

### What is a dual occupancy?

A dual occupancy is two dwellings on one lot of land that are either attached or detached. An attached dual occupancy is where both occupancies are physically connected, whereas detached dual occupancy is where both occupancies are not physically connected.

A dual occupancy does not include a secondary dwelling.

### Where are dual occupancies allowed?

Attached and detached dual occupancies are permitted with consent in the following zones:

- R1 General residential
- R2 Low density residential
- B4 Mixed use
- RU5 Village

Attached dual occupancies are permitted with consent in R5 Large Lot Residential, but detached dual occupancies are prohibited.

To determine which zone your property is located in, visit the NSW Government Department of Planning and Environment's [ePlanning Spatial Viewer](#).

### Can I subdivide my dual occupancy?

Land with a dual occupancy may be subdivided if it is in the R1 General residential, R2 Low density residential or RU5 Village and each resulting lot is connected to a sewage reticulation system.

### What are the design requirements of dual occupancies?

Dual occupancies must not be designed as "mirror reversed". The full list of design requirements can be found in Council's [Development Control Plans](#).



### How do I apply for a dual occupancy?

Once you have found out whether you can build a dual occupancy on your property, you can apply for a development application through the NSW Government Department of Planning and Environment's [Planning Portal](#).

It may be beneficial to engage a suitably qualified consultant for your dual occupancy development.

### Do I have to pay contributions when I build a dual occupancy?

Infrastructure contributions may be payable. Infrastructure contributions allow the additional impacts of development on local infrastructure to be offset, and to provide access to new facilities and services. More information about infrastructure contributions can be found on Council's [website](#).

### Still need help?

Before you prepare your application, we encourage you to discuss your proposal with Council's Duty Planner. This is a free service, available via phone (02) 6801 4000 or in-person at our Customer Experience Centres between 1pm to 4:30pm, Monday to Friday by booking an appointment. Enquiries can also be sent via email to [council@dubbo.nsw.gov.au](mailto:council@dubbo.nsw.gov.au)