



# Dual Occupancy

Gympie Regional Council Planning Scheme 2013

This fact sheet provides an overview of Council's requirement for Dual Occupancies under the Gympie Regional Council's Planning Scheme.

## What is a Dual Occupancy?

The Gympie Regional Council Planning Scheme 2013 (the Planning Scheme) defines a Dual Occupancy as:

*Premises containing two dwellings each for a separate household, and consisting of:*

- a single lot, where neither dwelling is a secondary dwelling; or
- two lots sharing common property where one dwelling is located on each lot.

For example: two dwellings on a single lot (whether or not attached); or two dwellings within one single community title scheme under the *Body Corporate Community Management Act 1997*; or two dwellings within one body corporate to which the *Building Units and Group Title Act 1980* continues to apply. A Dual occupancy can also be referred to as a Duplex.

## Suitable zones and levels of assessment

Dual occupancies are either Code or Impact assessable under the Planning scheme.

The *Planning Act 2016* defines the level of assessment as:

- Code assessable: Assessed against all applicable codes in the Planning Scheme.
- Impact assessment: Assessed against all applicable codes and other relevant matters in the Planning Scheme and requiring public consultation.

Zone	Level of Assessment under the Planning Scheme
Residential Living	Code Assessable
Residential Living (inside of Southside Local Development Area)	Impact Assessable
Residential Choice	Code Assessable
Character Residential	Code Assessable
Township	Code Assessable
Tourist Accommodation Zone	Code Assessable: Where located in Precinct B or C of the Plan of Development (POD) 1/90 of the development approval for Rainbow Shores. * Note: Design and setback criteria are outlined in the POD and not the Planning Scheme, or Impact Assessable otherwise
Limited Development zone	Impact Assessable
<i>Note: Dual Occupancies are not supported by the Planning Scheme in Rural and Rural Residential zones.</i>	

Table 1 – Level of Assessment



## Development Standards

The development standards are listed in each of the relevant zone codes and in the Infrastructure and Operational Works Code (excluding Advertising Devices) of the Planning Scheme and are applied to the assessment of a development proposal by Council. The development standards aim to ensure dual occupancies are developed to preserve and complement the existing character and amenity of the area and provide for the necessary onsite provisions for the future occupants of the new dwellings.

Refer to Part 6 & 8.3.3 of the [Gympie Regional Council Planning Scheme](#) and [relevant zoning maps](#)

### General Assessment Criteria

Refer to the relevant zone code and the Infrastructure and Operational Works Code (excluding Advertising Devices) for complete details

#### Design and Siting requirements

- Maximum building height is 8.5m and 2 storeys.
- Maximum site cover is 50%.
- Maximum dwelling densities apply and can be found in the relevant zone code.
- Roof pitch and setback provisions are found in the relevant zone code.
- 1.8m high fencing is required to side and rear boundaries.
- The maximum length of a building façade, without articulation or change of materials is, 10m.

#### Streetscape

- A dual occupancy should not adjoin another lot developed or approved for a dual occupancy. Dual occupancies are to be dispersed throughout the residential neighbourhood.
- 2m wide landscaping strip along all street frontages, with fences to be sited behind the landscaping.

#### Character, open space and landscaping

- Additional built form requirements arise within the Character Residential zone as this zone code protects/recognises character houses/streets.
- There are private open space and landscaping provisions for dual occupancies set out in the relevant zone code.

#### Parking

- 1 covered space (up to 2 bedrooms)
- 2 spaces (1 covered space) for 3 or more bedrooms.

#### Minimum Lot size

Relevant Zone	Minimum Lot size (exclusive any access strip)
Residential Living	800 m <sup>2</sup>
Residential Living where in Imbil, Goomeri, Kilkivan and	1,500 m <sup>2</sup>
Residential Living where in Cooloola Cove Precinct	2,500 m <sup>2</sup>
Residential Choice	500 m <sup>2</sup>
Character Residential	800 m <sup>2</sup>
Character Residential where in Imbil	1,500 m <sup>2</sup>
Township	2,500 m <sup>2</sup>
Tourist Accommodation Zone	As per Plan of Development (POD) 1/90
Limited Development zone	To be located outside of flood area

Table 2 – Minimum Lot sizes