



# PART 6

## Residential controls



# Part 6 Residential Controls

## Part 6.1 Dwellings, Dual occupancies (attached and detached), secondary dwellings, Dual key dwellings and ancillary dwellings (Low Density)

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## 6.1.1 Introduction

This part applies to dwelling houses, dual occupancy development, secondary dwellings and narrow lot housing. This part of the DCP should be read in conjunction with Part 1 - Introduction, Part 3 – General Issues, Part 6.4 Ancillary Development and Part 6.5 – Foreshore Locality Controls.

## 6.1.2 Single Dwellings

### 1. Streetscape Character and Built Form

#### Objectives

- (a) Reflect the dominant and transitioning building pattern of the streetscape with regard to the location, spacing and proportion of built elements in the streetscape.
- (b) Complement, conserve and enhance the visual character of the street and neighbourhood through appropriate building scale, form, setting, details and finishes.
- (c) Ensure that all elements of development visible from the street, waterways and public domain make a positive contribution to the foreshore, streetscape and natural features of the area.

#### Controls

- 1. New buildings and additions are to be designed with an articulated front façade.
- 2. Developments on sites with two (2) or more frontages are to address all frontages.
- 3. Dwelling houses are to have windows presenting to the street from a habitable room to encourage passive surveillance.
- 4. Development must be sensitively designed so as to minimise adverse impacts on the amenity and view corridors of neighbouring public and private property while maintaining reasonable amenity for the proposed development and is to balance this requirement with the amenity afforded to the new development.
- 5. The maximum size of voids at the first floor level should be a cumulative total of 15m<sup>2</sup> (excluding voids associated with internal stairs).

## 2. Building Scale and Height

### Objectives

- (a) Ensure that buildings are compatible with the height, bulk and scale of the desired future character of the locality.
- (b) Minimise adverse visual impact, disruption of views, loss of privacy and loss of sunshine to existing residential developments.
- (c) Minimise adverse impact on Heritage Conservation Areas, Heritage Items and contributory buildings.
- (d) Reduce the visual dominance of development when viewed from waterways, as well as other public places such as parks, roads and community facilities.

### Controls

- 1. New buildings are to consider and respond to the predominant and desired future scale of buildings within the neighbourhood, and consider the topography and form of the site.
- 2. On sites with a gradient or cross fall greater than 1:10, dwellings are to adopt a split-level approach to minimise excavation and fill. The overall design of the dwelling should respond to the topography of the site.
- 3. A maximum of two (2) storeys plus basement is permissible at any point above ground level (existing). Basements are to protrude no more than 1m above existing ground level.
- 4. Where topography conditions require a basement, the area of the basement should not exceed the area required to meet the car parking requirements for the development, access ramp to the parking and a maximum 10m<sup>2</sup> for storage and 20m<sup>2</sup> for plant rooms. Additional basement area to that required to satisfy these requirements may be included as floor space area when calculating floor space ratio.
- 5. Where the entry to the basement carpark is visible from the street, the entry should be recessed from the levels above and the external walls of the garage differentiated from the walls above through articulation and external materials.

## 3. Setbacks

### Objectives

- (a) Preserve significant vegetation, which contributes to the public domain, and allows for street landscape character to be maintained.
- (b) Integrate new development with the established setback character of the street by ensuring front setbacks are not inconsistent with adjoining buildings.
- (c) Provide opportunities for landscape planting and private open space.

- (d) Maintain a reasonable level of privacy and amenity for neighbours together with adequate access to sunlight.
- (e) Ensure adequate separation between buildings, consistent with the desired character and rhythm of built elements in the street.

## Controls

### Front Setbacks

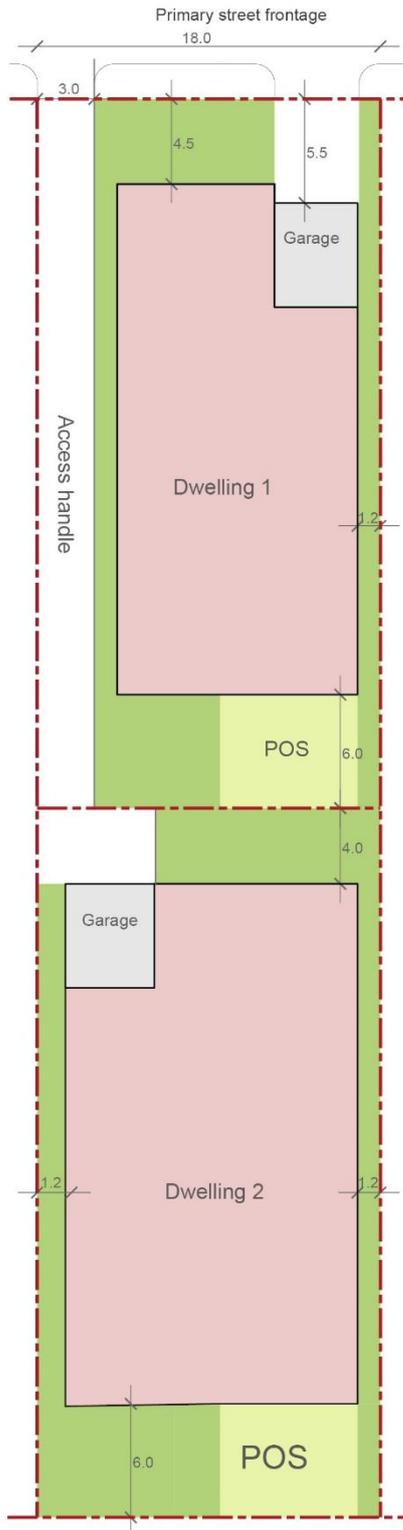
1. The minimum setback from the primary street boundary is:
  - i. 4.5m to the main building wall / facade;
  - ii. 5.5m to the front facade of a garage or carport; or
  - iii. Where the prevailing street setback is greater than the minimum, the average setback of dwellings on adjoining lots is to be applied.

*Note: The "Prevailing Street Setback" is the setback calculated by averaging the setback of two (2) adjoining residential properties on both sides of the development.*

### Side and Rear Setbacks

1. Buildings are to have a minimum rear setback of 15% of the average site length, or 6m, whichever is the greater (excluding detached secondary dwellings – see Point 12 in Section 6.1.2 - Secondary Dwellings of this DCP).
2. The minimum side setbacks for ground and first floor are:
  - i. 900mm for lots up to 12m in width measured at the front building line for the length of the development.
  - ii. 1.2m for lots greater than 12m in width measured at the front building line for the length of the development.
  - iii. 1.5m for all lots within the Foreshore Scenic Protection Area measured at the front building line for the length of the development.
3. Where alterations and additions (ground and first floor) to an existing dwelling are proposed, an existing side setback less than the setback required in Control 3 can be maintained, provided the reduced setback does not adversely affect compliance with the solar access and landscaped area controls or adversely impact upon the visual and acoustic amenity of neighbouring dwellings.
4. For battle-axe lots, minimum side and rear boundary setbacks apply, except the front setback of the battle-axe lot without a street frontage, where a minimum setback of 4.0m is to be provided as illustrated in **Figure 1**.
5. Any garages or parking structures fronting rear lanes may encroach upon the rear setback areas.

*Note: The definition of "building line or setback" is provided in the Georges River Local Environmental Plan 2020 (GRLEP 2020).*



**Figure 1:** Single dwelling battle-axe street facing (Note: dimensions are in metres).

## 4. Private Open Space

### Objectives

- (a) Ensure that private open space is designed to provide residents with quality usable and functional private outdoor living areas for recreational and outdoor activities.
- (b) Ensure that private open space is designed for privacy, solar access, and is well integrated to be accessed from living areas.
- (c) Provide private open space that facilitates opportunities for active and passive recreation, landscaping and tree planting.

### Controls

- 1. Private open space is to be located at the rear of the property and/or behind the building line and is to have a minimum area of 60m<sup>2</sup> with minimum dimensions of 6m and located on the same level (not terraced or over rock outcrops).
- 2. Private open space is to be provided for all dwellings, (with the exception of secondary dwellings, which are able to share the private open space of the principal dwelling).
- 3. Private open space is to be located so as to maximise solar access.
- 4. Private open space is to be designed to minimise adverse impacts upon the privacy of the occupants of adjacent buildings.

## 5. Landscaping

### Objectives

- (a) Enhance the existing streetscape.
- (b) Enhance the quality and amenity of the built form.
- (c) Provide privacy and shade.
- (d) Minimise the extent of hard paved areas and facilitate rainwater infiltration.
- (e) Preserve and enhance native wildlife populations and habitat through appropriate planting of indigenous vegetation.
- (f) Retain and provide for mature vegetation, particularly large and medium sized trees.
- (g) Provide continuous vegetation corridors.

### Controls

- 1. Landscaped area (has the same meaning as GRLEP 2020) is to be provided in accordance with the table contained within Clause 6.13 of GRLEP 2020 relating to landscaped areas.

2. Provide a landscape setting within the primary and secondary street frontages, where hard paved areas are minimised. At a maximum, impervious areas, including hard paving, gravel, concrete or other material that does not permit landscaping, are to occupy no more than 40% of the street setback area.
3. The front setback area is to have an area where at least one (1) tree capable of achieving a minimum mature height of 10m with a spreading canopy can be accommodated. A schedule of appropriate species to consider is provided in Council's Tree Management Policy.

## 6. Excavation (Cut and Fill)

### Objectives

- (a) Have regard to existing natural ground levels and existing landform.
- (b) Create consistency along streetscapes.
- (c) Minimise the extent of excavation and fill.
- (d) Ensure that excavation and fill does not result in an unreasonable loss of privacy or security for neighbours.
- (e) Must not impact the height of the swimming pool fence on the subject site or adjoining sites to ensure compliance with AS1926.

### Controls

1. Any excavation must not extend beyond the building footprint, including for any basement car park.
2. The depth of cut or fill must not exceed 1.0m from existing ground level, except where the excavation is for a basement car park.
3. Developments should avoid unnecessary earthworks by designing and siting buildings that respond to the natural slope of the land. The building footprint must be designed to minimise cut and fill by allowing the building mass to step in accordance with the slope of the land.

Note: Refer to General Issues Part 3 DCP for detailed excavation (cut and fill) requirements.

## 7. Vehicular Access, Parking and Circulation

### Objectives

- (a) Ensure car parking is provided to meet the requirements of Council.
- (b) Ensure vehicular access routes and parking areas are easily accessible and visible to motorists.
- (c) Ensure car access areas and garages/carports do not visually dominate either the development or the streetscape.
- (d) Ensure car parking spaces are designed to ensure ease of access, egress and on-site manoeuvring.

### Controls

- 1. Car parking is to be provided in accordance with the requirements in Part 3 of this DCP.
- 2. A dwelling is to provide one (1) garage and one (1) tandem driveway parking space forward of the garage (unless otherwise accommodated within the building envelope).
- 3. Driveways, garages and basements should be accessed from a secondary street or rear lane where this is available.
- 4. Entry to parking facilities off the rear lane must be setback a minimum of 1m from the lane.
- 5. Driveway crossings are to be positioned so that on-street parking and landscaping on the site are maximised, and removal or damage to existing street trees is avoided.
- 6. The maximum driveway width between the street boundary and the primary building setback alignment of the garage is 4.0m.
- 7. Basements are permitted where the LEP height development standard is not exceeded, and it is demonstrated that there will be no adverse environmental impacts (e.g. affectation of watercourses and geological structure).
  - (i) Basements on land where the average grade is less than 12.5% are permitted only where they are not considered a storey (see definition in the LEP) and the overall development presents as two (2) storeys to the street.
- 8. Car parking layout and vehicular access requirements and design are to be in accordance with the Australian Standards, in particular AS 2890.1 (latest edition).
- 9. The maximum width of a garage opening is 6m.

## 8. Visual Privacy

### Objectives

- (a) To ensure the siting and design of buildings provides a high level of visual and acoustic privacy for residents and neighbouring dwellings and their private open space.
- (b) To minimise direct overlooking from windows, decks, balconies and terraces.
- (c) To minimise direct overlooking between primary living rooms and private open space on the subject site and that of the adjoining sites.

### Controls

- 1. Windows from active rooms are to be offset with windows in adjacent dwellings, or appropriately treated so as to avoid direct overlooking onto neighbouring windows.
- 2. For active rooms or balconies on an upper level, the design should incorporate placement of room windows or screening devices to only allow oblique views to adjoining properties.
- 3. Upper level balconies should not project more than 1500mm beyond the main rear wall alignment so as to minimise adverse visual privacy impacts to adjoining properties.
- 4. Windows for primary living rooms must be designed so that they reasonably maintain the privacy of adjoining main living rooms and private open space areas.
- 5. Development applications are to be accompanied by a survey plan or site analysis plan (to AHD) of the proposed dwelling showing the location of adjoining property windows, floors levels, window sill levels and ridge and gutter line levels.

## 9. Noise

### Objectives

- (a) Development is to be sited, designed and constructed to:
  - (i) Minimise the intrusion of noise from external sources into habitable rooms, in particular bedrooms; and
  - (ii) Minimise noise transmission between dwellings within the development and from the development to adjoining dwellings.

### Controls

- 1. Noise generators such as plant and machinery including air conditioning units and pool pumps are located away from windows or other openings in habitable rooms; they are to be screened to reduce noise or acoustically treated.

## 10. Solar Access

### Objectives

- (a) Minimise loss of sunlight to adjacent buildings.
- (b) Ensure the required level of mid-winter solar access to main living areas and areas of principal private open space within the site and adjoining sites is provided.
- (c) Maximise mid-winter sunlight to windows of neighbouring living rooms and to the primary private open spaces of adjacent properties.
- (d) Minimises adverse impacts on the overshadowing of neighbouring buildings and primary private open spaces.

### Controls

- 1. New buildings and additions are sited and designed to facilitate a minimum of 3 hours direct sunlight between 9am and 3pm on 21 June onto living room windows and at least 50% of the minimum amount of private open space.
- 2. To facilitate sunlight penetration to adjoining development, building bulk may be required to be articulated to achieve the required sunlight access.
- 3. Direct sunlight to north-facing windows of habitable rooms and 50% of the principal private open space area of adjacent dwellings should not be reduced to less than 3 hours between 9.00am and 3.00pm on 21 June.
- 4. Note: Variations will be considered for developments that comply with all other requirements but are located on sites with an east-west orientation or steeply sloping sites with a southerly orientation away from the street.
- 5. Shadow diagrams are required to show the impact of the proposal on solar access to the principal private open space and living rooms of neighbouring properties. Existing overshadowing by fences, roof overhangs and changes in level should also be reflected in the diagrams. It may also be necessary to provide elevations or views from sun diagrams to demonstrate appropriate solar access provision to adjoining development.

## 11. Materials, Colour Schemes and Details

### Objectives

- (a) Ensure that the choice of external materials, colour schemes and building details of new development and existing houses visible from a public place, reinforces and enhances any identifiable visual cohesiveness or special qualities evident in the street and the adjoining locality.

## Controls

1. Large expansive surfaces of predominantly white, light or primary colours which would dominate the streetscape or other vistas should not be used.
2. New development should incorporate colour schemes that have a hue and tonal relationship with the predominant colour schemes found in the street.
3. Matching buildings in a row should be finished in the same colour or have a tonal relationship.
4. All materials and finishes utilised should have low reflectivity.

## 12. Secondary Dwellings

### Objectives

- (a) To maintain a reasonable level of amenity to the principal dwelling, the site, and surrounding properties.
- (b) To ensure the scale and type of development is compatible with the surrounding built form, the significance and the scale of heritage items and heritage conservation areas.

### Controls

1. Where a secondary dwelling is being attached to or incorporated into the building envelope of a new dwelling, or where part of an existing dwelling is being converted into a secondary dwelling, the secondary dwelling and principal dwelling must comply with the height and setback requirements for single dwellings.
2. For a dwelling that includes a secondary dwelling, the minimum private open space requirements for the principal dwelling must be complied with.
3. For properties with rear lane access, a detached secondary dwelling may address the rear lane and incorporate a nil setback from the lane.
4. If a secondary dwelling to a lane is incorporated with garaging, the maximum height of the structure is to be 6m above existing ground level.
5. The maximum building height is one (1) storey where the secondary dwelling is detached from the principal dwelling and not incorporated with a garage to a laneway.
6. The minimum setback to side and rear boundaries is 1500mm, (excluding laneways where a nil setback is permitted).
7. The secondary dwelling is to be located behind the main building setbacks required for a single dwelling to a primary and secondary street frontage.
8. Car parking for the principal dwelling of this DCP must be provided in accordance with the requirements outlined in Part 3 General Issues of this DCP.
9. The minimum landscaped area specified in the Georges River LEP 2020 for single dwelling development is to be provided on the site.

10. Stormwater management is to be provided in accordance with the provisions contained in Dwelling Houses.

*Note: Secondary dwellings are to comply with the requirements of clause 5.4(9) of GRLEP 2020. A secondary dwelling cannot be subdivided, including strata subdivision.*

## 13. Dual Key Dwellings

### Objectives

- (a) Maintain a reasonable level of amenity to the principal dwelling, the site, and surrounding properties.
- (b) Ensure the safety of the occupants in the principal dwelling and dual key dwelling.

### Controls

1. A dual key dwelling must be located entirely within the existing building envelope of an existing principal dwelling on the site.
2. Where it is proposed to create a dual key dwelling within an existing single storey dwelling, all elements of the development separating the dual key dwelling from the principal dwelling must be treated in accordance with the requirements of the National Construction Code (NCC) for Class 1 buildings, for example for fire resistance and sound insulation. Details of how the development will achieve compliance are to be provided with the development application.
3. Where it is proposed to create a dual key dwelling within an existing two (2) storey dwelling, any floors and walls separating the dual key dwelling from the principal dwelling must have regard for the potential for a change in classification under the NCC. As a result, details are to be provided with the Development Application regarding any necessary upgrades required in accordance with the requirements for Class 2 buildings.
4. For a dwelling that includes a dual key dwelling, the minimum private open space requirements for the principal dwelling must be complied with.
5. The relevant car parking requirements for the principal dwelling of this DCP must be complied with.
6. The minimum landscaped area specified in the Georges River LEP 2020 for single dwelling development is to be complied with.

## 14. Site Facilities

### Objectives

- (a) Ensure adequate provision is made for site facilities to support residential occupation.

- (b) Ensure that services do not detract from the amenity of neighbourhoods and streets.
- (c) Facilitate a safe, efficient and comfortable living environment.
- (d) Ensure site utilities are accessible, visually unobtrusive and require minimal maintenance.

## Controls

1. All dwellings are to be provided with adequate and practical internal and external storage (garage, garden sheds, etc.).
2. Provision for water, sewerage and stormwater drainage for the site shall be nominated on the plans to Council's satisfaction.
3. Each dwelling must provide adequate space for the storage of garbage and recycling bins (a space of at least 3m by 1m must be provided) and this space is not to be located within the front setback.
4. Letterboxes are to be located on the frontage where the address has been allocated in accordance with Australia Post requirements.

## 6.1.3 Dual Occupancy

### 1. Streetscape Character and Built Form

#### Objectives

- (a) Ensure dual occupancy development contributes to the creation of cohesive yet varied and visually interesting streetscapes.
- (b) Ensure development is consistent with the desired future character of the area.
- (c) Ensure development is appropriately setback from the site boundaries to achieve a balance between buildings and open space around buildings.
- (d) Ensure development uses materials, colours and textures that are compatible with the dominant form in the streetscape in terms of type, form and colour.
- (e) Protect the natural scenic landscape qualities of sensitive areas such as the Georges River foreshore.
- (f) Create a high amenity living environment and to maintain existing residential amenity for adjoining or nearby residential development.

#### Controls

1. Dual occupancies are to have windows in all street-facing elevations. Service rooms such as bathrooms and ensuites are not to be within primary or secondary street frontages.
2. Driveways and accessways should not dominate the streetscape and located to comply with AS2890 (latest edition).
3. The design of the street facing elevation of any dual occupancy development should seek to incorporate design features such as:
  - (i) A defined entry feature;
  - (ii) Awnings, louvers, shutters or other features over windows;
  - (iii) Balcony or window box treatment to any first floor element;
  - (iv) Recessed or projected prominent architectural elements to visibly break up the facade and avoid an expansive blank wall;
  - (v) Open verandahs;
  - (vi) Use of bay windows or similar features along the façade
4. Each dwelling entrance is clearly identifiable from the street. Deeply recessed front entries will not be supported.
5. Access to garaging and additional parking spaces for dual occupancy dwellings should not result in large expanses of paved surfaces within the street setback of the development.

6. The maximum size of voids at the first floor level should be a cumulative total of 15m<sup>2</sup> (excluding voids associated with internal stairs).
7. Garages for each dwelling within an attached dual occupancy development must be a single car space wide only. Two car garages in a tandem arrangement may be acceptable.

## 2. Building Scale and Height

### Objectives

- (a) Ensure that buildings are compatible with the height, bulk and scale of the desired future character of the locality.
- (b) Minimise adverse visual impact, disruption of views, loss of privacy and loss of sunshine to existing residential development.
- (c) Minimise the adverse impact on Heritage Conservation Areas, Heritage Items and contributory buildings.
- (d) Reduce the visual impact of development when viewed from waterways, as well as other public places such as parks, roads and community facilities.

### Controls

1. New buildings are to consider and respond to the predominant and desired future scale of buildings within the neighbourhood; and respond to the topography and form of the site.
2. On sites with a gradient or cross fall greater than 1:10, dwellings are to adopt a split-level approach to minimise excavation and fill. The overall design of the dwelling should respond to the topography of the site. On sloping allotments, dwellings are to adopt a split-level approach in the design of the development to minimise excavation and fill and to achieve a design response that relates appropriately to the sloping topography of the site.
3. A maximum of two (2) storeys over a basement is permissible at any point above ground level (existing). Basements are to protrude no more than 1m above the existing ground level.
4. Where topography conditions require a basement, the area of the basement should not exceed the area required to meet the car parking requirements for the development, access ramp to the parking and a maximum 10m<sup>2</sup> for storage and 20m<sup>2</sup> for plant rooms. Additional basement area to that required to satisfy these parking requirements may be included as floorspace area when calculating floorspace ratio.

5. Where the entry to the basement carpark is visible from the street, the entry should be recessed from the levels above and the external walls of the garage differentiated from the walls above through articulation and external materials.

### 3. Setbacks

#### Objectives

- (a) Preserve significant vegetation, which contributes to the public domain, and allows for street landscape character to be enhanced.
- (b) Integrate new development with the desired setback character of the street by ensuring front setbacks are consistent with adjoining buildings.
- (c) Provide opportunities for landscape planting and private open space.
- (d) Maintain a reasonable level of privacy and amenity for neighbours and adequate access to sunlight.
- (e) Ensure adequate separation between buildings, consistent with the desired character and rhythm of built elements in the street.

#### Controls

##### Front Setbacks (all street facing dual occupancies)

1. Minimum setback from the primary street boundary for ground and first floor is:
  - i. 4.5m to the main building wall / facade;
  - ii. 5.5m to the front wall or door of the garage, carport or on-site parking space;
  - iii. Where the prevailing street setback is greater than the minimum, the average setback of dwellings on adjoining lots is to be applied.

*Note: The "Prevailing Street Setback" is the setback calculated by averaging the setback of the two (2) adjoining residential properties on either side of the development.*

##### Side setbacks (attached dual occupancy)

2. The minimum side setbacks for ground and first floor are:
  - i. 1.2m for development outside the Foreshore Scenic Protection Area; and
  - ii. 1.5m for lots within the Foreshore Scenic Protection Area.

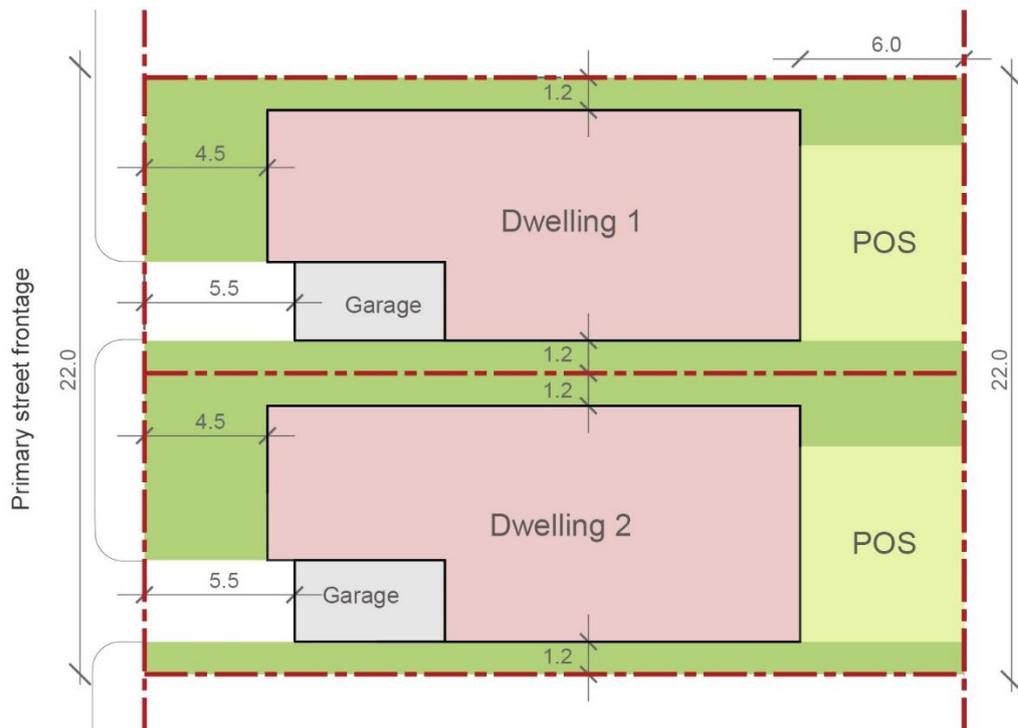


**Figure 2:** Attached dual occupancy in a 'side by side' configuration. Note: all dimensions are in metres.

Side setbacks (detached dual occupancy)

3. For detached dual occupancies in a 'side-by-side' configuration where both dwellings address the primary street, the minimum side setback (ground and first floor) to the external side boundaries and the internal allotment boundary is to be a minimum 1.2m for lots outside a Foreshore Scenic Protection Area (creating a separation of 2.4m between dwellings).

For lots within a Foreshore Scenic Protection Area, side setbacks for a detached dual occupancy are to be a minimum of 1.5m (creating a separation of 3m between dwellings). See **Figure 3**.



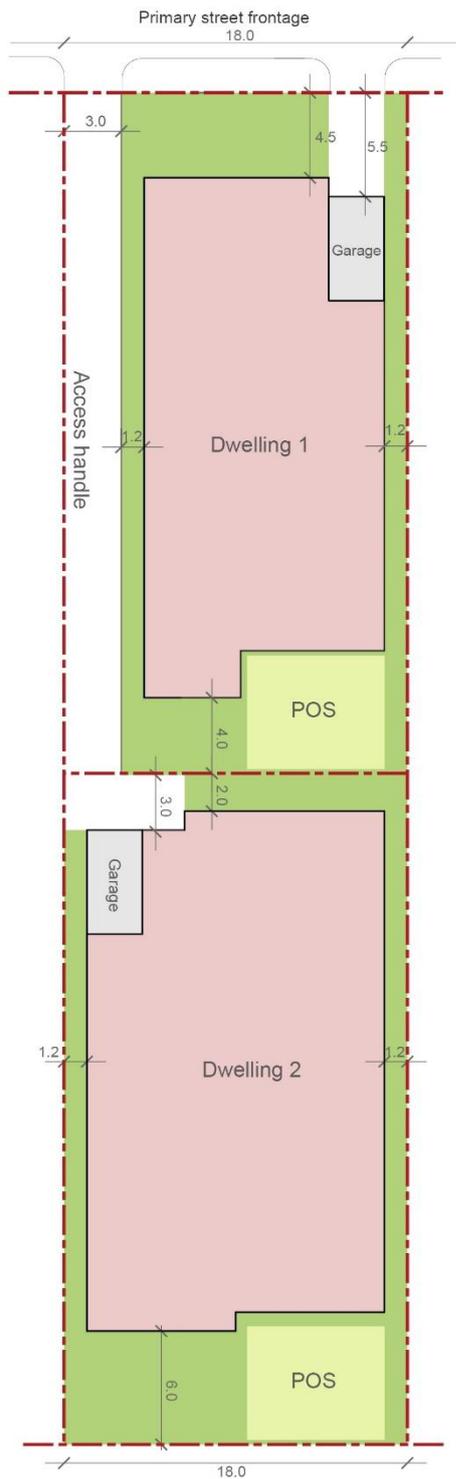
**Figure 3:** Detached dual occupancy in a 'side by side' configuration. Note: all dimensions are in metres

**Rear setbacks (attached and detached dual occupancy in 'side by side' configuration)**

4. For attached dual occupancies in a 'side-by-side' configuration where both dwellings address the street, each dwelling is to have a minimum rear setback (ground and first floor) of 15% of the average site length, or 6.0m, whichever is greater.

**Side and Rear Setbacks – (detached dual occupancy in a battle axe configuration)**

5. The minimum rear setback (ground and first floor) is 4m to the rear boundary of the lot fronting the primary street. The minimum rear setback for the rear lot is 6m.
6. The minimum front setback (ground and first floor) of any building on the non-primary street fronting lot is to be 2.0m, creating a minimum separation of 6.0m between the dual occupancy dwellings.
7. Minimum side boundary setbacks of 1.2m (for lots outside a Foreshore Scenic Protection Area) are to be provided. Within Foreshore Scenic Protection Area zone, minimum side setbacks of 1.5m are to be provided. See **Figure 4**.
8. The minimum side setback of the dwelling with frontage to a primary street to the access handle is to be 1.2m.



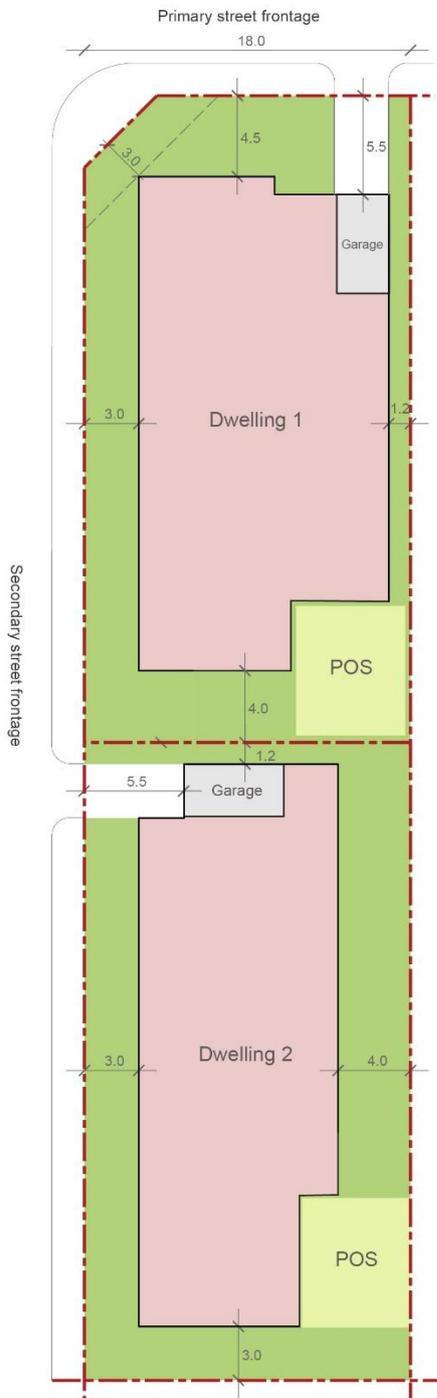
**Figure 4:** Detached dual occupancy in a battle axe configuration. Note: all dimensions are in metres.

**Corner site setbacks (dual frontage) – detached dual occupancy**

9. The minimum setback (ground and first floor) to a secondary street is 3m. Garages accessible from the secondary street must be setback a minimum of 5.5m.
10. A minimum side setback (ground and first floor) of 1.2m is required from the internal allotment boundary for the dwelling addressing the secondary frontage for lots outside

the Foreshore Scenic Protection Area. A minimum side setback of 1.5m is to be provided for lots within a Foreshore Scenic Protection Area.

11. The minimum side setback of the dual occupancy dwelling addressing the secondary frontage is 3m, while the minimum rear setback of the dual occupancy dwelling addressing the secondary frontage is 4m. See **Figure 5**.



**Figure 5:** Detached dual occupancy - Corner site (dual frontage). Note: all dimensions are in metres.

12. The minimum rear setback of the dwelling fronting the primary street to the proposed internal allotment boundary is 4m. The front and side setbacks in accordance with Points 1 and 2 in Section 6.1.3 of this DCP will apply to this dwelling. See **Figure 5**.
13. The minimum front setback of the dwelling fronting the primary street (ground and first floor) is:
  - i. 4.5m to the main building wall / façade.
  - ii. 5.5m to the front facade of a garage or carport; or on-site parking space.
14. The minimum side setback of the dwelling fronting the primary street (ground and first floor) are:
  - i. 1.2m for development outside the Foreshore Scenic Protection Area.
  - ii. 1.5m for lots within the Foreshore Scenic Protection Area.

**Corner site setbacks (dual frontage) – attached dual occupancy**

15. The minimum setback (ground and first floor) to a secondary street is 3.0m. Garages accessible from the secondary street must be setback a minimum of 5.5m.
16. The minimum side setback of the dwelling addressing the secondary frontage is to be 3m, while the rear setback of the dwelling addressing the secondary frontage requires a minimum setback of 4.0m. See **Figure 6**.



**Figure 6:** Attached dual occupancy – Corner Site (dual frontage). Note: all dimensions are in metres.

17. The minimum front setback of the dwelling fronting the primary street (ground and first floor) is:
  - i. 4.5m to the main building wall / façade.
  - ii. 5.5m to the front wall or door of the garage, carport or on-site parking space.

18. The minimum side setbacks of the dwelling fronting the primary street (ground and first floor) are:
  - i. 1.2m for development outside the Foreshore Scenic Protection Area.
  - ii. 1.5m for lots within the Foreshore Scenic Protection Area.

Attached dual occupancy - duplex configuration (one dwelling above another) – single frontage

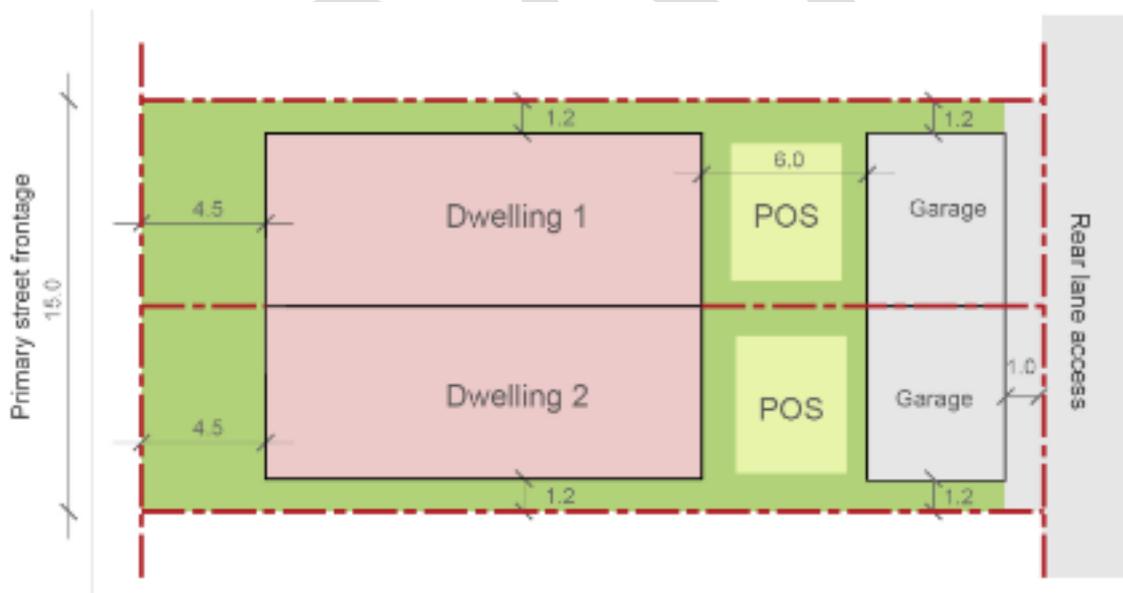
19. Front, side and rear setbacks for an attached dual occupancy will apply, including setbacks of the garage/s behind the street facing building line.

Attached dual occupancy - duplex configuration (one dwelling above another) – corner site

20. Front, secondary, side and rear setbacks for an attached dual occupancy will apply, including setbacks of the garage/s behind the street facing building line.

Dual frontage (laneway) - Attached or Detached Dual Occupancy

21. A side by side configuration is recommended with parking to be accessed from the laneway. The dwellings are to address the primary frontage. See **Figure 7**.



**Figure 7:** Attached or Detached Dual Occupancy Dual frontage (laneway). Note: all dimensions are in metres

22. Front and side setbacks for an attached or detached dual occupancy as outlined in Points 1 and 2 in Section 6.1.3 of this DCP apply.

23. Any garages or parking structures fronting rear lanes must be setback a minimum 1m from the lane. However, where a dwelling addresses the laneway, front setbacks of 4.5m to the wall of the dwelling and 5.5m to any garage, will apply.
24. A separation of at least 6m must be provided between the rear wall of a dwelling and the wall of any garage addressing the laneway.

## 4. Solar Access

### Objectives

- (a) Minimise loss of sunlight to adjacent buildings and minimise adverse amenity impacts on adjoining development.
- (b) Ensure an appropriate amount of solar access to main living areas and areas of principal private open space within the site and adjoining sites.
- (c) Encourage the break up and articulation of building bulk to allow sunlight penetration.

### Controls

1. New buildings and additions are to provide a minimum of 3 hours direct sunlight between 9am and 3pm on 21 June onto living room windows and at least 50% of the minimum amount of private open space.
2. Direct sunlight to north-facing windows of habitable rooms and 50% of the area of principal private open space of neighbouring dwellings should not be reduced to less than 3 hours between 9.00am and 3.00pm on 21 June.

*Note: Variations will be considered for developments that comply with all other requirements but are located on sites with an east-west orientation.*

3. Shadow diagrams are to be submitted demonstrating the shadow impacts for the winter solstice (21 June) between 9.00am and 3.00pm.
4. Shadow diagrams are required to show the impact of the proposal on solar access available to the living rooms and main open space of neighbouring properties. Existing overshadowing by fences, roof overhangs and changes in level should also be reflected in the diagrams. It may also be necessary to provide elevational or view from the sun diagrams to demonstrate appropriate solar access provision to adjoining development.

## 5. Visual Privacy

### Objectives

- (a) Ensure development minimises direct overlooking between main living areas and main private open space within the site and adjoining sites.

## Controls

1. Windows and balconies of main living areas are to be directed toward the front and rear of a site.
2. Windows and balconies of habitable rooms are not to directly overlook windows, balconies and the open space of adjacent dwellings. To ensure appropriate privacy, consideration should be given to including:
  - i. Physical screening devices such as fixed external timber battens;
  - ii. Splaying or staggering the location of windows;
  - iii. Use of level changes;
  - iv. Use of increased window sill heights or the use of glazing such as frosted glass or glass blocks;
  - v. Avoiding elevated decks or balconies; and
  - vi. Increasing building setbacks from the side boundary.
3. First floor balconies located at the rear of dwellings must incorporate fin walls or privacy screens on the sides to prevent overlooking of the living rooms and main private open space areas of adjoining properties.

## 6. Noise

### Objectives

- (a) Development is to be sited, designed and constructed to:
  - i. To minimise the intrusion of noise from external sources into habitable rooms, in particular bedrooms; and
  - ii. To minimise noise transmission between dwellings within the development and from the development to adjoining dwellings.

### Controls

1. In developments sharing a common wall between dwellings, the co-location of quiet uses (such as bedrooms) with noisier rooms (such as bathrooms, laundries and living rooms) should be avoided.
2. Noise generators such as air conditioning units, pool pumps and other plant or equipment are to be located away from windows or other openings in habitable rooms. These are also to be screened or otherwise acoustically treated.

## 7. Excavation (Cut and Fill)

### Objectives

- (a) Retain natural ground levels and existing landform.
- (b) Create consistency along streetscapes.
- (c) Minimise the extent of excavation and fill.
- (d) To ensure that excavation and fill does not result in an unreasonable loss of privacy or security for neighbours.
- (e) Must not impact the height of the swimming pool fence on the subject site or adjoining sites to ensure compliance with AS1926 (latest edition).

### Controls

- 1. Any excavation must not extend beyond the building footprint, including any basement car park.
- 2. The depth of cut and fill must not exceed 1.0m from existing ground level, except where the excavation is for a basement car park.
- 3. Developments are to avoid unnecessary earthworks by designing and siting developments to respond to the natural slope of the land. The building footprint must be designed to minimise cut and fill by allowing the building mass to step in accordance with the slope of the land.

## 8. Vehicle Access, Parking and Circulation

### Objectives

- (a) Ensure car parking is provided to meet the requirements of Council.
- (b) Ensure vehicular access routes and parking areas are easily accessible and visible to motorists.
- (c) Ensure car access areas and garages/carports do not visually dominate either the development or the streetscape.
- (d) Ensure car parking spaces are designed to ensure ease of access, egress and on-site manoeuvring.
- (e) Limit the width of driveways and hard surfaces depending on the site frontage.

### Controls

- 1. Each dwelling is to provide one (1) garage and one (1) tandem driveway parking space forward of the garage (unless otherwise accommodated within the building envelope).

2. Car parking is to be provided in accordance with the requirements in Part 3 General Issues of this DCP.
3. Garages should be accessed directly from a rear lane where this is available. Entry to parking facilities off the rear lane must be setback a minimum of 1m from the lane.
4. Driveway crossings are to be positioned so that on-street parking and landscaping on the site and the public domain are maximised, and the removal or damage to existing street trees is avoided.
5. The maximum driveway width between the street boundary and the primary building setback alignment of the garage is 4 metres.
6. For a detached dual occupancy development in a battle-axe allotment configuration, all vehicles must be able to enter and exit the site in a forward direction. Applications are to be supported by a swept path analysis to demonstrate that all required manoeuvring complies with the relevant Australian Standard.
7. Internal driveway grades are to be in accordance with Australian Standard 2890.1 (latest edition).
8. Any basement parking provided is to comply with the setbacks for development at Point 3 in Section 6.1.3 – Setbacks of this DCP.
9. Dual occupancy developments are to have only one (1) single width garage per dwelling. Where garaging is provided for two (2) cars, this must be in a tandem parking configuration.

## 9. Subdivision

Subdivision of dual occupancy development is permitted with consent. The suitability of the dual occupancy development and its impacts upon streetscape and general amenity will guide the suitability of the underlying lots to be created.

The minimum lot sizes that will apply to subdivision of a dual occupancy is contained within the GRLEP 2020 as referenced at Clauses 4.1A Minimum subdivision lot size and 4.1C Minimum lot size for battle-axe lots of the LEP.

## 10. Private Open Space

### Objectives

- (a) Ensure that private open space is designed to provide residents with quality useable private outdoor living areas for recreational and outdoor activities.
- (b) Ensure that private open space is designed for privacy, solar access, and is well integrated with living areas.

- (c) Provide private open space that facilitates opportunities for active and passive recreation, landscaping and tree planting.

## Controls

1. An area of Private Open Space is to be provided which:
  - i. Is located at ground level;
  - ii. Has a minimum dimension of 4m x 5m;
  - iii. Is not steeper than 1 in 20;
  - iv. Is directly accessible from a main living area; and
  - v. May include a covered patio area.
2. The private open space is to be located at the rear of the property and/or behind the building line established by the front setback.
3. Private open space is to be provided for all dwellings.
4. For an attached dual occupancy in a duplex configuration (one dwelling above another) private open space for the upper dwelling is to be provided in the form of a balcony with a minimum area of 12m<sup>2</sup> and minimum depth of 2.5m. This form of private open space is to be oriented towards the primary or secondary street.
5. Private open space is to be located so as to maximise solar access.
6. Private open space is to be designed to minimise adverse impacts upon the privacy of the occupants of adjacent sites and within the proposed development.

## 11. Landscaping

### Objectives

- (a) Enhance the existing streetscape.
- (b) Enhance the quality and amenity of the built form.
- (c) Provide privacy and shade.
- (d) Minimise the extent of hard paved areas and facilitate rainwater infiltration.
- (e) Preserve and enhance native wildlife populations and habitat through appropriate planting of indigenous vegetation.
- (f) Retain and provide for mature vegetation, particularly large and medium sized trees.
- (g) Provide continuous vegetation corridors.

### Controls

1. Landscaped area for dual occupancies (as defined in the Georges River LEP 2020) is to be provided in accordance with the table contained within Clause 6.13 Landscaped Areas of the GRLEP 2020.
2. To provide a landscape setting within the primary and secondary street frontages, hard paved areas are to be minimised. At a maximum, impervious areas, including hard paving, gravel, concrete or other material that does not permit landscaping, are to occupy no more than 40% of the street setback area.
3. The front setback area is to have an area where at least one (1) tree capable of achieving a minimum mature height of 10m with a spreading canopy can be accommodated. A schedule of appropriate species is provided in Council's Tree Management Policy.

## 12. Materials, Colour Schemes and Details

### Objectives

- (a) To ensure that the choice of external materials, colour schemes and building details in new development and existing houses where visible from a public place, reinforces and enhances any identifiable visual cohesiveness or special qualities evident in the street and the locality.

### Controls

1. No large expansive surfaces of predominantly white, light or primary colours would dominate the streetscape or other vista should be used.
2. New development should incorporate colour schemes that have a hue and tonal relationship with the predominant colour schemes found in the street.
3. Matching buildings in a row should be finished in the same colour or have a tonal relationship.
4. All materials and finishes utilised should have low reflectivity.

## 13. Site Facilities

### Objectives

- (a) Ensure adequate provision is made for site facilities to support residential occupation of dual occupancy development.
- (b) Ensure that services do not detract from the amenity of neighbourhoods and streets.
- (c) Facilitate a safe, efficient and comfortable living environment.
- (d) Ensure site utilities are accessible, visually unobtrusive and require minimal maintenance.

## Controls

1. All dwellings are to be provided with adequate and practical internal and external storage (garage, garden sheds, etc.).
2. Provision for water, sewerage and stormwater drainage for the site shall be nominated on the plans to Council's satisfaction.
3. Each dwelling must provide adequate space for the storage of garbage and recycling bins (a space of at least 3m x 1m per dwelling must be provided) and are not to be located within the front setback.
4. Letterboxes are to be located on the frontage where the address has been allocated in accordance with Australia Post requirements.

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### 6.1.4 Narrow Lot Housing – Bellevue Estate

The following provisions apply to nominated sites within Bellevue Estate, which is bounded by Bellevue Parade, Russell Lane, Buraneer Close and First Avenue. The nominated Narrow Lot sites are shown on the following plan:



**Figure 8:** Map of nominated narrow lot sites

Where applicable, the specific controls of this Part override any other similar provisions of the DCP. Where this section is silent on a matter, the general controls within Section 6.1.2 - Single Dwellings of this DCP will apply.

## Purpose

This estate contains lots that are significantly smaller than the average allotment in the Georges River LGA (previously Kogarah LGA). Some sites within this estate consist of older dwellings that currently straddle multiple lots. Legally these sites (predominantly only 6m wide) can be redeveloped individually. These controls aim to recognise such constraints and to enable development that is contextually appropriate to the scale and character of the existing subdivision pattern and improve the quality and amenity of housing stock within this area.

## Objectives

Ensure that good design outcomes and a high level of residential, for both future residents and adjoining neighbours, is achieved.

### 1. Building Scale

#### Objectives

- (a) Provide buildings that are proportionate to the existing subdivision pattern and ensure appropriate bulk and scale.

#### Controls

1. The maximum number of dwellings that may be attached (nil setbacks) is two (2) so as to break up development and minimise bulk.

### 2. Building Height

#### Objectives

- (a) Provide consistent and well scaled dwellings and minimise shadowing impacts to adjoining properties.

#### Controls

1. The maximum permitted number of storeys at any point is two (2).
2. The maximum permitted ceiling height is 6.5m to the underside of the ceiling. This wall height will minimise overshadowing impacts on adjoining properties, which is more substantial due to narrow property widths.
3. Pitched roof forms are strongly encouraged within this area to ensure wall heights are not excessive in relation to property widths.

### 3. Setbacks

#### Objectives

- (a) Ensure consistency with the established character and rhythm of built elements in the streetscape by providing adequate separation between buildings and front setbacks.

#### Controls

1. The ground floor must be setback a minimum of 5.5m from the front boundary. This would enable one (1) car to stand in the driveway.
2. The first floor must have a minimum front setback of 7.5m to relieve the front façade of bulk and create articulation and variety.
3. Dwellings must be setback 1m from the boundary on one side and a nil setback is permitted on the other where it forms part of a multiple lot development application.
4. Dwellings must be setback 1m on both sides where developed individually.
5. Where courtyards are required, dwellings must be positioned a minimum of 2m from the side boundary at both ground and first floor.
6. The ground floor must be setback 13m from the rear boundary to provide opportunity for adequate private open space.
7. The first floor must be setback 15m from the rear boundary to minimise overshadowing and the impact of a long side elevation as viewed from adjoining properties.
8. Where utilising rear lane access, garage setbacks to the lane must be consistent with adjoining garages.

### 4. Parking / Access

#### Objectives

- (a) Encourage parking provision relative to lot sizes.

#### Controls

1. One (1) garage space must be provided. A reduced rate of parking is permitted to reflect the smaller site areas and encourage a lower rate of car usage.
2. Where there is no lane to the rear, garaging must be incorporated within the dwelling (see **Figure 9**).
3. If more than one (1) space is required, the space must be tandem with only a single garage door presenting to the street.

4. The front setback must allow for a car to stand in the driveway so as not to force parking onto the street (minimum 5.5m).
5. Where properties adjoin Burraneer Close to the rear, vehicular access must be via the laneway. Garaging of this nature must be detached from the dwelling and have a maximum floor to ceiling height of 3m.

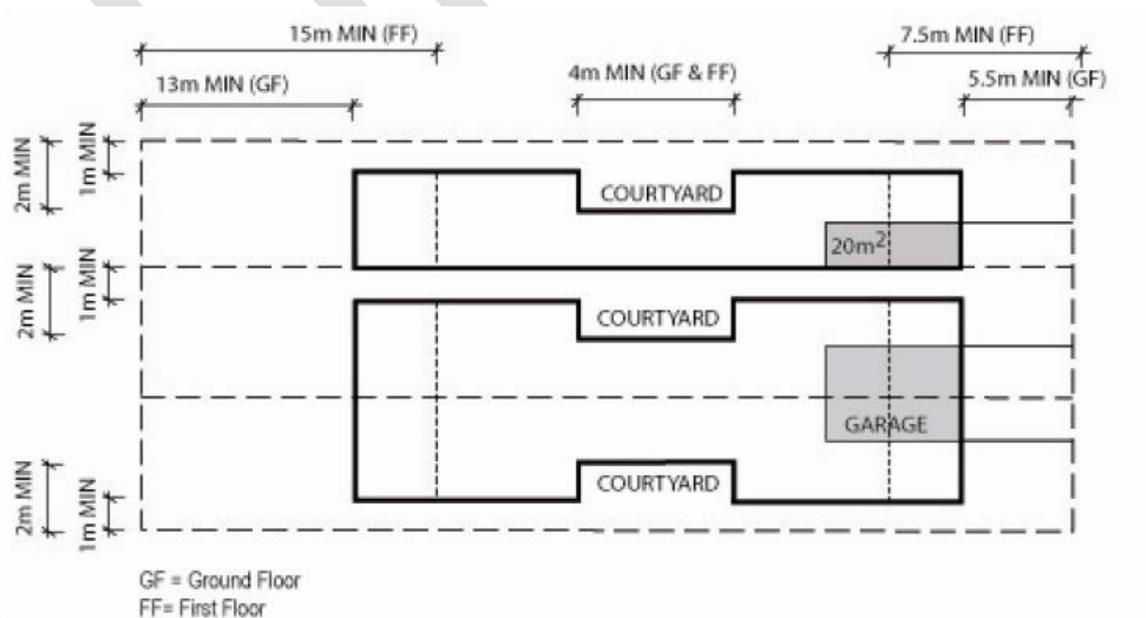
## 5. Courtyards

### Objectives

- (a) Create courtyards that provide light and ventilation whilst maintaining privacy.

### Controls

1. Courtyards are to be incorporated to break up continuous side elevations, provide light wells, ventilation and alternative opportunities for glazing.
2. The maximum length of any wall is 10m. Walls longer than 10m should be articulated by a minimum 300mm projection or indentation in the elevation.
3. For individual dwellings, a courtyard must be located along the setback elevation (see **Figure 9**).
4. For attached dwellings, courtyards are to be provided along both setback elevations (see **Figure 9**).
5. The minimum size required for courtyards is 2m (deep) x 4m (wide).
6. Courtyards are to be offset from courtyards / open space on adjoining properties to maximise privacy.



**Figure 9:** Narrow lot housing setbacks

## 6. Privacy

### Objectives

- (a) Minimise detrimental privacy and noise impacts to adjoining properties.

### Controls

1. The maximum permitted width for rear elevated balconies is 2m. This width is 0.5m less than normally permitted as the 3m setback to the side boundary is not required (or practical).
2. Privacy screens are required along the side of balconies to minimise direct overlooking.
3. Window glazing is to be concentrated to front and rear elevations so as to maximise privacy to adjoining properties.
4. In some instances, first floor glazing alongside elevations must be highlight or obscured to prevent direct overlooking.

## 7. Common Walls

### Objectives

- (a) Ensure that developments with a common wall are structurally sound.

### Controls

1. Where it is proposed that dwellings share a common wall, a reciprocating easement for support must be placed on each property title adjacent to the position of a common boundary at the common wall.

### 6.1.5 Narrow Lot Housing – Kemps Estate (6.5m or less)

This chapter applies to development for the purposes of a Dwelling House on a small lot (having a width of less than 6.5m), including alterations or additions, including all Dwelling Houses within Kemps Estate, Mortdale (refer **Appendix 1**).

#### Application of this chapter

This chapter applies to development for the purposes of a Dwelling House on a small lot (having a width of less than 6.5m), including alterations or additions, including all Dwelling Houses within Kemps Estate, Mortdale (refer **Appendix 1**).

Houses on standard lots (having a width of 6.5m or greater) or outside Kemps Estate, Mortdale will be assessed against the requirements of Section 6.1.2 – Single Dwellings of this DCP.

#### Purpose of this chapter

The purpose of this chapter is to achieve the following objectives:

- (a) Ensure consistency with low density, suburban environments.
- (b) Ensure dwelling houses have proportioned facades that are appropriately scaled for narrow allotments and emphasise vertical elements.
- (c) Protect the natural scenic landscape qualities of sensitive areas such as the Georges River foreshore.
- (d) Contribute to the creation of attractive, human scale streetscapes.
- (e) Promote an attractive, comfortable, safe and active public domain.
- (f) Maintain a high level of amenity for adjoining residential development.
- (g) Create a high amenity living environment.
- (h) Achieve a high level of environmental performance.

#### Development Requirements

The development requirements for this part are provided in **Table 1**.

## 1. Neighbourhood Character

### Objectives

Development is sited and designed to respect existing neighbourhood and streetscape character, including being responsive to:

- (a) The pattern of development of the neighbourhood, including elements that shape the streetscape such as the relationship and interface between the public and private domain.
- (b) The built form, scale and character of surrounding development including height, setbacks, front fencing, roofs and the location and proportions of private open space.
- (c) Notable natural features of the site, including topography and vegetation.

### Controls

The development application is supported by a Statement of Environmental Effects that:

1. Includes a satisfactory neighbourhood and site description, including the identification of the key features of the neighbourhood and site.
2. Shows how the siting and design response derives from and responds to the key features identified in the neighbourhood and site description.
3. Demonstrates that the residential development proposal respects the existing or preferred neighbourhood character and satisfies objectives of the zone in the GRLEP 2020.

## 2. Building Height

### Objectives

Building height:

- (a) Is compatible with the existing or desired future character of the area.
- (b) Creates low rise streetscapes predominantly comprising buildings of up to two storeys that are surrounded by landscaped open space.
- (c) Is compatible with the scenic qualities of hillside or ridgetop locations and with existing or desired future streetscape character.
- (d) Respects the site's natural topography.
- (e) Creates function and high amenity internal spaces.
- (f) Enables adequate solar access to the main living areas and principal private open space to the development and adjoining sites.
- (g) Facilitates penetration of desirable natural breezes.

- (h) Facilitate view sharing while not restricting the reasonable development of the site.

## Controls

1. The minimum floor to ceiling height is 2.4m.
2. Minimum floor to ceiling height of habitable roof space (if proposed) is 1.7m.

## 3. Setbacks

### Objectives

Setbacks:

- (a) Are compatible with predominant patterns of buildings and gardens that define the existing and desired character of the neighbourhood.
- (b) Engage with and activate the street.
- (c) Reduce the appearance of building bulk.
- (d) Enable adequate solar access to the main living areas and principal private open space.
- (e) Facilitate penetration of desirable natural breezes.
- (f) Achieve adequate visual privacy.
- (g) Minimise noise transmission.
- (h) Facilitate view sharing.
- (i) Create deep soil areas that are sufficient to conserve existing trees or accommodate intensive new landscaping.

### Controls

1. Minimum setback from the primary street boundary is:
  - i. 4.5m to the main building face;
  - ii. 5.5m to a garage or other roofed car parking structure;or
  - iii. Within 20% of the average setback of dwellings on adjoining lots.
2. Minimum side boundary setbacks are in accordance with **Table 1**.
3. Unless specified otherwise in **Table 1**, minimum rear boundary setbacks are:
  - i. 3m to the ground storey.

- ii. 6m to any other storey.
4. For battle-axe lots, minimum side boundary setbacks apply to all boundaries.

## 4. Facades

### Objectives

Facades:

- (a) Reduce the appearance of building scale and bulk.
- (b) Facilitate engagement with and activation of open space in the street.
- (c) Achieve a high level of design and architectural quality.

### Controls

- 1. The dwelling house has a front door or window to a habitable room facing the primary street frontage.
- 2. The dwelling house incorporates at least two of the following building elements facing any street frontage:
  - i. Entry feature or portico.
  - ii. Awnings or other features over windows.
  - iii. Eaves and sun shading.
  - iv. Window Planter box treatment.
  - v. Bay windows or similar features.
  - vi. Wall offsets, balconies, verandas, pergolas and the like.

## 5. Solar Access

### Objectives

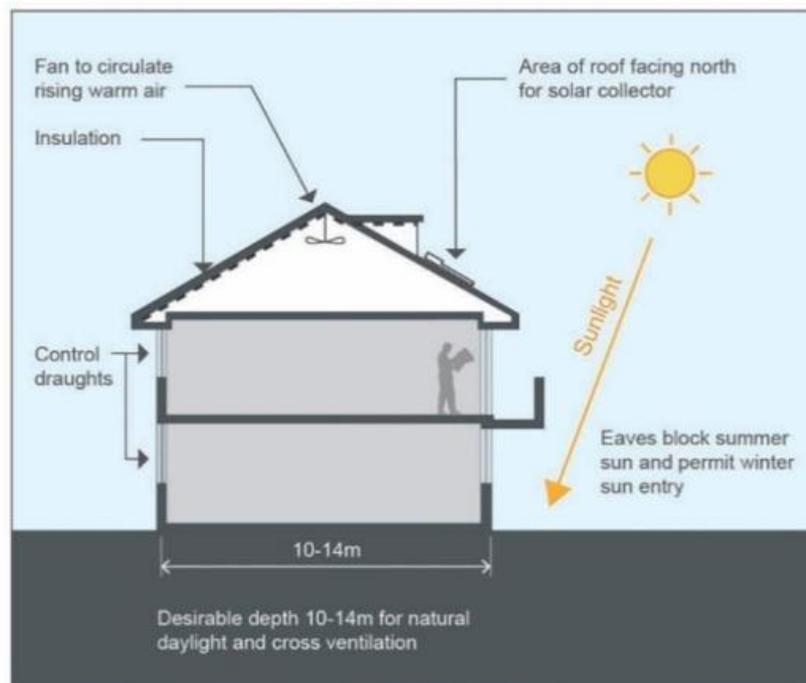
- (a) Development ensures an appropriate amount of solar access to main living areas and areas of principal private open space within the site and adjoining sites.

### Controls

- 1. Development allows for at least 3 hours of sunlight on the windows of main living areas and adjoining principal private open space of adjacent dwellings between 9:00am and 3:00pm on 22 June.

*Note: Variations will be considered for developments that comply with all other requirements but are located on sites with an east-west orientation or steeply sloping sites with a southerly orientation away from the street.*

2. Development to comply with BASIX requirements.
3. Buildings are encouraged to incorporate window shading devices where necessary to minimise exposure to direct summer sun. Alternatively, windows may be shaded by the planting of large trees, including deciduous species.



**Figure 10:** Passive solar design

## 6. Visual Privacy

### Objectives

- (a) Development minimises direct overlooking between main living areas and areas of principal private open space within the site and adjoining sites.

### Controls

1. The main windows and balconies of a dwelling are directed toward the front and rear of a site.
2. Windows are not located directly opposite each other.
3. Where windows and balconies cannot be off-set, they are separated by sufficient distance, screened or contain frosted glass or other suitable material.
4. Dormer windows are no wider than 1.5m and are proportional to the roof-scape.

5. First floor balconies located at the rear of dwellings incorporate fin walls or privacy screens on the side.
6. Where privacy screens are used, they are not to be higher than 1.8m and are compatible with the building design.

## 7. Noise

### Objectives

- (a) Habitable rooms, in particular bedrooms, are not subject to unreasonable noise.

### Controls

1. Dwellings must be designed so that the internal noise level from outside sources does not exceed the parameters established by the NSW Environment Protection Authority (EPA).
2. Habitable rooms located within 60m of a railway or facing a classified major road satisfy the acoustic criteria contained within the NSW Government's *Development Near Rail Corridors and Busy Roads – Interim Guideline* (2008), or most recent version.

## 8. Vehicle Access, Parking and Manoeuvring

### Objectives

- (a) Vehicle access, parking and manoeuvring is provided on site and:
  - i. Caters for the needs of residents and visitors.
  - ii. Does not visually dominate the streetscape.
  - iii. Enables the safe and efficient movement of vehicles and pedestrians.

### Controls

1. Each dwelling is to provide one (1) garage and one (1) driveway space (unless otherwise provided for the in the building envelope).
2. Garages are to be located a minimum 5.5m from the front property alignment and are recessed a minimum 300mm into the front façade of the building.
3. Carport designs complement the appearance and style of the dwelling.
4. Carport roofs are consistent with the roof pitch of the dwelling house.

5. Carports are designed to appear as lightweight elements of the site, and do not visually dominate the streetscape.
6. On corner sites garages are located at the rear of the site facing the secondary street.
7. Where possible, balconies or roof space is to be placed over garages.
8. Driveways have a minimum width of 3m.
9. Attached dwellings (apart from those on a corner) share the same gutter crossing.
10. Gutter crossings preserve existing street trees.
11. Where possible, internal access from the garage for the movement of furniture is provided, particularly when entry corridors are narrow.
12. Internal driveway grades are in accordance with AS – 2890.1

## 9. Landscaping and Private Open Space

### Objectives

Landscaped open space is provided on site and:

- (a) Develops a building setting that encourages visual privacy between properties.
- (b) Provides sufficient and usable private open space in the rear or side yard for the recreational needs of residents and landscape amenity to dwellings.
- (c) Requires new development to integrate and blend into the existing streetscape and neighbourhood character.
- (d) Ensures that new development does not result in excessive excavation and protects any natural rock formations, cliffs, canopy vegetation, or any other significant vegetation on the subject land or adjoining land.
- (e) Ensures that new development provides areas for deep soil landscaping catering for indigenous native plants and animals.
- (f) Contributes to water and stormwater efficiency by integrating landscape design with water and stormwater management to reduce stormwater runoff.

### Controls

1. Landscaped area for single dwellings (as defined in the GRLEP 2020) is to be provided in accordance with the table contained within Clause 6.13 Landscaped Areas of the GRLEP 2020.
2. Principal private open space:
  - i. is provided at ground level
  - ii. has a minimum dimension of 4m x 5m

- iii. is not steeper than 1 in 20
- iv. is directly accessible from a main living area

## 10. Stormwater

### Objectives

Stormwater detention is provided on site and:

- (a) Provides for the efficient and function mitigation of stormwater impacts.
- (b) Does not adversely affect adjoining or other properties.
- (c) Promotes on-site infiltration.
- (d) Causes minimal change to existing ground levels.
- (e) Does not detract from streetscape quality.

### Controls

1. Stormwater management is accordance with the provisions contained in Part 3 General Issues of this DCP.

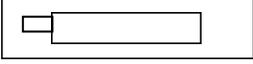
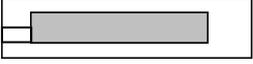
## 11. Site Utilities

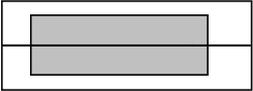
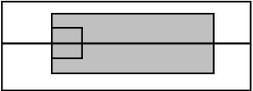
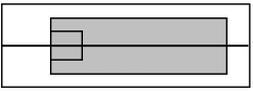
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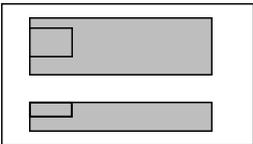
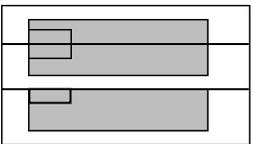
1. All dwellings are to be provided with adequate and practical internal and external storage (garage, garden sheds, etc.).
2. Provision for water, sewerage and stormwater drainage for the site shall be nominated on the plans to Council's satisfaction.
3. Each dwelling must provide adequate space for the storage of garbage and recycling bins (a space of at least 3m x 1m per dwelling must be provided) and are not to be located within the front setback.
4. Letterboxes are to be located on the frontage where the address has been allocated in accordance with Australia Post requirements.

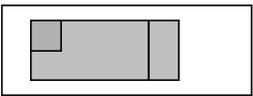
### Building Envelope Summary Table (Table 1)

The building envelopes for eight (8) small lot development options are illustrated on the following pages. This part should be read in conjunction with the Development Requirements in Section 6.1.5 - Narrow Lot Housing – Kemps Estate (6.5m or less) of this DCP.

Building Envelopes – Summary Table								
Option	Footprint (indicative only – not to scale)	Housing Type	Front setback (min.)	Rear setback (min.)	Side setback	Max. external wall height	Max. rec. roof pitch	Parking
1 6m frontage		Existing single dwelling with rear single storey addition	4.5m to the main building face 5.5m to a garage or other roofed car parking structure Within 20% of the average setback of dwellings on adjoining lots	3m	900mm	Existing	Existing	Carport / car space
2 6m frontage		Existing cottage with first floor addition or new 2 storey detached	4.5m to the main building faced 5.5m to a garage or other roofed car parking structure Within 20% of the average setback of dwellings on adjoining lots	3m (ground level) and 6m (second level)	Existing or 900mm for a new dwelling	Existing or 6m for new	Existing or 35° for a new dwelling	Existing – carport New garage
3 6m frontage		1 storey detached	4.5m to the main building face 5.5m to a garage or other roofed car parking structure Within 20% of the average setback of dwellings on adjoining lots	3m	900mm	3m	35°	Carport

Building Envelopes – Summary Table								
Option	Footprint (indicative only – not to scale)	Housing Type	Front setback (min.)	Rear setback (min.)	Side setback	Max. external wall height	Max. rec. roof pitch	Parking
4  2 x 6m frontage		1 storey semi-detached	4.5m to the main building face  5.5m to a garage or other roofed car parking structure  Within 20% of the average setback of dwellings on adjoining lots	3m	900mm	3m	35°	Carport or garage
5  2 x 6m frontage		1 storey + habitable roof space	4.5m to the main building face  5.5m to a garage or other roofed carparking structure  Within 20% of the average setback of dwellings on adjoining lots	3m (ground level) and 6m (second level)	Ground floor 900mm, upper level walls 1.8m	3.7m	35°	Garage
6  2 x 6m frontage		2 storey attached	4.5m to the main building face  5.5m to a garage or other roofed carparking structure  Within 20% of the average setback of dwellings on adjoining lots	3m (ground level) and 6m (second level)	900mm	6m	35°	Garage

Building Envelopes – Summary Table								
Option	Footprint (indicative only – not to scale)	Housing Type	Front setback (min.)	Rear setback (min.)	Side setback	Max. external wall height	Max. rec. roof pitch	Parking
7a 3 x 6m frontage		Two 2 storey attached dwellings, and one 2 storey dwelling.	4.5m to the main building face 5.5m to a garage or other roofed car parking structure Within 20% of the average setback of dwellings on adjoining lots	3m (ground level) and 6m (second level)	900mm	6m	35°	Garage
7b 3 x 6m frontage		Two 1.5 storey attached dwellings and one 1.5 storey dwelling	4.5m to the main building face 5.5m to a garage or other roofed car parking structure Within 20% of the average setback of dwellings on adjoining lots	3m (ground level) and 6m (second level)	Ground Floor 900mm, upper level walls 1.8m	3.7m	35°	Garage
7c 3 x 6m frontage		Two attached 1 storey dwellings and one attached 1 storey dwelling	4.5m to the main building face 5.5m to a garage or other roofed car parking structure Within 20% of the average setback of dwellings on adjoining lots	3m	900mm and nil internal side setback for the detached dwelling	3m	35°	Garage or carport

Building Envelopes – Summary Table								
Option	Footprint (indicative only – not to scale)	Housing Type	Front setback (min.)	Rear setback (min.)	Side setback	Max. external wall height	Max. rec. roof pitch	Parking
<b>Dwelling House Options</b>								
To ensure consistency of form and setbacks in Kemps Estate, an envelope has been prepared that applies to a single dwelling on standard allotment. The controls detailed below override controls in Section 6.1.2 - Single Dwellings of this DCP, however development must comply with Section 6.1.2 in every other respect.								
8 12m frontage		1 storey detached	5.5m	3m	900mm	3m	35°	Garage
		1 storey detached plus habitable roof	5.5m	3m (ground level) and 6m (second level)	Ground floor 900mm, upper level walls 1.8m	3.7m	35°	Garage
		2 storey detached	5.5m	3m (ground level) and 6m (second level)	1.5m	6m	35°	Garage
<b>Note:</b> Reference to 6m or 12m frontage is approximate only. For example, frontage may be about 6.1m wide.								

**Table 1:** Building Envelope Summary Table

## Appendix 1

### The Kemp's Estate

The Kemp's Estate - Station, Universal, Broughton, Crump and Kemp's Street, Mortdale (including parts of Morts and Boundary Roads)

Background – from Hatton, D.J., “Mortdale in the Early Years”, Hurstville Historical Society Monograph, No 8, 1981.

There were two main farms in the district between Mortdale and Penshurst. The Kemp's Farm, which had an orange orchard, encompassed the site of the present Mortdale township. The Parkes' Farm was further towards Penshurst near Victoria Avenue.

The development of Mortdale township followed the establishment of the Hurstville Steam Brick Company in 1844. The brickworks were built on Kemp's land on the eastern (Kogarah Council) side of the railway line.

The railway, constructed in 1884, cut across the farms. There was no provision for the train to stop between Penshurst and Oatley.

The brickworks siding opened in 1886 and Mortdale Station was not opened until 1897. The brickworks brought families to live in the area, and they originally settled on the eastern (Kogarah) side of the railway line.

The present business side of Mortdale, on the western side of the railway, was known as Newman's Paddock in the 1880s. Mr Newman was the only resident on that side of the railway line. His estate was subdivided and sold in 1893-94 as the Mort's Township Estate, and in 1895 as Kemp's Estate.

Mort's Township Estate was bound by Morts Road, the railway line, Boundary Road and Station Street. It also included Oxford Street, Martin Place, Macquarie Street, Pitt Street, George Street and the Strand.

Kemp's Estate, to the west of Mort's Township Estate, was sold by the Universal Land and Deposit Bank Ltd., whose directors were Messrs. Crump and Broughton. Hence, the naming of Universal, Broughton, Crump and Kemp's Streets.

### The Kemp's Estate Subdivision

A copy of the original subdivision is attached. The residential lots were available under Torrens Title. The majority of the sites had a 20 feet frontage with a depth of 120 feet. Each block was cut in half by a laneway, now called The Strand.

Typical of the subdivisions of the time, the layout of the Kemp's Estate bore no relationship to the terrain or to existing dwellings or structures, or for the provision of services.

Remaining pre subdivision structures and possibly the first houses constructed on the subdivision include: 41 Crump Street, 52 and 54 Broughton Street, 13 Broughton Street, and the brick building on The Strand between Station and Universal Street. 35 Kemp's Street is

typical of a number of weatherboard cottages of this early period which remain in good condition.

Some substantial brick houses were constructed in the 1910-20s; a good example is 30 Kemp's Street.

The rate notices of 1926 indicate that although the subdivision had been sold, very few houses had been constructed. Landowners had bought two, three, or four adjoining lots and consolidated them for building sites. Many of the consolidated lots were listed as "vacant". Some owners were possibly purely investors, listed as living, for example, in Maitland and Gunnedah. The rate notices indicate that the consolidation of the lots were not accompanied by newly deposited plans, thereby retaining the original subdivision layout.

The 20' lots that were isolated under single ownership were listed as "vacant". The rate building on a 20' lot was listed as "humpy".

An aerial photograph of 1932 shows Kemp's Estate to be partially developed. It is believed that the Estate was not fully developed until after World War II.

The small dwellings that are now located on the 20' lots are possibly of post World War II construction. Fibro, although available from 1913 onwards, was not used as a major building material until the building boom following the building shortage of the late 1940's. The consolidated lots were then developed as individual lots and sold, possibly to veterans. Rate notices of 1926 show that 12A – 18 Crump Street were two larger lots that were broken up to regain the original narrow 20' lots that are now in existence.

## Kemp's Estate Today

An examination of Council's orthographic maps No's 33, 34, 43, 44 and 54 show that the original lots of the Kemp's Estate subdivision are largely intact, except for Station Street, which has been re-developed as residential flats under Strata Title.

Site investigation reveals that the small lots are popular with small families. Kemp's Estate has many retired occupants and young couples that do not require large sites or large dwellings.

## Significance

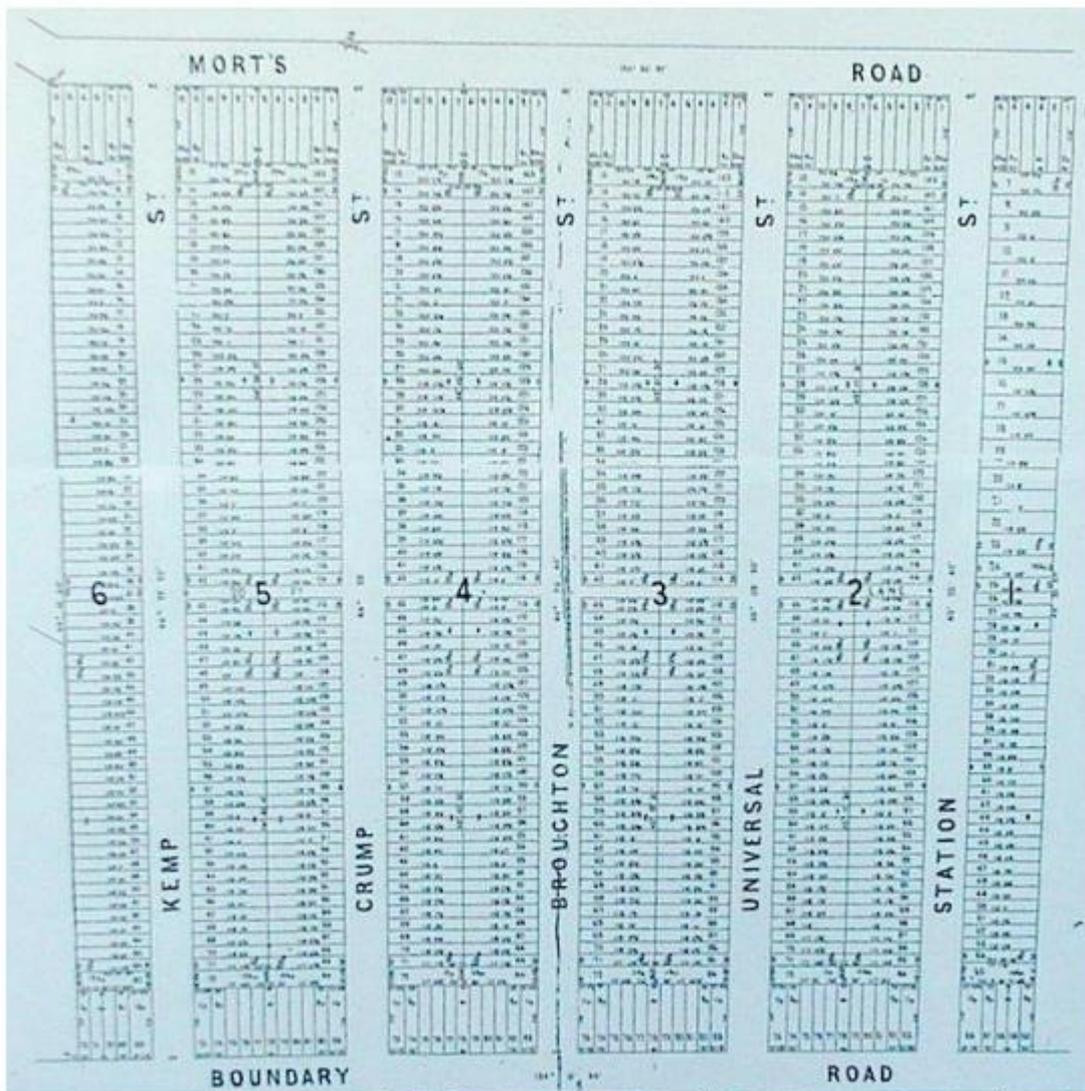
Kemp's Estate can be considered significant as it:

Illustrates the history of residential settlement in the area;

- Has rare 6 metre residential lots under Torrens title;
- Has good examples of pre WWII dwellings
- Has good examples of post WWII dwellings, and;
- Encapsulates the character of Mortdale.

There are currently 21 dwellings that are built on single narrow lots. Some of these are in original condition. There are a number of additional dwellings that were built for individual narrow lots that were later re-consolidated into double lots. These dwellings, although altered, retain the character of the Estate and the streetscape. All these buildings are worthy of further examination to determine that significance, and to use as a basis for planning controls.

A photograph based on the original Deposited Plan from 1895 highlights the subdivision pattern (refer **Figure 11**).



**Figure 11:** Photograph of the original Deposited Plan from 1895.