WORKED EXAMPLE: DUAL OCCUPANCY

- Residential lot of 800 m^2
- Existing four (4) bedroom dwelling
- Proposed two (2) bedroom + study dwelling

Refer to Sections 2 and 3 of Council's ET Policy 13/005

Residential User Categories - Standard ET Figures

2.0	**Single Residential Lots (House)**				
2.1	Standard Residential Lot (450m^2 to 2000m^2)	Lot	1.00	1.00	
2.2	Small Residential Lot (< 450m^2)	Lot	Use rate for Units in Multi-Residential Lots (see 3.0 below)		
2.3	Large Residential Lot (> 2000m^2)	Lot	1.20	1.00	
3.0	**Multi-Residential Lots (Medium Density 1 - 2 Storey)**				
3.1	Dual Occupancy – 1 bedroom	Dwelling	Use Units (see 3.7 to 3.9 below) for a Lot size of less than (<) 450m^2 / dwelling **or** Use 2.1: Standard Residential Lot size greater than or equal to (>=) 450m^2 / dwelling Example: A dual occupancy (two dwellings) on a lot of 1000 m^2 is assessed as 500 m^2 per dwelling and will be 2ET (Ref: 2.1)		
3.2	Dual Occupancy – 2 bedrooms	Dwelling			
3.3	Dual Occupancy – 3 or more bedrooms	Dwelling			
3.4	Duplex - 1 bedroom	Dwelling			
3.5	Duplex - 2 bedrooms	Dwelling			
3.6	Duplex - 3 or more bedrooms (or more)	Dwelling			
3.7	Units - 1 bedroom	Dwelling	0.40	0.50	
3.8	Units - 2 bedrooms	Dwelling	0.60	0.75	
3.9	Units - 3 or more bedrooms (or more)	Dwelling	0.80	1.00	
3.10	Managers Residence**	Dwelling	Use Units (see 3.7 to 3.9 above)		e.g. Commercial or Industrial Complex

Existing Entitlements

Ref	Development Type	Standard Unit	Quantity	ET Rate (ET/unit)		ET Load	
				Water	Sewer	Water	Sewer
2.1	Standard Residential Lot	Lot	1	1.00	1.00	1.00	1.00
					TOTAL	**1.00**	**1.00**

Proposed Development

- As there are two (2) dwellings on a 800 m^2 lot, the assessable area for each dwellings is:

$$\frac{800\ m^2}{2} = 400\ m^2$$

As the assessable area for each lot is **less than 450 m^2**, each dwelling must be assessed as either Category 3.1, 3.2 or 3.3 (depending on number of bedrooms)

- The existing dwelling has 4 bedrooms. It is therefore assessed under Category 3.3
- The proposed dwelling has 2 bedrooms + study however is assessed as a 3 bedroom dwelling

Important note for developers: refer to Note (b) of ET Policy 13/005

b.	A "bedroom" is any habitable room that, in the opinion of Council, by its physical design, designated or capable of being used as a bedroom including separably accessible rooms designated a bedroom, study, studio, den, attic, media room, home office or the like other than a kitchen, WC, bathroom, dining room, lounge room, laundry or rumpus room.

Numerous development applications (for dual occupancies and secondary dwellings in particular) label rooms (which by physical design) can be used as a bedroom.

Take the following two (2) bedroom + study floorplan for example:

This development is considered a three (3) bedroom dwelling under ET Policy 13/005 as the physical design of the 'study' means it can be used as a bedroom.

Developers may wish to incorporate a 'half-wall' or complete removal of a wall where an entry door is located to ensure (by its physical design) a room cannot be used as a bedroom.

The ET loading of the proposed development is therefore:

Ref	Development Type	Standard Unit	Quantity	ET Rate (ET/unit)		ET Load	
				Water	Sewer	Water	Sewer
3.3	Existing Dwelling 3 or more bedrooms Dual Occupancy	Dwelling	1	0.80	1.00	0.80	1.00
3.3	Proposed Dwelling 3 or more bedrooms Dual Occupancy	Dwelling	1	0.80	1.00	0.80	1.00
					TOTAL	1.60	2.00

Subtracting existing entitlements from the proposed ET loading will give the outstanding ET load:

	Water	Sewer
Existing ET Entitlements	1.00	1.00
Proposed Development ET loading	1.60	2.00
Additional ET loading	**0.60**	**1.00**

The cost breakdown for this outstanding ET loading (as of 19 June 2017):

Category	Outstanding ET	ET Rate (as of 19 June 2017)		Cost
Water	0.60 ET	$761.00	=	$456.60
Bulk Water	0.60 ET	$8,256.00	=	$4,953.60
Sewer	1.00 ET	$9,988.00	=	$9,988.00
		Total	=	**$15,398.20**

Note that this cost breakdown is for indicative purposes only. Costs are subject to change.