

Explainer:

Part 5 Residential and Mixed Use Developments

This Part of the draft *Bayside Development Control Plan 2022* outlines various requirements for proposed residential developments and works.

These include:

All Residential	Fences and Retaining Walls
	Ancillary Residential Uses
	Swimming Pools, Spa Pools, and Child-Resistant Barriers
	Quality of Design and Housing Choice and Diversity
Residential & Mixed-Use Development	Low-Density Residential
	Additional Controls for Dual Occupancy and Semi-Detached Dwellings
	Medium Density Residential
	High Density Residential
	Shop-Top Housing and Mixed-Use
	Group Homes
	Boarding Houses and Co-Living

Chapter 5.1 – All Residential

This chapter outlines controls for proposed developments on all residential sites. These controls aim to promote excellence in design, pattern, style, materials, and construction while preserving the envisaged streetscape and local character. The chapter outlines controls applicable to a variety of housing types and includes:

- Primary and non-primary buildings;
- Swimming pools, spa pools, and child-resistant barriers;
- Requirements to enable good quality housing design; and
- Building type and size guidelines.

Comparison with current Development Control Plans

Chapter / Subchapter	New chapter / subchapter?	Adapted from Botany Bay DCP 2013?	Adapted from Rockdale DCP 2011?
5.1 All Residential			
5.1.1 Fences and Retaining Walls – General Controls		Partly adapted from various sections regarding Fences in Chapter 4	Partly adapted from 4.2 Streetscape and Site Context
5.1.2 Ancillary residential uses – rear and side land additions, detached garages, secondary dwellings and studios		From 4A.5 Ancillary Development	
5.1.3 Swimming Pools, Spa Pools, and Child-Resistant Barriers	New controls regarding minimisation	Adapted from 70 Swimming Pools	

	of impacts (C1, C5, C6, C12).		
5.1.4 Quality of Design and Housing Choice and Diversity	New objectives and controls reflecting the housing goals outlined in the Bayside LEP 2021.	Partly adapted from various sections in Chapter 4 Residential Development	From 4.5.1 Housing Diversity and Choice

Chapter 5.2 – Residential & Mixed-Use Development

This chapter should be read in conjunction with the provisions set out in Chapter 5.1 and includes built form controls relevant to specific low, medium and high-density housing types, as well as mixed-use developments that contain both residential and non-residential land uses. The chapter also outlines requirements that relate to certain specialist housing types, such as group homes, respite day care centres, boarding homes and co-living housing.

The controls in the chapter aim to ensure that dwellings are designed and constructed compatible with the envisaged local streetscape and desired future character. Control types include:

- Streetscape, Local Character and Quality of Design;
- Built Form;
- Setbacks;
- Landscaping and Private Open Space;
- Solar Access and Overshadowing;
- Parking, Access, and Circulation;
- Visual and Acoustic Privacy;
- Special Height Controls;
- Materials and Finishes;
- Entries;
- Management; and
- Function, Efficiency and Safety.

Comparison with current Development Control Plans

Chapter / Subchapter	New chapter / subchapter?	Adapted from Botany Bay DCP 2013	Adapted from Rockdale DCP 2011
5.2 Residential & Mixed-Use Development			
5.2.1 Low-density residential (dwellings, dual occupancy, semi-detached dwellings)		Partly adapted from various sections in 4A Low Density Housing	Partly adapted from 5.1 Low and Medium Density Residential
5.2.2 Additional Controls for Dual Occupancy and Semi-Detached Dwellings		Partly adapted from various sections in 4A Low Density Housing	Partly adapted from 5.1 Low and Medium Density Residential
5.2.3 Medium density residential (attached dwellings, multi-dwelling housing)		Partly adapted from various sections in 4B Multi Dwelling Housing	Partly adapted from 5.1 Low and Medium Density Residential

5.2.4 High density residential		Partly adapted from various sections in 4C Apartment Buildings	Partly adapted from 5.2 Residential Flat Buildings
5.2.5 Shop-top housing and mixed use		Partly adapted from various sections in 4C Apartment Buildings	Partly adapted from 5.3 Mixed-Use
5.2.6 Group Homes and Respite Day Care Centres	New subchapter		
5.2.7 Boarding houses and co-living (including student accommodation)	New subchapter		