

APPENDIX 2 – Development Standards Justification

Additional and Diverse Housing Planning Proposal

Amendment to Georges River Local Environmental Plan 2021

(PP2024/0004)

For Gateway Determination – November 2024

*Note – Sample modelling included within the development standard justification has applied GRDCP minimum setback distances to ensure any future development is compatible with the existing local character.

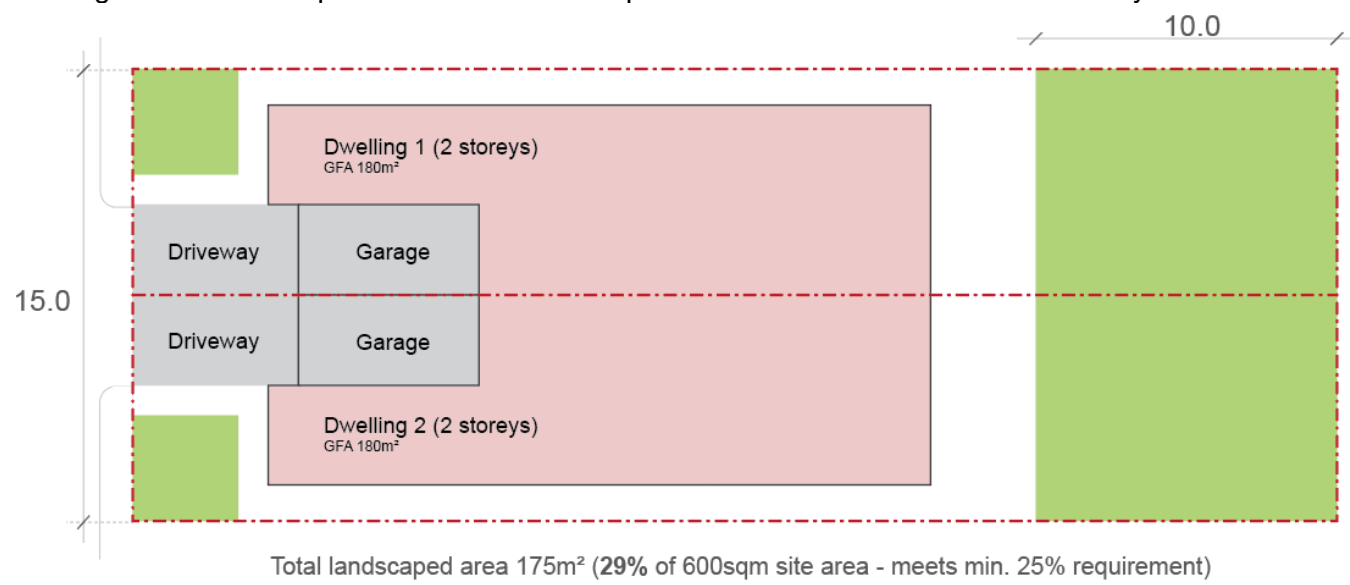
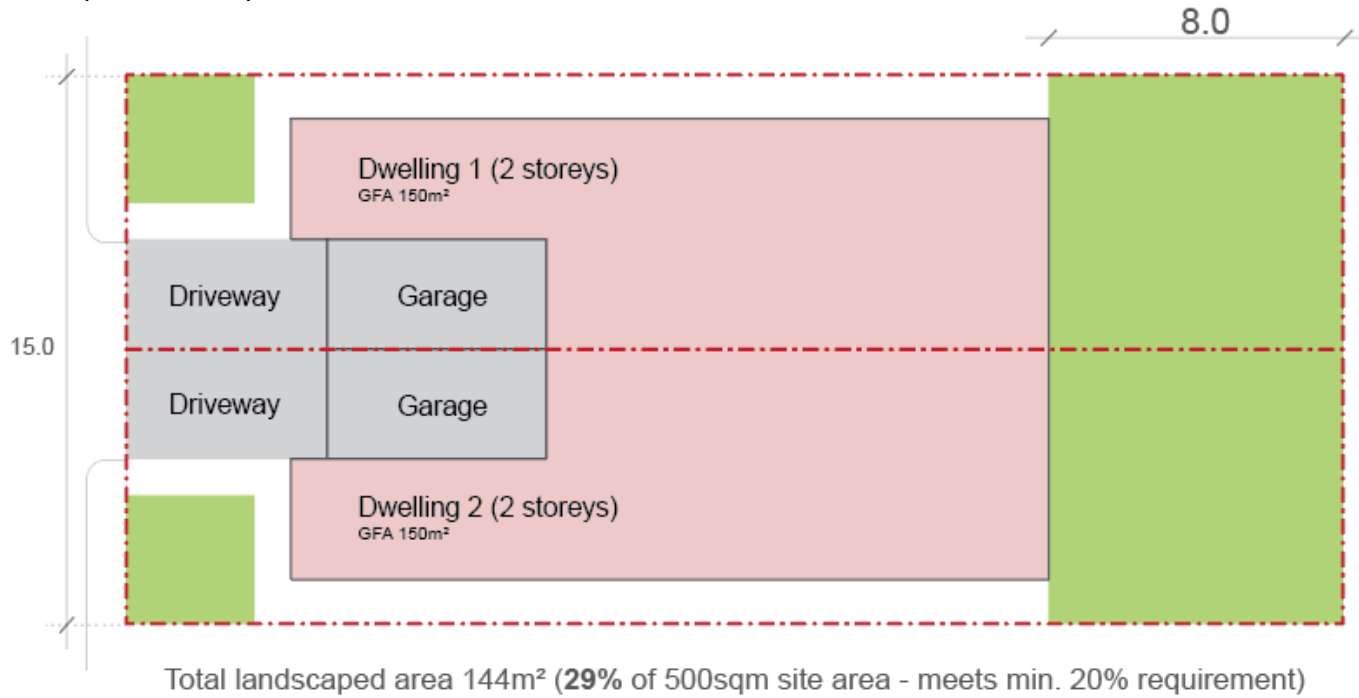
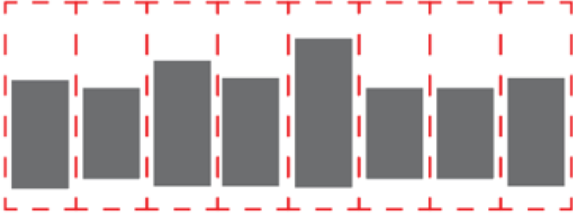
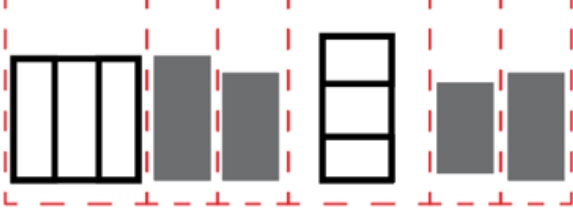

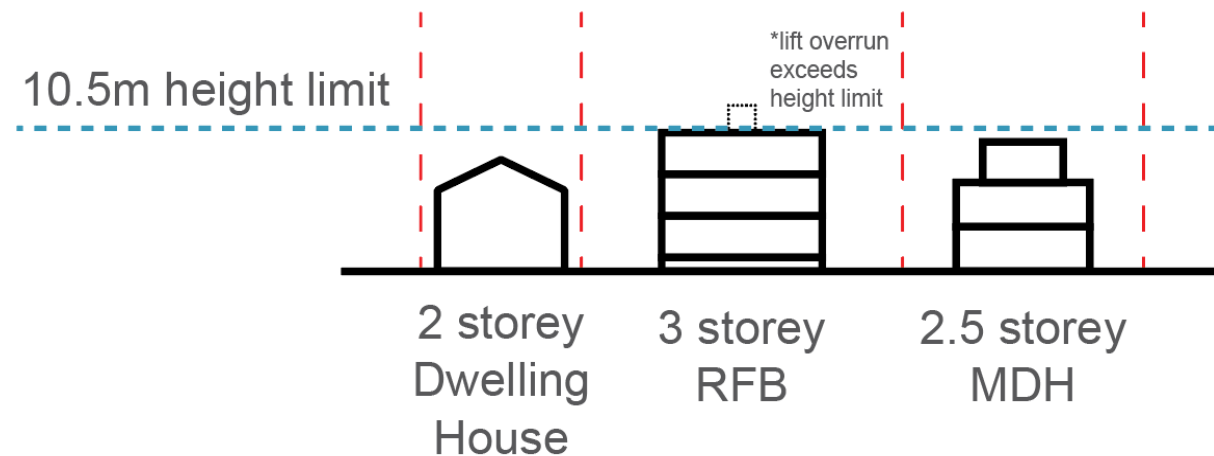
Development Standard	Existing GRLEP 2021 Control	Low and Mid-rise Housing proposal	Proposed GRLEP Amendment	Justification
Dual Occupancies				
Minimum lot size for dual occupancies (R2 zone)	Across all zones: <ul style="list-style-type: none"> 1,000sqm in FSPA 650sqm in non-FSPA 	450sqm (all zones)	This will be an amendment to Clause 4.1B and the Minimum Lot Size for Dual Occupancy Map - R2 zone: <ul style="list-style-type: none"> 1,000sqm in the existing FSPA, proposed FSPA and proposed UCA (shown as Area U on the Minimum Lot Size for Dual Occupancy Map) 650sqm in the HCAs 600sqm in other areas 	<p>In accordance with the Biodiversity, Character and FSPA Planning Proposal (PP2024/0002), all land within the existing Foreshore Scenic Protection Area (FSPA), proposed FSPA and proposed Unique Character Area (UCA) will see the minimum lot size requirement for dual occupancies retained/increased to 1,000sqm. The <i>Foreshore Study</i> recommends retaining the existing larger dual occupancy lot size requirements (1,000sqm) for land located within the existing FSPA. The <i>Foreshore Study</i> also recommends expanding the larger lot size requirement to the proposed FSPA and UCA to ensure scenic and local character attributes such as larger setbacks, more landscaping and less site coverage is retained by future developments. By increasing the dual occupancy lot size requirement to 1,000sqm in these areas, there will be a loss of 190 dwellings in housing capacity. However, this loss will be offset by the additional capacity created by this Planning Proposal.</p> <p>To ensure the existing Heritage Conservation Area (HCAs) are retained and protected from incompatible development, the existing minimum dual occupancy lot size of 650sqm is proposed to be retained. There will be no change to housing capacity in these areas.</p> <p>By reducing the minimum lot size for dual occupancies from 650sqm to 600sqm for the remainder of the R2 zones, approximately 1,340 lots will gain development potential. Most LEPs across Greater Sydney specify 600sqm as the minimum lot size for dual occupancies, including The Hills LEP 2019, Parramatta LEP 2023, Fairfield LEP 2013 and Sutherland Shire LEP 2015. It is considered that the locations of these council areas are comparable to the Georges River LGA as 'middle-ring suburbs' in Sydney. These 'middle-ring suburbs' typically attract family-households looking for a 4 bedroom home with a backyard. Current dual occupancy developments in the Georges River LGA feature approximately 200sqm floor space per dwelling comprising of 4 bedrooms (including master bed with walk in robe) with 3 bathrooms, separate family room, dining and living.</p> <p>Urban design testing was undertaken by Council to ensure existing lot width, landscaped area and setback controls can be met by dual occupancy developments on the 600sqm lot size while also achieving the existing FSR (0.6:1) and height control (9m), refer Figure 1 below. This will allow new dual occupancy dwellings to continue to provide sufficient floor space to accommodate 4 bedroom family homes.</p>  <p>Total landscaped area 175m² (29% of 600sqm site area - meets min. 25% requirement)</p>

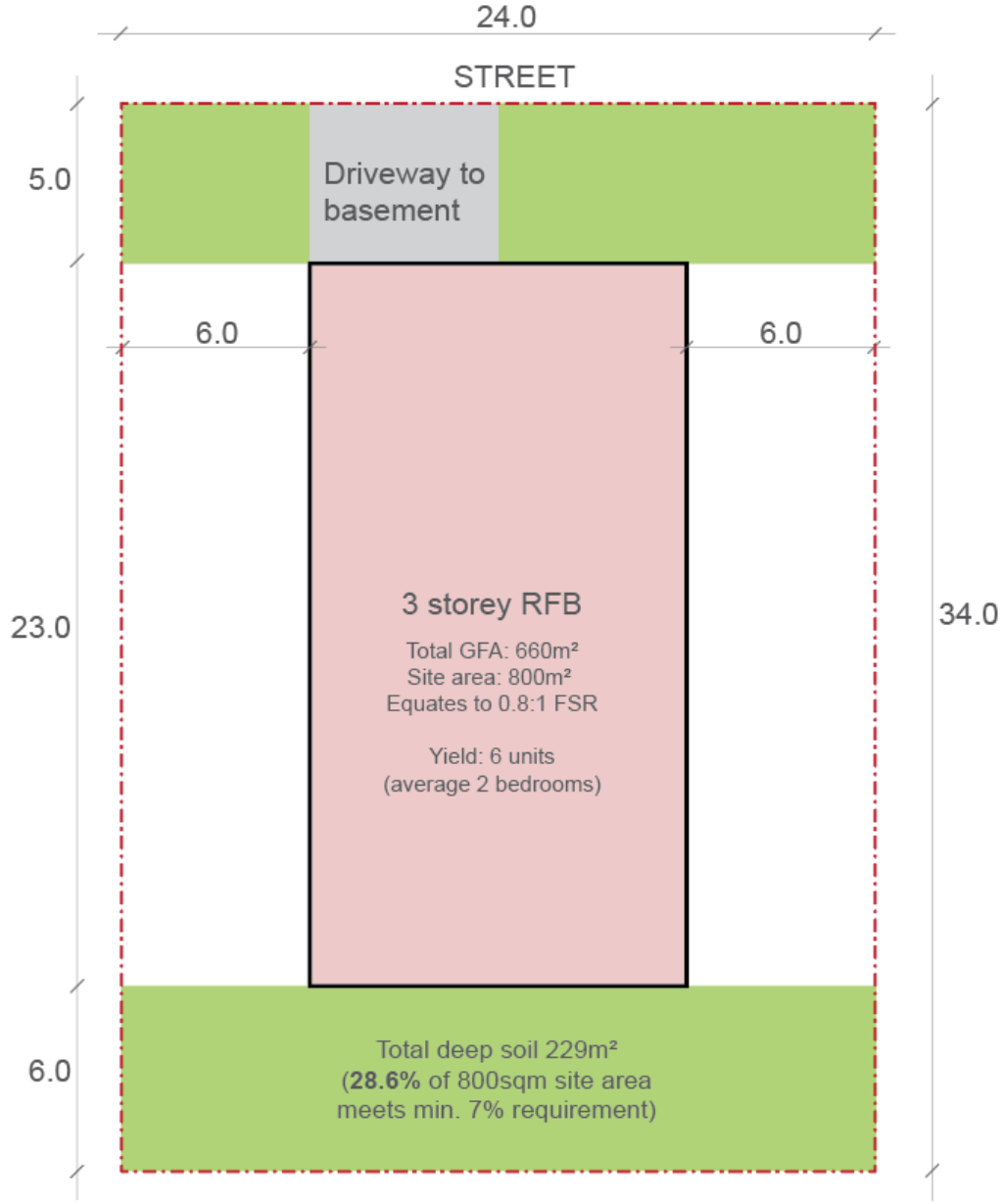
Figure 1 – Sample dual occupancy in the R2 zone on a 600sqm lot with a 15m lot width

Development Standard	Existing GRLEP 2021 Control	Low and Mid-rise Housing proposal	Proposed GRLEP Amendment	Justification															
Minimum lot size for dual occupancies (R3 and R4 zones)	Across all zones: <ul style="list-style-type: none">1,000sqm in FSPA650sqm in non-FSPA	450sqm (all zones)	<p>This will be an amendment to Clause 4.1B and the Minimum Lot Size for Dual Occupancy Map -</p> <p>R3 and R4 zones:</p> <ul style="list-style-type: none">500sqm	<p>A number of new R3 zones were created as part of the GRLEP 2021 which generated capacity for over 600 dwellings in accessible locations across the Georges River LGA. There has been no take up within these upzoned areas since the GRLEP 2021 was gazetted on 8 October 2021. However, Council has observed enthusiastic take up of dual occupancy developments in the R2 zones. To facilitate development activity, it is proposed to encourage smaller-sized dual occupancies within the R3 zone.</p> <p>Urban design testing was undertaken by Council to ensure existing lot width, landscaped area and setback controls can be met by dual occupancy developments on the 500sqm lot size, refer Figure 2 below. The existing maximum height of 9m and FSR of 0.6:1 will remain unchanged for all dual occupancy developments irrespective of the zone.</p> <div></div> <p>Figure 2 Sample dual occupancy in the R3 zone on a 500sqm lot with a 15m lot width</p> <p>With regards to the R4 zone, dual occupancies are not a preferred development type for this zone. However to ensure consistency with the existing GRLEP and to enable the ongoing permissibility of alterations and additions to existing dual occupancy developments, it is proposed to extend the 500sqm minimum lot size to the R4 zone.</p>															
Subdivision lot size for dual occupancies (all zones)	Across all zones: <ul style="list-style-type: none">430sqm in FSPA300sqm in non-FSPA	Non-specified, but subdivision is permitted	<p>This will be an amendment to Clause 4.1A -</p> <p>R2 zone:</p> <ul style="list-style-type: none">500sqm in the existing FSPA, proposed FSPA and proposed UCA325sqm in the HCAs300sqm in other areas <p>R3 and R4 zones:</p> <ul style="list-style-type: none">250sqm	<p>To simplify the subdivision requirements for dual occupancies, it is proposed to evenly divide the minimum lot size requirement for dual occupancies so the minimum lot size of each lot after subdivision is half of the overall lot size. The following dual occupancy subdivision lot sizes are proposed:</p> <table><thead><tr><th>Location</th><th>Minimum lot size</th><th>Subdivision lot size</th></tr></thead><tbody><tr><td>Existing FSPA, proposed FSPA and proposed UCA</td><td>1,000sqm</td><td>500sqm</td></tr><tr><td>HCAs</td><td>650sqm</td><td>325sqm</td></tr><tr><td>Other R2 zoned areas</td><td>600sqm</td><td>300sqm</td></tr><tr><td>All R3 and R4 zoned areas</td><td>500sqm</td><td>250sqm</td></tr></tbody></table>	Location	Minimum lot size	Subdivision lot size	Existing FSPA, proposed FSPA and proposed UCA	1,000sqm	500sqm	HCAs	650sqm	325sqm	Other R2 zoned areas	600sqm	300sqm	All R3 and R4 zoned areas	500sqm	250sqm
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Medium Density Development (Multi Dwelling Housing, Terraces and Manor Houses) in the R2 Zone				
Density control for multi dwelling housing, terraces and manor houses (R2 zone)	<p>N/A - multi dwelling housing, terraces and manor houses are prohibited in the R2 zone</p> <p>In the R3 zone:</p> <ul style="list-style-type: none"> Multi dwelling housing: 800sqm Terraces: 800sqm Manor houses: 800sqm 	<p>Minimum site area in the R2 zone within station and town centre precincts:</p> <ul style="list-style-type: none"> Multi dwelling housing: 600sqm Terraces: 500sqm Manor houses: 500sqm 	<p>This will be an amendment to Schedule 1 Additional Permitted Uses -</p> <ul style="list-style-type: none"> Introduce <i>multi dwelling housing</i> and <i>multi dwelling housing (terraces)</i> as a permissible land use across R2 zoned land, excluding the existing HCAs, existing FSPA, proposed FSPA and proposed UCA. Apply minimum density control of 300sqm per dwelling within the R2 zone for multi dwelling housing and terrace developments. Continue prohibition of manor houses in the R2 zone. 	<p>The proposed density of 300sqm per dwelling for multi dwelling housing and terraces is consistent with the proposed subdivision lot size for dual occupancy developments in the R2 zone. This ensures any new medium density development in the R2 zone is consistent with the desired future character by adhering to the same density as dual occupancies.</p> <p>Existing allotments in the non-foreshore areas of the R2 zone typically have a site area of 450sqm to 550sqm with lot widths of 12-13m. The 300sqm per dwelling requirement directly responds to the existing allotment sizes to encourage development. For example, a multi dwelling housing development with 3 dwellings requires a minimum of 900sqm in total development site area. This will require the amalgamation of two dwelling house sites – equating to an increase of 50% dwelling capacity across the applicable R2 zoned areas.</p> <p>Due to the requirement for amalgamation for medium density development to occur in the R2 zone, no lot width requirement is required. As noted in the above example, the hypothetical development will need two sites to amalgamate and is likely to result in a minimum lot width of 24m for the multi dwelling housing development site. Figure 3 below illustrates the potential amalgamation pattern that will occur under this proposal.</p> <p>By introducing multi dwelling housing and terraces as permissible land uses within the R2 zone, there are 11,607 lots which have a lot size between 450sqm and 599sqm. These lots will gain development potential through the permissibility of multi dwelling housing, equating to an increase of 5,803 dwellings in housing capacity.</p> <div> <p>EXISTING SUBDIVISION PATTERN</p>  <p>POTENTIAL AMALGAMATION FOR TOWNHOUSES</p>  <p>STREET VIEW</p>  </div> <p><i>Figure 3 Potential amalgamation pattern of medium density development in the R2 zone</i></p>

Development Standard	Existing GRLEP 2021 Control	Low and Mid-rise Housing proposal	Proposed GRLEP Amendment	Justification
FSR for multi dwelling housing and terraces (R2 zone)	N/A - multi dwelling housing, terraces and manor houses are prohibited in the R2 zone FSR in the R2 zone – 0.55:1	Maximum FSR in the R2 zone within station and town centre precincts: <ul style="list-style-type: none"> Multi dwelling housing – 0.7:1 Terraces – 0.7:1 Manor houses – 0.8:1 	This will be an amendment to Schedule 1 Additional Permitted Uses - <ul style="list-style-type: none"> Apply maximum FSR of 0.6:1 for multi dwelling housing and terraces within the R2 zone, excluding land located within the existing HCAs, existing FSPA, proposed FSPA and proposed UCA. Due to the continued prohibition of manor houses, no increase to the FSR is proposed for this land use. 	<p>The existing GRLEP specifies a maximum FSR of 0.55:1 for dwelling houses within the R2 zone. However, it is acknowledged that medium density developments typically require greater gross floor area (GFA) than a dwelling house to ensure sufficient floor space can be allocated to each medium density dwelling.</p> <p>Urban design testing was undertaken by Council to determine the maximum FSR that can be achieved by multi dwelling housing developments in the R2 zone. Existing DCP setback controls and a 20% landscaped area requirement is applied to a hypothetical development site with a 900sqm lot size and 24m lot width. The existing GRLEP maximum height of 9m for the R2 zone and 5m height restriction on the dwelling to the rear of a multi dwelling housing development have also been applied.</p> <p>The maximum FSR that can be achieved is 0.59:1, refer Figure 4 below.</p> <p>Figure 4 Sample multi dwelling housing development in the R2 zone on a 900sqm lot with a 24m lot width</p>
Landscaped area for multi dwelling housing, terraces and manor houses (R2 zone)	N/A - multi dwelling housing, terraces and manor houses are prohibited in the R2 zone Landscaped area for the R3 zone – 20%	None specified	This will be an amendment to Schedule 1 Additional Permitted Uses - <ul style="list-style-type: none"> Apply minimum landscaped area of 20% for multi dwelling housing and terraces within the R2 zone, excluding land located within the existing HCAs, existing FSPA, 	<p>The GRLEP currently specifies landscaped area requirements for development in the residential and conservation zones via <i>Clause 6.12 Landscaped areas in certain residential and conservation zones</i>. In accordance with the aim of establishing a hierarchy of residential zones that restricts low, medium and high density development to their respective zones, the existing GRLEP permits medium density development such as multi dwelling housing within the R3 zone. Clause 6.12 requires at least 20% of the site area to be landscaped area by developments within the R3 zone.</p> <p>To ensure consistency with existing medium density development, it is proposed to expand the application of the minimum 20% landscaped area requirement to multi dwelling housing, terraces and manor houses within the R2 zone. This will ensure the protection of local landscape character, the provision of sufficient</p>

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			proposed FSPA and proposed UCA. <ul style="list-style-type: none"> Same requirement is also proposed to apply to manor houses, in the case the prohibition of manor houses within the R2 zone is not supported by the DPHI. 	tree canopy cover, building separation and deep soil to enable water infiltration to lessen the extent of urban runoff. <p>Figure 4 above shows that on a hypothetical development site with a 900sqm lot size and 24m lot width, 22% of the site area can be provided as landscaped area in accordance with the Standard Instrument LEP definition. The example shows that landscaped area can be accommodated without compromising the provision of hardscaping for the purpose of vehicle access, pedestrian access and private open space.</p>
Height of building adjacent to the rear boundary of the lot	Clause 4.3A(2)(b) the maximum height of a building that forms part of multi dwelling housing is 5 metres above ground level (existing) if the building is adjacent to the rear boundary of the lot.	None specified	This will be an amendment to Clause 4.3A (amendment is <i>italicised</i>) – (b) the maximum height of a building that forms part of multi dwelling housing <i>on land in Zone R2 Low Density Residential</i> is 5 metres above ground level (existing) if the building is adjacent to the rear boundary of the lot.	Currently in the GRLEP, Clause 4.3A restricts the building height of a building that forms part of multi dwelling housing to a maximum of 5m above ground level (existing) if the building is adjacent to the rear boundary of the lot. <p>To ensure any new medium density development in the R2 zone is consistent with the desired future character and to mitigate any overshadowing and privacy impacts on adjoining properties, it is proposed to retain the existing 5m height restriction in the R2 zone. However, it is proposed to amend the clause so that the 5m height restriction does not apply to the R3 and R4 zone to provide greater development flexibility.</p> <p>This requirement is reflected by the diagram in Figure 4 above which shows a sample multi dwelling housing development in the R2 zone.</p>
Residential Development Standards – R3 Medium Density Residential Zone				
Height – R3 zone	9m across all R3 zones	Maximum building height for land within station and town centre precincts: <ul style="list-style-type: none"> Multi dwelling housing – 9.5m Terraces – 9.5m Manor houses – 9.5m RFBs – 22m within 400m of a station and town centre precinct RFBs – 17.5m within 400-800m of a station and town centre precinct 	This will be an amendment to the Height of Buildings Map – <ul style="list-style-type: none"> Increase to 10.5m across all R3 zones. 	This Planning Proposal seeks to introduce RFBs as a permissible land use in the R3 zone to facilitate greater development take up. <p>To enable a viable development outcome, it is proposed to increase the height control from 9m to 10.5m which will allow a 3 storey RFB built form. This will also provide greater design flexibility and dwelling yield for multi dwelling housing developments by allowing an attic or an additional storey. Figure 5 below provides a diagram of the anticipated built form typologies in the R3 zone under the proposed height increase.</p> <p><i>Note: the lift overrun of a RFB development is likely to exceed the 10.5m height limit. However, Council is generally accepting of this variation if there are no additional impacts like overshadowing on neighbouring sites.</i></p>  <p>10.5m height limit</p> <p>*lift overrun exceeds height limit</p> <p>2 storey Dwelling House 3 storey RFB 2.5 storey MDH</p> <p><i>Figure 5 Diagram of built form outcomes with a 10.5m building height</i></p>

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FSR – R3 zone	0.7:1 across all R3 zones	<p>Maximum FSR for land within station and town centre precincts:</p> <ul style="list-style-type: none"> Multi dwelling housing – 0.7:1 Terraces – 0.7:1 Manor houses – 0.8:1 RFBs – 2.2:1 within 400m of a station and town centre precinct RFBs – 1.8:1 within 400-800m of a station and town centre precinct 	<p>This will be an amendment to the Floor Space Ratio Map –</p> <ul style="list-style-type: none"> Increase to 0.8:1 across all R3 zones 	<p>To support the 3 storey RFB built form, it is proposed to increase the maximum FSR from 0.7:1 to 0.8:1 to provide more development incentive.</p> <p>By increasing the maximum FSR to 0.8:1, it is anticipated that capacity for an additional 350 dwellings will be created within the existing R3 zones.</p> <p>Urban design testing was undertaken by Council to determine the maximum FSR that can be achieved by a 3 storey RFB in the R3 zone. <i>Apartment Design Guide</i> (ADG) building separation setback controls and the existing 20% landscaped area requirement are applied to a hypothetical development site of 800sqm lot size and 24m lot width, Figure 6 below.</p> <p>The overall building footprint is governed by the ADG building separation requirements. Figure 6 shows that a total GFA of 660sqm can be achieved, equating to 0.8:1 FSR.</p>  <p><i>Figure 6 Sample RFB development in the R3 zone on a 800sqm lot with a 24m lot width</i></p>

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Minimum lot size for RFBs in R3 zones	Nil; 1,000sqm minimum lot size for RFBs in the R4 zone (GRDCP control)	None specified	This will be an amendment to Clause 4.1B - <ul style="list-style-type: none"> 800sqm lot size for residential flat buildings in R3 zones 	<p>Minimum lot size requirements for medium density development are currently provided by Clause 4.1B of the GRLEP. Currently within the R3 zone, a minimum 800sqm lot size is required for multi dwelling housing, terraces and manor houses.</p> <p>It is proposed to apply an 800sqm minimum lot size requirement to RFBs in the R3 zone to ensure consistent development potential across the permissible development typologies of multi dwelling housing, terraces and RFBs.</p> <p>Additionally, testing in Figure 6 above shows that the minimum lot size should not be reduced to less than 800sqm as it will be difficult to achieve compliance with the ADG design criteria such as setback distances and building separation.</p>
Minimum lot width for RFBs in R3 zones	Nil; 24m minimum lot width for RFBs in the R4 zone (GRDCP control)	None specified	This will be an amendment to Clause 4.1B - <ul style="list-style-type: none"> 24m lot width for residential flat buildings in R3 zones 	<p>Minimum lot width requirements for medium density development are currently provided by Clause 4.1B of the GRLEP. It is proposed to introduce a minimum lot width of 24m for RFBs in the R3 zone.</p> <p>Due to the ADG building separation requirements, a minimum lot width of 24m is necessary to ensure ADG-compliance and a viable width for each floorplate. This is demonstrated by Figure 6 above. Additionally, this requirement is consistent with the existing GRDCP control for RFBs in the R4 zone as setback distances and building separation requirements under the ADG remain consistent irrespective of zoning.</p>
Bonus FSR – R3 zone	None specified	None specified	This will be an amendment to Clause 4.4A - <ul style="list-style-type: none"> Bonus of 0.2:1 FSR for multi dwelling housing and terraces in the R3 zone 	<p>This Planning Proposal proposes to provide a bonus FSR of 0.2:1 (equating to a total FSR of 1:1) for developments that provide the ‘missing middle’ typologies of multi dwelling housing and terraces in the R3 zone.</p> <p>Urban design testing was undertaken by Council to ensure a total of 1:1 FSR can be accommodated on 800sqm development sites that comply with the existing lot width, landscaped area and setback controls, refer Figure 7 below. This sample development assumes car parking will be provided in the basement within the footprint of the building in line with recent development trends within the LGA for multi dwelling housing developments.</p> <p>The total 1:1 FSR for multi dwelling housing and terraces enables the capacity for housing within the R3 zones to increase by at least 700 dwellings, which will make significant contributions towards both housing capacity and diversity within the Georges River LGA.</p>

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				<div><p>Driveway to basement</p><p>4.0</p><p>Courtyard (hardscaping) POS</p><p>10.0</p><p>3 storey multi dwelling housing</p><p>Total GFA: 820m² Site area: 800m² Equates to 1.02:1 FSR</p><p>Yield: 7 dwellings (average 4 bedrooms)</p><p>4.0</p><p>Footpath</p><p>Total landscaped area 207m² (25.9% of 800sqm site area - meets min. 20% requirement)</p><p>4.5</p><p>6.0</p><p>18.0</p><p>45.0</p></div> <p>Figure 7 Sample multi dwelling housing development with a 1:1 FSR on an 800sqm lot with a 18m lot width</p>