



# MULTI DWELLING HOUSING AND RESIDENTIAL FLAT BUILDING DEVELOPMENTS

## FACT SHEET

### DEVELOPMENT TYPES

This fact sheet relates to two development types that are often proposed within medium and high-density residential zones. To differentiate between the development controls, and objectives that relate to each development type, it is important to first clarify the *definition* of the proposal. The definitions from [Penrith Local Environmental Plan 2010](#) which relate to these development types are outlined below.

|                                   |                                                                                                                           |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| <b>Multi Dwelling Housing</b>     | <i>A residential development which consists of three or more dwellings, each with access at ground level.</i>             |
| <b>Residential Flat Buildings</b> | <i>A building containing three or more dwellings but does not include an attached dwelling or multi dwelling housing.</i> |

These development types typically require development consent from Council.

### RESIDENTIAL SITE REQUIREMENTS

[Penrith Local Environmental Plan 2010](#) outlines minimum lot size requirements that must be met with respect to the relevant zoning of the land. In addition there are dimensional requirements that must also be met relating to lot frontage. These are separately outlined within [Penrith Development Control Plan 2014](#).

|                          |                       | <b>Multi Dwelling Housing</b> | <b>Residential Flat Building</b> |
|--------------------------|-----------------------|-------------------------------|----------------------------------|
| <b>Zone</b>              |                       | R3 & R4                       | R4                               |
| <b>Minimum lot size</b>  | <i>Standard Lot</i>   | 1200m <sup>2</sup>            | 800m <sup>2</sup>                |
|                          | <i>Battle-axe Lot</i> | Not permissible               | 900m <sup>2</sup>                |
| <b>Minimum lot width</b> |                       | 22m                           | 20m                              |

[Penrith Local Environmental Plan 2010](#) also outlines maximum building height and floor space ratio provisions which must be addressed. This information is obtained from the mapping that accompanies the Penrith Local Environmental Plan 2010 with links to the [mapping available from NSW Planning Portal](#).

Other provisions within [Penrith Local Environmental Plan 2010](#) may also apply. Prior to the pursuit of any proposal, a 10.7 Certificate should be obtained from Council as this Certificate outlines key land based attributes affecting a property which must be considered in the preparation of any development application.

### DESIGN CONSIDERATIONS AND REQUIREMENTS

If the above dimensional requirements are satisfied, the next step is to consider the attributes of the land and the character of the locality that would inform the spatial arrangement and design of any proposed development on the site.

[Penrith Development Control Plan 2014](#) outlines the objectives and development controls which will assist to inform how the development should be designed.



These provisions include necessary setbacks of the built form to the boundaries of the site, the location and design of driveways and car parking arrangements, design of building form including building mass and scale, height and external presentation, water quality and quantity management as well as landscaping design. Specific regard should be given to:

- Part C – City Wide Controls, and
- Part D2 – Residential Development.

Part E – Key Precincts outlines further controls and considerations relevant to specific locations across the Penrith Local Government Area which must be considered and addressed in conjunction with Part C and Part D2 above.

With respect to a residential flat building development, any proposal of this nature must also address the provisions within [State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development](#) and the accompanying Apartment Design Guide. Specific regard should be given to the Design Quality Principles within Schedule 1 of the State Environmental Planning Policy.

### **DESIGN ADVICE AND ENGAGEMENT WITH COUNCIL**

Having regard to the provisions within the Apartment Design Guide, all proposed residential flat building developments are encouraged to engage with Council's [Urban Design Review Panel](#) at the preliminary stage of development design.

Demonstration of design quality is a requirement within the State Planning Policy, and Council's Urban Design Review Panel can assist to ensure that design quality is capable of being achieved.

It is also recommended that any proposal for a residential flat building *or* multi-unit housing development (of five or more dwellings) is the subject of a [pre-lodgement meeting](#) with Council officers. This forum allows for detailed advice to be given on key land attributes, policy considerations, and design requirements prior to formal development application lodgement.

### **LODGEMENT REQUIREMENTS AND FURTHER INFORMATION**

For further information on planning and documentation lodgement requirements, please contact Council's Development Advisory Officer on 02 4732 7991 between 8:30am and 4:00pm.