

## ***Appendix A:***

### ***Existing Dual Occupancy developments in Lane Cove***

# Site 1

## Proposal

- Lot Area = 849 m<sup>2</sup>
- Zoning = R2 Low Density Residential
  - o Dual Occupancies are permissible use under LEP
  - o Subject to:
    - Minimum Subdivision Lot Size of 750 square metres for attached dual occupancy
- Bushfire Prone Land

## Complying Development

Can be assessed under proposed complying development provisions.

Reason = classified as Two Dwellings side by side under Part 3.1, which allows dual occupancies that are attached side by side.

## Control comparison

<b>Measure</b>	<b>Proposed development</b>	<b>DCP / LEP</b>	<b>Medium Density Design Guide (if applicable)</b>
<i>Min. average lot size for each dwelling</i>	425 m <sup>2</sup>	375 m <sup>2</sup>	200 m <sup>2</sup>
<i>Height</i>	8.7 m	9.5 m	8.5 m
<i>Floor Space Ratio</i>	0.5:1	0.5:1	0.6:1
<i>Setbacks</i>			
<i>Primary road (front)</i>	16.2 m (consistent with prevailing along the street)	Consistent with prevailing setback along the street or 7.5 m	Consistent with prevailing setback along the street or 4.5 m
<i>Side</i>	Varies from 1.5 m to 2.9 m	1.5 m (for 2 storeys)	1.2 m
<i>Rear</i>	6.445 m	6 m	10 m
<i>Min landscaped area</i>	39 %	35 %	35 %
<i>Car Parking</i>	4	4	2

Status = awaiting final determination

Plans



## Site 2

### Proposal

- Lot Area = 766 m<sup>2</sup>
- Zoning = R2 Low Density Residential
  - o Dual Occupancies are permissible use under LEP
  - o Subject to:
    - Minimum Subdivision Lot Size of 750 square metres for attached dual occupancy

### Complying Development

Can be assessed under proposed complying development provisions.

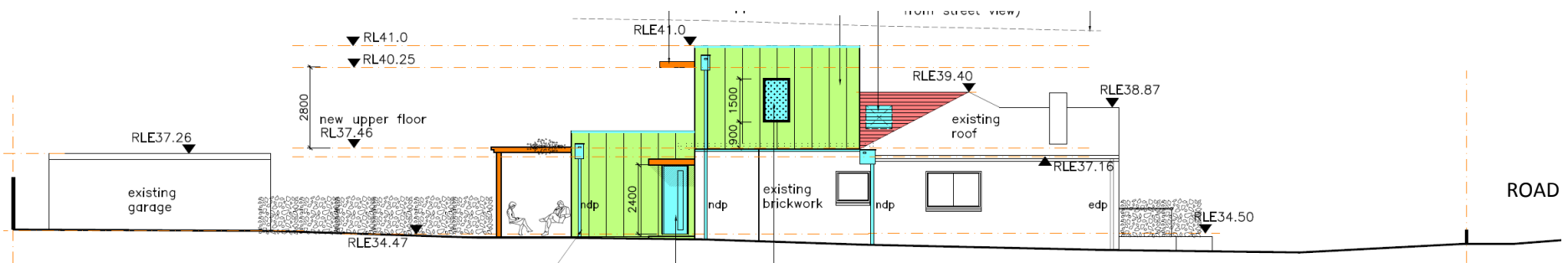
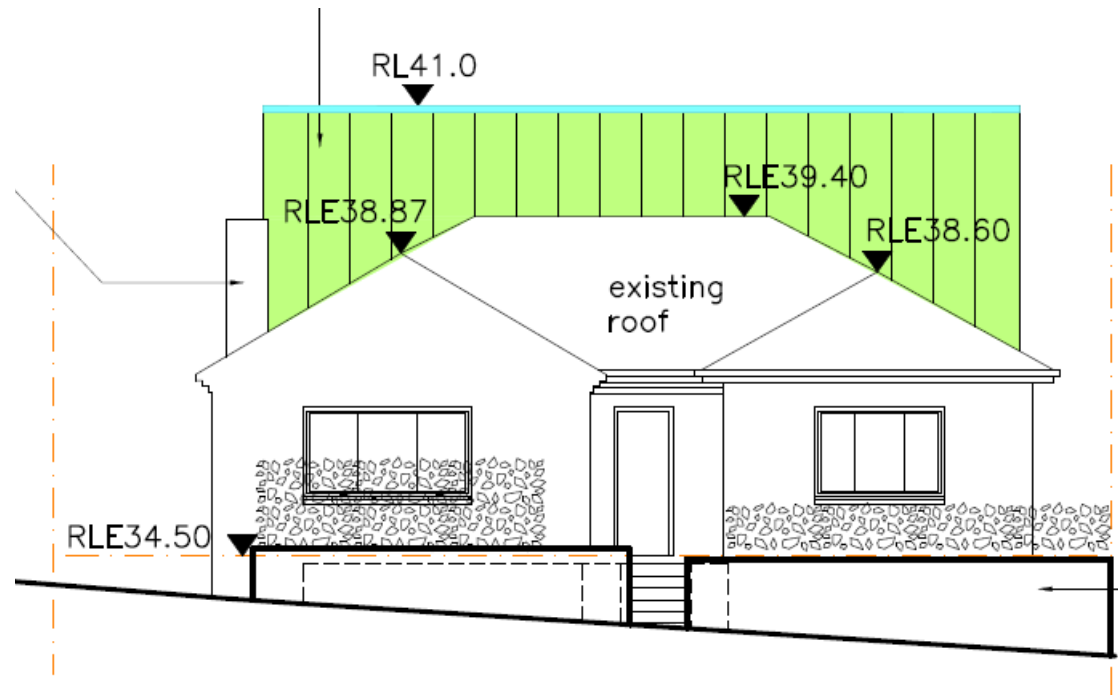
Reason = classified as a Manor Home under Part 3.4, because of vertical attached dual occupancy.

### Control comparison

<b>Measure</b>	<b>Proposed development</b>	<b>DCP / LEP</b>	<b>Medium Density Design Guide (if applicable)</b>
<i>Min. site area</i>	766 m <sup>2</sup>	750 m <sup>2</sup>	600 m <sup>2</sup>
<i>Height</i>	7.4 m	9.5 m	8.5 m
<i>Floor Space Ratio</i>	0.37:1	0.5:1	0.5:1
<i>Setbacks</i>			
<i>Primary road (front)</i>	Consistent with prevailing along the street	Consistent with prevailing setback along the street or 7.5 m	Consistent with prevailing setback along the street or 4.5 m
<i>Side</i>	1.25 m (for first storey – setback further for 2 <sup>nd</sup> storey)	1.2 m (for single storeys)	1.5 m
<i>Rear</i>	19 m	6 m	10 m
<i>Min landscaped area</i>	35.7 %	35 %	35 %
<i>Car Parking</i>	2	2	2

Status = Approved with conditions

## Plans



## **Site 3**

### **Proposal**

- Lot Area = 967.4 m<sup>2</sup>
- Zoning = R2 Low Density Residential
  - o Dual Occupancies are permissible use under LEP
  - o Subject to:
    - Minimum Subdivision Lot Size of 750 square metres for attached dual occupancy
- Irregular shaped corner site

### **Complying Development**

Can be assessed under proposed complying development provisions.

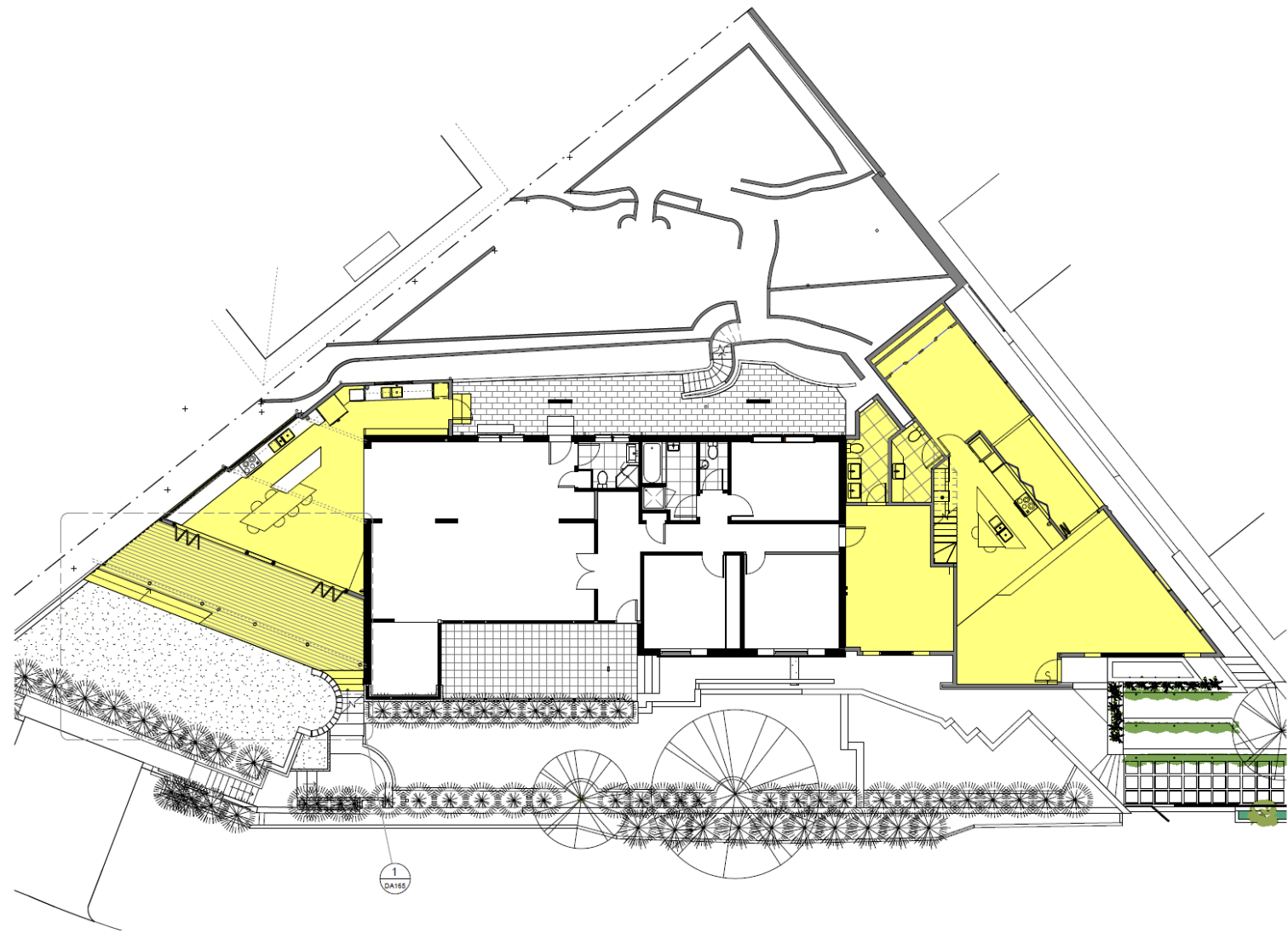
Reason = classified as Two Dwellings side by side under Part 3.1, which allows dual occupancies that are attached side by side.

### **Control comparison**

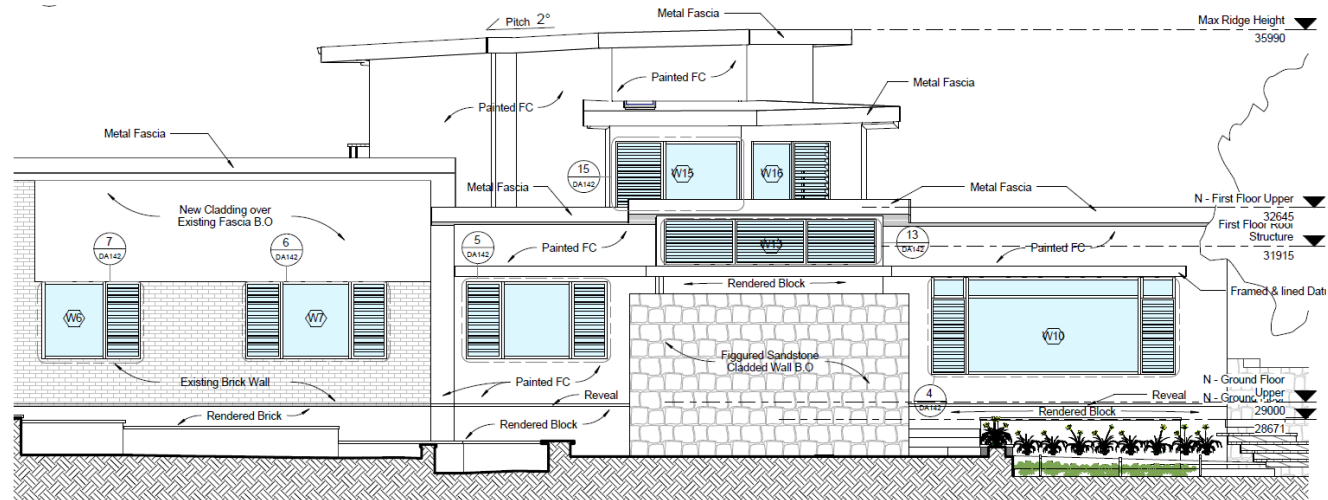
<b><i>Measure</i></b>	<b>Proposed development</b>	<b>DCP / LEP</b>	<b>Medium Density Design Guide (if applicable)</b>
<i>Min. average lot size for each dwelling</i>	483.7 m <sup>2</sup>	375 m <sup>2</sup>	200 m <sup>2</sup>
<i>Height</i>	6.9 m	9.5 m	8.5 m
<i>Floor Space Ratio</i>	0.33:1	0.5:1	0.6:1
<i>Setbacks</i>			
<i>Primary road (front)</i>	Consistent with prevailing along the street	Consistent with prevailing setback along the street or 7.5 m	Consistent with prevailing setback along the street or 6.5 m
<i>Side</i>	1.25 m	1.5 m (for 2 storeys)	1.2 m
<i>Rear</i>	19 m	6 m	10 m
<i>Min landscaped area</i>	35.7 %	35 %	35 %
<i>Car Parking</i>	2	2	2

Status = Deferred commencement

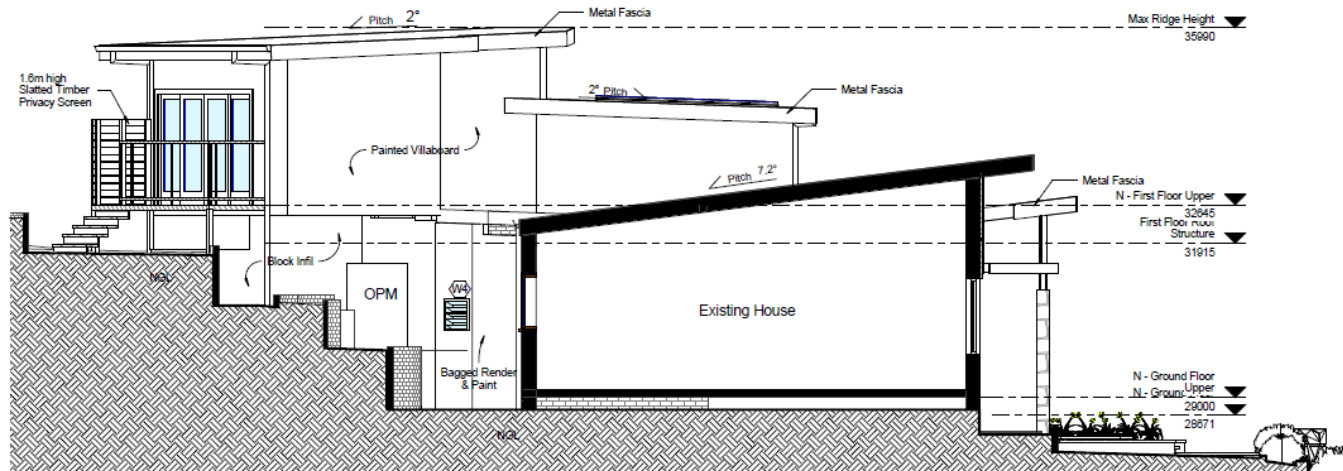
Plans - Site



## Plans - Elevations



**East Elevation**



**South Elevation**

## **Site 4**

### **Proposal**

- Lot Area = 830.6 m<sup>2</sup>
- Zoning = E4 Environmental Living
  - o Subject to:
    - Minimum Subdivision Lot Size of 750 square metres for attached dual occupancy
- Irregular shaped site
- Bushfire prone land

### **Complying Development**

Cannot be assessed under proposed complying development provisions.

Reason = Rear dwelling would not have frontage to the street – therefore does not meet the complying development criteria. In the accompanying explanatory note, it is proposed to restrict this complying development to R1, R2, R3 and RU5 land use zones. Therefore, no land in E4 Environmental Living zone would be allowed to use this complying development.

### **Control comparison**

<b>Measure</b>	<b>Proposed development</b>	<b>DCP / LEP</b>	<b>Medium Density Design Guide (if applicable)</b>
<i>Min. average lot size for each dwelling</i>	415.3 m <sup>2</sup>	375 m <sup>2</sup>	N/A
<i>Height</i>	7.6 m	9.5 m	N/A
<i>Floor Space Ratio</i>	0.41:1	0.5:1	N/A
<i>Setbacks</i>			
<i>Primary road (front)</i>	8.4 m	Consistent with prevailing setback along the street or 7.5 m	N/A
<i>Side</i>	1.5 m	1.5 m (for 2 storeys)	N/A
<i>Rear</i>	3 m	6 m	N/A
<i>Min landscaped area</i>	38 %	35 %	N/A
<i>Car Parking</i>	4	2	N/A

Status = Refused

## Plans - Site

