The following frequently asked questions have been prepared to assist councils and industry to understand the implementation of the Low Rise Medium Density Housing Code.

What is the Low Rise Medium Density Housing Code?

- The Low Rise Medium Density Housing Code (Code) allows well-designed dual occupancies, manor houses and terraces (up to two storeys) to be carried out under a fast-tracked complying development approval.
- The Code was developed in close consultation with council and industry stakeholders to ensure amenity, privacy and design considerations are incorporated into the development standards, and good design outcomes can be achieved across the State.
- The Code is accompanied by the Low Rise Medium Density Design Guide for complying development (Design Guide) to promote good design outcomes for low rise housing across NSW.

Will there be any further temporary deferrals?

- No. The Code will become operational in all local government areas within NSW on 1 July 2020.
- Temporary deferrals were granted to some councils providing them with almost 2 years to focus on strategic planning work. Some councils have taken advantage of the extra time and lodged planning proposals which aim to make changes to Local Environmental Plans (LEP) to match the application of the Code to local conditions. As anticipated, the two-year deferral from the Code will end on 1 July 2020.

Manor houses and terraces under a development application

- The Environmental Planning and Assessment Regulation 2000 requires councils to consider the Low Rise Medium Density Design Guide for Development Applications when assessing DAs for manor houses and terraces, until they have their own Development Control Plans for these housing types (see the Low Rise Medium Density Housing Code and Design Guide FAQ on the Department’s website).

Where can I find out more?

- Call on 13 77 88.
- If English isn’t your first language, please call 131 450. Ask for an interpreter in your language and then request to be connected to our Information Centre on 1300 305 695.
- Email codes@planning.nsw.gov.au