

DUAL OCCUPANCY



Development Guidance Factsheet

Bundaberg Regional Council has developed a series of factsheets to provide guidance on development.

An important first step is finding out your site's zoning and overlay information as this will help you determine the requirements that will apply. To do this, please visit bundaberg.qld.gov.au/interactive-mapping-system or contact Council on the details below. Our staff are more than happy to provide further assistance on mapping, and are also available to discuss your development further.

What are zones?

A zone is a way of putting land into 'categories' about where certain uses can be established.

What are overlays?

Overlays are maps that show important site features and constraints, for example flooding, bushfire, steep land, areas for coastal protection or with good quality agricultural land.

Contact Council

1300 883 699

between 8.15am to 4.45pm Monday to Friday

duty.planner@bundaberg.qld.gov.au

Development Counter

Level 6, Auswide Building

16-20 Barolin Street, Bundaberg

(see website for other office locations)

between 8.15am to 4.45pm Monday to Friday

bundaberg.qld.gov.au



A dual occupancy or a 'duplex' is two dwellings on one lot – either attached to one another or detached. Each dwelling can be separately serviced, leased and on separate titles in a body corporate.

In some cases, dual occupancies only need a building approval – that means you can avoid the need for planning approval (and the making of a development application).

Is a Development Application needed?

If you are in the Low or Medium Density Residential Zone, and you meet the requirements for accepted development (acceptable outcomes) in the Dual Occupancy Code, a planning approval is generally not required – just a building approval dealt with by a Building Certifier.

Where a dual occupancy does not comply with the acceptable outcomes, a code assessable development application is required to be lodged with Council. Also, certain overlays may trigger code assessment such as heritage, neighbourhood character and flood hazard. In particular Council is unlikely to support the intensification of residential uses, including for a dual occupancy, in a flood hazard area.

In some cases and depending on the overlays that apply to your site, a development application will be required to address the site constraints like flooding, coastal impacts, heritage impacts etc.

The key design requirements associated with dual occupancy development that need to be met in this scenario include...

Low Density Residential Zone

>800sqm

If sewered: Minimum lot size is 800 sqm

>2,000sqm

If not sewered: Minimum lot size is 2,000 sqm

The development provides for a net residential density of not more than 25 dwellings per hectare.



The proposal is not adjoining another lot used or approved for a dual occupancy and facing the same street, or result in a dwelling house or vacant lot in the Low Density Residential Zone being adjoining by more than one dual occupancy facing the same street.

Medium Density Residential Zone

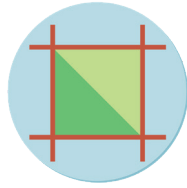
No minimum

If sewered: No minimum lot size requirement.

>2,000sqm

If not sewered: Minimum lot size is 2,000 sqm

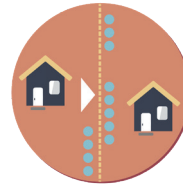
Additional key design requirements include...



Site cover is a maximum of 50%



Maximum height of 2 storeys and 8.5m



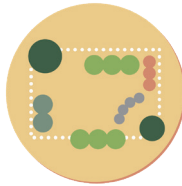
Sited clear of any easement or sewer



6m minimum front setback; 1.5m side and rear where building height is 4.5m or less, 2m otherwise OR setbacks are in accordance with an approved development footprint plan



Each dwelling has an individual design and appearance and are not mirror images



25% of the site used for soft landscaping



Site is landscaped with turf, trees and shrub species



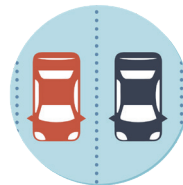
Access and internal driveways meet the Australian Standard for off-street parking and requirements nominated in the planning scheme



Garage, carport or shed does not exceed 4.2m height and may be sited within side and rear boundary setbacks, unless otherwise shown in an approved development footprint plan



Total width of garage openings/doors facing each street frontage does not exceed 6m or 50% of the street frontage



2 on-site parking spaces for each dwelling, of which 1 space per dwelling is covered



Front door of each dwelling is visible and clearly identifiable from the street (except for hatchet shape lot or lot accessed via easement) and driveway. Clear sightlines to each dwelling's front door and street access points



Connected to reticulated sewer, water, stormwater drainage and electricity infrastructure. Where not in a serviced area, each dwelling is provided with minimum 45,000L rainwater tank and connected to an on-site wastewater treatment and disposal system



Separate waste storage area for each dwelling or a common waste storage area in accordance with the Planning scheme policy for waste management



Maximum 1.8m high no-gap screen fence along side and rear boundaries tapering to 1.2m high within front building line and along street frontage



Private open space of at least 16sqm for each dwelling, 4m minimum dimension, directly accessible from living area and provides visual privacy from other private open space areas by a screen, wall or fence

Lodging a development application

If you do not meet the above requirements and need to lodge a development application with Council, we recommend that you contact us to arrange a prelodgement meeting, or refer to our website for detailed planning scheme requirements.