

Appendix 1 - Amendments to GRLEP 2021

Black text – existing GRLEP 2021 Instrument

Red text – Part B: Additional and Diverse Housing Planning Proposal (PP2024.0004) amendment

Green text – Biodiversity, Character and FSPA Planning Proposal (PP2024/0002) amendment

Land Use Table

Zone R3 Medium Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To enable other land uses that contribute to the vibrancy of the neighbourhood.
- To promote a high standard of urban design and built form that enhances ~~the~~ local character ~~of the suburb~~ and achieves a high level of residential amenity.
- To provide for housing within a landscaped setting that enhances the existing environmental character of the Georges River local government area.

2 Permitted without consent

Home occupations

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Early education and care facilities; Educational establishments; Emergency services facilities; Environmental facilities; Environmental protection works; Group homes; Health services facilities; Home businesses; Home industries; Jetties; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation areas; *Residential Flat Buildings*, Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Tank-based aquaculture

4 Prohibited

Any other development not specified in item 2 or 3

Part 4 Principal development standards

4.1A Minimum subdivision lot size for dual occupancies

- (1) The objective of this clause is to ensure that the lot sizes for dual occupancies are appropriate for the environmental capability of the land, having regard to the land's topography and other natural features.
- (2) Despite clauses 4.1 and 4.1B, development consent may be granted for the subdivision of land—
- (a) in Zone R2 Low Density Residential, ~~Zone R3 Medium Density Residential or Zone R4 High Density Residential if—~~
 - (i) there is a dual occupancy on the land that was lawfully erected or a dual occupancy is proposed on the land, and
 - (ii) the lot size for each resulting lot will be at least 300 square metres, or
 - (b) ~~in the Foreshore Scenic Protection Area on land as identified as on the Foreshore Scenic Protection Area Map on land identified as "Area U" on the Minimum Lot Size for Dual Occupancy Map if—~~
 - (i) there is a dual occupancy on the land that was lawfully erected or a dual occupancy is proposed on the land, and
 - (ii) the lot size for each resulting lot will be at least ~~430~~ 500 square metres or
 - (c) ~~in Zone R3 Medium Density Residential or Zone R4 High Density Residential –~~
 - (i) ~~there is a dual occupancy on the land that was lawfully erected or a dual occupancy is proposed on the land, and~~
 - (ii) ~~the lot size for each resulting lot will be at least 250 square metres, or~~
 - (d) ~~on land identified as a Heritage Conservation Area on the Heritage Map if –~~
 - (i) ~~there is a dual occupancy on the land that was lawfully erected or a dual occupancy is proposed on the land, and~~
 - (ii) ~~the lot size for each resulting lot will be at least 325 square metres~~
- (3) If a lot is a battle-axe lot or other lot with an access handle, the area of the access handle and any right of carriageway is not to be included in calculating the lot size.

4.1B Minimum lot sizes and special provisions for certain dwellings

- (1) The objectives of this clause are as follows—
- (a) to ensure that lots for residential accommodation are of sufficient size to accommodate proposed dwellings, setbacks to adjoining residential land, private open space and landscaped areas, driveways and vehicle manoeuvring areas,
 - (b) to ensure that dual occupancies in Zone R2 Low Density Residential retain the general low-density scale and character of existing single dwelling development,
 - (c) to ensure that multi dwelling housing in Zone R3 Medium Density Residential retain the general medium-density scale and character of existing multi dwelling development,
 - (d) to minimise any likely adverse impact of the development on the amenity of the area,
 - (e) where an existing lot is inadequate in terms of its area or width—to require the consolidation of 2 or more lots.

- (f) To ensure that lots in the FSPA are of sufficient size to protect natural values, in particular areas of high terrestrial biodiversity value.

(2) Development consent must not be granted to development on a lot in a zone shown in Column 2 of the table to this clause for a purpose shown in Column 1 of the table opposite that zone unless—

- (a) the area of the lot is equal to or greater than the area specified for that purpose and shown in Column 3 of the table, and
 (b) the width of the lot at the front building line is equal to or greater than the width specified for that purpose and shown opposite in Column 4 of the table.

Column 1	Column 2	Column 3	Column 4
Attached dwellings	Zone R3 Medium Density Residential	800 square metres	21 metres
Attached dwellings	Zone R4 High Density Residential	800 square metres	21 metres
Dual occupancies	Zone R2 Low Density Residential	650 600 square metres	15 metres
Dual occupancies	Zone R3 Medium Density Residential	650 500 square metres	15 metres
Dual occupancies	Zone R4 High Density Residential	650 500 square metres	15 metres
Manor houses	Zone R3 Medium Density Residential	800 square metres	18 metres
Manor houses	Zone R4 High Density Residential	800 square metres	18 metres
Multi dwelling housing	Zone R3 Medium Density Residential	800 square metres	18 metres
Multi dwelling housing	Zone R4 High Density Residential	800 square metres	18 metres
Multi dwelling housing (terraces)	Zone R3 Medium Density Residential	800 square metres	21 metres
Multi dwelling housing (terraces)	Zone R4 High Density Residential	800 square metres	21 metres
<i>Residential flat buildings</i>	<i>Zone R3 Medium Density Residential</i>	<i>800 square metres</i>	<i>24 metres</i>

(3) *Development consent must not be granted for the erection of a dual occupancy in “Area U” on the Minimum Lot Size for Dual Occupancy Map in the Foreshore Scenic Protection Area as identified on the Foreshore Scenic Protection Area Map unless the lot has an area of at least 1,000 square metres as shown on the Lot Size for Dual Occupancy Map.*

(4) Development consent must not be granted for the erection of a dual occupancy (attached) that provides for both dwellings facing a primary road unless the width of the lot at the front building line is at least 15 metres.

(5) Development consent must not be granted for the erection of a dual occupancy (detached) unless the width of the lot at the front building line is at least—

- (a) if only 1 dwelling faces the primary road—18 metres, or
 (b) otherwise—22 metres.

(6) If a lot is a battle-axe lot or other lot with an access handle, the area of the access handle and any right of carriageway is not to be included in calculating the lot size.

(7) Development Consent must not be granted for the erection of a dual occupancy on land identified as a Heritage Conservation Area on the Heritage Map unless the lot has an area of at least 650 square metres as shown on the Lot Size for Dual Occupancy Map.

4.3A Exceptions to height of buildings

(1) The objectives of this clause are as follows—

- (a) to provide for building heights that establish the appropriate height for street frontages, buildings or groups of buildings,
- (b) to achieve well-proportioned buildings with articulated design and massing.

(2) Despite clause 4.3—

- (a) the maximum height of a dual occupancy on land in Zone R3 Medium Density Residential or Zone R4 High Density Residential is 9 metres above ground level (existing), and
- (b) the maximum height of a building that forms part of multi dwelling housing **on land in Zone R2 Low Density Residential** is 5 metres above ground level (existing) if the building is adjacent to the rear boundary of the lot.

4.4A Exceptions to floor space ratio—certain residential accommodation

(1) *The objectives of this clause are as follows—*

- (a) *to ensure that the bulk and scale of development are compatible with the size of the lot,*
- (b) *to promote good residential amenity*

(2) *The maximum floor space ratio for a dwelling house on land identified as “Area 1” on the Floor Space Ratio Map must not exceed the maximum floor space ratio specified in the table to this subclause.*

Site area	Maximum floor space ratio
<i>not more than 650 square metres</i>	<i>0.55:1</i>
<i>more than 650 square metres but not more than 1,000 square metres</i>	<i>$[(\text{site area} - 650) \times 0.3 + 357.5] \div \text{site area}: 1$</i>
<i>more than 1,000 square metres but not more than 1,500 square metres</i>	<i>$[(\text{site area} - 1000) \times 0.2 + 462.5] \div \text{site area}: 1$</i>
<i>more than 1,500 square metres</i>	<i>$[(\text{site area} - 1,500) \times 0.1 + 562.5] \div \text{site area}: 1$</i>

(3) *The maximum floor space ratio for residential accommodation on land identified as “Area 2” on the Floor Space Ratio Map must not exceed 0.6:1.*

(4) *The maximum floor space ratio for a dual occupancy must not exceed the maximum floor space ratio specified in the table to this subclause.*

Site area	Maximum floor space ratio
<i>not more than 1,000 square metres</i>	<i>0.6:1</i>
<i>more than 1,000 square metres but not more than 1,500 square metres</i>	<i>$[(\text{site area} - 1000) \times 0.3 + 600] \div \text{site area}: 1$</i>
<i>more than 1,500 square metres but not more than 2,000 square metres</i>	<i>$[(\text{site area} - 1500) \times 0.2 + 750] \div \text{site area}: 1$</i>
<i>more than 2,000 square metres</i>	<i>$[(\text{site area} - 2000) \times 0.1 + 850] \div \text{site area}: 1$</i>

(5) *The maximum floor space ratio for a dwelling house on land identified as “Area 7” on the Floor Space Ratio Map must not exceed the maximum floor space ratio specified in the table to this subclause.*

Site area	Maximum floor space ratio
not more than 650 square metres	0.5:1
But not more than 1,000 metres	$[(\text{site area} - 650) \times 0.3 + 325] \div \text{site area}:1$
More than 1,000 metres but not more than 1,500 square metres	$[(\text{site area} - 1000) \times 0.2 + 430] \div \text{site area}:1$
More than 1,500 square metres	$[(\text{site area} - 1500) \times 0.1 + 530] \div \text{site area}:1$

- (6) The maximum floor space ratio for a dual occupancy on land identified as “Area 7” on the Floor Space Ratio Map must not exceed the maximum floor space ratio specified in the table to this subclause.

Site area	Maximum floor space ratio
not more than 1,000 square metres	0.5:1
But not more than 1,500 metres	$[(\text{site area} - 1000) \times 0.3 + 500] \div \text{site area}:1$
More than 1,500 metres but not more than 2,000 square metres	$[(\text{site area} - 1500) \times 0.2 + 650] \div \text{site area}:1$
More than 2,000 square metres	$[(\text{site area} - 2000) \times 0.1 + 750] \div \text{site area}:1$

- (7) The maximum floor space ratio for multi dwelling housing and multi dwelling housing (terraces) on land identified as “Area 8” on the Floor Space Ratio Map that results in a floor space ratio that does not exceed 1:1.

Schedule 1 Additional permitted uses

17 Use of certain land in Zone R2 Low Density Residential

- (1) This clause applies to the following land in the Zone R2, identified as “Area C” on the Additional Permitted Uses Map.
- (2) Development for the purpose of multi dwelling housing and multi dwelling housing (terraces) is permissible with development consent.
- (3) Development consent must not be granted to development for a purpose specified in Column 1 of the table to this clause on land in the zone or area shown opposite that development in Column 2 of that table unless the development complies with the density requirements specified in Column 3 of that table.
- (4) In this clause –

Column 1	Column 2	Column 3
Specified development	Zone	Density
Multi dwelling housing	Zone R2 Low Density Residential	A maximum of 1 dwelling per 300 square metres of site area
Multi dwelling housing (terraces)	Zone R2 Low Density Residential	A maximum of 1 dwelling per 300 square metres of site area

- (5) The maximum floor space ratio must not exceed 0.6:1.
- (6) Development consent must not be granted to development on the land to which this clause applies unless 20% of the site area consists of landscaped areas.