

## Division 8 – Dual Occupancy

### 7.26 Dual Occupancy Code

The provisions in this division comprise the Dual Occupancy Code. They are:

- Compliance with the Dual Occupancy Code (section 7.27);
- Overall outcomes of the Dual Occupancy Code (section 7.28);
- Specific outcomes and probable solutions for the Dual Occupancy Code (section 7.29).

### 7.27 Compliance with the Dual Occupancy Code

Development that is consistent with the specific outcomes in section 7.29 complies with the Dual Occupancy Code.

### 7.28 Overall Outcomes of the Dual Occupancy Code

- The overall outcomes are the purpose of the Dual Occupancy Code.
- The overall outcomes sought for the Dual Occupancy Code are:
  - dual occupancies provide a high standard of amenity for residents and other users of the site and adjoining properties; and
  - dual occupancies contribute to the creation of appealing streetscapes and urban communities with a distinct character and sense of place, consistent with the planning character of the surrounding area;

**Note:** The stated planning character is described in the overall outcomes contained within the Planning Area Code.

### 7.29 Specific Outcomes and Probable Solutions for the Dual Occupancy Code

The specific outcomes sought for the Dual Occupancy Code are included in column 1 of table 7.10. Probable solutions for code assessable development are included in column 2 of table 7.10.

Table 7.10 Dual Occupancy Code (Part 7 Division 8)	
Column 1 Specific outcomes	Column 2 Probable solutions
<b>Acoustic Privacy</b>	
<b>SO1</b> Site layout and building design protects residents and site users from the adverse impacts of internal and external noise sources.	<b>S1.1</b> The development meets the recommended design sound levels specified in Section 5 of Australian Standard <i>AS2107 – Building Interiors</i> .
<b>Allotment Size</b>	
<b>SO2</b> The allotment has an appropriate area and dimensions for the siting of: <ol style="list-style-type: none"> <li>buildings and structures;</li> <li>vehicle parking, manoeuvring and circulation; and</li> <li>landscaping and open space, including buffering.</li> </ol>	<b>S2.1</b> In the Residential A Zone: <ol style="list-style-type: none"> <li>the minimum site area is 1000m<sup>2</sup> including any area of normal street truncation; and</li> <li>the minimum site width at the building alignment of the site is 25.0 metres.</li> </ol> <b>S2.2</b> In the Residential B Zone: <ol style="list-style-type: none"> <li>the minimum site area is 500m<sup>2</sup> including any area of normal street truncation; and</li> <li>the minimum site width at the building alignment of the site is 25.0 metres.</li> </ol>
<b>Building Accessibility</b>	
<b>SO3</b> Building design and site layout provide: <ol style="list-style-type: none"> <li>entries that are clearly visible to visitors from the street; and</li> <li>internal driveways, entry points</li> </ol>	<b>S3.1</b> Buildings adjacent to public streets address or face the street.  <b>S3.2</b> Buildings are detailed or articulated to enable building entries to be identified from the street.

Table 7.10	
Dual Occupancy Code (Part 7 Division 8)	
Column 1 Specific outcomes	Column 2 Probable solutions
and a circulation system that are accessible to all residents.	
<b>Building Aesthetics</b>	
<p><b>SO4</b> Building design provides that:</p> <ul style="list-style-type: none"> <li>(a) living and working environments have a clear character and identity and energy – efficient orientation;</li> <li>(b) existing streetscapes in established areas are respected;</li> <li>(c) where a complete streetscape has not yet been established, a high standard of design is introduced; and</li> <li>(d) walls are sited and are of a length and height such that they provide visual interest in design and minimise negative impacts on amenity both internal and external to the site.</li> </ul>	<p><b>S4.1</b> The dwelling units of the dual occupancy have a shared wall.</p> <p><b>S4.2</b> The building bulk is reduced by a combination of balconies and recesses, and variations in material and building form.</p> <p><b>S4.3</b> Facades show variation in shade, materials, colours and/or textures.</p> <p><b>S4.4</b> Windows and balconies overlook the street and any adjoining public places and/or are on the front of the building.</p> <p><b>S4.5</b> Rooflines provide visual interest through the use of pitches, gables, skillions and other features.</p> <p><b>S4.6</b> Garages and carports are compatible with the building design and adjacent development in terms of height, roof form, materials and colours.</p> <p><b>S4.7</b> Garages are set back behind the main building line and the maximum width of garage or carport opening that faces a public street is 6.0 metres.</p> <p><b>S4.8</b> Services structures and mechanical plant are screened or designed as part of the building.</p> <p><b>S4.9</b> Soil waste and vent pipes are concealed inside the external walls of the building.</p> <p><b>S4.10</b> The horizontal length of a wall or roofline in one plane irrespective of projections or setbacks is not greater than 15.0 metres in length, provided that:</p> <ul style="list-style-type: none"> <li>(a) lengths of wall with external faces offset more than 1.0 metre will be measured separately; and</li> <li>(b) lengths of wall which are separated by a distance of at least 25.0 metres will be measured separately.</li> </ul> <p><b>S4.11</b> The Dual Occupancy is not created through the relocation of another dwelling unit on to the same site as an existing dwelling unit.</p> <p><b>Note:</b> Consideration should be given to the use of bay windows, verandas or balconies to assist in adding variation to the building design.</p>
<b>Parking</b>	
<p><b>SO5</b> Adequate parking areas and facilities are provided to:</p> <ul style="list-style-type: none"> <li>(a) conveniently and safely serve users, including pedestrians, cyclists and vehicles;</li> <li>(b) enable efficient use of car spaces</li> </ul>	<p><b>S5.1</b> Vehicle parking is not located any closer than 3.0 metres to the road frontage.</p> <p><b>S5.2</b> Vehicle parking is not located any closer than 1.5 metres to any side boundary.</p>

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<p>and access ways including adequate manoeuvrability for vehicles between the street and the lot;</p> <p>(c) minimise on street parking caused by development; and</p> <p>(d) achieve relevant streetscape objectives.</p>	
<b>Personal Security</b>	
<p><b>SO6</b> Building design and site layout provides that personal security is maximised.</p>	<p><b>S6.1</b> Building design, layout, landscaping and fencing allows casual surveillance of all outdoor communal open space, and direct surveillance of dwelling unit entries.</p> <p><b>S6.2</b> Buildings are designed to minimise access between roofs, balconies and windows of adjoining dwelling units.</p> <p><b>S6.3</b> Individual entry points of dwelling units and accommodation buildings are clearly identifiable by visitors and emergency vehicles.</p>
<b>Private Open Space</b>	
<p><b>SO7</b> Private open space areas are:</p> <p>(a) clearly defined for private use;</p> <p>(b) of dimensions to suite the projected requirements of the dwelling occupants, and to accommodate some outdoor recreation needs, as well as providing for open space service functions;</p> <p>(c) capable of serving as an extension of the function of the dwelling for relaxation, dining, entertainment, recreation and children's play; and</p> <p>(d) directly accessible from a main indoor living area of the dwelling.</p>	<p><b>S7.1</b> Each dwelling unit has a minimum private open space area of 35m<sup>2</sup> with a minimum dimension of 5.0 metres. The area is screened and has a predominantly northerly aspect.</p> <p><b>S7.2</b> Within the private open space area, a private courtyard at least 20m<sup>2</sup> in area with a minimum dimension of 4.0 metres is provided. This area is screened from the adjacent dwelling unit to ensure privacy and has direct access from a main indoor living area of the dwelling unit.</p> <p><b>S7.3</b> For above-ground level dwelling units, the principal private open space of the dwelling unit is provided in the form of a balcony having a minimum area of 8m<sup>2</sup>, and a minimum dimension of 3.0 metres with direct access from a main living room of the dwelling unit.</p>
<b>Screening/Fences</b>	
<p><b>SO8</b> A high standard of residential amenity and privacy is experienced by residents through careful management of screening.</p>	<p><b>S8.1</b> Solid screen fences are provided along side and rear boundaries at a height of 1.8 metres tapering down to 1.2 metres between the main building line and the front property boundary.</p>
<b>Services</b>	
<p><b>SO9</b> The dual occupancy is provided with an acceptable standard of services and utilities commensurate with its location within the Shire.</p> <p><b>Note:</b> The level of infrastructure provision for the Dual Occupancy will depend on the urban or rural character of the area in which they are located.</p>	<p><b>S9.1</b> No solution provided.</p>

Table 7.10	
Dual Occupancy Code (Part 7 Division 8)	
Column 1 Specific outcomes	Column 2 Probable solutions
<b>Setbacks</b>	
<b>S010</b> Buildings and structures are set back in order to: <ul style="list-style-type: none"> <li>(a) make efficient use of the site;</li> <li>(b) reinforce the character of the street and assist in providing identity;</li> <li>(c) provide separation from adjoining properties and from frontages to roads;</li> <li>(d) provide for landscaping and open space;</li> <li>(e) provide for the penetration of desirable sunlight and breezes; and</li> <li>(f) have minimal impacts on sensitive activities by reason of noise or other environmental nuisance.</li> </ul>	<b>S10.1</b> In the Residential A Zone, clearances from the closest projection of the building whether it be the roof overhang, balcony, staircase, landing, awning, carport or garage, basement or the like are: <ul style="list-style-type: none"> <li>(a) To the front property boundary: <ul style="list-style-type: none"> <li>(i) For Rickman Parade, Woorim – 15.0 metres; or</li> <li>(ii) For all other roads – 6.0 metres</li> </ul> </li> <li>(b) To the secondary road boundary – 3.0 metres;</li> <li>(c) To the rear boundary – 4.5 metres;</li> <li>(d) To the side boundaries: <ul style="list-style-type: none"> <li>(i) For Dual Occupancies that are not more than 4.5 metres in height – 1.5 metres;</li> <li>(ii) For Dual Occupancies that are greater than 4.5 metres in height – 2.0 metres.</li> </ul> </li> </ul> <b>S10.2</b> In the Residential B Zone clearances from the closest projection of the building whether it be the roof overhang, balcony, staircase, landing, awning, carport or garage, basement or the like are: <ul style="list-style-type: none"> <li>(a) To the front property boundary: <ul style="list-style-type: none"> <li>(i) For Rickman Parade, Woorim – 15.0 metres; or</li> <li>(ii) For all other roads – 6.0 metres</li> </ul> </li> <li>(b) To the secondary road boundary – 3.0 metres;</li> <li>(c) To the rear boundary – 4.5 metres;</li> <li>(d) To the side boundaries: <ul style="list-style-type: none"> <li>(i) 1.5 metres for up to two (2) storeys (and 8.5 metres in height);</li> <li>(ii) for each 3.0 metres above 8.5 metres, the setbacks are increased by a further 0.5 metres.</li> </ul> </li> </ul> <b>S10.3</b> Garages and carports are setback 1.5 metres behind the line of the main face of the dwelling unit. <b>S10.4</b> Carports and pergolas are permitted to be built on the side or rear boundaries.
<b>Site Cover</b>	
<b>S011</b> The scale and bulk of the development provides a built form that is compatible with the existing or preferred character of the locality.	<b>S11.1</b> For a dual occupancy dwelling not more than 4.5 metres in height, the site cover is not more than 50% of the site. <b>S11.2</b> For a dual occupancy dwelling more than 4.5 metres in height, the site cover is not more than 40% of the site.
<b>Site Facilities</b>	
<b>S012</b> On site facilities are provided and designed to blend in with the buildings	<b>S12.1</b> Garbage bins are provided for the storage and easy removal for collection of refuse with such facilities to be screened and landscaped.

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<b>Column 1</b> <b>Specific outcomes</b>	<b>Column 2</b> <b>Probable solutions</b>
on the site.	<p><b>S12.2</b> Mail boxes are located for convenient access by residents and deliverers and are designed to reinforce the image of the building and the streetscape.</p> <p><b>S12.3</b> Clothes drying facilities are provided for each individual dwelling unit and outdoor hanging space is to be visually screened from a public street.</p> <p><b>S12.4</b> A lockable storage facility of an area of 8m<sup>3</sup> is provided on site for each dwelling unit. This space may be incorporated as part of a garage or carport.</p>
<b>Site Landscaping</b>	
<p><b>SO13</b> Landscaping is provided that contributes to the protection and enhancement of the existing dominant visual features of the locality and personal security.</p>	<p><b>S13.1</b> A landscaping strip with an average depth of at least 2.0 metres is provided along any frontage to a principal or secondary road frontage.</p> <p><b>S13.2</b> The landscaping design allows for the overlooking of the street and pedestrian entry areas.</p> <p><b>S13.3</b> The landscape design emphasises a clear pedestrian entry point.</p>
<b>Visual Privacy</b>	
<p><b>SO14</b> Direct overlooking of the main internal living areas and private open spaces of residential property is minimised through:</p> <p>(a) Sensitive building layout;</p> <p>(b) Location and design of windows and balconies;</p> <p>(c) Screening devices and landscaping; and</p> <p>(d) Suitable distance separation.</p>	<p><b>S14.1</b> No dwelling unit has windows in habitable rooms facing directly into a habitable room of another dwelling unit on the same site closer than 9.0 metres except that at ground level such minimum separation may be:</p> <p>(a) 3.0 metres where screen fences or fixed external screens for above ground dwellings are provided or where windows are above 1.6 metres from the floor; or</p> <p>(b) 6.0 metres where landscaped buffers are provided.</p> <p><b>S14.2</b> No habitable room window of a dwelling unit faces directly onto the private open space areas of other dwelling units.</p> <p><b>S14.3</b> Screening is provided for habitable room windows where they face directly onto public streets provided that the screening is a maximum height of 1.8 metres and is not within 3.0 metres of the front property boundary.</p> <p><b>S14.4</b> Openings (doors, windows and the like) of dwelling units on adjacent allotments are separated by a distance of at least 3.0 metres.</p> <p><b>S14.5</b> Open car parking spaces are not located within 3.0 metres of any door or window opening of a habitable room of any dwelling unit.</p>