

Ref No: D20/255092

APPENDIX 1 – Draft Amendments to LEP

Planning Proposal for LEP21

(PP2020/0002)

January 2021 – For Public Exhibition

Planning Proposal LEP21 Amendment to draft LEP 2020

Black text – draft GRLEP 2020 Instrument

Red text – Planning Proposal LEP21 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 and 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 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; Dwellings 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; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Tank-based aquaculture

4 Prohibited

Pond-based aquaculture, any other development not listed above.

Zone R4 High Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a high density residential environment.
- To provide a variety of housing types within a high density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents and contribute to the vibrancy of the neighbourhood while ensuring that business centres remain the focus for business and retail activity.
- To encourage development that maximises public transport patronage and promotes walking and cycling.

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 childcare; 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; Hostels; Hotel or motel accommodation; Jetties; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation areas; Residential flat buildings; Respite day care centres; Restaurants or cafes; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Serviced apartments; Shops; Shop top housing; Small bars

4 Prohibited

Pond-based aquaculture; Tank-based aquaculture; any other development not listed above.

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.
- (2) Despite any other provision of this Plan, 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 square metres	15 metres
Dual occupancies	Zone R3 Medium Density Residential	650 square metres	15 metres
Dual occupancies	Zone R4 High Density Residential	650 square metres	15 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
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 (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

- (3) Despite subclause (2), development consent must not be granted to dual occupancies in the Foreshore Scenic Protection Area unless the area of the lot is equal to or greater than 1,000 square metres, as shown on the [Minimum Lot Size for Dual Occupancy Map](#).
- (4) Despite subclause (2), development consent must not be granted to dual occupancies consisting of two dwellings (attached), with both dwellings facing the primary street frontage, unless the width of the lot at the front building line is equal to or greater than 15 metres.
- (5) Despite subclause (2), development consent must not be granted to dual occupancies (detached) consisting of two dwellings one in front of the other, with one dwelling facing the primary street frontage, unless the width of the lot at the front building line is equal to or greater than 18 metres.
- (6) Despite subclause (2), development consent must not be granted to dual occupancies (detached) consisting of two dwellings side by side, with both dwellings facing the primary street frontage, unless the width of the lot at the front building line is equal to or greater than 22 metres.
- (7) 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.