



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: Dual Occupancies and Cost

Question received: 19 February 2025

Answer Due: 26 February 2025

- (1) Can you provide a line-by-line detailing of the charges that an owner would face to build a second dwelling under the new dual occupancy RZ1 policy?
- (2) Does the Directorate have simple estimates on the costs of developing a second dwellings under your policy?
- (3) How do you expect Canberrans to uptake this policy if there is such a high-cost barrier to engage with it?
- (4) Why won't the 120m² size restriction on the second dwelling be removed to properly incentivise adoption of dual occupancies?
- (5) How many dual occupancy DAs do you expect to be submitted this financial year as a result of this policy?

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

- (1) It is not possible to provide a line-by-line charge that an owner would face to build a second dwelling under the dual occupancy RZ1 policy. The charges an owner may be required to pay vary significantly depending on a range of factors, including the site location, access to utility services, the size and nature of the proposed dwelling and other site constraints. Other variable costs include development application (DA) fees, potential lease variation charges, potential unit titling fees and fees associated with connections to relevant utilities. There are also charges from private professionals that an owner may wish to engage to assist with the process.

DA fees are outlined in the [Fees and charges booklet](#) and are dependent on above - mentioned factors. The DA fee is based on the cost of works for the dwellings and there are other associated fees, including but not limited to public notification, for example.

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Other fees and associated charges, relating to subdivision and unit title fees, are outlined in [DI-2024 184](#), Environment, Planning and Sustainable Development Directorates (EPSDD) [website](#) and in [QON 120](#).

- (2) No. There are many variables in each case such as the site constraints including: demolition, size and shape of the block, constraints such as easements and infrastructure on site, location of living infrastructure such as trees and the slope of the land, size and quality of inclusions. Other costs include existing land use, development costs, proponent finance and related interest payments, government regulation and taxes and fees.
- (3) The government is looking at barriers that may exist in relation to delivering missing middle housing. The financing of development is subject to the individual circumstances of people involved in the development.
- (4) Size restriction to dual occupancy developments in RZ1 only apply when seeking to unit title both dwellings. This means that larger second dwellings can be approved but under the current Territory Plan requirements, does not allow the dwellings to be unit titled; this allows the second dwelling to be used for inter-generational living or to be added to be on the rental market.
- (5) EPSDD does not have a figure for the expected number of dual occupancies to be lodged this financial year, as this is dependent on market forces and a range of factors. However, from July 2024 to 21 February 2025, 36 development applications have been lodged for proposed dual occupancies to be located within the RZ1 Suburban Zone.

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