

LOW RISE MEDIUM DENSITY DEVELOPMENTS (DUAL OCCUPANCIES, MANOR HOUSES, TERRACES, MULTI-DWELLING HOUSES)

This information sheet explains how the Lithgow Development Control Plan (DCP) 2021 is to be used when lodging a development application for low rise medium density developments and how the Low Rise Housing Diversity Design Guide For Applications is to be applied.

WHAT IS THE LITHGOW DCP 2021?

The Lithgow Development Control Plan (DCP) 2021 contains detailed planning and design guidelines that are to be considered when preparing to submit a Development Application. It applies to all developments and works such as residential houses, commercial buildings, industrial premises and ancillary structures.

The DCP supports and supplements the provisions in the LLEP 2014.

It is important to note that the DCP will not be used when assessing applications determined to be classified exempt or complying developments under the Exempt and Complying Codes SEPP.

WHAT SECTIONS APPLY TO LOW RISE HOUSING DEVELOPMENTS?

The following chapters of the Lithgow DCP 2021 apply:

- Chapter 2: Site Requirements
- Chapter 3: Natural Environments & Hazards
- Chapter 4: Heritage & Cultural Conservation
- Chapter 6: Residential Development

HOW ARE LOW RISE HOUSING DEVELOPMENTS ASSESSED IN THE DCP?

Applications for medium density developments have been trending upwards recently in the Lithgow LGA. Council encourages medium density developments that are of appropriate design and scale as demonstrated in Planning Priority 2 of the Lithgow 2040 Local Strategic Planning Statement.

An amendment was made in 2018 to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 to include the Low Rise Housing Diversity Code. This amendment allowed for medium density housing types (e.g. terraces, manor houses) to be assessed as complying development or through a development application where the proposal exceeds the controls in the Code.

As part of this update, the Department of Planning, Industry and Environment released the 'Low Rise Housing Diversity Design Guide for Development Applications' as a best practice design document for assessing medium density development that is submitted through a development application.

Council proposes to adopt the *Low Rise Housing Diversity Design Guide For Development Applications* for the purposes of assessing Development Applications through the Lithgow DCP 2021.

Specific controls for medium density development can be found in Chapter 6 - Residential Development. Where there is an inconsistency between the guide and the DCP, the DCP will prevail.

WHAT TYPES OF DEVELOPMENTS ARE LOW RISE HOUSING?

Types of developments that are defined as Low Rise Diverse Housing includes:

- Dual occupancies (Attached & Detached);
- Manor houses and 'one above the other' dual occupancies - buildings of between 2-4 dwellings;
- Terraces; and
- Multi dwelling housing (town houses and villas).

WHERE CAN LOW RISE HOUSING DEVELOPMENTS OCCUR?

Applications for low rise housing developments are permitted in zones where the use is identified as 'Permitted with consent' as per the LLEP 2014.

Low rise developments in our residential zones (R1, R2 and R5 less than 4000m²) are to be assessed against the controls set out in Section 6.5 of the Lithgow DCP 2021 which includes the *Low Rise Housing Diversity Design Guide for Development Applications*. The guidelines are not applicable to dual occupancies in our rural and environmental zones (E3, E4, RU1, RU2 and R5 above 4000m²) and instead are assessed against Section 6.3 of the DCP.

You can find the zoning of your land by using the Planning Portal's ePlanning Spatial Viewer.

HOW TO USE THE EPLANNING SPATIAL VIEWER

The NSW ePlanning Spatial Viewer has been designed by the NSW Government to provide public access to a range of planning overlays established under the Environmental Planning and Assessment Act 1979 (the EP&A Act). This includes the mapping contained in the Lithgow LEP 2014.

For the purposes of finding your properties zoning, use the following steps:

1. Go to the Planning Portal ePlanning Spatial Viewer found at: [HTTPS://WWW.PLANNINGPORTAL.NSW.GOV.AU/SPATIALVIEWER](https://www.planningportal.nsw.gov.au/spatialviewer)
2. Type in your property address in the top left box
3. A list will now be presented on the right hand side of your screen under 'Search Results'. click the '+' button next to the heading 'Land Zoning'
4. Your zoning should now be shown (E.G. R1: General Residential)

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HOW ARE THE CONTROLS IN THE GUIDELINES APPLIED?

The development standards used to assess development are located in Section 2 - *Design Criteria* - and is further broken down into the four types of low rise medium density housing. As controls vary between the types of low rise medium density development, identifying what type of dwelling the development will be is necessary for ensuring the right controls are being applied.

Located within each individual section for low rise medium density development are a list of development standards that must be addressed in a proposal. These are further broken down into the objectives and controls; objectives refer to the desired outcome of the development standards while the design criteria refer to the measurable indicators to achieve the objectives.

In instances where the controls in Section 2 cannot be achieved, variations to the guidelines can be approved given sufficient justification. Justification for variations need to address how the proposed development will achieve a similar or net benefit outcome to the design criteria. Section 3 of the guidelines can be used to assist variations by demonstrating how the variations achieves the intent of the design standards.

WHAT IS THE LOW RISE HOUSING DIVERSITY DESIGN GUIDE FOR DEVELOPMENT APPLICATIONS?

The Low Rise Housing Diversity Design Guide for DA's provides design guidance for various forms of medium density housing. This guideline provides best practice controls and design standards to ensure developments are well designed and will fit into the local character of the area.

The guidelines are underpin by six (6) principles that aim to ensure that development carried out under the guide are healthy, responsive, integrated, equitable and resilient. The are:

- 1. Context and Neighbourhood Character**
Ensuring design responds and contributes to its context
- 2. Built Form and Scale**
Ensuring design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings
- 3. Density**
Ensure design achieves a high level of amenity for residents and each dwelling, resulting in a density appropriate to the site and context.
- 4. Sustainability**
Ensure design combines positive environmental, social and economic outcomes
- 5. Landscape**
Ensure design recognises that landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity.
- 6. Amenity**
Ensure design positively influences internal and external amenity for residents and neighbours.



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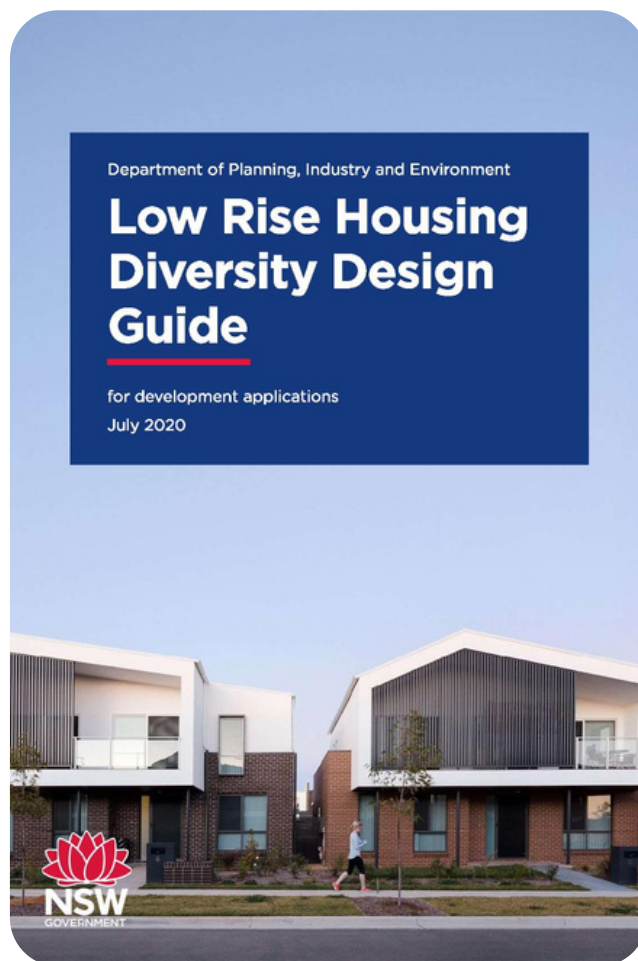
WHAT CONTROLS MUST BE CONSIDERED IN A LOW RISE HOUSING APPLICATION?

The controls for low rise housing applications as per the guidelines have been split up into four categories. Based on what type of low rise housing development the application is for, the application must address all development standards relating to that section. The development standards can be found in the following sections of the guidelines:

- 2.1 - Dual Occupancy
- 2.2 - Manor Houses and Dual Occupancies (one above the other)
- 2.3 - Terraces
- 2.4 - Multi Dwelling Houses

Development standards that need to be addressed for each type of low rise housing applications may include:

- Building Envelopes (Heights and Setbacks)
- Gross Floor Area/Floor Space Ratio
- Landscaped Area
- Local Character and Context
- Public Domain Interface
- Pedestrian and Vehicle Circulation
- Orientation, Siting and Subdivision
- Solar and Daylight Access
- Natural Ventilation
- Ceiling Height
- Dwelling Size and Layout
- Principle Private Open Space
- Storage
- Car and Bicycle Parking
- Visual Privacy
- Acoustic Privacy
- Noise and Pollution
- Architectural Form and Roof Design
- Visual Appearance and Articulation
- Pools and Detached Development
- Energy Efficiency
- Water Management and Conservation
- Waste Management
- Universal Design
- Communal Areas and Open Space



HOW TO MAKE A SUBMISSION

Should any person or group wish to make a submission on the Draft Lithgow Development Control Plan 2021, it should be in writing and be received by 4.30pm on 13 June 2021. Submissions should be addressed to:

The General Manager, Lithgow City Council, PO Box 19
LITHGOW NSW 2790, quoting reference LDCP 2021

OR

By emailing attention to: The General Manager, and quoting reference LDCP 2021 at: council@lithgow.nsw.gov.au.

Submissions can also be completed on Council's DCP webpage found at: <https://council.lithgow.com/draft-lithgow-dcp-2021/>

HOW TO OBTAIN FURTHER INFORMATION

Further information may be obtained by contacting Mrs Sherilyn Hanrahan or Mr Christian Matthews at Council on 026354999 or council@lithgow.nsw.gov.au.

