

Design Statement Low Rise Housing – 86 Church Street Maitland

Section 61 of the Environmental Planning and Assessment Regulations 2021 states the following in respect of Multi Dwelling Housing:

*4 In determining a development application for development for the purposes of a manor house or multi dwelling housing (terraces), the consent authority must consider the Low Rise Housing Diversity Design Guide for Development Applications published by the Department in July 2020.*

*5 Subsection (4) applies only if the consent authority is satisfied there is not a development control plan that adequately addresses the development.*

It is noted that the proposal is neither a manor house or Multi dwelling housing (Terraces), being two additional dwellings of a mixed use site development. A design statement is not required.

In addition sub clause 5 would be satisfied by Council's Development Control Plan that adequately addresses this form of development.