



# PLANNING PROPOSAL - PHASE 1 REVIEW OF PENRITH LEP 2010

## PROPOSED AMENDMENT – APPLY MINIMUM LOT SIZE CONTROL FOR DUAL OCCUPANCY DEVELOPMENT IN RU5 VILLAGE ZONE FOR LONDONDERRY AND LUDDENHAM

### FACT SHEET

#### THE SUBJECT LAND

The proposed amendment applies to land within the villages of Londonderry and Luddenham zoned RU5 Village in LEP 2010.

#### WHAT CHANGES ARE PROPOSED?

The proposed amendment seeks to amend the LEP 2010 to set a minimum lot size for dual occupancy development as follows:

- A minimum area for attached dual occupancies of 650m<sup>2</sup>
- A minimum area for detached dual occupancies of 750m<sup>2</sup>.

#### BENEFITS

Penrith's rural villages are an important part of our City and contribute to the wider Metropolitan Rural Area of Greater Sydney.

The proposed amendment will:

- Apply a consistent minimum lot size control for dual occupancy development in all rural villages
- Help to retain the character and amenity of Londonderry and Luddenham villages
- Ensure parking, landscaping, greater setbacks and improved design outcomes are achieved for dual occupancies
- Ensure dual occupancies are compatible with the environmental capabilities of land and available infrastructure
- Ensure additional housing opportunities continue to be available.

This amendment will prepare LEP 2010 for the application of the *Low-Rise Medium Density Housing Code*. Penrith Council is currently deferred from this Code until 1 July 2020. When it comes into effect, the Code will allow dual occupancy development in the RU5 zone to be considered as complying development subject to meeting the Code's development standards.