



Purpose of Low Rise Housing Diversity Code

The vast majority of NSW's housing stock is currently made up of high-density and traditional houses. The issue with the focus on high-density housing is that they're not socially sustainable. They also fail to offer the diversity, both in housing type and pricing which is what NSW needs. The majority of young family's needs aren't being met in a standard apartment block. However, affordability can become an issue when looking for a traditional home with Sydney's rapid acceleration in price growth for traditional houses. There's an unfulfilled need for medium-density housing and what has become known as 'the missing middle'.





Benefits of Low Rise Housing Diversity Code (LRHDC) for Developers

There is a lack of diversity of housing catering to Sydney's growing, ageing and diverse population, with a need for user-centred and people-driven responses to housing affordability issues, including housing type and financing structures."

- Resilient Sydney Context Report 2016

In other words, the lack of medium-density housing means that NSW isn't serving the needs of its population. The development stats cited above don't accurately represent the level of demand for this type of housing. And with the advent of the new Code, developers now face fewer hurdles in construction. The fast-track process makes building medium-density easier for them. This ultimately results in higher profits, which make these types of developments more attractive. The purpose of the Code is to enable developers to create a more diverse selection of properties in NSW. It essentially creates a fast-track development application system for the following property types:

- Dual Occupancies
- Terraces
- Manor Houses

The intention is to make it easier for developers to build multi-occupancy properties. These properties will serve the needs of the state of NSW, which undergoes continued population increases each year.

A typical Australian development application (DA) can take up to four months to receive approval. This varies depending on the state and the type of property that you're developing. However, the point is that getting a DA over the line is often a long and arduous process. But with the Code, you can receive approval in as little as 20 days if your application complies with all of its regulations. Of particular importance is the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Failure to adhere to this policy will lead to the refusal of a complying development application.





Can I subdivide a property under the Low Rise Housing Diversity Code (LRHDC)?

A common question asked is - 'Can I subdivide a property under the Low Rise Housing Diversity Code'? Before it is confirmed that you can subdivide a property under the code, you will need to seek advice from a building certifier and/or town planner. You must comply under the following:

- Each dwelling faces the street and are not located behind one another (unless the site has a dual/two street frontage)
- Has a minimum of six (6) metre frontage (measured at the building line)
- Councils requirements permit such a development (dual occupancy/manor home/multi-dwelling housing-terraces) on the site
- For Strata Title
- Each lot achieves 180m² (strata area) on the ground
- Floor of each dwelling
- OR
- For Torrens Title
- The site is located in RU5, R1, R2 or R3 land zones
- For dual occupancies, the minimum lot requirement must be achieved - See table 1.1 and 1.2 below for dual occupancy development in land use zone R2
- For multi-dwelling housing (terraces) each lot is 200m².
- For multi-dwelling housing(terraces), the minimum landscaped area provided for each lot is 30% of the lot area for sites located in land use zones RU5, R1 and R2 or 20% for sites located in land use zoned R3
- A draft subdivision plan prepared by a registered surveyor
- A Planning Certificate (known as a 10.7 planning certificate and previously known as the 149 certificate) issued by the local Council

The following tables have been prepared as a general guide to summarise the permissibility of dual occupancy development in land use zone R2, and lot requirements within each Local Government Area (LGA) listed. If the LGA is not listed below, or if the development is for dual occupancies, manor homes and multi-dwelling housing (terraces) in zones RU5, R1 or R3, a case by case review is required.

