



New South Wales

Environmental Planning and Assessment Amendment (Low Rise Medium Density Housing) Amendment Regulation 2018

under the

Environmental Planning and Assessment Act 1979

His Excellency the Lieutenant-Governor, with the advice of the Executive Council, has made the following Regulation under the *Environmental Planning and Assessment Act 1979*.

ANTHONY ROBERTS, MP
Minister for Planning

Explanatory note

The objects of this Regulation are:

- (a) to require a consent authority to take into account the *Medium Density Design Guide for Development Applications* when assessing development for the purposes of a manor house or multi dwelling housing (terraces), but only if the consent authority is satisfied that there is no relevant development control plan, and
- (b) to include definitions of *manor house* and *multi dwelling housing (terraces)*.

This Regulation is made under the *Environmental Planning and Assessment Act 1979*, including sections 4.15 (1) (a) (iv) and 10.13 (the general regulation-making power).

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1 Name of Regulation

This Regulation is the *Environmental Planning and Assessment Amendment (Low Rise Medium Density Housing) Amendment Regulation 2018*.

2 Commencement

This Regulation commences on the day on which it is published on the NSW legislation website.

3 Amendment of Environmental Planning and Assessment Amendment (Low Rise Medium Density Housing) Regulation 2017

Schedule 1 Amendment of Environmental Planning and Assessment Regulation 2000

Insert before Schedule 1 [1]:

[1A] Clause 3 Definitions

Insert in alphabetical order in clause 3 (1):

manor house has the same meaning as in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

multi dwelling housing (terraces) has the same meaning as in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

[1B] Clause 92 Additional matters that consent authority must consider

Insert after clause 92 (1) (d):

- (e) in the case of a development application for development for the purposes of a manor house or multi dwelling housing (terraces), the *Medium Density Design Guide for Development Applications* published by the Department of Planning and Environment on 6 July 2018, but only if the consent authority is satisfied that there is not a development control plan that adequately addresses such development.

Note. A copy of the Guide is available on the website of the Department.