

Minimum Lot Size Dual Occupancy Dwellings

Public Exhibition - 22 January to 20 February 2025

What are we asking you to do?

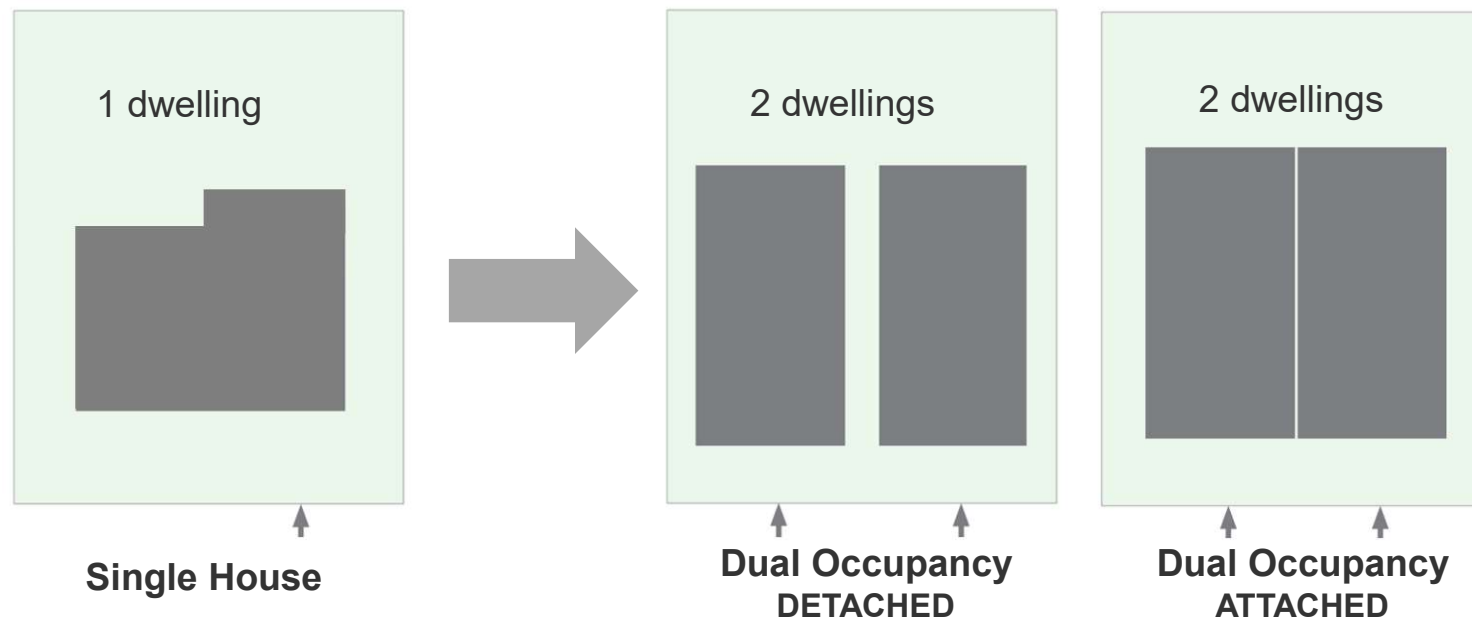
- Council has developed 2 options for a future minimum lot size for dual occupancies.
- These are Option A and Option B.
- There are no other options or variables – these options meet the NSW Government requirements.
- We are asking you to fill in a survey or make a submission and tell us your preferred option.

Council is to provide the NSW Government a minimum lot size by March 2025.



What is Dual Occupancy?

- Dual occupancy refers to two dwellings that are developed on one lot of land.
- The dwellings can be attached or detached.



What does “minimum lot size” mean?

- The minimum lot size refers to the minimum size of land that can be developed for a dual occupancy.
- If the land has an area smaller than the minimum lot size, dual occupancy cannot be developed on the land.
- The minimum lot size is a mechanism to ensure the land has sufficient area to deliver both:
 - the dual occupancy buildings, and
 - other development standards - such as landscaping, deep soil, tree retention, tree planting, heritage settings and streetscape character.
- This public exhibition presents 2 minimum lot size options (Option A and Option B) and seeks community comment.

Why now?

- **NSW Government:**

- February 2024 – announces its Low and Mid-rise Housing planning reforms to override local Council controls and allow the development of a large quantity of additional housing throughout NSW.
- July 2024 - permitted dual occupancy development on all R2 (Low Density Residential) land across NSW, including Ku-ring-gai.

- **The issue:**

- Councils where dual occupancies are newly permitted do not have a minimum lot size in place.
- Minimum lot size is a key factor in determining the look/feel of the development and contributes to the local character.

- **Timing:**

- March 2025 - Ku-ring-gai Council must provide its minimum lot size to the NSW Government.
- If Council does not submit its minimum lot size, the requirement will revert to a 400 sqm minimum lot size across Ku-ring-gai for complying development on 1 July 2025.

Challenge

The smaller the lot – the greater the challenge to retain Ku-ring-gai character

Dual occupancy will result in the inevitable loss of

- **Canopy Trees** - retention and planting
- **Garden Setting** - landscaped areas and deep soil provision
- **Streetscape** - setback and street elevations dominated by garages
- **Public Domain** - multiple driveway crossovers compromising street tree planting

Ku-ring-gai's
local character
and
heritage conservation
areas



Development of the two Options

- **Council engaged expert consultants to determine a minimum lot size for Ku-ring-gai:**
 - Investigated the NSW Government requirements and the impacts for Ku-ring-gai.
 - How to meet the NSW Government's requirement to deliver dual occupancies on 50% of Council's R2 (Low Density Residential) land.
 - Provided evidence based minimum lot size options to manage cumulative impacts of dual occupancy development- including on trees, biodiversity, local character and heritage conservation areas.
- **This public exhibition is seeking community feedback on a preferred option:**
 - There are 2 options - Option A or Option B.
 - Provide your feedback in an online survey or written submission.

Areas that cannot develop dual occupancy



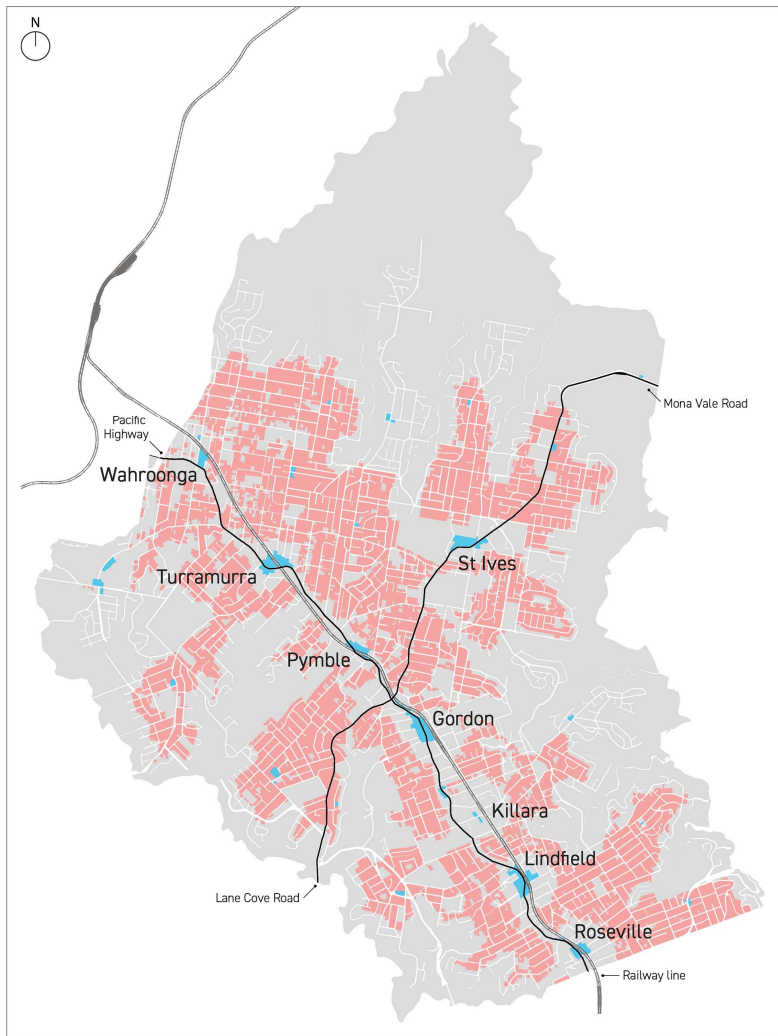
- NSW Government has determined that within Ku-ring-gai:

Dual occupancy development will not be permitted on land that:

1. has any zoning other than R2 (Low Density Residential);
2. has bushfire risk;
3. is a heritage item;
4. is within a Transport Oriented Development area.

Option A

- **A single minimum lot size that applies across Ku-ring-gai:**
 - The minimum lot size is 1015 sqm.
 - A minimum lot width of 18m will apply to all lots.
- **Positives:**
 - Larger 1015 sqm minimum lot sizes across the whole local government area will enable better responses to streetscape and local character across Ku-ring-gai.
- **Negatives:**
 - The new housing will not be placed close to shops and bus routes and therefore increase car reliance.

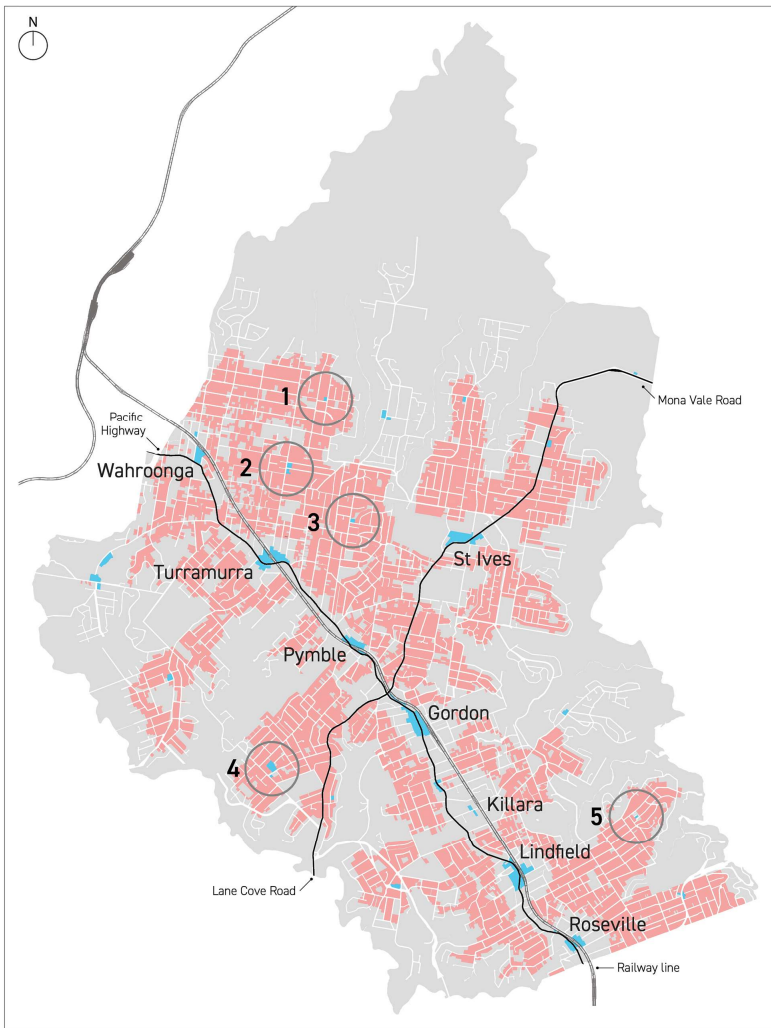


Legend

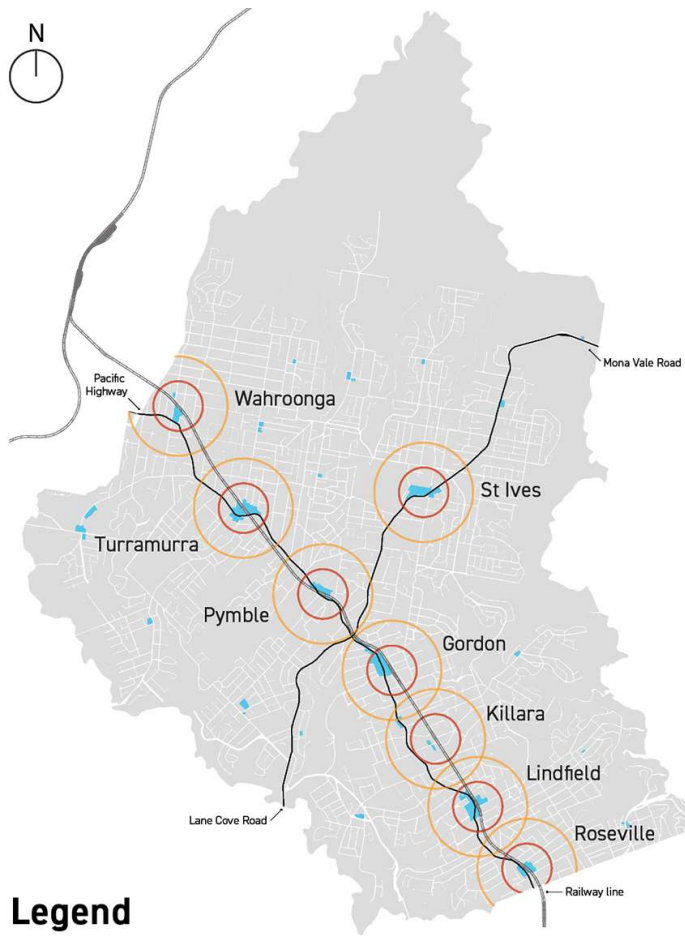
- R2 (Low Density Residential)
Excluding:
 - Bushfire-prone land
 - Heritage items
 - Transport Oriented Development areas
- E1 (Local Centre)

Option B

- **Two minimum lot sizes depending on the property location:**
 - **1075 sqm across Ku-ring-gai except in 5 Neighbourhood Centres.**
 - **700 sqm within 400m walking distance of Neighbourhood Centres:**
 1. Hampden Ave, Nth Wahroonga
 2. Eastern Road, Turramurra
 3. Princes Street, Turramurra
 4. Kendall Street, West Pymble
 5. Wellington Road, East Lindfield
 - **A minimum lot width of 18m will apply to all lots.**
- **Positives:**
 - Smaller minimum lot sizes of 700 sqm within 400m walking distance of the five Neighbourhood Centres will place housing and new residents close to shops and bus routes.
 - Larger 1075 sqm minimum lot sizes across the rest of Ku-ring-gai.
- **Negatives:**
 - Smaller 700 sqm minimum lot sizes around the Neighbourhood Centres will result in loss of tree canopy and dense housing streetscapes within these centres.



In addition – Draft NSW Government Local Housing Areas



Local Centre	Local Housing Areas - locations for dual occupancy
Roseville	400-800m from the station (excludes TOD SEPP areas)
Killara	400-800m from the station (excludes TOD SEPP areas)
Lindfield	From edge of E1 zone to 800m (excludes TOD SEPP areas)
Gordon	From edge of E1 zone to 800m (excludes TOD SEPP areas)
Turrumurra	From edge of E1 zone to 800m
Pymble	0-800m from the station
Wahroonga	0-800m from the station
St Ives	From edge of E1 zone to 800m

- **NSW Government is proposing new Local Housing Areas around key local centres.**
- **NSW Government has not yet confirmed when it will finalise these locations, we expect it will be done by July 2025.**
- **NSW Government has indicated the following non-negotiable standards for dual occupancy inside the Local Housing Areas:**
 - **Minimum lot size of 450 sqm.**
 - This will ONLY apply to Development Applications.**

Things we do not know

- **We do not know:**
 - Where the NSW Local Housing Areas will definitely be located.
 - Exactly which properties will be within the Local Housing Areas.

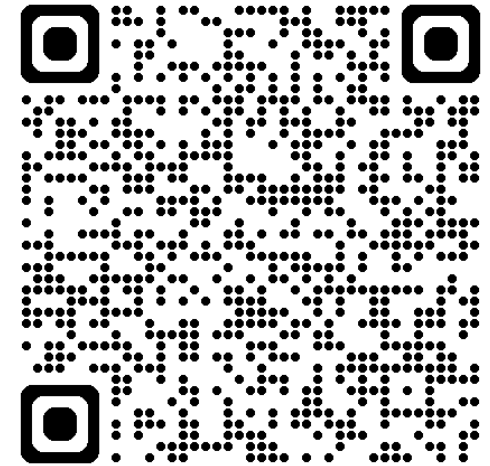
- **We need a minimum lot size before we can develop:**
 - Subdivision controls
 - Setbacks and site development controls

Next Steps

- **March 2025 Council Meeting:**
 - All your submissions will be considered in a final Report to Council.
 - Council will decide the minimum lot size that will apply to dual occupancy development.
 - If you complete a survey or make a submission to this exhibition, you will be notified of the Meeting and provided a link to the final Report.
- **March 2025:**
 - Council must deliver a minimum lot size to NSW Government.
- **July 2025:**
 - NSW Government will switch on minimum lot sizes for dual occupancy.

What are we asking you to do?

- Look at Council's website and consider the 2 Options.
www.krg.nsw.gov.au/dualoccupancy
- There is only a choice between Option A and Option B.
- Complete a survey or send a written submission.
- Tell us your preferred Option.



Questions that we are being asked

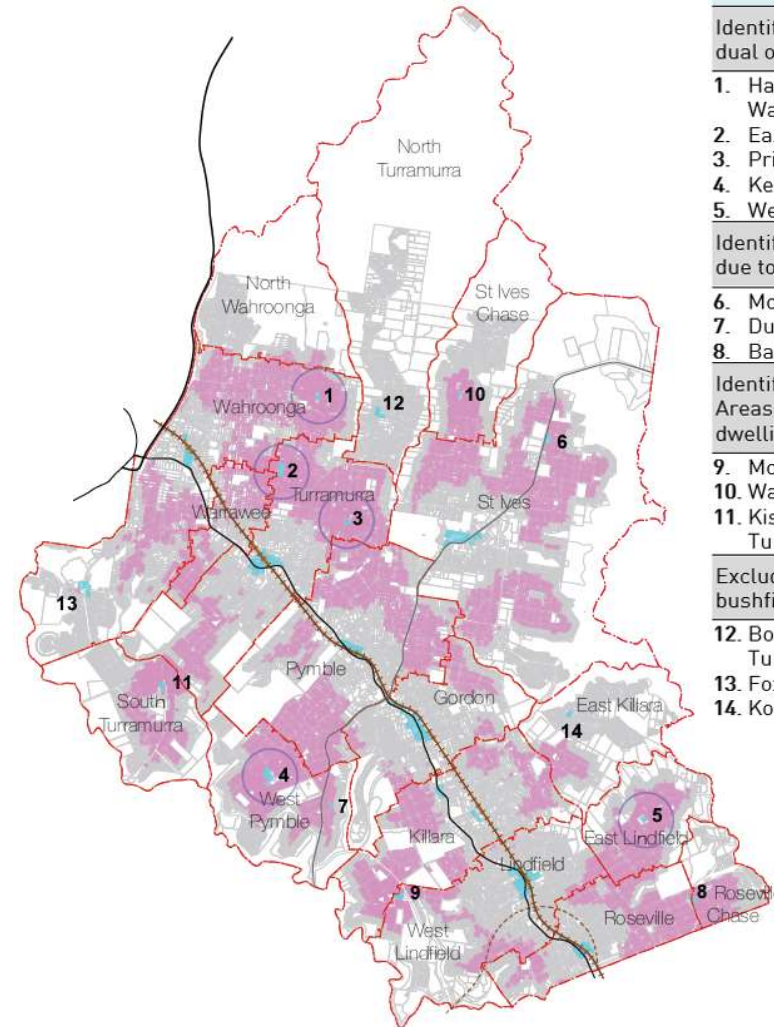
- **QUESTION:**

Why have only 5 neighbourhood centres been chosen for a 700sqm lot size?

- **ANSWER:**

The other neighbourhood centres are not included in Option B as the land is:

- identified under the Local Strategic Planning Statement for potential future upzoning; OR
- on land with bushfire risk; OR
- on land that is not zoned R2 (Low Density Residential).



Identified as potentially suitable for dual occupancy

1. Hampden Avenue, North Wahroonga
2. Eastern Road, Turrumurra
3. Princes Street, Turrumurra
4. Kendall Street, West Pymble
5. Wellington Road, East Lindfield

Identified for potential future upzoning due to transport links

6. Mona Vale Road, North St Ives
7. Duneba Avenue, West Gordon
8. Babbage Road, Roseville Chase

Identified as Bushfire Evacuation Risk Areas with limited increase in dwellings

9. Moore Avenue, West Lindfield
10. Warrimoo Avenue, St Ives Chase
11. Kissing Point Road, South Turrumurra

Excluded for increased housing due to bushfire prone land and C4 Zoning

12. Bobbin Head Road, North Turrumurra
13. Fox Valley Road, South Wahroonga
14. Koola Avenue, East Killara

Questions that we are being asked

- **QUESTION:**

Here is my address - can I do dual occupancy development on my property?

Am I in a Local Housing Area or neighbourhood centre?

- **ANSWER:**

This exhibition is only about the 2 options for minimum lot size.

We are not able to provide site specific information on individual properties.

As part of their application for dual occupancy development, the landowner will have to demonstrate they meet the required locations.

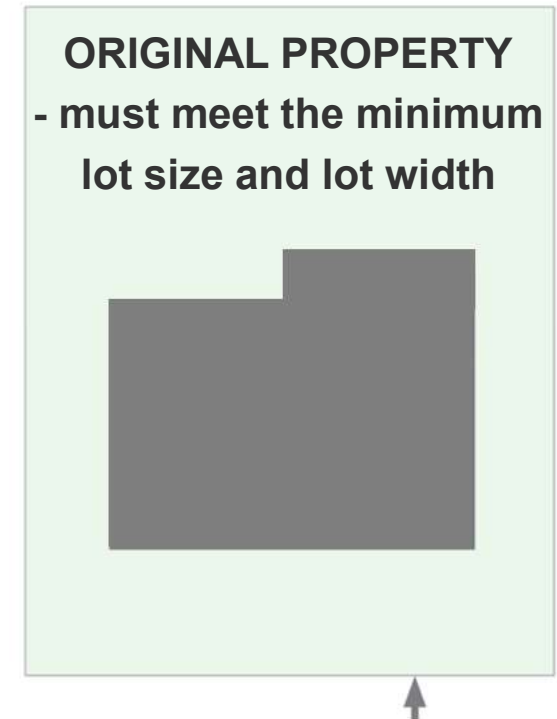
Questions that we are being asked

- **QUESTION:**

Does the minimum lot size apply to the land before or after dual occupancy development?

- **ANSWER:**

The minimum lot size applies to the original parcel of land before dual occupancy is built.



Questions that we are being asked

- **QUESTION:**

Why are the minimum lot sizes so specific – 1015 sqm and 1075 sqm?

- **ANSWER:**

The NSW Government requires Council to provide a minimum lot size that will allow dual occupancy development on 50% of eligible R2 (Low Density Residential) land across Ku-ring-gai.

The lot sizes in Option A and Option B are specific because they are the sizes required to achieve the 50% NSW Government target.

Both options deliver the same number of lots able to develop as dual occupancy.

Questions

