

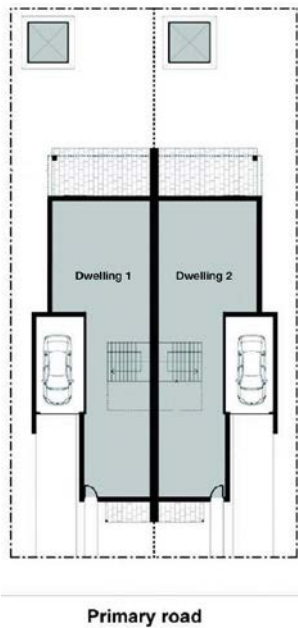
### Summary of Low Rise Housing Diversity Code Development Standards

*This summary table is intended as a guide to the erection of or alteration to a dual occupancy (side by side) as complying development in Zones R1, R2, R3 and RU5.*

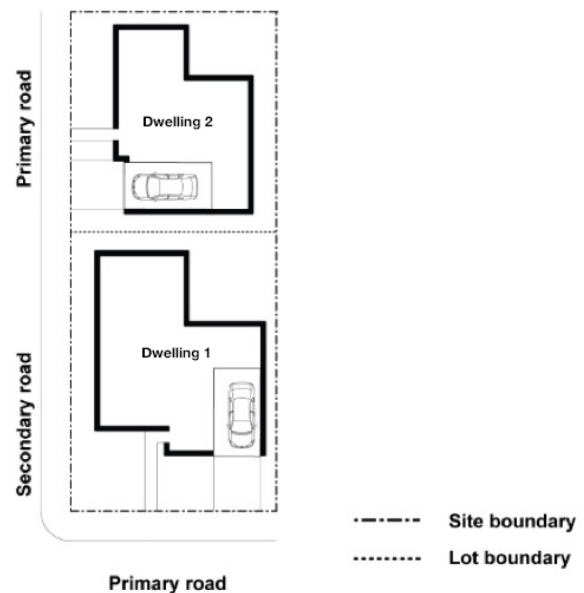
**Dual occupancy** means a dual occupancy (attached) or a dual occupancy (detached):

**Dual occupancy (attached)** means 2 dwellings on one lot of land that are attached to each other but does not include a secondary dwelling.

**Dual occupancy (detached)** means 2 detached dwellings on one lot of land but does not include a secondary dwelling.



Example of a Dual Occupancy (attached)



Example of a Dual Occupancy (detached)

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

- (a) the erection or alteration of, or an addition to, a dual occupancy where no part of a dwelling is located above any part of another dwelling,
- (b) the conversion of an existing dwelling to a dual occupancy,
- (c) the erection or alteration of, or addition to, attached development that is related to any such dual occupancy.

## Dual occupancies (side by side)

### 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](#).*

## Dual occupancies (side by side)

**Table 1. Summary of Development Standards for dual occupancies (side by side)**

Clause	Development Standard	Dual Occupancies (side by side)	
3B.1 (3)	Permissibility	Permitted in R1, R2, R3 and RU5 zones. Dual occupancies will be permitted where the dual occupancies are permitted under the relevant council Local Environmental Plan (LEP).	
3B.8 (1)	Minimum Lot Size	Minimum lot size specified for dual occupancies in a LEP, <b>or</b> 400m <sup>2</sup> , if no minimum lot size specified in LEP.	
3B.8 (2)	Minimum Lot Width	15m (measured at the building line) or where the lot only has vehicular access from a secondary road, parallel road or lane—12m.	
3B.9	Maximum Building Height	8.5m	
3B.10	Maximum Gross Floor Area (All Buildings)	<b>Lot Area</b>	<b>Maximum GFA</b>
		400m <sup>2</sup> -2000m <sup>2</sup>	25% of parent lot area + 300m <sup>2</sup>
		>2000m <sup>2</sup>	800m <sup>2</sup>
3B.15	Minimum Landscaped Area	50% of parent lot area minus 100m <sup>2</sup>	
		25% of area forward of building	
		At least 50% of the required landscaped area must be provided behind the building line	
		1.5m minimum length and width	
3B.18	Car Parking	At least one off-street parking space for each dwelling	
6.3 (Torrens) 6.1(2) (Strata)	Subdivision	Torrens title subdivision is only allowed for dual occupancies if the Council allows subdivision in its LEP.	

Torrens title subdivision is permitted under the Code and the minimum lot size of each resulting lot must be:

- at least the minimum lot size in the relevant council LEP, or
- if the LEP does not specify a minimum lot size, it is 200m<sup>2</sup>.

If strata subdivision for dual occupancies is permitted under the relevant council LEP, then the strata subdivision of the dual occupancy is permitted under the Code.

Dual occupancy development and subdivision may be approved concurrently under one complying development certificate.

(Subdivision can only occur where an occupation certificate for any new building or part of a building to which the Code relates has been obtained.)