

EXPLANATION OF INTENDED EFFECT

STATE ENVIRONMENTAL PLANNING POLICY TO AMEND STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006 – MINIMUM LOT SIZE FOR SEMI-DETACHED DWELLINGS

1.1 Introduction

The proposed instrument (**proposed SEPP**) will amend State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (**Growth Centres SEPP**) by amending the minimum lot sizes for semi-detached dwellings in all residential areas for all rezoned Precincts.

In addition to the proposed amendments to the Growth Centres SEPP the Department has updated all DCPs for all other Growth Centre Precincts to reduce the minimum lot size for semi-detached dwellings and amend the wording of the lot mix control.

1.2 Background

Clauses in the appendices of the Growth Centres SEPP prescribe minimum lot sizes for all dwelling types permissible in each zone of the Growth Centres Precincts, including semi-detached dwellings. These minimum lot sizes are linked to the minimum density targets for land.

These minimum lot sizes were amended as part of the Housing Diversity Package gazetted on 11 August 2014. The intention of these minimum lot sizes was to allow two dwellings that are attached, to be built on a lot with a minimum lot size of either 600m², 300m², or 250m² depending on the minimum residential density. The lot could then be subdivided to two lots of half this size, so that each house is on its own lot. The definition of semi-detached dwelling in the Growth Centres SEPP is a single dwelling on its own lot of land that is attached to one other dwelling. This would mean that a minimum starting lot size of 1200m², 600m², or 500m² is necessary for the development of two semi-detached dwellings on two separate lots, based on the current lot size controls.

It is therefore proposed to reduce the minimum lot sizes for semi-detached dwellings in all density areas by half to reflect the intention of the Housing Diversity Package, except for the minimum lot sizes for semi-detached dwellings in the 15 dw/ha area. This is because halving the minimum lot size in the 15 dw/ha area would result in lot size that is too small for the character of this area and inconsistent with the minimum lot size controls for other dwelling types. The minimum lot size for semi-detached dwellings in the density area of 15 dw/ha has instead been reduced from 300m² to 200m².

1.3 Proposed SEPP Map Amendments

It is proposed to amend the minimum lot size for semi-detached dwellings in each of the Precinct Plans to align with the original intention to allow the subdivision of these lots to be close to the minimum lot size permitted for a dwelling house in the equivalent zones and density areas. The amendments are as follows:

- 600m² to 300m² in areas with a density of 10-12.5 dw/ha,
- 300m² to 200m² with a density of 15 dw/ha,
- 300m² to 150m² with a density of 20 dw/ha, and
- 250m² to 125m² for areas with a density of 25 dw/ha or greater.

The only exception to the minimum lot sizes listed above, is the minimum lot sizes for semi-detached dwellings in the Oran Park, Turner Road and Marsden Park Industrial Precincts. Oran Park and Turner Road Precincts do not have a density map and therefore the minimum lot size for semi-detached dwellings in these precincts is proposed to be reduced from 300m² to 200m².

The minimum lot size for semi-detached dwellings in Marsden Park Industrial is currently 300m² for semi-detached dwellings in the R2 and the R3 zones, with a density of 15 dw/ha and 30 dw/ha respectively. The minimum lot size for semi-detached dwellings in the different density areas in Marsden Park Industrial have been updated to reflect the minimum lot sizes in the 15 dw/ha and 30 dw/ha density areas elsewhere in the Growth Centres, of 200m and 150m respectively.

Attachment 1 provides a 'marked-up' example of the proposed amendments to the Appendices of the Growth Centres SEPP to reflect these changes.

Attachment 1: Marked-up changes to Precinct Plans in the Growth Centres SEPP

Oran Park and Turner Road Precinct – Appendix 1

4.1A Minimum lot sizes for other development

(1) Development must not be carried out on a lot in Zone R1 General Residential or Zone R3 Medium Density Residential for any of the following purposes if the area of the lot is less than the area specified below in relation to those purposes:

- (a) dwelling house—300m²,
- (b) dual occupancy—500m²,
- (c) attached dwelling—125m²,
- (d) residential flat building—1,000m²,
- (e) semi-detached dwelling—~~300~~ 200m²,
- (f) manor home—600m²,
- (g) multi dwelling housing—1,500m².

North Kellyville Precinct Plan – Appendix 2

4.1AB Minimum lot sizes for residential development in certain residential zones

(5) The minimum lot size for a semi-detached dwelling is:

- (a) ~~600~~ 300m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 10 or 12.5, or
- (b) ~~300-150~~m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 20.

Alex Avenue and Riverstone Precinct – Appendix 4

4.1AB Minimum lot sizes for residential development in Zone R2 Low Density Residential and Zone R3 Medium Density Residential

(5) The minimum lot size for a semi-detached dwelling is:

- (a) ~~600~~ 300m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 12.5, or
- (b) 200m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15, or
- ~~(b)~~ (c) ~~300-150~~m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is ~~15 or~~ 20, or
- ~~(c)~~ (d) ~~250-125~~m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25, 40 or 45.

Marsden Park Industrial Precinct – Appendix 5

4.1AB Minimum lot sizes for other development

Development must not be carried out on a lot in Zone R2 Low Density Residential or Zone R3 Medium Density Residential for any of the following purposes if the area of the lot is less than the area specified below in relation to those purposes:

- (a) dwelling house—300m²,
- (b) dual occupancy—500m²,
- (c) attached dwelling—1,500m²,
- (d) residential flat building—2,000m²,
- (e) semi-detached dwelling—~~300~~200m² in Zone R2 Low Density Residential and 150m² in Zone R3 Medium Density Residential
- (f) manor home—600m²,
- (g) multi dwelling housing—1,500m².

Note. In accordance with clause 6.2, attached dwellings and multi dwelling housing are permitted with development consent in limited circumstances on land in Zone R2 Low Density Residential.

Area 20 Precinct – Appendix 6

4.1AB Minimum lot sizes for residential development in Zone R2 Low Density Residential and Zone R3 Medium Density Residential

(5) The minimum lot size for a semi-detached dwelling is:

(a) 200m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15, or

~~(a)~~ (b) 300–150m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is ~~15~~ or 20, or

~~(b)~~ ~~(c)~~ 250–125m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25 or 45.

Schofields Precinct – Appendix 7

4.1AB Minimum lot sizes for residential development in Zone R2 Low Density Residential and Zone R3 Medium Density Residential

(5) The minimum lot size for a semi-detached dwelling is:

(a) ~~300~~–200m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15, or

(b) ~~250~~–125m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25, 30 or 40.

Liverpool Growth Centres Precinct Plan – Appendix 8

4.1AB Minimum lot sizes for residential development in Zone R2 Low Density Residential and Zone R3 Medium Density Residential

(5) The minimum lot size for a semi-detached dwelling is:

(a) ~~600~~ 300m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 10, or

(b) 200m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15, or

~~(b)~~ (c) 300–150m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is ~~15~~ or 20, or

~~(c)~~ (d) 250–125m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25.

Camden Growth Centres Precinct Plan – Appendix 9

4.1AB Minimum lot sizes for residential development in Zone R2 Low Density Residential and Zone R3 Medium Density Residential

(5) The minimum lot size for a semi-detached dwelling is:

(a) 200m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15, or

~~(a)~~ (b) 300–150m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is ~~15~~ or 20, or

~~(b)~~ ~~(c)~~ 250–125m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25.

Campbelltown Growth Centre Precinct Plan - Appendix 10

4.1AB Minimum lot sizes for residential development in Zone R2 Low Density Residential and Zone R3 Medium Density Residential

(5) The minimum lot size for a semi-detached dwelling is:

(a) ~~300~~–200m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15, or

(b) ~~250~~–125m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25.

The Hills Growth Centre Precinct Plan – Appendix 11

4.1A Minimum lot sizes for residential development in certain residential zones

(5) The minimum lot size for a semi-detached dwelling is:

(a) 200m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15, or

~~(a)~~ (b) ~~300~~–150m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is ~~15~~ or 18, or

~~(b)~~ ~~(c)~~ 250–125m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 30.

Blacktown Growth Centres Precinct Plan – Appendix 12

4.1AB Minimum lot sizes for residential development in Zone R2 Low Density Residential and Zone R3 Medium Density Residential

(5) The minimum lot size for a semi-detached dwelling is:

(a) ~~600~~ 300m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 11, or

(b) ~~300~~–200m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15, or

(c) ~~250~~–125m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25 or 35.