.</p>
<b>Side and Rear Boundary Setbacks</b>	
<p><b>SO 3</b> All buildings and other <b>structures</b> are setback from the side and rear boundary of the <b>site</b> in a manner which:-</p> <p>(1) does not adversely impact on the existing or desired streetscape for the area;</p> <p>(2) is in keeping with the desired or established character of the area; and</p> <p>(3) does not result in significant loss of amenity to uses on adjacent land, or land in the general vicinity of the <b>site</b>, having regard to:-</p> <p>(a) overshadowing;</p> <p>(b) privacy and overlooking; and</p> <p>(c) natural light and ventilation.</p>	<p><b>PS 3.1</b> For <b>sites</b> less than 2000m<sup>2</sup> in area, a setback distance of no less than that applicable under acceptable solution A2<sup>2</sup> within Part 12 of the <i>Queensland Development Code</i> is maintained between the side or rear boundary of the <b>site</b> and all buildings and <b>structures</b> other than tennis courts.</p> <p><b>OR</b></p> <p><b>PS 3.2</b> For <b>sites</b> 2000m<sup>2</sup> or greater in area, a setback distance of no less than 3m is maintained between the side or rear boundary of the <b>site</b> and all buildings and <b>structures</b> other than tennis courts.</p>
<b>Requirements for Tennis Courts</b>	
<p><b>SO 4</b> The proximity of any tennis court to the boundaries of the land:-</p> <p>(1) does not adversely impact on the existing or desired streetscape for the area;</p> <p>(2) is in keeping with the desired or established character of the area; and</p> <p>(3) does not result in significant loss of amenity to uses on adjacent land, or land in the general vicinity of the <b>site</b>, having regard to:-</p> <p>(a) noise; and</p> <p>(b) privacy and overlooking;</p> <p>while artificial lighting of indoor or outdoor tennis courts is operated in such a manner as not to cause unreasonable disturbance to any person or animal on adjacent land.</p>	<p><b>PS 4.1</b> The illumination resulting from artificial lighting associated with any tennis court on the <b>site</b> does not exceed the “recommended maximum values of light technical parameters for the control of obtrusive light” given in Table 2.1 of <i>Australian Standard AS 4282</i>.</p> <p>For purposes of that table, “curfewed hours” are taken to be those hours between 10:30pm and 7:30am on the following day.</p> <p><b>AND</b></p> <p><b>PS 4.2</b> Any tennis court associated with the <b>duplex dwelling</b> is setback a minimum of 6m from any road boundary and a minimum of 3m from any side or rear boundary.</p> <p><b>AND</b></p> <p><b>PS 4.3</b> A landscaped buffer having a width of no less than 3m is provided between the enclosing fence of any tennis court and any boundary of the <b>site</b>.</p>
<b>Car Parking</b>	
<p><b>SO 5</b> Sufficient space is available on <b>site</b> to accommodate the likely parking demand of residents of the <b>site</b> and occasional visitors to the <b>site</b>.</p>	<p><b>PS 5</b> 3 car parking spaces<sup>5</sup> are provided on <b>site</b> for each <b>dwelling unit</b>. At least 1 parking space for each of the <b>dwelling units</b> is fully enclosed and lockable. The on-site parking spaces for each <b>dwelling unit</b> may be aligned in tandem formation.</p>
<b>Infrastructure Provision</b>	
<p><b>SO 6</b> Each <b>duplex dwelling</b> is connected to water supply infrastructure capable of adequately catering for normal daily demand.</p>	<p><b>PS 6</b> Each <b>duplex dwelling</b> is connected to a reticulated community water supply system or is provided with rainwater storage tanks having a storage capacity of no less than 45,000 litres. This rainwater storage capacity is in addition to any water storage required for bushfire fighting purposes.</p>
<b>Tall Structures</b>	
<p><b>SO 7</b> <b>Structures</b> such as light pylons, antennae, masts,</p>	<p><b>PS 7.1</b> <b>Structures</b> such as light pylons, antennae, masts,</p>

Specific Outcomes for Assessable Development	Probable Solutions
<p>aerials and telecommunication <b>structures</b> which are <b>ancillary</b> to the use of premises as a <b>duplex dwelling</b> are restricted to a height and appearance which:-</p> <ol style="list-style-type: none"> <li>(1) does not adversely impact on the existing or desired streetscape for the area; and</li> <li>(2) is in keeping with the desired or established character of the area.</li> </ol>	<p>aerials and telecommunication <b>structures</b> are limited in height so that no part of those <b>structures</b>, or attachments to the <b>structures</b>, projects more than the lesser of:-</p> <ol style="list-style-type: none"> <li>(1) the maximum height permitted under another code within this <b>planning scheme</b> which is applicable<sup>8</sup> to the particular development <b>site</b>; and</li> <li>(2) 10m above <b>natural ground surface</b>.</li> </ol> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 7.2</b> Transmission and receiving dishes are no larger than:-</p> <ol style="list-style-type: none"> <li>(1) 1.8m diameter on land <b>zoned</b> either Rural or Rural Residential; or</li> <li>(2) 1.2m diameter on land not covered by (1).</li> </ol>
Height Limitations <sup>9</sup> for Outbuildings	
<p><b>SO 8</b> Each <b>outbuilding</b> on the development <b>site</b> is of a vertical scale which:-</p> <ol style="list-style-type: none"> <li>(1) does not adversely impact on the existing or desired streetscape for the area; and</li> <li>(2) is in keeping with the desired or established character of the area.</li> </ol>	<p><b>PS 8</b> The height of each <b>outbuilding</b> does not exceed the following as applicable for the <b>zone</b> of the land:-</p> <ol style="list-style-type: none"> <li>(1) 4m above <b>natural ground surface</b> for land zoned Residential A, Residential B, Special Residential or Future Urban; or</li> <li>(2) 5m above <b>natural ground surface</b> for land not covered by (1).</li> </ol>

<sup>1</sup> The setbacks stipulated under AS 2.2 of the Setbacks Code continue to apply to fences and freestanding walls.

<sup>2</sup> Note that any requirement for a greater boundary setback distance under an overlay code which is applicable to the development **site** prevails over the setback distances prescribed in this code.

<sup>3</sup> Vehicle parking facilities required under the Car Parking element of this code.

<sup>4</sup> A corner truncation comprising a single chord which joins points on adjacent road boundaries to the land that are 9m back from:-  
 (a) where no corner truncation line currently exists, the intersection of the adjacent road boundaries; or  
 (b) where a corner truncation currently exists, the intersection of the straight line projection of the adjacent road boundaries.

<sup>5</sup> Physical attributes of on-site parking facilities are set out in detail in the Access and Parking Code.

<sup>6</sup> Those codes identified in the assessment table and any overlay code relevant to the land.

<sup>7</sup> Note that any requirement for a lesser building height under an overlay code which is applicable to the development **site** prevails over the height limits prescribed in this code.

<sup>8</sup> Generally, **Council** is unlikely to give favourable consideration to a reduction in the road boundary setback distance nominated as the probable solution for this element if an accessible area of the **site** clear of these setback distances is available on the land.

<sup>9</sup> The setbacks stipulated under AS 2.2 of the Setbacks Code continue to apply to fences and freestanding walls.

<sup>10</sup> Note that any requirement for a greater boundary setback distance under an overlay code which is applicable to the development **site** prevails over the setback distances prescribed in this code.

<sup>11</sup> Vehicle parking facilities required under the Car Parking element of this code.

<sup>12</sup> A corner truncation comprising a single chord which joins points on adjacent road boundaries to the land that are 9m back from:-  
 (a) where no corner truncation line currently exists, the intersection of the adjacent road boundaries; or  
 (b) where a corner truncation currently exists, the intersection of the straight line projection of the adjacent road boundaries.



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Historic Version  
PineRiversPlan