



DUAL OCCUPANCY

Development Guidance Factsheet

Mareeba Shire Council has developed a series of factsheets to provide guidance on development.

An important first step is to identify your property's zoning and overlay information, as this will help determine the requirements that apply.

Visit Council's website and access the Interactive Mapping tool for this information, 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



65 Rankin Street Mareeba



1300 308 461



9:00am to 4:00pm
Monday to Friday,
excluding Public Holidays



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www.msc.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 applicable codes, a planning approval is generally not required - a building approval dealt with by a Building Certifier will still be required.

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 steep land 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 steep land, flooding, etc.

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

Low Density Residential Zone

Minimum lot size is 1,000 sqm and minimum frontage of 20 metres.

The development provides for a net residential density of not more than 1 dwelling per 400 sqm of site area.

Medium Density Residential Zone

Minimum lot size is 600 sqm and minimum frontage of 20 metres.

The development provides for a net residential density of not more than 1 dwelling per 300 sqm of site area.



Additional key design requirements:



Gross floor area does not exceed 600 sqm



Maximum height of 2 storeys and 8.5m



Sited clear of any easement or sewer



6m minimum front setback; 2m side and rear



Clothes drying area provided at the side or rear of each dwelling



10% 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



Each dwelling is provided with a minimum 2.4 sqm by 2.1m high, weatherproof secure storage area



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



1 covered space per dwelling and 1 visitor space



Where located on a corner allotment, each dwelling is accessed from a different road frontage



Connected to reticulated sewer, water, stormwater drainage and electricity infrastructure. Where not in a serviced area, each dwelling is provided with minimum 90,000L 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



Minimum 1.8m high no-gap screen fence along side and rear boundaries



Private open space of at least 40sqm for each dwelling, 3m minimum dimension, directly accessible from living area

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 prelodgment meeting, or refer to our website for detailed planning scheme requirements.