



Dual Occupancies



INFORMATION SHEET

Introduction

A dual occupancy means two dwellings on one lot of land. Within the City of Ryde, only dual occupancy (attached) are permissible. This means that both dwellings must be attached to one another and cannot be in two separate buildings.

Where are Dual Occupancies allowed?

Dual occupancies are permissible only within R2 Low Density zones on sites that:

- are a minimum size of 580m² and
- have a minimum road frontage of 20m.

Please note that Council's previous controls relating to Linear Separation no longer applies.

What Controls Apply to Dual Occupancies?

The controls regarding the setbacks, heights, car parking and landscaped open space are the same as those that apply to dwelling houses. For more information on the applicable planning controls, please see Council's [Dwelling Houses Information Sheet](#).

Can I Subdivide My Dual Occupancy?

Under the *Ryde Local Environment Plan 2014*, you can subdivide a dual occupancy either as a strata or torrens title subdivision. This means that for each individual dwelling within a dual occupancy (attached) will need to be created either as a strata title unit in a strata plan or as a torrens title lot. However, in order to be eligible for subdivision, the dual occupancy (attached) must be located on a block of land equal to 580m² or more.

For Torrens Title subdivision of dual occupancies (attached) each new allotment must have a minimum area of 290 sqm and a frontage of 10m.

Subdivision of a dual occupancy (attached) can only be done with the lodgement of a Development Application. Details about what information is required to be submitted with a Development Application are contained in Council's [Development Application Info Package](#).

Once a Development Application has been approved, a Subdivision Certificate must be obtained. For more information on this process, please see Council's [Subdivision Certificate Application](#).

Further Information

This information sheet provides a summary for **Dual Occupancy (attached)**. Any person using this document must do so with the understanding that the information is a guide only, and each application is assessed on its merit. For further details in relation to **Dual Occupancies (attached)**, refer to **DCP 2014 Part 3.3 - Dwelling House & Dual Occupancy (attached)**. Please note that a comprehensive list of the requirements for lodging a Development Application is available on Council's website (www.ryde.nsw.gov.au) or at Council's Customer Service Centre. You can meet with Council staff at the Ryde Planning and Business Centre and discuss your site and development in further detail. Consultations are on a booking only basis which can be made online at www.ryde.nsw.gov.au/rpbc

City Of Ryde

Ryde Planning and Business Centre
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