



DUAL OCCUPANCY FACTSHEET

WHAT IS A DUAL OCCUPANCY?

What is a Dual Occupancy?

A Dual Occupancy involves the development of two dwellings on one lot of land. It can be either:

- Dual Occupancy (Attached) – Two dwellings on one lot that are physically attached. This does not include a secondary dwelling (granny flat).
- Dual Occupancy (Detached) – Two separate, detached dwellings on one lot of land. This also does not include a secondary dwelling.

These definitions are taken from the Hawkesbury Local Environmental Plan 2012.

Where Can I Build a Dual Occupancy?

1. Check Zoning

- Visit the [NSW Planning Portal Spatial Viewer](#)
- Enter the property address to confirm the zoning.

2. Confirm Permissibility

- Refer to the Hawkesbury Local Environmental Plan 2012 (LEP).
- Use the Land Use Table to check if “Dual Occupancy (attached or detached)” is permitted in the applicable zone.
- You can access the LEP here: legislation.nsw.gov.au/view/html/inforce/current/epi-2012-0755

3. Development Controls

- If a dual occupancy is permissible, a Development Application (DA) must be lodged with Council.
- The DA must address the relevant sections of the Hawkesbury Development Control Plan (DCP) 2002 and 2023.

Relevant DCP Sections

- **Part A** and **Part B**: Introduction and General Requirements
- **Part C**: General Guidelines (includes building design, landscaping, parking, etc.)
- **Part D**: Specific Development – Residential Development (provides criteria specific to dual occupancies)

You can access the DCP here: www.hawkesbury.nsw.gov.au/plan-and-build/planning-policies/development-control-plan

Other Considerations

- **Minimum Lot Size**: Check the LEP for any specific lot size requirements.
- **Environmental Constraints**: If the site is flood-prone, bushfire-prone, or environmentally sensitive, additional studies or restrictions may apply.
- **Infrastructure**: Ensure the lot has adequate access to services such as sewer, water, and power.



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