



Inquiry into Annual and Financial Reports 2023–2024

Answer to question on notice

Asked by: Mr Peter Cain MLA

Addressed to: Minister for Planning and Sustainable Development

Reference: Planning

Hearing: 18 February 2025

In relation to: Development Applications (Dual Occupancies)

Question received: 19 February 2025

Answer Due: 26 February 2025

- (1) How many dual occupancy DAs have been received since the commencement of the new regulation?
- (2) How many dual occupancy DAs have been approved since the commencement of the new regulation?
- (3) What is the average length of time in days of dual occupancy DA approvals since the commencement of the new regulation?
- (4) What are the floor sizes for each dual occupancy DA that has been received since the commencement of the new regulation?
- (5) Which suburbs were these dual occupancy DAs located?
- (6) How many dual occupancy DAs have been lodged per district?

Chris Steel MLA: The answer to the Member's question is as follows:

- (1) The new planning system commenced on 27 November 2023; the Territory Planning Authority (the Authority) is still in the process of collating information for the 2024-25 period. In the period between 27 November 2023 and 31 January 2025, the number of development applications (DAs) lodged for dual occupancy development was 62.
- (2) In the period between 27 November 2023 and 31 January 2025, the number of DAs approved (including approved with conditions) for dual occupancy development was 30.
- (3) In the period between 27 November 2023 and 31 January 2025, the average length of time DAs determined for dual occupancy development was 63.3 working days.

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(4) The Territory Planning Authority (the Authority) is still in the process of collating information for the 2024-25 period. However, for the 16 DAs lodged in the period between 27 November 2023 and 30 June 2024, the proposed gross floor area (GFA) for each of the 16 DAs lodged include:

In the RZ1 zone:

- I. DA-202342648: Dwelling 1 – 183.74m², Dwelling 2 – 183.74m²
- II. DA-202342629: Dwelling 1 – 191.48m², Dwelling 2 – 193.57m²
- III. DA-202442700: Dwelling 1 – 263m², Dwelling 2 – 253m²
- IV. DA-202342631: Dwelling 1 – 223.36m², Dwelling 2 – 223.36m²
- V. DA-202443012: Dwelling 1 – 445m², Dwelling 2 – 189m²
- VI. DA-202442861: Dwelling 1 – 170m² (existing), Dwelling 2 – 120m²
- VII. DA-202443091: Dwelling 1 – 134.76m² (existing), Dwelling 2 – 159.73m²
- VIII. DA-202342648: Dwelling 1 – 325.32m², Dwelling 2 – 115.57m²

In the RZ2 zone:

- I. DA-202342649: Dwelling 1 – 207.24m², Dwelling 2 – 198.72m²
- II. DA-202442710: Dwelling 1 – 142.14m², Dwelling 2 – 89m²
- III. DA-202342643: Dwelling 1 – 227.48m², Dwelling 2 – 210.60m²
- IV. DA-202442842: Dwelling 1 – 200.75m², Dwelling 2 – 200.75m²
- V. DA-202442840: Dwelling 1 – 246.76m², Dwelling 2 – 238.94m²
- VI. DA-202442699: Dwelling 1 – 215.87m², Dwelling 2 – 215.51m²
- VII. DA-202442968: Dwelling 1 – 241.75m², Dwelling 2 – 241.75m²
- VIII. DA-202442958: Dwelling 1 – 242.04m², Dwelling 2 – 242.04m²

Note:

The floor areas above, includes the area of the dwelling and any proposed above ground garages.

The gross floor area (GFA) for dwellings are determined by calculating *the sum of the area of all floors of the building measured from the external faces of the exterior walls, or from the centre lines of walls separating the building from any other building, excluding any floor area reasonably used and necessary solely for fixed mechanical plant, bicycle parking and associated end-of-trip facilities, and/or basement car parking.*

However, under the new planning system, in the RZ1 zone, dual occupancy requirements have not changed except these developments can now be unit titled if one of the dwellings has a GFA of 120m² or less, excluding the floor area of the garage.

Under the new planning system, a dual occupancy with both units over 120m² is permitted on RZ1 zoned blocks over 800m² however it cannot be unit titled.

Unit titling occurs post construction.

(5) In the period between 27 November 2023 and 31 January 2025, the location of DAs lodged for dual occupancy development were:

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- I. Ainslie
- II. Aranda
- III. Banks
- IV. Campbell
- V. Chapman
- VI. Chisholm
- VII. Cook
- VIII. Curtin
- IX. Deakin
- X. Denman Prospect
- XI. Dickson
- XII. Evatt
- XIII. Farrer
- XIV. Florey
- XV. Flynn
- XVI. Garran
- XVII. Giralang
- XVIII. Hackett
- XIX. Higgins
- XX. Holder
- XXI. Kaleen
- XXII. Kambah
- XXIII. Latham
- XXIV. Lyneham
- XXV. Lyons
- XXVI. Macquarie
- XXVII. Mawson
- XXVIII. Narrabundah
- XXIX. O'Connor
- XXX. Page
- XXXI. Pearce
- XXXII. Pialligo
- XXXIII. Rivett
- XXXIV. Scullin
- XXXV. Torrens
- XXXVI. Turner
- XXXVII. Wanniassa
- XXXVIII. Weston

(6) In the period between 27 November 2023 and 31 January 2025, the number of DAs lodged for dual occupancy development per district were:

- I. Belconnen – 16
- II. Canberra Central – 16
- III. Majura – 2
- IV. Molonglo Valley – 1
- V. Tuggeranong – 7

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- VI. Weston Creek – 8
- VII. Woden Valley – 12

Approved for circulation to the Standing Committee on Environment, Planning, Transport and City Services

Signature:



Date:

28/2/25

By the Minister for Planning and Sustainable Development, Chris Steel MLA