

June 2020

Low Rise Housing Diversity Code

The following has been prepared to assist councils and industry understand the implementation of the Low Rise Housing Diversity Code.

How is the Low Rise Housing Diversity Code ensuring that a variety of housing choices is made available in NSW?

- The Low Rise Housing Diversity Code and the Low Rise Housing Diversity Design Guide address a lack of housing choice by encouraging more variety in the form of dual occupancies, manor houses and terraces to generate more diverse options.
- The Code is accompanied by the Low Rise Housing Diversity Design Guide for Complying Development (Design Guide) to promote good design outcomes for dual occupancies, manor houses and terraces across NSW.

Are any amendments to the Code going to be made?

Housekeeping amendments to the Code were made on 1 July 2020 to clarify its intent and operation as well as provide certainty for councils, developers and the community, and ensure that any changes made to Council Local Environmental Plans will have the desired effect. Visit planning.nsw.gov.au/Policy-and-Legislation/State-Environmental-Planning-Policies-Review/Housekeeping-amendment-to-the-Codes-SEPP for a user-friendly table containing a list of the amendments.

Do I need to take into consideration any planning proposals not yet finalised?

No. If a council has lodged a planning proposal in response to the Code, and is yet to the finalised, the proposed changes to the LEP do not have to be taken into consideration until after the LEP amendments are made.

Will further deferrals from the Code be granted?

No. Deferrals from the Code have been in place for almost two years provide time for councils to undertake any changes to local environmental plans. The Code is now operational across NSW.

Where can I find out more?

- Call the Codes Hotline 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
- Visit the Department's website planning.nsw.gov.au/Policy-and-Legislation/Housing

users are reminded of the need to ensure that the information upon which they rely is up to date and to check the currency of the information with the appropriate officer of the Department of Planning, Industry & Environment or the user's independent adviser.