

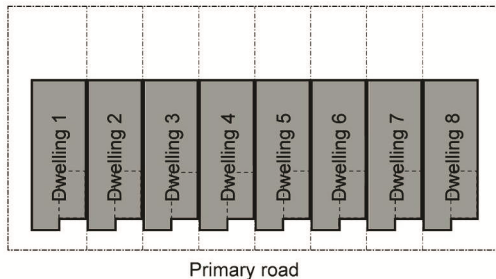
Summary of Low Rise Medium Density Development Standards

Terraces

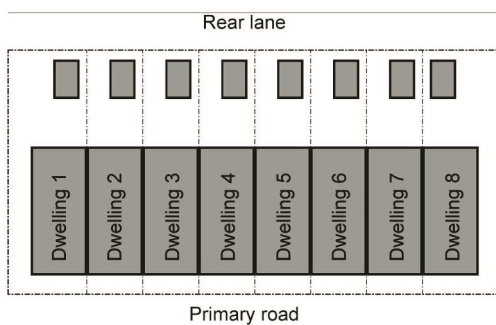
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This Summary Table is intended as a guide to the erection of or alteration to multi dwelling housing (terraces) as complying development in Zones R1, R2, R3 and RU5.

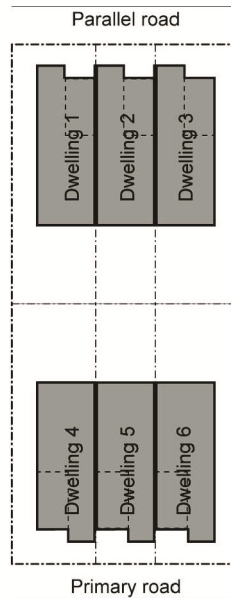
Multi dwelling housing (terraces) means multi dwelling housing where all dwellings are attached and face, and are generally aligned along, 1 or more public roads.



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

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. This Table must be read in conjunction with all clauses under the Low Rise Medium Density Housing Code.

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](#).

For further information contact us:

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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 600m ² , if no minimum lot size specified in LEP.		
3B.33 (2)	Minimum Lot Width	18m (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	30% of lot area	
		R3	20% of lot area	
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.		
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		