

2014

NORTH BURNETT REGIONAL

Planning Scheme

Dual occupancy and Multiple dwelling

Info Sheet

13

This information sheet summarises the planning scheme requirements for 'Dual occupancy' and 'Multiple dwelling' development projects.

Understanding 'Dual occupancy' and 'Multiple dwelling'

The North Burnett Regional Planning Scheme sets out Council's requirements for dual occupancy and multiple dwelling. These forms of residential development are two of more than 15 available under the scheme.

What is 'dual occupancy'?

The 2014 planning scheme defines 'Dual occupancy' however the *Queensland Planning Provisions (QPP 4.0)* supersedes the term with a new one—

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

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

Two examples of dual occupancy are—

- a duplex;
- two dwellings on a lot.

Multiple dwelling

The planning scheme defines 'Multiple dwelling' as—

Premises containing three or more dwellings for separate households.

Examples include apartments, flats, and townhouses.



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Approvals required?

Dual occupancy approval

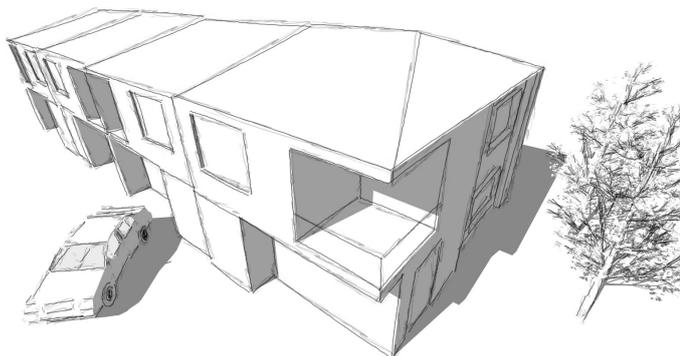
A dual occupancy may not need an approval under the planning scheme. If the proposal complies with all the self-assessable acceptable outcomes in the Dual occupancy code it would only need building approval (i.e. assessment against the *Building Act 1975*). This applies to sites in the Centre zone and General residential zone only—otherwise code assessment is required.

Multiple dwelling

A Multiple dwelling in General residential zone can be either code assessable or impact assessable, depending on its intensity. If the 'plot ratio' is 30% or less, only code assessment against two codes is necessary—

- the Higher density residential code and
- the Infrastructure and operational work code.

For impact assessment when the plot ratio would be more than 30%, the entire scheme would be used to determine the application, although the Higher density residential code and the relevant zone code would be the primary considerations,



Calculating plot ratio

The plot ratio is simply the ratio between the 'gross floor area' and the site area. The planning scheme defines gross floor area as—

The total floor area of all storeys of a building (measured from outside of the external walls or the centre of a common wall), other than areas used for the following:

- building services, plant and equipment
- access between levels
- ground floor public lobby
- a mall

- the parking, loading and manoeuvring of motor vehicles
- unenclosed private balconies whether roofed or not.

So therefore a building with a gross floor area of 350 square metres on a 1000 m² site would have a plot ratio of 35%—and would therefore be impact assessable in the General residential zone. A 200 m² building on an 800 m² site would have a plot ratio of 25% and would instead be code assessable.

Code compared to impact

The Council's thinking about how the intensity of a project should affect the type of assessment relates to the community's expectation of wanting to know about and have the opportunity to comment on development projects that might have significant effects. Higher density Multiple dwellings (i.e. more than 30% plot ratio) warrant a higher level of assessment and public scrutiny—therefore they undergo a public notification process.

There is no fundamental issue with having a higher plot ratio—and in the right places are likely to receive Council approval without significant challenges.

The application

The development application should include the following—

- IDAS forms (Form 1 and Form 5)
- supporting information and material
- Council's lodgement fee.

Supporting material

The following supporting material is usually necessary—

- **plans and drawings**—site plan showing existing and proposed activities, buildings, landscaping, any staging, parking, driveways, elevations;
- **statement about how the proposal addresses the planning scheme**—how the proposal complies with the relevant codes or other provisions.

Higher density residential code

The whole code needs to be considered in the case of impact assessment or code assessment. See section 9.3.4 of the scheme.

The purpose of the code is to—

- increase density in areas close to commercial, recreational, and entertainment;
- have character and amenity integrated with locality;
- have appropriate access;
- provide climate-appropriate design.

The application should address the following—

- accessible to retailing, entertainment etc (i.e. near to town centres)
- compatible building scale and bulk

- safe access for vehicles, pedestrians, cyclists
- building design—complementary, comfortable, attractive
- safe access for vehicles, pedestrians, cyclists
- landscaping
- indoor and outdoor community space.

Dual occupancy code

The acceptable outcomes of the Dual occupancy code (section 9.3.1 of the planning scheme) are the requirements applying to self-assessment (i.e. no planning approval). In summary, these are—

- QDC MP1.3 setbacks (6.0 metre setback from primary road frontage etc)
- size of domestic outbuildings as per table 9.3.2 (e.g. 110 m² GFA, 4 m max height, max length 12 m)
- compliance with A5 to A9 of the QDC;
- minimum site area of 800 m² if the dual occupancy is one building; 1600 m² if two separate buildings.

Development application for building works

Any proposed building would require an approval for building works. The application would need to include—

- IDAS Form 1 Application details and IDAS Form 2 Building work requiring assessment against the Building Act 1975
- a to-scale site plan showing location of the buildings and distances from boundaries and other structures
- Engineer's drawings
- Application fee.





Still need help?

This information sheet summarises the key matters to consider for people considering carrying out development. The process and legal aspects relating to property and development can be complex and confusing. Council's development services staff may be able to help.

Sometimes however it may be advisable for you to obtain your own professional help from a qualified practitioner such as a Lawyer, Surveyor, Town Planner, Architect, Building Designer, or Engineer.

Property and development can be confusing—obtain appropriate help

Encouraging economic development

The North Burnett Regional Council is a small rural local government but it is big on facilitating good economic development. That is why the planning scheme seeks to enable business growth and expansion while simultaneously creating and protecting the appeal of living in a *naturally beautiful* area. While the Council can encourage or enable good development projects it is up to locals to see opportunities and then to take the initiative.

Make contact with Council's Development Services staff to find out how to streamline your next development project.

SCHEDULE
YOUR
APPOINTMENT



Contact Us

Give us a call for more information about the planning scheme and making an application.

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