

Georges River Development Control Plan 2021

Table of Contents

Part 1 – Introduction

- 1.1 Name of Development Control Plan
- 1.2 Adoption Date and Commencement
- 1.3 Role of the DCP
- 1.4 Principles and Purpose of the DCP
- 1.5 Monitoring and Review
- 1.6 Relationship to other Planning Documents and Instruments
- 1.7 Savings Provision
- 1.8 Application of the DCP
- 1.9 Structure of this DCP
- 1.10 How to use this DCP
- 1.11 Development Contributions and Planning Agreements Policy

Part 2 – Application Process

- 2.1 Introduction
- 2.2 Pre-lodgement Advisory Service
- 2.3 Types of Development
 - 2.3.1 Aims of this Part
 - 2.3.2 What are the Types of Development?
 - 2.3.3 Exempt and Complying Development
- 2.4 Neighbour Notification and Advertising of Development Applications

Part 3 – General Planning Considerations

- 3.1 Introduction
- 3.2 Biodiversity
 - 3.2.1 Trees & Vegetation
 - 3.2.2 Green Web
- 3.3 Landscaping
- 3.4 Bushfire Prone Land
- 3.5 Earthworks
 - 3.5.1 Excavation (including cut and fill)
 - 3.5.2 Construction Management / Erosion and Sediment Control
- 3.6 Contaminated Land
- 3.7 Heritage
 - 3.7.1 Aboriginal Cultural Heritage
 - 3.7.2 Non-Aboriginal Heritage
 - 3.7.3 Archaeological Management
 - 3.7.4 Heritage Items – Site Specific Requirements
 - 3.7.5 Heritage Conservation Areas
 - 3.7.6 Development in the vicinity of a Heritage Item or Heritage Conservation Area
- 3.8 Views Impacts
- 3.9 Coastal Hazards and Risks
 - 3.9.1 Coastal Management
 - 3.9.2 Sea Level Rise
- 3.10 Water Management
- 3.11 Ecologically Sustainable Development
 - 3.11.1 Energy and Water Efficiency
- 3.12 Waste Management
- 3.13 Parking Access and Transport

- 3.14 Utilities
- 3.15 Public Domain
 - 3.15.1 Infrastructure
 - 3.15.2 Public Art
- 3.16 Subdivision
 - 3.16.1 Lot Size and Shape
 - 3.16.2 Roads, Vehicular Access and Car Parking
 - 3.16.3 Utilities and Services
 - 3.16.4 Drainage
- 3.17 Universal/Accessible Design
- 3.18 Advertising and Signage
- 3.19 Crime Prevention/ Safety and Security
- 3.20 Noise and Vibration
 - 3.20.1 Aircraft Noise and OLS
 - 3.20.2 Development near Road and Rail Corridors
 - 3.20.3 Noise Generating Development
- 3.21 Dedication of Land to Council for Road/Lane Widening

Part 4 – General Land Use

- 4.1 Introduction
- 4.2 Early Education and Child Care Facilities
 - 4.2.1 Building Setbacks
 - 4.2.2 Provision of Parking
 - 4.2.3 Signage
 - 4.2.4 Management of Operations
- 4.3 Places of Public Worship
 - 4.3.1 Locational and Site Requirements
 - 4.3.2 Bulk and Scale
 - 4.3.3 Building Design
 - 4.3.4 Solar Access
 - 4.3.5 Energy Efficiency
 - 4.3.6 Traffic, Access and Parking
 - 4.3.7 Amenity Impacts
 - 4.3.8 Open Space and Landscaping
 - 4.3.9 Site Facilities, Services and Signage
 - 4.3.10 Safety and Security
 - 4.3.11 Management of Operations
- 4.4 Sex Services Premises
 - 4.4.1 Location of Premises
 - 4.4.2 Layout of Premises
 - 4.4.3 Parking and Access
 - 4.4.4 Hours of Operation
 - 4.4.5 Size of Premises
 - 4.4.6 Noise
 - 4.4.7 Signage
 - 4.4.8 Health and Safety Requirements
 - 4.4.9 Management of Operations
- 4.5 Restricted Premises
 - 4.5.1 Location of Premises
 - 4.5.2 Layout of Premises
 - 4.5.3 Parking and Access
 - 4.5.4 Display of Goods and Signage
- 4.6 Tourist and Visitor Accommodation
 - 4.6.1 Backpackers Accommodation
 - 4.6.2 Bed and Breakfast Accommodation
 - 4.6.3 Hotel and Motel Accommodation
 - 4.6.4 Serviced Apartments
 - 4.6.5 Short Term Rental Accommodation
- 4.7 Boarding Houses

- 4.8 Vehicle Repairs, Sales and Hire Premises
 - 4.8.1 Vehicle body repair workshops and vehicle repair stations
 - 4.8.2 Vehicle and Hire Premises
- 4.9 Telecommunications Facilities

Part 5 – Residential Locality Statements

Introduction

- 5.1 Riverwood
- 5.2 Beverly Hills - Narwee
- 5.3 Kingsgrove
- 5.4 Peakhurst
- 5.5 Penshurst
 - 5.5.1 Penshurst North
 - 5.5.2 Penshurst South
- 5.6 Hurstville (non-CBD)
- 5.7 Lugarno
- 5.8 Peakhurst Heights
- 5.9 Mortdale
- 5.10 Oatley
 - 5.10.1 Oatley East
 - 5.10.2 Oatley West
- 5.11 Hurstville Grove
- 5.12 South Hurstville
- 5.13 Allawah
- 5.14 Carlton
 - 5.14.1 Carlton North
 - 5.14.2 Carlton South
- 5.15 Kogarah South
- 5.16 Connells Point and Kyle Bay
- 5.17 Blakehurst
- 5.18 Carss Park and Kogarah Bay
- 5.19 Beverley Park and Ramsgate
- 5.20 Sans Souci and Ramsgate

Part 6 – Residential Controls

Part 6.1 Dwellings, Dual occupancies (attached and detached), Secondary dwellings and Narrow lot housing (Low Density)

- 6.1.1 Introduction
- 6.1.2 Single Dwellings
 - 1. Streetscape Character and Built Form
 - 2. Building Scale and Height
 - 3. Setbacks
 - 4. Private Open Space
 - 5. Landscaping
 - 6. Excavation (Cut and Fill)
 - 7. Vehicular Access, Parking and Circulation
 - 8. Visual Privacy
 - 9. Noise
 - 10. Solar Access
 - 11. Materials, Colour Schemes and Details
 - 12. Secondary Dwellings
 - 13. Site Facilities
- 6.1.3 Dual Occupancy
 - 1. Streetscape Character and Built Form
 - 2. Building Scale and Height
 - 3. Setbacks
 - 4. Solar Access
 - 5. Visual Privacy
 - 6. Noise
 - 7. Excavation (Cut and Fill)

- 8. Vehicular Access, Parking and Circulation
- 9. Subdivision
- 10. Private Open Space
- 11. Landscaping
- 12. Materials, Colour Schemes and Details
- 13. Site Facilities
- 6.1.4 Narrow Lot Housing – Bellevue Estate
 - 1. Building Scale
 - 2. Building Height
 - 3. Setbacks
 - 4. Parking/ Access
 - 5. Courtyards
 - 6. Privacy
 - 7. Common Walls
- 6.1.5 Narrow Lot Housing – Kemps Estate (6.5m or less)
 - 1. Neighbourhood Character
 - 2. Building Height
 - 3. Setbacks
 - 4. Facades
 - 5. Solar Access
 - 6. Visual Privacy
 - 7. Noise
 - 8. Vehicle Access, Parking and Manoeuvring
 - 9. Landscaping and Private Open Space
 - 10. Site Utilities

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

- 6.2.1 Minimum Site Requirements
- 6.2.2 Building Scale and Height
- 6.2.3 Streetscape Character and Built Form
- 6.2.4 Building Setbacks
- 6.2.5 Façade Treatment and Street Corners
- 6.2.6 Orientation and Public Domain Interface
- 6.2.7 Landscaped Area and Private Open Space
- 6.2.8 Visual Privacy
- 6.2.9 Acoustic Privacy
- 6.2.10 Solar Access
- 6.2.11 Excavation (Cut and Fill)
- 6.2.12 Vehicular Access, Parking and Circulation
- 6.2.13 Waste and Recycling Storage
- 6.2.14 Dwelling Mix and Size
- 6.2.15 Storage
- 6.2.16 Universal and Adaptable Design
- 6.2.17 Materials, Colour Schemes and Details
- 6.2.18 Subdivision
- 6.2.19 Neighbourhood Shops in R3 Zones

Part 6.3 Residential Flat Buildings and residential components of shop top housing (High Density)

- 6.3.1 Minimum Site Requirements
- 6.3.2 Site Isolation and Amalgamation
- 6.3.3 Building Setbacks and Street Interface
- 6.3.4 Basement Setbacks
- 6.3.5 Façade Treatment and Street Corners
- 6.3.6 Landscaped Treatment and Private Open Space
- 6.3.7 Communal Open Space
- 6.3.8 Solar Access
- 6.3.9 Vehicular Access, Parking and Circulation
- 6.3.10 Dwelling Mix
- 6.3.11 Adaptable Housing
- 6.3.12 Universal Design

6.3.13 Shops, Restaurants and Cafes, and Small Bars in R4 zones

Part 6.4 Ancillary Development

- 6.4.1 Fences and Walls
- 6.4.2 Air Conditioning
- 6.4.3 Outbuildings
- 6.4.4 Swimming Pools/ Spas
- 6.4.5 Tennis Courts
- 6.4.6 Aerials, Antennae and Communication Dishes

Part 6.5 Foreshore Locality Controls

- 6.5.1 Foreshore Scenic Protection Area
 - 1. Environmental qualities and scenic landscape values
- 6.5.2 Development in the Foreshore Area
 - 1. Jetty, Ramp and Pontoon Structures
 - 2. Residential Waterfront Structures
 - 3. Boatsheds
 - 4. Seawalls
 - 5. Stairways and Inclinator
 - 6. Fencing
 - 7. Swimming pools/spas

Part 7 – Business Precincts

7.1 General Commercial Controls

- 7.1.1 Introduction
 - 1. Application of this chapter
- 7.1.2 Built Form
 - 1. Minimum Site Requirements
 - 2. Streetscape
 - 3. Setbacks
 - 4. Building Height and Interface
- 7.1.3 Design
 - 1. Design Excellence
 - 2. Building Facades
 - 3. Awnings
 - 4. Public Domain Interface at ground level
 - 5. Active Street Frontages
 - 6. Materials and Finishes
 - 7. Landscaping
 - 8. Shop Top Housing
- 7.1.4 Amenity
 - 1. Visual Privacy
 - 2. Acoustic Privacy
 - 3. Interface between Business Zones and adjoining land uses
 - 4. Utility Infrastructure
- 7.1.5 Shopping Trolley Management Plan
- 7.1.6 Plant Rooms
- 7.1.7 Servicing
- 7.1.8 Plan of Management
- 7.1.9 Site Isolation and Amalgamation

7.2 Character Statements for Local Centres

- 7.2.1 Beverly Hills (King Georges Road)
- 7.2.2 Blakehurst (King Georges Road and Princes Highway)
- 7.2.3 Carlton and Kogarah Bay (Princes Highway)
- 7.2.4 Kingsgrove (Kingsgrove Road)
- 7.2.5 Oatley (Frederick St)
- 7.2.6 Ramsgate (Rocky Point Road)
- 7.2.7 Riverwood (Belmore Road)

Part 8 – Strategic Centres

Part 8.1 Kogarah Strategic Centre

- 8.1.1 Background
- 8.1.2 Application of this Part
- 8.1.3 The Vision for Kogarah Town Centre
- 8.1.4 Local Precinct Character Statements
 - 1. Railway Parade Precinct
 - 2. Premier Street Precinct
 - 3. Montgomery Street Precinct
 - 4. Belgrave Street Precinct
 - 5. Princes Highway
 - 6. Kensington Street Precinct
 - 7. The Hospital Precinct
 - 8. Chapel Street Precinct
 - 9. Railway Parade South Precinct
 - 10. Southern Retail Precinct
- 8.1.5 Kogarah Town Centre General Controls
 - 1. Consolidation of sites
 - 2. Alignment of buildings
 - 3. Dedication of Land to Council for Road/Lane Widening
 - 4. Awnings

Part 8.2 Hurstville Strategic Centre

- 8.2.1 Application of this Part
- 8.2.2 Applicable Local Environmental Plan
- 8.2.3 Supporting Plans and Strategies
- 8.2.4 Local Infrastructure Contributions and Planning Agreements
- 8.2.5 Vision for the Hurstville City Centre
- 8.2.6 Local Precinct Character Statements
 - 1. Ormonde Parade Retail and Services
 - 2. Forest Road High Street
 - 3. City East Transition Area
 - 4. Eastern Bookend
 - 5. Retail Centre
 - 6. Civic Centre
 - 7. City West Transition Area
 - 8. Western Bookend
- 8.2.7 Hurstville City Centre General Controls
 - 1. Consolidation of Sites
 - 2. Commercial and Retail Ceiling Heights
 - 3. Landscaping and Tree Canopy Cover
 - 4. Street Hierarchy and Through-Site Links
 - 5. Green Travel Plans and Cycleways
 - 6. Dedication of Land to Council for Road/Lane Widening
 - 7. Wind Mitigation
 - 8. Solar Access to Public Spaces
 - 9. Built Form Controls for Deferred Matter Sites
- 8.2.8 Controls for Specific Sites and Localities
 - 1. Bing Lee Site
 - 2. Landmark Square Precinct
 - 3. No.9 Gloucester Road
 - 4. Hurstville Civic Precinct

Part 9 – Industrial Development

9.1 Introduction

- 9.1.1 Application of this chapter
- 9.1.2 General Objectives

9.2 General Provisions

- 9.2.1 Built Form
- 9.2.2 Site Area and Subdivision
- 9.2.3 Setbacks
- 9.2.4 Building Design and Appearance

- 9.2.5 Landscaping
- 9.2.6 Vehicle Access and Parking
- 9.2.7 Environmental Protection
- 9.2.8 Signage
- 9.2.9 Office Premises
- 9.2.10 Creative Industries
- 9.2.11 Industrial / Sensitive Land Use Interface
- 9.3 Precinct / Character Controls
 - 9.3.1 Beverly Hills
 - 9.3.2 Blakehurst
 - 9.3.3 Carlton
 - 9.3.4 Kingsgrove
 - 9.3.5 Peakhurst
 - 9.3.6 Penshurst – Forest Road
 - 9.3.7 Penshurst – Penshurst Lane
 - 9.3.8 South Hurstville

Part 10 – Precincts

- 10.1 Kogarah North Precinct
 - 10.1.1 Existing Character
 - 10.1.2 Land to which this part applies
 - 10.1.3 Development Contributions
 - 10.1.4 The Kogarah North Urban Design Strategy
 - 10.1.5 Vision for the Kogarah North Precinct
 - 10.1.6 The Controls
 1. Siting and consolidation of development sites
 2. Heritage
 3. Street Frontage Height
 4. Setbacks
 5. Trees and Landscape
 6. Dedication of Land to Council for Road/Lane Widening and Splays
 7. Creation of Through Site Pedestrian Links and Additional Open Space
 8. Housing Choice
 9. Addressing the street and public domain
 10. Impact of Development on the Road/Pedestrian Network
 11. Acoustic impacts from Road and Rail
 12. Vehicular Access and Car Parking
 13. Architectural Articulation – façade, roof, wall design and balconies
 14. Awnings
 15. Active Street Frontages along Princes Highway and Railway Parade North
 16. Solar Access to Public Domain
 17. Safety and Security
 18. Waste Minimisation
 19. Site Facilities
 20. Maintenance
 21. Acoustic Privacy
- 10.2 53A-59A Gloucester Road, Hurstville
 - 10.2.1 Introduction
 1. Land to apply
 2. Relationships to other documents and planning policies
 3. Purpose and objectives
 4. Bedroom yield
 - 10.2.2 Building height distribution within the Site
 - 10.2.3 Built form and setbacks
 - 10.2.4 Privacy
 - 10.2.5 Communal open space
 - 10.2.6 Landscaped area
 - 10.2.7 Solar access
 - 10.2.8 Architectural diversity and articulation
 - 10.2.9 Vehicular access and car parking

- 10.2.10 Waste minimisation
- 10.2.11 Safety and security
- 10.2.12 Plan of Management
- 10.2.13 Ecologically sustainable development
- 10.2.14 Fencing
- 10.3 143 Stoney Creek Road, Beverly Hills
 - 10.3.1 Introduction
 - 1. Land to apply
 - 2. Relationships to other documents and planning policies
 - 3. Purpose and objectives
 - 10.3.2 Built form and setbacks
 - 10.3.3 Vehicular access and car parking
 - 10.3.4 Contamination
 - 10.3.5 Stormwater Management
 - 10.3.6 Waste Management

Appendices

- 1. Green web
 - 1.1 GRDCP 2021 Green Web Map
- 2. Heritage Items and Heritage Conservation Areas
 - 2.1 Introduction
 - 2.2 Heritage items – Site Specific Requirements
 - 2.3 Heritage Conservation Areas
- 3. Heritage Conservation Areas
 - 3.1 Peshurst Heritage Conservation Area
 - 3.2 Kogarah South Heritage Conservation Area
 - 3.3 O'Brien's Estate Heritage Conservation area
- 4. Waste Management
 - 4.1 General Information
 - 4.2 Demolition and Construction Waste Management
 - 4.3 On-going Waste Management
 - 4.4 On-going Waste Management Specifics per Development Type Attachment 1
- 5. State and Regional Road Classifications
- 6. Building Heights and Indicative Storeys
- 7. The Kemp's Estate

Glossary