

Part 6 Residential Controls

Part 6.2 Multi dwelling housing, Multi dwelling housing (terraces) and Manor houses (Medium Density)

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Multi dwelling housing, multi dwelling housing (terraces) and manor houses are forms of low-rise medium density development which will provide housing diversity and affordability in areas that are in close proximity to existing and future centres and services.

To reinforce the desire to facilitate high quality medium density housing for a variety of household types in the Georges River local government area, a Design Verification Statement is to be submitted with any application which comprehensively describes how the proposed building aesthetics and articulation will contribute to the existing streetscape and character of the local area.

6.2.1 Minimum Site Requirements

A minimum lot size requirement of 800m² in Georges River LEP 2021 has been set for all medium density development in the R3 Medium Density Residential zone with the aim of ensuring that sufficient area is available for viable redevelopment of sites. Minimum site width is identified as a guide to a sufficient site width to facilitate opportunities to retain significant site features, provide the required setbacks of this DCP and to accommodate reasonable relationships with buildings on adjoining sites.

Objectives

- (a) Ensure that appropriate site width is provided to incorporate the setback requirements of this DCP.
- (b) Ensure development sites are of sufficient dimensions to accommodate high quality development and landscaping.

Controls

- 1. Refer to Clause 4.1B Minimum lot sizes and special provisions for certain dwellings in Georges River LEP 2021 in regard to minimum lot size (m²) and minimum lot width (m).

6.2.2 Building Scale and Height

The maximum permitted height of buildings is determined by the Georges River LEP 2021. Development needs to step with the topography so as to minimise building bulk and scale and assist in protecting solar access to adjoining properties.

Objectives

- (a) Ensure that new 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 solar access to existing residential development.

- (c) Minimise the adverse impact on Heritage Items, Heritage Conservation Areas 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. Refer to Clause 4.3 Height of buildings and Clause 4.3A Exceptions to height of buildings in Georges River LEP 2021.

Note: Clause 4.3A restricts the height of multi dwelling housing to 5m for any dwelling that is adjacent to the rear boundary.
2. On sites with steep and varied topography and/or cross fall, development is to adopt a split-level approach to the design of the building/s 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 not to protrude 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 carparking requirements for the development, access ramp to the parking, a maximum 10m² for storage and 20m² 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. The maximum size of voids at the first floor level should be a cumulative total of 15m² (excluding voids created by internal stairs).
6. Where the entry to the basement carpark is visible from the street, the entry should be recessed a minimum of 1m (from the edge of the external wall or balcony) from the levels above and the external walls of the garage differentiated from the walls above through articulation and external materials.

6.2.3 Streetscape Character and Built Form

The presentation of new buildings to the public domain is an important consideration in ensuring that Low Rise Medium Density Housing positively contributes to the character of an area. Good design responds and contributes to its context, including the natural and built elements. New development is to address the street and incorporate design features which avoid unrelieved elevations to the public and private domains.

Objectives

- (a) Ensure that all elements of development visible from the street and public domain make a positive contribution to the streetscape and natural features of the area.

- (b) Create entrances to buildings and developments which provide a desirable and safe identity for the development and assist in visitor orientation.
- (c) Ensure development is compatible with the desired future scale, character and landscape setting of the streetscape, natural setting and scenic quality.
- (d) Achieve quality architecture in new development through the appropriate composition and articulation of building elements, materials, material textures and colours.
- (e) Minimise the visual impact of garages, basement car parks, driveways and parking areas to the streetscape.

Controls

1. New buildings and additions are to consider the Desired Future Character statement in Part 5 of this DCP.
2. Buildings should be broken up where a continuous street elevation exceeds 25m in width or where five (5) or more dwellings are proposed. The buildings should be broken up whereby the street facing elevation incorporates visually significant changes in massing and form, through the use of articulation such as recesses, projections, balconies, blade walls or similar.
3. Along common driveways, the alignment of buildings is to be stepped to provide visual relief and landscaping to break the visual monotony and sense of enclosure.
4. Where multi dwelling housing (terraces) are proposed and basement parking is not provided, at grade parking is to be provided from a rear lane.
5. Where multi dwelling housing (terraces) are proposed, each dwelling is to be a maximum of two (2) storeys. An attic room will be considered but must include a dormer window. The width of a dormer window must not exceed 1/3 of the width of the roof up to a maximum of 1.3m, including the width of the window frame.

6.2.4 Building Setbacks

Building setbacks establish the minimum separation distances between buildings and site boundaries. Setbacks define the overall footprint of a building in relation to the front, side and rear boundaries.

The setbacks provide opportunities for the provision of private and common areas of open space, landscaping, view sharing and opportunities to manage visual and acoustic privacy.

The building setbacks are important requirements which contribute to the streetscape and control the footprint and bulk of a building as well as the impact the building will have on the environment and neighbouring properties.

Appropriate building setback controls can contribute to the public domain by enhancing the streetscape character and the continuity of street facades. Building setbacks can also be used to enhance the setting of the building.

Building setbacks are to be measured from the site boundaries to the facade of the building.

Objectives

- (a) Maintain and create a high level of amenity for neighbours with adequate access to sunlight, privacy and outlook.
- (b) Establish an appropriate spatial separation of the built form to the public domain and adjoining development.
- (c) Support opportunities to preserve existing vegetation including street trees.
- (d) Contribute to the desired future streetscape character.

Controls

Building Setbacks (Front)

- 1. Minimum setbacks from the primary street boundary are:
 - i. 4.5m to the main building facade; and
 - ii. 5.5m to the front wall of a garage, carport roof or onsite parking space.

Building Setbacks (Secondary street frontage)

- 2. Minimum setback to a secondary frontage is 4.5m to the main building facade (5.5m to the front wall of garage, carport roof or onsite parking space).

Building Setbacks (Side allotment boundary)

- 3. Minimum side boundary setback is 4m to the main building facade (multi dwelling housing).
- 4. Minimum side boundary setback is 1.5m to the main building facade (multi dwelling housing (terraces) and manor houses).

Building Setbacks (rear allotment boundary)

- 5. The minimum rear boundary setback is 6m to the main building facade from the rear of the allotment.
- 6. Any garages or parking structures fronting rear lanes may encroach upon the rear setback areas.

Note: Please see **Figures 1 to 5** for examples of building footprints, location of POS, landscaping and car parking.

Variation to street setbacks

7. To promote articulation of the street elevations, the following elements can be located up to 1.5m forward of the minimum required setback from the primary or secondary street frontage:
 - i. An entry feature or portico;
 - ii. A balcony, deck, terrace or verandah;
 - iii. Window box treatment;
 - iv. A bay window or similar feature;
 - v. An awning or other feature over a window;
 - vi. A sun shading feature; and
 - vii. An access ramp.

These elements must occupy no more than 1/3 of any street elevation.

Internal Setbacks

8. If two (2) or more rows of dwellings are proposed within a multi dwelling housing development, a minimum internal setback of 6m is required between the rows of dwellings.

Car parking

9. Any basement car park is to comply with the relevant setbacks applicable to the building above so as to facilitate the location of the basements predominantly within the building footprint and to facilitate perimeter deep soil landscape opportunities.
10. No car parking space or access driveway is to be setback less than 1.5m from a side boundary.
11. Entry to parking facilities off the rear lane must be setback a minimum of 1m from the lane.
12. Car parking (including visitor parking) is not to be provided within the required setbacks to a street other than a tandem space located on a driveway to a single garage.

6.2.5 Facade Treatment and Street Corners

The streetscape and public domain of the Georges River Council area are defined by its buildings, streets and public places. Any new developments should be designed to contribute positively to the amenity of the street through good facade treatment and street corner design.

Objectives

- (a) Ensure well-proportioned built forms and that building facades are appropriately modulated and articulated to provide visual interest from the public domain, including along the streets.
- (b) Ensure that the street corners are clearly defined and emphasised.

Controls

1. Building facades must be clearly articulated and employ high quality materials and finishes that enhance and complement the streetscape character.
2. Street corners must be given prominence by a change in building articulation, materials, colours, form and/or height.
3. Human scale at street level must be reinforced in the design of the building and overall development. The scale, rhythm, materiality and landscaping treatment need to define the appearance of the building to create physical and visual connections between the private and public domain for pedestrians.
4. The location and provision of essential services such as substations and fire hydrant/sprinkler assemblies must be integrated into the design of the facade or appropriately screened and incorporated into landscaped areas to prevent these facilities from adversely impacting upon the visual quality of the streetscape.
5. Where development adjoins public parks, open space, bushland, or is a corner lot, the design should positively address this interface by incorporating any of the following design solutions:
 - i. Habitable room windows facing the public domain;
 - ii. Street access, pedestrian paths and building entries;
 - iii. Paths, low fences and planting that clearly delineate between private open space and the adjoining public open space; or
 - iv. Blank wall fronting the public spaces are to be avoided and are to incorporate openings such as windows or other design elements to provide visual relief.

6.2.6 Orientation and Public Domain Interface

The provision of multi dwelling housing, multi dwelling housing (terraces) and manor houses that addresses public streets, provides pedestrian access from the streets and landscaping to the front setbacks establishes a positive streetscape and residential environment.

Objectives

- (a) Ensure development addresses the public streets.

- (b) Minimise overlooking to adjoining development and associated private open space areas.
- (c) Create opportunities for casual surveillance.

Controls

1. Each dwelling with frontage to a public road should be provided with a direct pedestrian entry from that public road.
2. Windows from habitable rooms are to overlook the public domain where possible.
3. Direct visibility is to be provided along paths and driveways from the public domain to the front door of each dwelling fronting a public road. Where a common entry lobby is provided addressing the street, direct visibility is to be provided to the entry lobby from the public domain.
4. Manor Houses
 - i. Dwellings are to be oriented to the street or rear garden, not solely to a side boundary.
 - ii. Living room windows and primary private open space areas are to be oriented to the street front or towards the rear to minimise overlooking of adjoining residential properties.
5. Multi Dwelling Housing (terraces)
 - i. The primary orientation of multi dwelling housing (terraces) is to be perpendicular to the primary street frontage. Front doors, primary living rooms and private open space areas are to be oriented to this primary orientation.
6. Multi Dwelling Housing
 - i. Each dwelling is to be oriented towards an existing public street or new pedestrian lane or internal driveway.
 - ii. Dwellings should incorporate landscape screening along the edge of the property boundary where POS is orientated toward the side and rear property boundary.

6.2.7 Landscaped Area and Private Open Space

Landscaping and private open space provides for the recreational needs of residents as well as accommodating utility areas such as clothes drying and ancillary storage areas for items such as bicycles and gardening/maintenance equipment. The incorporation of landscaping into a development provides amenity for residents and contributes to the landscaped character of the locality.

Objectives

- (a) Ensure development provides for unpaved landscaped areas and opportunities for canopy tree planting.
- (b) Ensure that private open space is appropriately located to enhance liveability and to provide privacy for residents.
- (c) Minimise the extent of hard paved areas and facilitate rainwater infiltration to the water table.
- (d) Preserve and enhance native wildlife populations and habitat through appropriate planting of indigenous vegetation.
- (e) Protect existing natural rock outcrops.

Controls

- 1. Landscaped area (has the same meaning as the Georges River LEP 2021) for development in this section is to be provided in accordance with the table contained within *Clause 6.12 Landscaped areas in certain residential and environment protection zones* of the Georges River LEP 2021.
- 2. Each dwelling (within a multi dwelling housing and multi dwelling housing (terrace) development) is to be provided with at least 40m² of private open space with a minimum dimension of 4m.
- 3. Each dwelling within a manor house development is to provide the following minimum private open spaces (with a minimum depth of 2m):
 - i. One (1) bed: 8m².
 - ii. Two (2) + bed: 12m².
 - iii. Dwellings with living area at ground level: 16m².
- 4. Private open space is to be located behind the building setback line to the street frontage/s.
- 5. The required private open space is to be located adjacent to and provided with direct access from a living room, dining room or kitchen.
- 6. The private open space area is to include a minimum of 50% unpaved landscaped area to allow for the infiltration of surface water to the sub-surface.
- 7. Soft soil landscaping is to be provided in all landscaped areas as required by the GRLEP 2021 and must have a minimum dimension of 1.2m in all directions. Existing natural rock outcrops can be counted towards the calculation of soft soil landscaping.
- 8. Provide a landscape setting within the primary and secondary street frontages where impervious areas are minimised. Impervious areas, including hard paving, gravel, concrete, artificial turf, rock gardens (excluding natural rock outcrops) and other material that does not permit soft soil landscaping, are to occupy no more than 40% of the street setback area.

9. All developments must be accompanied by a detailed landscape plan that complements individual private open space, enhances the streetscape setting of the development and includes canopy tree planting within the front and rear setback, and within deep soil landscaped areas.
10. Existing significant trees and vegetation must be incorporated into the proposed landscape treatment.
11. Planting in the deep soil landscaped areas within the front and rear setbacks is to include trees that achieve a minimum mature height of 6m.
12. Preference is given to incorporating locally indigenous plants.

6.2.8 Visual Privacy

Visual privacy is an important contributor to the amenity of a residential development. Visual privacy provides a sense of security and respite. Ensuring that visual privacy is provided for residents in a proposed development and for adjoining dwellings is important.

Objectives

- (a) Ensure that the siting and design of buildings provides a high level of visual and acoustic privacy for residents and neighbours within dwellings and private open space areas.
- (b) Minimise direct overlooking from windows, balconies and terraces.
- (c) Ensure that development minimises direct overlooking between main living areas and areas of principal private open space within the site and adjoining sites.
- (d) Minimise the transmission of sound and vibration between adjoining properties.

Controls

1. Main windows and balconies off main living areas are to be directed toward the front and rear of a site to minimise overlooking.
2. Windows and balconies of habitable rooms are not to directly overlook windows, balconies and open space areas of adjacent dwellings. Where overlooking opportunities may occur, one or a combination of the following design treatments must be incorporated into the development:
 - i. Splaying or offsetting the location of windows; or
 - ii. Using increased window sill heights or the use of glazing with limited translucency such as frosted glass or glass blocks; or
 - iii. Physical screening devices such as fixed external timber battens; or

- iv. Increased building setbacks from the side boundary.
- 3. Habitable room windows with a direct outlook towards the habitable room windows of an adjacent dwelling within 6m must be mitigated through one of or a combination of the following design measures such as:
 - i. Offset by a minimum 1m from the edge of the opposite window; or
 - ii. Screened, louvered or orientated to ensure visual privacy; or
 - iii. Have a sill height of 1.5m above the existing ground level; or
 - iv. Have fixed obscure (frosted) glazing in any part of the window below 1.5m in height above the floor level.

6.2.9 Acoustic Privacy

Acoustic privacy, as with visual privacy contributes to the amenity and enjoyment of a dwelling. Good design accounts for acoustic privacy both for the proposed development including their future occupants and existing adjoining dwellings.

Objectives

- (a) Development is 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 to be located away from windows or other openings of habitable rooms and screened to reduce noise or otherwise acoustically treated.
- 2. Noise generators such as plant and machinery including air conditioning units and pool pumps are to be installed so as not to operate:
 - i. During peak time - at a noise level that is more than 5dB(A) above the ambient background noise level measured at any property boundary, or
 - ii. During off peak time - at a noise level that is audible in habitable rooms of adjoining residences.
- 3. Where dwellings share a common wall, rooms with similar noise requirements are to be grouped together to avoid circumstances where a bedroom shares a common wall with a neighbouring bathroom, ensuite, laundry or high use room.

6.2.10 Solar Access

Solar access is a major determinant of environmental comfort and amenity for occupants. Any proposed development must have regard to the impact of a proposed building on the levels of solar access enjoyed by adjoining existing and future development.

Objectives

- (a) Maximise mid-winter sunlight to windows of neighbouring living rooms and to the private open spaces of adjacent properties.
- (b) Provide solar access amenity to proposed private open space and living rooms.
- (c) Require that building design and location minimises adverse impacts of overshadowing to neighbouring buildings and primary private open space areas.

Controls

- 1. A minimum of three (3) hours direct sunlight between 9:00am and 3:00pm on 21 June onto living room windows and at least 50% of the POS/Courtyard.
- 2. At least 50% of the neighbouring existing primary private open space and windows to primary living areas must receive a minimum of three (3) hours sunlight between 9:00am-3:00pm on the winter solstice (21 June).

Note: Achieving compliance with the above controls may be difficult on steeply sloping sites, east west facing allotments, irregular allotments or sites with open space to the south of the built form. In this instance, compliance with the above controls will be considered on its merits.

- 3. Where less than three (3) hours of sunlight is currently being received by the neighbouring properties to the private open space or primary living rooms, the proposal must not reduce the amount of sunlight received by the adjoining dwellings.
- 4. Consider and minimise overshadowing impacts on the solar photovoltaic panels of neighbouring buildings where a variation to the building setbacks or number of storeys is sought.

6.2.11 Excavation (Cut and Fill)

Excessive cut and fill can have adverse environmental and amenity impacts on adjoining development. Excessive fill can disturb natural overland flow paths and lead to unacceptable privacy impacts. Excessive excavation limits the provision of deep soil landscaping within the natural soil profile.

Objectives

- (a) Minimise the extent of excavation and fill.

- (b) Maintain natural ground levels and existing landform where a site is relatively flat.
- (c) Maintain the ground condition at the boundary interface between the development site and adjoining properties.
- (d) Create consistency along streetscapes and the public domain.
- (e) Ensure that excavation and fill does not result in an unreasonable loss of privacy, amenity or security for neighbours.
- (f) Avoid the need for changes and adjustments to the public domain infrastructure.

Controls

1. Any excavation must not extend beyond the building footprint, including excavation carried out for any basement car park.
2. The depth of cut and fill must not exceed 1m 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 designing the building mass to step in accordance with the slope of the land.
4. The finished floor levels (FFLs) of any dwelling (and associated courtyard) must not exceed more than 1m above existing ground level.

Note: Please refer to Part 3 General Planning Considerations for additional excavation (cut and fill) requirements which are also to be complied with.

6.2.12 Vehicular Access, Parking and Circulation

Safe, accessible and convenient car parking to support a development is to be provided. Well designed and efficient car parking design facilitates ease of use and an enhanced visual quality of the proposed development. Poorly designed and configured car parking provision can detract from the visual quality of a development.

Objectives

- (a) Provide sufficient and convenient on-site parking for residents, visitors and service vehicles.
- (b) Reduce resident on-site parking where public transport is available within reasonable walking distance or where low car parking demand exists.
- (c) Ensure streets, access ways and pedestrian ways provide safe and convenient access.

- (d) Ensure on-site parking is provided for people with a disability and is consistent with the design requirements of the Building Code of Australia and the relevant Australian Standards.
- (e) Minimise the adverse impact of vehicles on the amenity of the development, streetscape and neighbourhood.
- (f) Ensure that car access areas and garage doors do not visually dominate either the development or the streetscape.
- (g) Ensure that basement car parking is appropriately designed for user safety and environmental sensitivity.
- (h) Ensure that developments on Classified Roads minimise disruption to traffic flow.

Controls

1. Car parking is to be provided as a maximum in accordance with the requirements in Part 3 – General Issues of this DCP.
2. Vehicular access points should be clearly visible from the street with adequate sign posting or design cues to alert drivers to their availability.
3. On corner sites with two (2) street frontages, vehicular access should be provided to the street with the lesser traffic volumes with driveways to be located away from the street intersection.
4. Driveways, garages and basements are to be accessed from a rear lane where this is available.
5. Entry to parking facilities off the rear lane must be setback a minimum of 1m from the lane
6. 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.
7. Driveways should be designed to avoid a straight, long “gun barrel” appearance by using appropriate landscaping and variations in alignment.
8. Car parking layout and vehicular access requirements and design are to be in accordance with the Australian Standards.
9. Clearance above the general parking surface must be a minimum of 2.5m.
10. Tandem parking (one (1) space immediately behind another) may be used where two (2) spaces are provided and allocated to a single specific dwelling.
11. Basements are permitted where Council’s height controls are not exceeded, and it is demonstrated that there will be no adverse environmental impacts (e.g. affectation of watercourses and geological structure) and subject to the following criteria:
 - i. Basements for low grade sites (i.e. < 12.5% Grade front to rear).

- ii. Basements on land where the average grade is less than 12.5% are permitted only where they are not considered a storey (see definition below) and the overall development presents as two (2) storeys to the street.
 - iii. A basement is not considered a storey if it is situated below the finished ground and the underside of the ceiling is not more than 1m above the natural ground at the external wall for a maximum of 12m in length, with the exception of the facade in which the garage door is located.
12. All multi dwelling housing development of five (5) or more dwellings must provide a car wash bay which:
- i. Is roofed and bunded to exclude rainwater;
 - ii. Has clearly visible signs which indicate that no degreasing or mechanical work is to be undertaken in the car wash bay;
 - iii. Has a fixed basket trap for floor waste; and
 - iv. Includes a 1000 litre general purpose pit.
13. Three (3) options exist for the disposal of trade wastewater from residential car wash bays. They are:
- i. Removal off-site by an authorised liquid waste disposal contractor;
 - ii. Reuse of treated wastewater for car washing or irrigation on landscaped areas. An appropriate method should be used to treat grease, oil and silt before reuse or irrigation; or
 - iii. Discharge to the sewer via appropriate pre-treatment.
14. If the car wash bay discharges into the sewer, a Permission to Discharge Trade Wastewater issued by Sydney Water must be obtained prior to approval of the development.
15. If the carwash bay is not discharged into the sewer, applicants must provide Council with details and evidence of how wastewater will be removed (e.g. removal by an authorised liquid waste disposal contractor).
16. Developments on State and Regional Roads (refer to **Appendix 5**) are to:
- i. Minimise the number of access points or seek alternative access wherever possible.
 - ii. Provide safe vehicle access, adequate sight distances and make provision for vehicles to leave the site in a forward direction.
 - iii. Comply with any conditions imposed by Council to satisfy the requirements of TfNSW.
17. Basement car parking should be naturally ventilated where possible.
18. Separate pedestrian access to buildings should be provided which does not rely upon access from a basement as the sole pedestrian access location.

19. The use of mechanical parking devices such as car lifts, turn tables and car stackers for the provision of car parking should be avoided wherever possible.

6.2.13 Waste and Recycling Storage

Developments must accommodate storage for general waste, recycling and green waste bins in a location that allows easy access to the presentation area for collection. The storage areas must not detract from the streetscape and be appropriately screened so as not to be a visually dominant element in the streetscape.

Objectives

- (a) Ensure development incorporates waste storage facilities that are easy to use and access for efficient waste collection.
- (b) Ensure that waste storage areas minimise amenity impacts and do not detract from the streetscape.

Controls

1. Waste storage is to be provided for each dwelling in accordance with Part 3 - General Planning Considerations and **Appendix 4** of this DCP.
2. For multi dwelling housing (terraces) a bin storage area is to be provided either to the rear of the dwellings or in a centralised area where bins can be stored prior to the presentation to the street for collection.
3. The waste bin storage area is not to be provided within the front setbacks and is preferred to be located in the yard of the dwelling or garage.
4. Each dwelling is to have a convenient route to the presentation area for waste collection.

6.2.14 Dwelling Mix and Size

A mix of dwelling types provides housing choice and supports equitable housing access. Well-designed developments respond to social context by providing housing and facilities to suit the existing and future social mix. It allows for dwellings to be adaptable to facilitate people living in a dwelling through different stages of life by being capable of accommodating a variety of household types.

Objectives

- (a) Ensure the provision of a range of housing types and flexibility in building design and dwelling layout to accommodate internal configurations.

- (b) Ensure development contains a suitable mix of dwellings (based on the number of bedrooms) that encourages social diversity within the development and addresses the needs of future residents and households.
- (c) Encourage applicants to consider the varying needs of families and to design apartments or dwellings accordingly.

Controls

1. Dwelling mix is to take into consideration:
 - i. The distance to public transport, employment and education centres.
 - ii. The current market demands and projected future demographic trends.
 - iii. The demand for social and affordable housing.
 - iv. Different cultural and socio-economic groups.
2. In developments containing 6 or more dwellings, not more than 75% of dwellings should have the same number of bedrooms. Where 75% is not a whole number, the number should be rounded down.
3. Dwelling configurations are to support diverse household types and stages of life including single person households, families, multi-generational families and group households i.e. two (2) or more unrelated people living in the same dwelling.

Dwelling Size and Layout

4. Any dwellings that form part of a manor house development are required to have the following minimum internal floor areas:
 - i. Studio = 35m².
 - ii. One (1) bed = 50m².
 - iii. Two (2) bed = 70m².
 - iv. Three (3)+ bed = 90m².
5. The minimum area of any main bedroom is 10m² which comprises minimum dimensions of 3m, excluding space for a wardrobe, and 9m² and a minimum dimension of 3m for any other bedroom, excluding space for a wardrobe.

6.2.15 Storage

The inclusion of provision for storage augments the quality of accommodation by ensuring that residents have flexibility in accommodating items such as sporting equipment and seasonal equipment.

Objectives

- (a) Adequate, well designed storage is provided in each dwelling.

Controls

1. In addition to storage in kitchens, and bedrooms, the following storage volumes with a minimum dimension of 500mm is to be provided for each dwelling:
 - i. One (1) bed dwelling 6m³
 - ii. Two (2) bed dwelling 8m³
 - iii. Three (3)+ bed dwelling 10m³

6.2.16 Universal and Adaptable Design

Incorporating Universal Design ensures that housing is more flexible and able to accommodate housing as people's needs change and evolve.

Objectives

- (a) Universal design features are included in dwelling design to promote flexible housing for all community members.
- (b) Provide residential development that includes adaptable units and accessible residential accommodation to address potential demand.

Controls

1. All developments must incorporate the Liveable Housing Design Guidelines in the following manner
 - i. Manor Houses
At least one (1) ground floor dwelling must include the Silver Level Seven Core Liveable Housing Design Elements contained in the Liveable Housing Design Guidelines
 - ii. Multi Dwelling Housing (terraces)

Thirty percent (30%) of all dwellings must include the Silver Level Seven Core Liveable Housing Design Elements contained in the Liveable Housing Design Guidelines.

iii. Multi Dwelling Housing

All dwellings must include the Liveable Housing Design Guideline's Silver level universal design features.

Universally designed dwellings provide design features such as wider circulation spaces, larger car parking spaces, reinforced bathroom walls and easy to reach and operate fixtures in accordance with the Livable Housing Guidelines (2017) available online at www.livablehousingaustralia.org.au.

This Design Guide refers to Silver, Gold and Platinum ratings for universal design from the publication Liveable Housing Design, prepared by Liveable Housing Australia.

2. For developments with five (5) or more dwellings:
 - i. At least 10% of proposed dwellings should be Adaptable Housing, designed to meet the needs of residents as they age.

Note: For further information refer to the Disability (Access to Premises - Buildings) Standards 2010 available at www.ag.gov.au.

3. An access report, prepared by a relevantly qualified access consultant may be required for development that involves the following:
 - i. Medium to high density residential developments with 10 or more dwellings.

Adaptable Housing is defined by Australian Standard AS 4299 (latest edition), which is specifically designed to allow for the future adaptation of a dwelling to accommodate the occupant's needs.

Universal Design is an international design philosophy that enables people to continue living in the same home by ensuring that apartments are able to change with the needs of future occupants.

6.2.17 Materials, Colour Schemes and Details

The choice of materials and colours for a development are an integral part of how a development is perceived and how it integrates with the existing streetscape. Material choice and use in the design can minimise ongoing maintenance for a development.

Objectives

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

- (b) To permit flexibility in the choice of materials to meet the practical requirements of energy efficiency, construction and maintenance costs.

Controls

1. A mix of building materials and/or colours should be used to reduce the appearance of bulk and to integrate the building within the materials and colour palettes of the local area.
2. All materials and finishes utilised should have a low reflectivity.
3. Developments should not rely solely on painted colours to enhance its streetscape appearance.

6.2.18 Subdivision

Torrens title subdivision of the dwellings created as multi dwelling housing, multi dwelling housing (terraces) or manor homes will not comply with the minimum subdivision lot size requirements of the Georges River LEP 2021. The only form of subdivision permitted will be strata subdivision.

Approval for a strata subdivision can be pursued as Complying Development for up to five (5) years after the grant of development consent for a multi dwelling housing, multi dwelling housing (terraces) or manor homes.

Development consent for strata subdivision will only be approved if the plan of subdivision is consistent with the approved development.

6.2.19 Neighbourhood Shops in R3 Zones

The R3 Medium Density Residential zone permits neighbourhood shops to facilitate the creation of active places and to support residential areas.

The management and control of these non-residential land uses is required to protect the residential amenity of dwellings within the R3 Medium Density Residential zone and which adjoin the R3 Medium Density Residential zones, and to protect the hierarchy of Council's business zones.

Objectives

- (a) Protect the hierarchy of the designated business zones in the Georges River Local Government Area.
- (b) Limit the potential adverse amenity impacts of neighbourhood shops on residential dwellings and adjoining residential areas.

Controls

1. The maximum gross floor area of any single tenancy to be used as a neighbourhood shop, in the R3 Medium Density Residential zone is 100m².
2. The car parking required for a non-residential land use must be provided on-site in accordance with the requirements of this DCP.
3. Any application for a neighbourhood shop in R3 Medium Density Residential zone must be supported by a Plan of Management detailing the hours of operation, waste removal and goods delivery methods.
4. The maximum hours of operation for non-residential uses in the in R3 Medium Density Residential zone are 7.00am to 10.00pm seven days per week.

Indicative Building Envelopes for building footprints, location of POS, landscaping and car parking



Figure 1: Multi Dwelling Housing and Multi Dwelling Housing (terraces) – Dual frontage

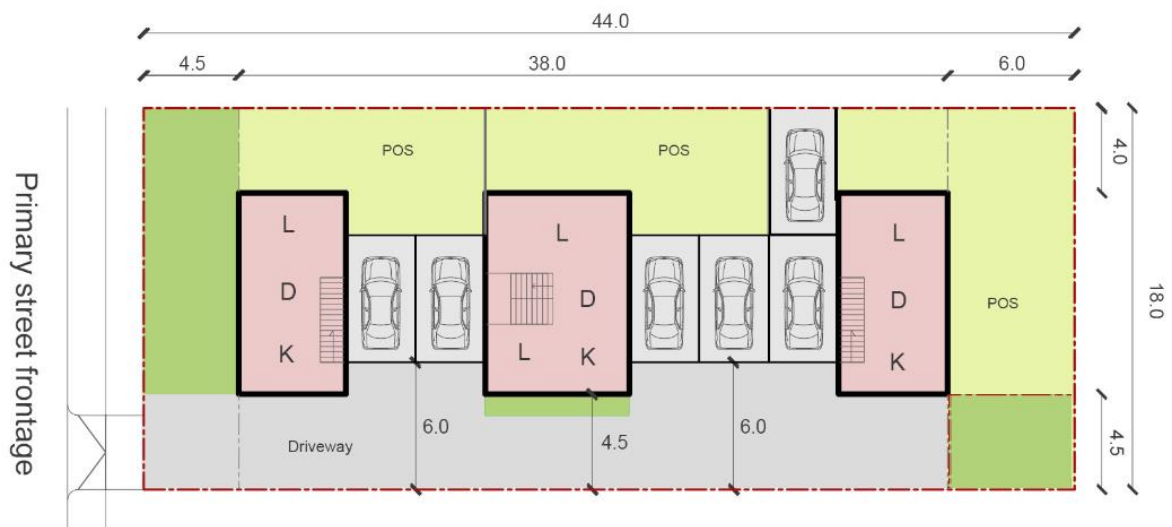
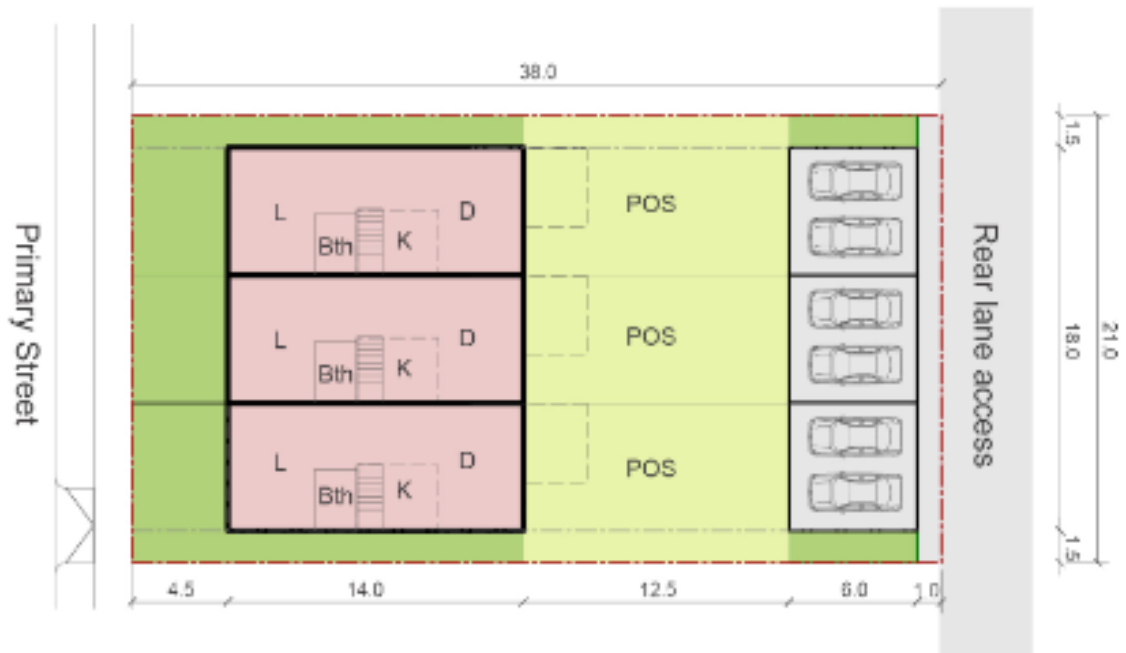
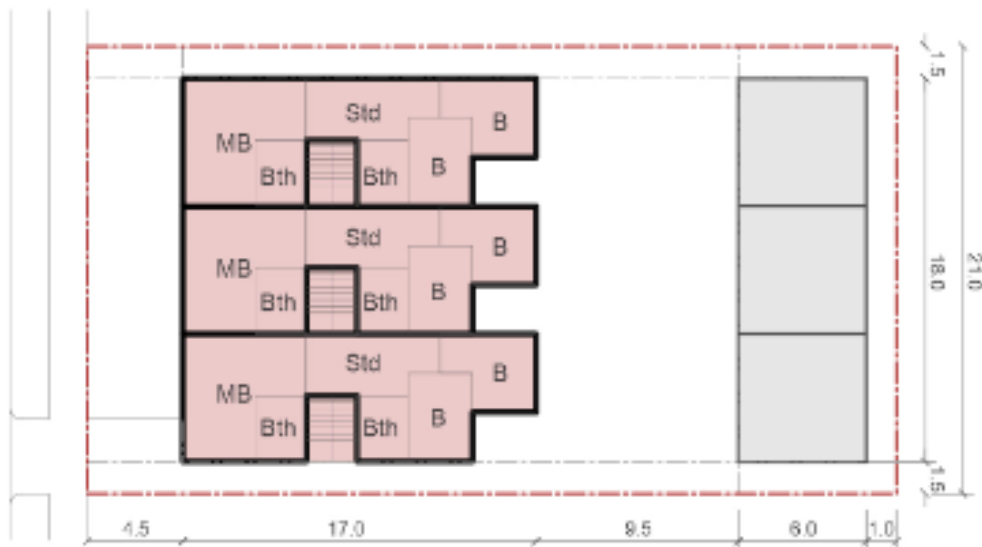


Figure 2: Multi Dwelling Housing – Midblock



Ground Floor



First Floor

Figure 3: Multi Dwelling Housing (terraces)

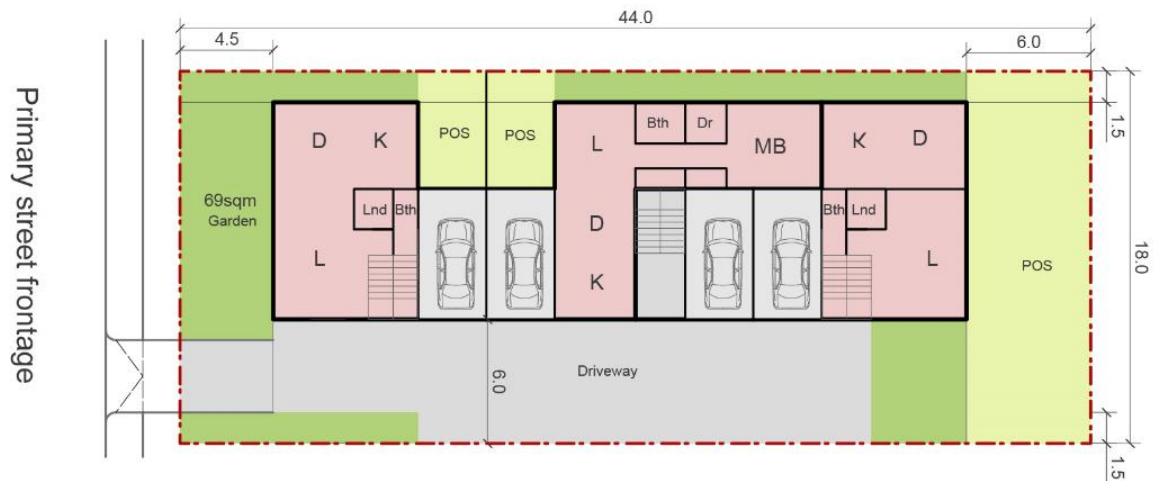


Figure 4: Manors House (mid-block)



Figure 5: Manors House (dual frontage)

Note: All dimensions are in metres.