

DUAL OCCUPANCY

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.

EXAMPLES

Examples of dual occupancies include:

- duplex.
- two dwellings on a single lot (whether or not attached).
- two dwelling within one single community title scheme under the Body Corporate and Community Management Act 1997.
- two dwellings within the one body corporate to which the Building Units and Group Title Act 1980 continues to apply.

A dual occupancy is not:

- dwelling house
- multiple dwelling

PREFERRED ZONING

LAND USE	ZONE											
	EMERGING COMMUNITY	ENVIRONMENTAL & CONSERVATION MANAGEMENT	MAJOR TOURISM	RURAL	RURAL RESIDENTIAL	SPECIAL PURPOSE	TOWNSHIP ZONE					
							BUSINESS PRECINCTS	COMMUNITY PURPOSE PRECINCTS	INDUSTRY PRECINCT	RECREATION PRECINCT	RESIDENTIAL PRECINCT	RESIDENTIAL CHOICE PRECINCT
Dual Occupancy												

DESIGN, SITING AND LOCATION

When proposing a dual occupancy, consider the compatibility of the use with the character of the area and neighbouring activities, including:

- potential impacts from adjoining land uses (such as odour, noise, dust and the like), and ways that these impacts could be mitigated or minimized (such as siting of the use on the land, setbacks, screening, building design elements and how the use is undertaken or managed).
- how the amenity and privacy of the dwellings could be maintained through landscaping, fencing, screening and building design elements.
- how the dwellings will be provided with safe and convenient access.
- how the siting of waste storage facilities and building services can be screened from adjoining dwellings and the street .
- how the building can be designed and orientated so that is responsive to the tropical environment.
- how the development will be provided with services such as water, sewer and electricity.
- the propensity for natural hazards affecting the site, such as flooding, and the compatibility of the activity with these hazards.
- the topography of the land.

APPLICATIONS

A dual occupancy may be accepted development, code assessable or impact assessable within the Cassowary Coast and depends on the location of the proposed development or whether it complies with the assessment benchmarks of the applicable codes. If requiring impact assessment, public notification will be necessary. If the proposed use is accepted development and meets the relevant criteria, no development application/ approval is required.

FEES

It is necessary to pay an application fee for Council's assessment of the development application. This fee is generally calculated based on the proposed use, the scale of the proposed use or whether the application is code or impact assessable. For further details on the application fee, please refer to the Schedule of fees and charges.