

# New City Plan

## Planning for the future of the City of Kogarah



### FACT SHEET 5

provides a summary of changes proposed to dual occupancy development

## 5. DUAL OCCUPANCY DEVELOPMENT

**Our City's plan to meet the needs of our growing population**

Council is proposing to amend the planning provisions relating to dual occupancy development.

Dual occupancy development allows owners an opportunity for more affordable homes on their site or to redevelop their site for a new home and for the sale of the second dwelling.

### WHAT IS A DUAL OCCUPANCY?

Dual occupancy is the development of two houses on one block of land in either an attached or detached layout. Kogarah Local Environmental Plan (LEP) 2012 defines this type of building in two forms:

*A dual occupancy (attached)* as “2 dwellings on one lot of land that are attached to each other, but does not include a secondary dwelling”.

*A dual occupancy (detached)* as “2 detached dwellings on one lot of land, but does not include a secondary dwelling”.

Dual occupancies are also known as a duplex.

A secondary dwelling means a self-contained dwelling that:

- (a) is established in conjunction with another dwelling (the principal dwelling), and
- (b) is on the same lot of land as the principal dwelling, and
- (c) is located within, or is attached to, or is separate from, the principal dwelling.

Secondary dwellings are also known as granny flats or extended family units, and are restricted in size up to 65 square metres. There are no changes proposed to the provisions relating to secondary dwellings.

Currently attached dual occupancy is allowed in the R2 - Low Density Residential zone on an allotment of 850 square metres or greater and detached dual occupancy is allowed on corner block of 650 square metres or greater.



## DUAL OCCUPANCY DEVELOPMENT

### WHAT IS CHANGING?

Council is proposing to change the provisions to permit dual occupancy development more widely across the City of Kogarah, including on large blocks on the waterfront.

The table below is a summary of the proposed dual occupancy development rules:

What zones are dual occupancies permitted in?	Zone R2 Low Density Residential Zone R3 Medium Density Residential	
MINIMUM SITE AREA REQUIREMENTS		
Dual occupancy (attached)	Zone R2 Low Density	650 square metres
	Zone R2 Low Density in the waterfront area*	1000 square metres
	Zone R2 Low Density in a Heritage Conservation Area	1000 square metres
	Zone R3 Medium Density	650 square metres
Dual occupancy (detached)	Zone R2 Low Density on sites with two street frontages where each house will have a street frontage	650 square metres
Minimum street frontage	No minimum street frontage is proposed	
Subdivision	Torrens title and strata title subdivision will be permitted	
Maximum Building Height	8.5 metres	
Maximum Floor Space Ratio	Same as the floor space ratio requirements for dwelling houses	

\*“Waterfront areas” are mapped separately and generally applies to land between the waterway and the closest adjoining street.

# A NEW CITY PLAN



## WHERE CAN I SEE THE NEW CITY PLAN?

You can access the New City Plan and associated documentation, including a series of detailed fact sheets, online and in person:

### IN PERSON

#### **Kogarah City Council**

Customer Service Centre  
2 Belgrave Street, Kogarah  
8.30 - 5.00pm (Monday to Friday)

Council's Planners will be available to discuss the New City Plan and associated documentation.

You can drop in or appointments can be made by calling 9330 9480.

#### **Kogarah City Council Libraries**

Kogarah Library, Oatley Branch Library and South Hurstville Branch Library during Library opening hours.

Please note that Library Staff are not able to answer any questions related to the New City Plan or associated documentation.

### ONLINE

[www.kogarah.nsw.gov.au/newcityplan](http://www.kogarah.nsw.gov.au/newcityplan)

### TELEPHONE ENQUIRIES

For enquiries call the New City Plan Enquiry Line on 9330 9480.

Submissions must be received by 5pm on  
**Friday  
29 May 2015**

### PRIVACY

Once received by Council, submissions are public documents and will not remain confidential.

Following the exhibition period, all submissions will be considered and details about submissions will be reported to Council. Submissions may be made publicly available when they are being considered by Council.

### DISCLAIMER

*This document contains general information about the Planning Proposal to amend Kogarah Local Environmental Plan 2012. The information in this document does not constitute legal advice and only provides general information regarding the major proposed changes to Kogarah Local Environmental Plan 2012.*

*While every reasonable effort has been made to ensure that this document is correct at the time of publication you should note that the changes identified in the New City Plan have not yet been made and have not commenced and may not be made or may be made with or without variations.*

*Kogarah City Council and its councillors and employees will not accept liability for any loss, damage, cost or expense that may be incurred as a result of the use of or reliance upon the information in this document.*

### GIFTS AND DONATIONS

You must disclose if you have made a reportable political donation within the past two (2) years.

A disclosure can be made by completing a "Political Donations and Gifts Disclosure Statement". This form can be found on Council's website. The form should be completed and attached to your submission.

## HAVE YOUR SAY

Submissions must be made in writing and clearly marked 'New City Plan'. Council will acknowledge receipt of all submissions.

Please ensure that a return email or postal address is included in any submission. Submissions close at **5pm on Friday 29 May 2015**.

You can choose to make your submission in any of the following ways:

- Complete the online form at: [www.kogarah.nsw.gov.au/newcityplan](http://www.kogarah.nsw.gov.au/newcityplan).
- Email your submission to [newcityplan@kogarah.nsw.gov.au](mailto:newcityplan@kogarah.nsw.gov.au)
- Post your submission to  
New City Plan  
Kogarah City Council  
Locked Bag 8  
Kogarah NSW 2217

For more information call (02) 93309480 or visit the website at [kogarah.nsw.gov.au/newcityplan](http://kogarah.nsw.gov.au/newcityplan)