

Low-rise Housing

New non-discretionary development standards applying to R1, R2, R3 and R4 zones	Dual occupancies: 2 dwellings on 1 lot	Multi-dwelling housing: +3 dwellings on 1 lot	Multi-dwelling housing (terraces): +3 dwellings on 1 lot
Lot size	min 450 m ²	min 600 m ²	min 500 m ²
Lot width	min 12 m	min 12 m	min 18 m
Floor space ratio	max 0.65:1	max 0.7:1	max 0.7:1
Height of building	max 9.5 m	max 9.5 m	max 9.5 m
Car parking	(if no max in the LEP or DCP) 1 space per dwelling	(if no max in the LEP or DCP) 1 space per dwelling	(if no max in the LEP or DCP) 0.5 space per dwelling
Subdivision	(R1, R2, R3 only) min 225 m ² per lot / 6 m width per lot no more than one dwelling per lot lawful access and frontage to a public road not a battle-axe lot	N/A	(R1, R2, R3 only) min 165 m ² per lot / 6 m width per lot no more than one dwelling per lot lawful access and frontage to a public road

Mid-rise Housing:
Residential flat buildings: +3 apartments in +2 storey building

New non-discretionary development standards	R1 and R2 zones	R3 and R4 zones within 400m of station/centre	R3 and R4 zones 400m-800m from station/centre
Lot size	min 500 m ²	No minimum lot size or width (LEP provisions switched off)	
Lot width	min 12 m	No minimum lot size or width (LEP provisions switched off)	
Floor space ratio	max 0.8:1	max 2.2:1	max 1.5:1
Height of building	max 9.5 m	max 22 m	max 17.5 m
Car parking	(if no max in the LEP or DCP) 0.5 space per dwelling	N/A	
Storeys	N/A	max 6*	max 4*

Mid-rise Housing:
Shop-top housing: +1 apartments above ground floor shops

New non-discretionary development standards	R1 and R2 zones	R3 and R4 zones within 400m of station/centre	R3 and R4 zones 400m-800m from station/centre
Lot size	min 500 m ²	No minimum lot size or width (LEP provisions switched off)	
Lot width	min 12 m	No minimum lot size or width (LEP provisions switched off)	
Floor space ratio	max 0.8:1	max 2.2:1	max 1.5:1
Height of building	max 9.5 m	max 24 m	max 17.5 m
Car parking	0.5 space per dwelling	N/A	
Storeys	N/A	max 6*	max 4*