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

Which local government areas currently have a temporary deferral?

- The Code has been temporarily deferred until **1 July 2020** in the following local government areas (LGAs):
  - Bathurst Regional, Bayside, Bellingen, Blue Mountains, Burwood, Byron, Camden, City of Campbelltown, City of Canada Bay, Canterbury-Bankstown, Central Coast, City of Coffs Harbour, Cumberland, Georges River, City of Hawkesbury, Hilltops, Hornsby, Hunter’s Hill, Inner West, Kiama, City of Liverpool, Mid-Coast, Mid-Western Regional, Moree Plains, Mosman, Northern Beaches, City of Parramatta, Penrith City, City of Randwick, City of Ryde, City of Shellharbour, City of Shoalhaven, Snowy Monaro, Strathfield, Sutherland Shire, City of Sydney, Tamworth Regional, The Hills Shire, Tweed, Upper Lachlan Shire, City of Willoughby, Wingecarribee Shire, Wollondilly, City of Wollongong, Woollahra, Yass Valley.
  - No further temporary deferrals will be granted, and as anticipated the Code will become operational in all local government areas within NSW on **1 July 2020**.

If I am in a council area that has a deferral, what planning requirements apply to me?

- If the Code has been temporarily deferred in your LGA, existing council planning controls will apply until 30 June 2020. For example, you will be able to lodge a Development Application (DA) for low rise housing if it is already permitted under the council’s LEP before this date.
- For the deferred areas, councils are continuing to review their LEPs. Residents should remain actively engaged with their councils to understand any possible changes and how they may affect their ability to undertake low rise housing on their properties.

What if the temporary deferral does not apply to my LGA?

- The Code commenced on 6 July 2018 and applies in the R1, R2, R3 and RU5 zones, where dual occupancies, manor houses and terraces are permitted under a council’s LEP.
- A dual occupancy, manor house or terraces may only be carried out as complying development or through a DA if the development is permitted within the zone under the relevant council LEP.
- The Department has prepared a Design Guide for DAs to support councils assessing these housing types if they do not have local controls in place.
Frequently Asked Questions for Residents and Landowners

Deferral of the Low-Rise Medium Density Housing Code

How can I have my say and provide feedback?

- The Department encourages residents to engage with their local councils and provide feedback relating to the Code once it becomes operational in your area.

What is a Local Environmental Plan?

- An LEP guides planning decisions for local government areas. Local councils do this through zoning and development controls, which provide a framework for the way land can be used. LEPs are the main planning tool to shape the future of communities and ensure local development is done appropriately.
- The Code has been designed to work with council LEPs. A dual occupancy, manor house and terraces can only be carried out as complying development or through a DA if it is permitted under the council's LEP.
- The NSW Department of Planning and Environment is working closely with all councils to ensure up-to-date local planning controls are in place.
- Visit the Department’s website to find out more.

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