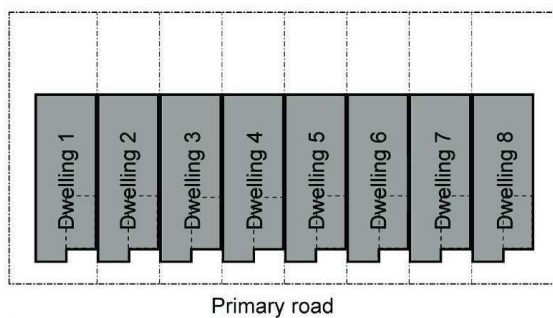


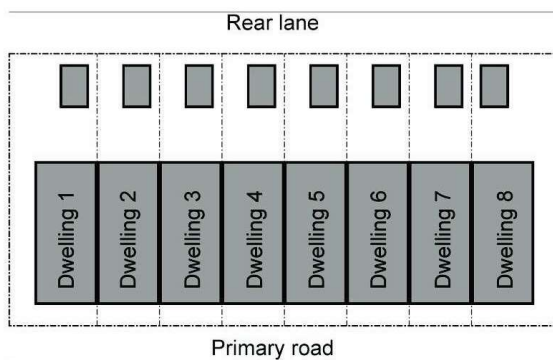
Summary of Low Rise Housing Diversity Code Development Standards

This Summary Table is intended as a guide to the erection of or alteration to multi dwelling housing (terraces) as complying development in Zones R1, R2, R3 and RU5.

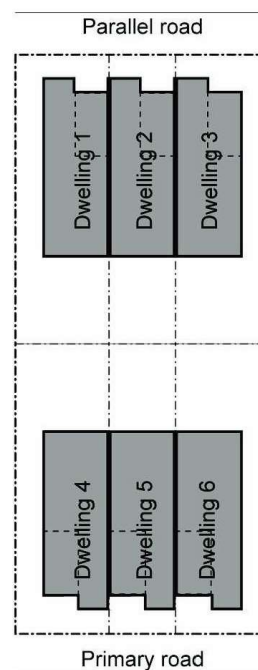
Multi dwelling housing (terraces) means multi dwelling housing where all dwellings are attached and face, and are generally aligned along, 1 or more public roads.



Multi dwelling housing (terraces) on a standard lot



Multi dwelling housing (terraces) with a rear lane



Multi dwelling housing (terraces) on a parallel lot

Examples of Terraces

The development standards that apply to the following types of complying development under this Code—

- (a) the erection or alteration of, or an addition to, multi dwelling housing (terraces),
- (b) the erection or alteration of, or addition to, attached development that is related to multi dwelling housing (terraces).

Summary of Low Rise Housing Diversity Development Standards



Terraces

Important Notes

1. Development standards for excavation, fill, retaining walls and structural supports, drainage, protected tree requirements and protection of adjoining walls associated with the development are provided under Division 6.
2. Development standards for development on bush fire prone land and flood control lots are provided under Clause 3B.4 and 3B.5.
3. Clauses 1.17A, 1.18 and 1.19(1) in the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 set out additional requirements for complying development.
4. This Summary Table must be read in conjunction with all clauses under the Low Rise Housing Diversity Code (Code).

For further information contact us:

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Disclaimer: *The information provided, including summary tables, is intended to be general information only and does not constitute professional advice and should not be relied upon as such. No liability is accepted for reliance on any information that is provided. You should seek independent professional advice and refer to the relevant legislation, including the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 before taking action, by [visiting this link](#).*

Summary of Low Rise Housing Diversity Development Standards



Terraces

Table 1. Summary of Development Standards for terraces

Clause	Development Standard	Multi Dwelling Housing (Terraces)	
3B.1 (3)	Permissibility	Permitted in R1, R2, R3 and RU5 zones. Multi dwelling housing (terraces) will be permitted where multi dwelling housing is permitted under the relevant council LEP.	
3B.33 (1)	Minimum Lot Size	Minimum lot size specified for multi dwelling housing in a LEP, or Minimum lot size specified for multi dwelling housing (terraces) in a LEP, or 600m ² , if no minimum lot size specified in LEP. Minimum lot size must not be less than 600m ² .	
3B.33 (2)	Minimum Lot Width	21m (measured at the building line)	
3B.34	Maximum Building Height	9m	
3B.35	Maximum Gross Floor Area (All Buildings)	Zone	Maximum GFA
		R1, R2 & RU5	60% of lot area
		R3	80% of lot area
3B.40	Minimum Landscaped Area	Zone	Landscaped Area
		R1, R2 & RU5	<u>Where concurrent subdivision is proposed:</u> The minimum area that must be provided for each resulting lot - 30% of lot area. <u>Where no subdivision is proposed:</u> The minimum landscaped area that must be provided is 30% of the parent lot area of which at least 54m ² is to be allocated to each dwelling.
		R3	<u>Where concurrent subdivision is proposed:</u> The minimum area that must be provided for each resulting lot - 20% of lot area. <u>Where no subdivision is proposed:</u> The minimum landscaped area that must be provided is 20% of the parent lot area of which at least 36m ² is to be allocated to each dwelling.
3B.43	Car Parking	At least one off-street parking space for each dwelling.	
6.3 (Torrens) 6.2 (2) (strata)	Concurrent Subdivision	Torrens title subdivision is permitted under the Code to a minimum of 200m ² for each lot (terrace). Multi dwelling housing (terraces) are permitted to be strata subdivided, this may occur in instances where basement parking or common areas are provided. The strata area of a dual occupancy is not less than 180m ² . Multi dwelling housing (terraces) development and subdivision may be approved concurrently under one complying development certificate.	

Summary of Low Rise Housing Diversity Development Standards



Terraces

Clause	Development Standard	Multi Dwelling Housing (Terraces)		
		(Subdivision can only occur where an occupation certificate for any new building or part of a building to which this Code relates has been obtained.)		
3B.36 (1), (2) & (3)	Primary Road Setback	Where existing dwelling houses, dual occupancies or multi dwelling housing (terraces) in R1, R2 or RU5 zones are on the same side of the road and within 40m of the development – average of the two nearest dwelling houses, dual occupancies or multi dwelling housing (terraces). If no dwelling houses, dual occupancies or multi dwelling housing (terraces) are within 40m or are located in a R3 zone – 3.5m.		
3B.36 (4)	Side Setbacks	Multi dwelling housing (terraces) must have a minimum side setback of 1.5m.		
3B.36 (5)	Rear Setback	Lot area	Building height	Minimum required setback from rear boundary
		600m ² -900m ²	0m-4.5m	3m
		600m ² -900m ²	>4.5m-8.5m	8m
		>900m ² -1500m ²	0m-4.5m	5m
		>900m ² -1500m ²	>4.5m-8.5m	12m
		>1500m ²	0m-4.5m	10m
		>1500m ²	>4.5m-8.5m	15m

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