

Low Rise Medium Density Housing

**Comparison of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (The Code)
and Tweed Development Control Plan 2008 (DCP)
in the R2 Low Density Residential and RU5 Village zones**



Housing type	Minimum lot size and equivalent housing density		
	The Code State Policy (For Complying Development)	DCP (Status quo) (What Council is seeking through the Planning proposal)	
	All R2 and RU5 zoned land	Within 300 metres of a 'business' zone	Everywhere else
Dual Occupancy (2 dwellings)	400 m² (200 m ² per dwelling)	500 m² (250 m ² per dwelling)	900 m² (450 m ² per dwelling)
Manor House (3 or 4 dwellings)	600 m² (200 m ² for 3 dwellings) (150 m ² for 4 dwellings)	750-1000 m² (250 m ² per dwelling)	1350-1800 m² (450 m ² per dwelling)
Terraces (3 or more dwellings)	600 m²	250 m² per dwelling	450 m² per dwelling