



# Appendices

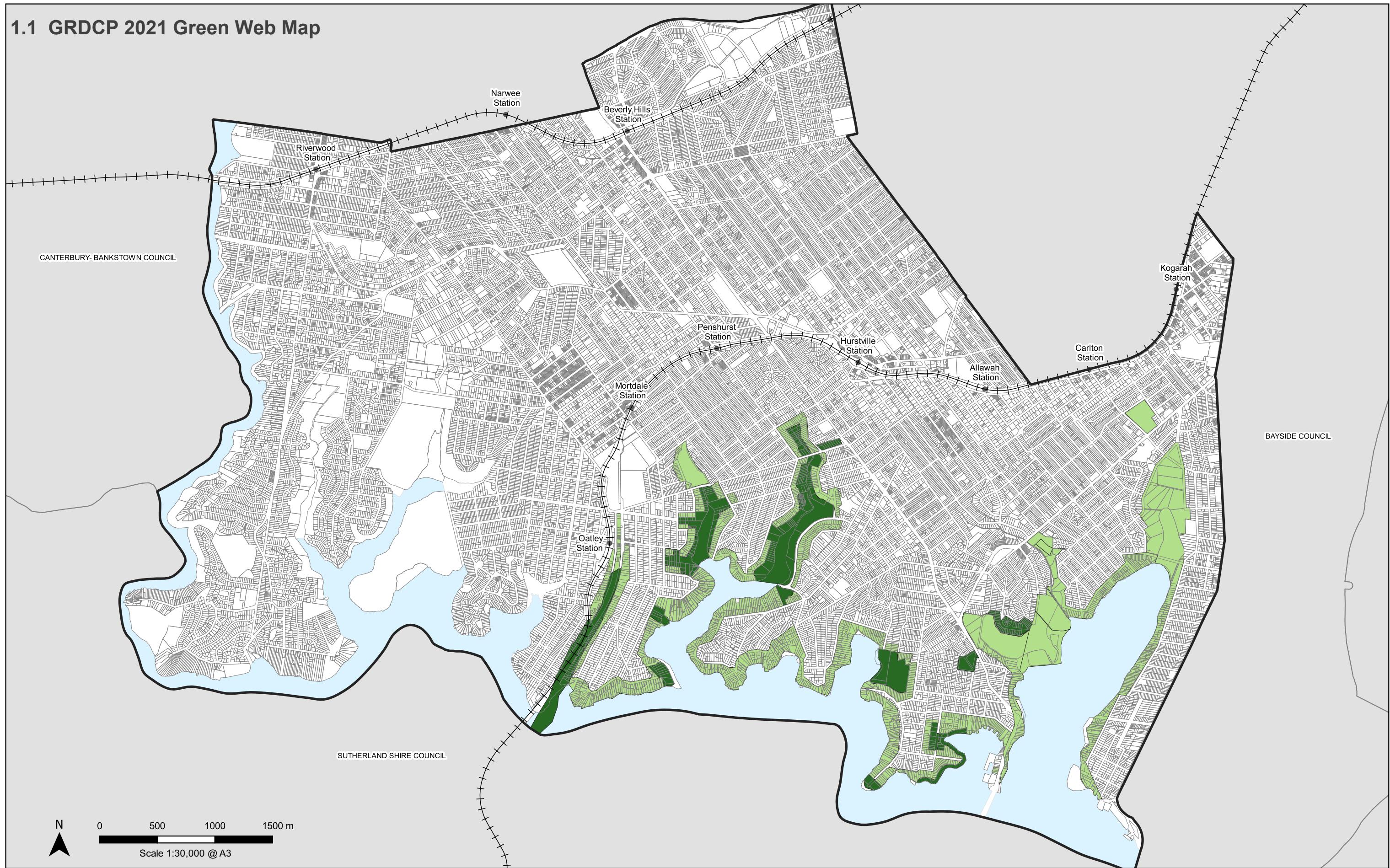
# Appendices

## Contents

Appendix 1	Green Web.....	2
Appendix 2	Heritage Items and Heritage Conservation Areas .....	3
2.1	Introduction.....	3
2.2	Heritage Items – Site Specific Requirements.....	4
2.3	Heritage Conservation Areas .....	5
Appendix 3	Heritage Conservation Areas .....	10
3.1	Penshurst Heritage Conservation Area .....	10
3.2	Kogarah South Heritage Conservation Area .....	29
3.3	O'Brien's Estate Heritage Conservation Area .....	48
Appendix 4	Waste Management.....	65
4.1	General Information .....	65
4.2	Demolition and Construction Waste Management .....	70
4.3	On-going Waste Management .....	72
4.4	On-going Waste Management Specifics per Development Type .....	82
	Attachment 1 .....	94
Appendix 5	State and Regional Road Classifications .....	97
Appendix 6	Building Heights and Indicative Storeys .....	99
Appendix 7	The Kemp's Estate .....	101

# Appendix 1 Green Web

## 1.1 GRDCP 2021 Green Web Map



**Green Web Map**

LGA boundary	Railway Line
Existing Habitat Corridor	• Railway Station
Habitat Reinforcement Corridor	Waterways

Disclaimer: This map has been produced with the most current information available to Georges River Council, including information supplied from external sources. Georges River Council is not responsible for errors or inaccuracies in the data provided. Information in this map is subject to copyright.

## **Appendix 2      Heritage Items and Heritage Conservation Areas**

### **2.1 Introduction**

This part supports Schedule 5 of the Georges River LEP 2020, providing detailed development controls for sites identified as heritage items or located within a Heritage Conservation Area. In addition to the listed heritage items, three (3) Heritage Conservation Areas are also listed within Schedule 5 of the Georges River LEP 2020, being:

1. Penshurst Heritage Conservation Area;
2. Kogarah South Heritage Conservation Area; and
3. O'Brien's Estate Heritage Conservation Area.

The objectives and this part are listed below.

#### **Objectives**

- (a) Ensure development protects and enhances the environmental and cultural heritage of Georges River;
- (b) Ensure proposed development is sympathetic to heritage items and Heritage Conservation Areas;
- (c) Provide guidance on appropriate design, siting, bulk, materials, landscaping and streetscape character.

## 2.2 Heritage Items – Site Specific Requirements

### 2.2.1 No. 24 (Lot 2, DP 320644) Penshurst Avenue, Penshurst

Note:

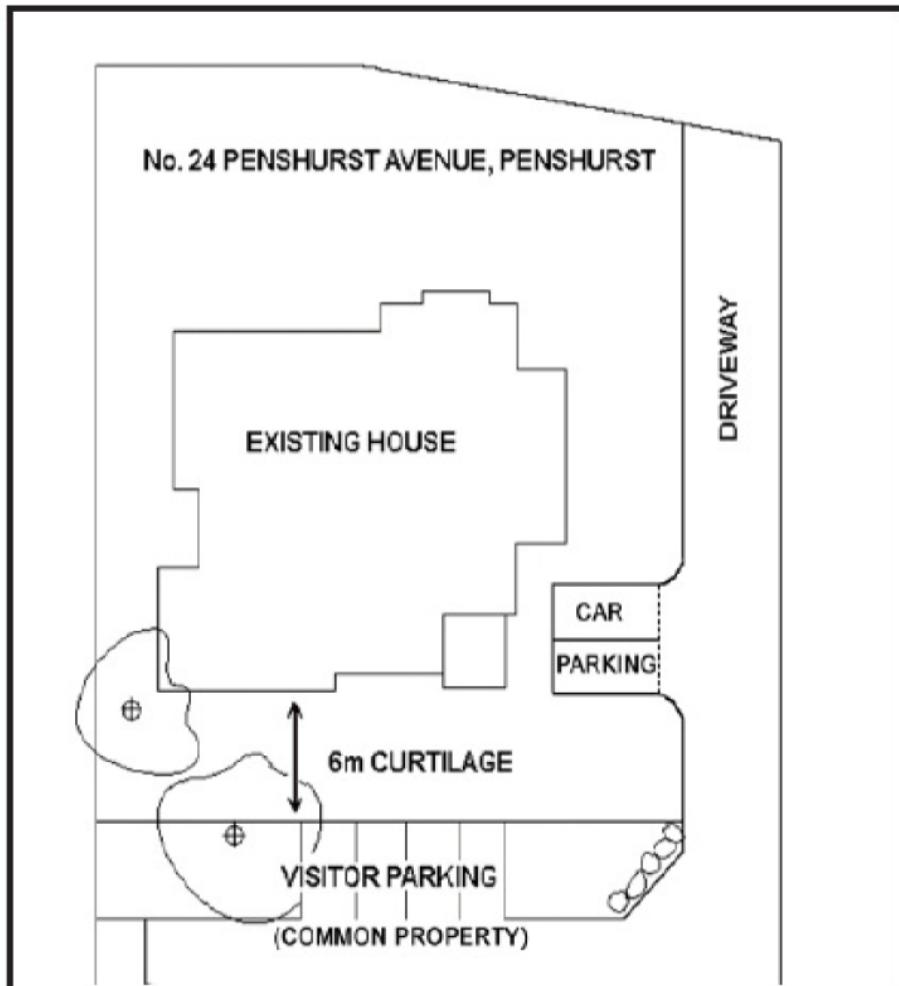
The subject site is identified in Clause 8 of Schedule 1 of the Georges River LEP 2020.

#### Objective

- (a) Ensure development of the site responds to the heritage item and respects the streetscape qualities of the Penshurst Heritage Conservation area.

#### Controls

1. Where the site is redeveloped in accordance with Clause 8 of Schedule 1, development on the site is to comply with the requirements of **Figure 1** below.



**Figure 1** No. 24 Penshurst Avenue, Penshurst

2. Development of the site must provide an appropriate building scale and external appearance complementary to the existing dwelling and general character of the Heritage Conservation Area.
3. Any application for redevelopment of the site in accordance with Clause 8 of Schedule 1 must be accompanied by a heritage management document and heritage conservation management plan prepared by an appropriately qualified professional.

### **2.2.2 Nos. 211-217 Rocky Point Road, Ramsgate**

#### **Objective**

- (a) Minimise the impact of development on the adjoining heritage building

#### **Controls**

1. Development adjacent to the heritage listed buildings at Nos. 211-217 Rocky Point Road, Ramsgate is to step down to a maximum of two (2) levels to reduce the impact on the heritage listed building.

## **2.3 Heritage Conservation Areas**

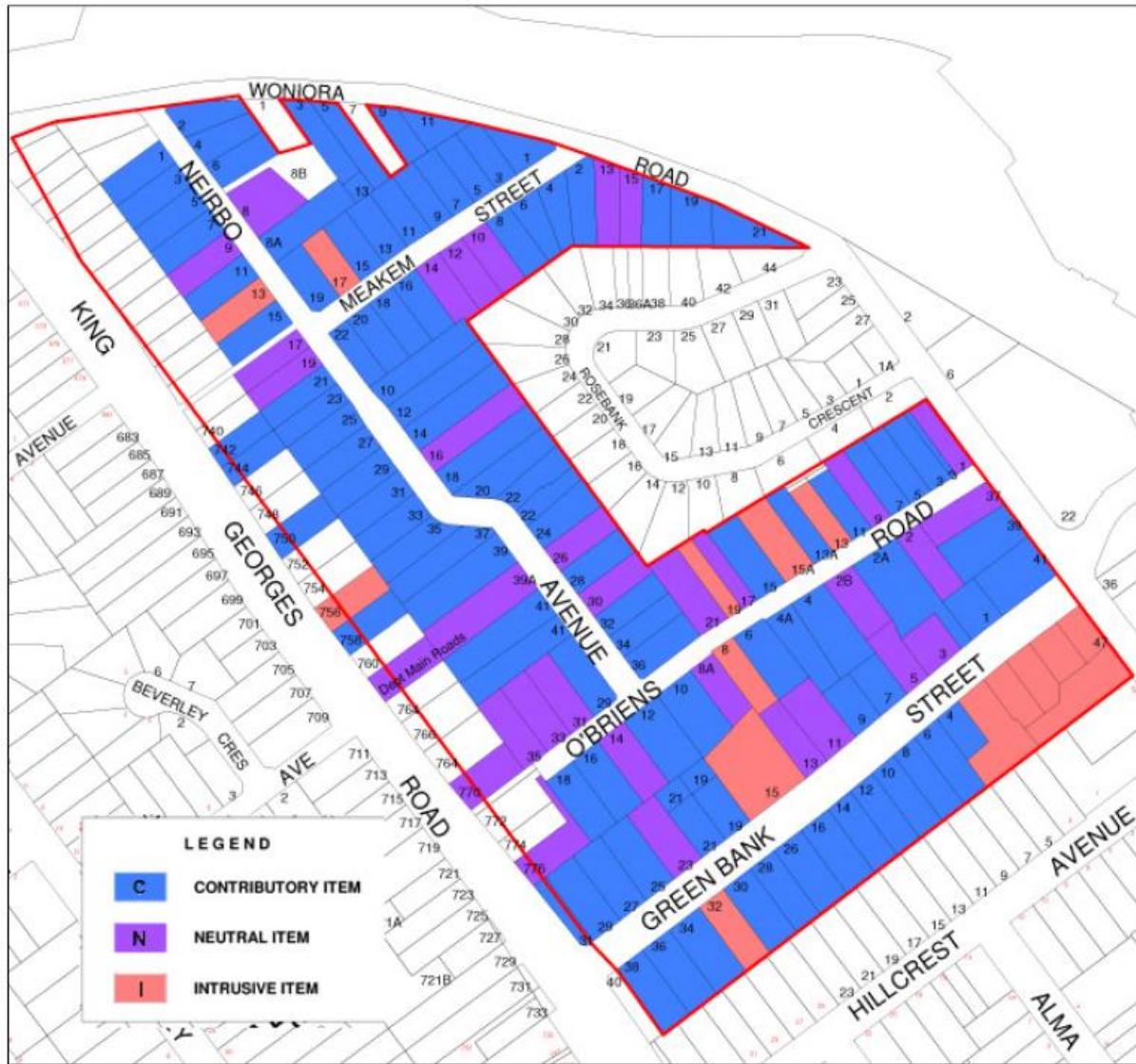
While the individual buildings that comprise a Heritage Conservation Area may not have sufficient significance to be listed as heritage items, collectively they are considered to possess a value worth retaining, having consistent streetscapes, landscapes and building characteristics. Buildings within a Heritage Conservation Area usually contribute to the quality of the area; however some individual buildings might not be worth retaining. Accordingly, buildings are nominated as Contributory, Neutral or Intrusive items, thus identifying those which reinforce heritage significance and should be conserved as well as buildings that could be replaced by new development that is more sympathetic to the values of the Heritage Conservation Area. Council has prepared Heritage Conservation Area Assessment Guidelines for the Penshurst, O'Brien's Estate and Kogarah South Heritage Conservation Areas which provide information for owners intending to develop their properties. These guidelines are included in Appendix 3.

Applicants are strongly advised to contact Council prior to preparing any plans for new development in a Heritage Conservation Area so as to ensure that what is being proposed is consistent with the requirements within the specific Heritage Conservation Area. To discuss your proposal contact Council's Customer Service Centre directly.

The three (3) Heritage Conservation Areas within the LGA are identified as follows:



**Figure 2** Kogarah South Heritage Conservation Area



**Figure 3** O'Brien's Heritage Conservation Area



**Figure 4** Penshurst Heritage Conservation Area

## Objectives

- (a) To provide guidelines and controls which seek to protect the significant character of Georges River Council's Heritage Conservation Areas and which encourage design which responds appropriately to the streetscape character.
- (b) New development and/or alterations and additions in Heritage Conservation Areas must respect the architectural character and complement and enhance the significance of conservation areas and their settings.
- (c) Existing dwellings in the Heritage Conservation Areas are to be retained.

- (d) New dwellings in Heritage Conservation Areas must respect the architectural character and complement and enhance the significance of conservation areas and their settings.

## Controls

1. Any development in the Heritage Conservation Areas is to address and respond to the requirements of the relevant Heritage Conservation Area Guidelines contained in Appendices 1 to 3.
2. New development must demonstrate how it respects the heritage values of the Heritage Conservation Area (as detailed in the Heritage Conservation Area guidelines).
3. Council may require the submission of a heritage management document that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the Heritage Conservation Area [Clause 10(5) of GRC LEP 2020].
4. Demolition of dwellings in the Heritage Conservation Areas identified as Contributory or Neutral will generally not be supported, unless a structural assessment has been undertaken by a suitably qualified professional and a report is submitted to Council confirming that the building is structurally unsound.
5. An owner may commission the preparation of a structural report and submit this to Council, however if Council is not satisfied that the report conclusively and adequately proves that the dwelling is unsound, Council may commission the preparation of a second report by an independent structural engineer. The cost of this report is to be borne by the owner.
6. Alternatively, an owner may elect to have the initial structural assessment undertaken by a Council appointed engineer. A formal process of exchange of letters of agreement between Council and an owner has been developed. A quote would be sought by Council and written commitment by the owner to pay the fee would be obtained prior to the assessment being undertaken.
7. Council will only consider a replacement dwelling in a Heritage Conservation Area when it has been established, and Council is satisfied, that the existing dwelling is structurally unsound.
8. Concept drawings for a replacement dwelling are to be submitted to Council prior to the lodgement of a Development Application.
9. Council will only accept a joint application which includes the demolition of the existing dwelling and the construction of a replacement dwelling in a Heritage Conservation Area.

# **Appendix 3      Heritage Conservation Areas**

## **3.1 Penshurst Heritage Conservation Area**

### **1.0 Purpose of Guidelines**

Penshurst Heritage Conservation Area has a particular character which residents wish to see preserved. The design of additions to existing buildings and new buildings located within the Conservation Area should aim to maintain and enhance the distinctive historic character of the locality.

Many owners buy houses in the Penshurst area because of its particular character, and are keen to see that character preserved. This does not mean that old homes cannot be brought up to modern standards of convenience and comfort. However, it is necessary to conserve those features of the building and its surrounding environment which give it heritage significance.

The significance of a heritage conservation area is the special value that such an area, and the buildings and items of which it is comprised, should have for past, present and future generations. This value represents historic links, aesthetic or technical achievements, scientific potential or community esteem. That significance is embodied in the remaining original physical fabric of a building or place and in its relationship with its setting and with the historical documentation which tells its story.

The overall guiding principle for the design of any new development in the Penshurst Heritage Conservation Area is that it complements the scale, form, siting, materials, colours, detailing and general appearance of existing original buildings and landscape features in the streetscape, and will preserve and be sympathetic with those special qualities which define the historic character of the locality.

### **1.1 Relationship with Other Council Plans**

These Guidelines are a Council endorsed policy document which provides information for owners intending to develop their property and Council staff, on the background to the nomination of the Penshurst Heritage Conservation Area and how this listing will affect development in the area. As required by Clause 5.10(5) of Georges River LEP 2020, these Guidelines must be addressed in a heritage impact statement accompanying an application for development in the Penshurst Heritage Conservation Area. In particular, this must include consideration of how any proposed development satisfies the provisions of these Guidelines.

In preparing an application for development within the Conservation Area, these Guidelines are to be used in conjunction with Georges River Development Control Plan 2020 (DCP 2020). Where there is an inconsistency between the Guidelines and the controls of DCP 2020, the Guidelines take precedence. Accordingly, variations to the requirements of DCP 2020, such as

side and rear setbacks and the maximum depth of a second storey component,-will be considered where it will allow for a development that maintains the existing building scale and pattern.

These Guidelines will be used by Council when assessing any application for change in the Conservation Area. It is strongly advised that any owner wishing to make additions or modifications to their property discuss those works with Council staff or Council's Heritage Advisor prior to preparing plans or lodging a Development Applications.

## **1.2 Where do These Guidelines Apply?**

These Guidelines will be taken into consideration for any proposed works within the area nominated on the following map. This will include any works undertaken within the public domain including road works, street planting, paving, fences, lighting and signage. Generally any works that will impact on the setting and external appearance of a building visible from the streetscape including front fencing, front garden, driveway access, and parking arrangements will require Council's consideration.

Advice on landscaping or internal works can be provided by Council if requested.



**Figure 5** Map of Penshurst Heritage Conservation Area

### 1.3 Why is this a Heritage Conservation Area?

The main purpose of identifying conservation areas in Sydney is to conserve the history of the development of the metropolitan area. They are also special places in their own right, often with distinctive streetscapes, landscapes and building characters that create a sense of place that is worth retaining.

The Penshurst Conservation Area reflects two (2) waves of development. The original large land grant holdings were divided to establish the Victorian Estate subdivisions (c. 1885) that emerged with the construction of the Illawarra Railway Line. The overall subdivision layout reflects this early “estate style” development with some remaining examples of late nineteenth century housing in mansions such as “Kintail” in Laycock Road and “West Maling” now in Penshurst Avenue. Both of these properties are individually listed as heritage items.

The second wave was the development of the “progressive suburbs” of the 1920s and 30s, exemplified by McRaes Estate, which saw building covenants applied to development in the area and reflects the flight of the middle class from the denser inner suburbs.

The subdivision pattern and the style and character of original development in the area reflect these themes and it is these elements that are meant to be retained.

In summary, the Penshurst Heritage Conservation Area is important because:

1. The precinct possesses streetscape integrity due to it being largely developed during a single period.
2. The area has a uniform housing character which is displayed in its original fabric, scale, form and architectural details that gives the area a harmonious appearance.
3. The predominance of California Bungalows shows the importance of the American influence on housing and lifestyles in the Inter-War Period. The area has a large number of 1930s bungalows that are excellent examples of middle class housing of the Inter-War period.
4. The Penshurst Heritage Conservation Area reflects the availability of finance enabling the middle class to borrow money and finance the purchase of a house and epitomises the great diversion of funds in Australia from private investment in industry and infrastructure to “non-productive” investments in private housing.

## 1.4 Are all Buildings Treated the Same?

Georges River Council recognises that conservation areas are not museum pieces and stresses that the important principle is to respect their essential character by conserving significant elements and adding new sympathetically designed elements.

Buildings in the Penshurst Heritage Conservation Area generally fall into one of three (3) categories:

1. Contributory Items
2. Neutral Items
3. Intrusive Items

### **1.4.1 Contributory Items**

There are many buildings, structures and landscape features within the area which contribute to the heritage significance of the Penshurst Heritage Conservation Area because of their age, particular characteristics and integrity. These are called Contributory items. Individually, they are not necessarily items of heritage significance, otherwise they would be listed as such, but they do add to a collective significance. Loss of any one of them will erode the heritage significance of the area as a whole.

There are also a small number of very significant properties in the conservation area that are individually listed as heritage items. Accordingly, Council controls the removal or demolition of any building in the area, as the effect it would have on the heritage significance of the conservation area must be assessed.

Adaptations are often needed to homes to accommodate modern working or lifestyle requirements. These may include the addition of bathroom or kitchen facilities, additional bedrooms or off-street parking. As long as the heritage significance of the place and the conservation area as a whole is not adversely affected, such changes may be perfectly acceptable.

Demolition of Contributory items will generally not be supported and will only be considered where a strong case can be presented that the building is totally unsound structurally and cannot be restored at a reasonable cost. This assessment may include Council commissioning an independent consultant assessment, the cost of which would also need to be met by the applicant.

Applications for demolition must be accompanied by a Heritage Impact Statement (prepared by a suitably qualified heritage consultant approved by Council), which will need to address the replacement dwelling and its capacity to contribute and improve the character and significance of the conservation area, as well as demonstrating that retention of the building is not achievable. Council will require a joint application for demolition and development.

### **1.4.2 Neutral Items**

Neutral items are generally dwellings which have had their contribution reduced by intrusive alterations and modifications to the dwelling, front garden, front boundary fence, pathways and driveways, and landscaping, but may only need relatively minor or small changes to bring them back to a contributory nature. Neutral items can also be more modern dwellings than the original, which may contribute little to the character of the Conservation Area but, conversely, are not considered to be intrusive.

Altered buildings should only be considered for demolition if they are proven to be totally unsound structurally as for Contributory items, and their replacement will contribute and improve the character of the Conservation Area. Applications for demolition must be accompanied by an

application for the replacement building and a Heritage Impact Statement as noted for Contributory items. Any additions and alterations should look to restore the former character of modified buildings, or modify more modern buildings to respond to the character elements of the area.

### **1.4.3 Intrusive Items**

These items are buildings or landscape features which have been altered or modified to the extent that they do not reflect the conservation values of the area.

Demolition in this group of buildings will be considered if replacement buildings will contribute, improve and be sympathetic to the character and significance of the Conservation Area. Council strongly encourages a joint application for demolition and development.

## **1.5 What Category is my Building?**

All items within the Penshurst Heritage Conservation Area have been given a classification as either Contributory, Neutral or Intrusive items. Please refer to **Figure 5** located on page 12.

## **1.6 What Characteristics Need to be Conserved?**

This section identifies key elements which define the character of the Penshurst Heritage Conservation Area, and which need to be understood by homeowners and consultants when designing alterations, additions and new buildings.

The historic significance of the streetscape of the Penshurst Heritage Conservation Area have been influenced and shaped by the following factors:

#### Landform and street plantings

- Sloping topography with distinctive landform features.
- Narrow grassed nature strips with some street plantings.

#### Date, type and style of the buildings

- A fairly homogenous collection of predominantly Inter-War Period California Bungalows with some late Federation Period residences and an occasional late Victorian Period house. There are some infill houses dating from the 1940s to the present.

#### Scale and form

- The majority of buildings present as single-storey to the street elevation with additional

space under the main floor to the rear. In some areas the “high side” of the street is characterised by a two-storey street front, with space for a garage within the footprint of the building, below the principal living area.

- Predominantly double-fronted bungalows embellished with bay windows, street facing gables and verandahs mostly located under the main roof.
- A wide variety in the shape and form of window and door openings with generally vertical proportions.
- Roofs display multiple hips and gables, with a consistency of roof pitch throughout.

#### Subdivision pattern

- The subdivision of the area has created generally small allotments which suited the housing styles of the period, which had either no garage, or garages located down a side driveway in rear yards.

#### Setbacks and siting

- Consistent front boundary setbacks with generally small front gardens.
- Predominantly double-fronted residences built from side boundary to side boundary, with some houses set well back from the street boundary.

#### Materials, building techniques and details

- Residences primarily built in face brickwork in a range of brick colours and styles, generally of darker tones.
- Most dwellings are roofed with Marseilles pattern tiles.
- Original window fenestration typically consisting of painted timber casements or double-hung sashes, some with steel framed windows. Window frames occasionally mounted on outside face of wall with skirts of shingles or boards.
- Windows are in bays of two/three openings, or where a single unit is used it is broken into smaller, vertically proportioned elements with strong structural elements, such as central mullions and surrounds, emphasised by brick or rendered header courses and sills.
- Verandah roof supported on substantial masonry piers or timber columns with original roof covering consisting of bituminous felt.
- Door openings are generally recessed within the verandah and are single leaf openings.

#### Carports or garages and driveways

- Garages were typically sited to the rear of the property.

- There are some original garages built on the street boundary – usually on the high side of the street. Several houses built on the low side of the street have garages located within the footprint of the house – below the principal living area.
- Driveways are single-width, and are generally set to the side boundary.

#### Fencing

- Fencing along the street boundary is generally low brickwork, matching the brickwork of the dwelling. Side boundary fencing is generally timber paling.

#### Front gardens

- Generally houses feature well developed front gardens with lawns and shrubs with the occasional signature tree.

## 1.7 Guideline Statements

This section indicates the limits to which existing buildings can be expanded, and provides design criteria which need to be considered when designing alterations, additions or new infill buildings in the Penshurst Heritage Conservation Area.

The successful design of alterations and additions and new buildings in the Conservation Area must have regard to, and be appropriate under the following design criteria:

- Character;
- Scale;
- Form;
- Siting; and
- Materials, colour and detailing.

The above design criteria are discussed in detail in the following sections.

When designing additions to single-storey dwellings, which is the predominant building type in the Conservation Area, consideration should first be given to the extent and placement of new development. In order of preference from a heritage point of view, the following is a guide to the placement of new development for additions to existing single-storey dwellings:

- Single-storey development located to the rear of the house;
- Additional accommodation within the existing roof space; or
- Two (2) storey development located at the rear of the existing dwelling, separated by a new single-storey ‘link’ building.

The above are discussed in more detail in the following sections.

First floor additions proposed to be located over the existing dwelling and within the existing front roof plane, which usually require removal of the existing roof or a substantial part of, will be considered the least desirable option by Council and will generally not be supported.

Additions to two (2) storey dwellings should generally be located to the rear of the house. In order of preference from a heritage point of view, the following is a guide to the placement of new development for additions to existing two (2) storey dwellings:

- Single-storey development located to the rear of the house; or
- Additional accommodation within the existing roof space.

Where existing dwellings are located on elevated or sloping sites, consideration should be given to the impact of any new development on the wider townscape.

### **1.7.1 Character**

The design of alterations and additions and new buildings in the Penshurst Heritage Conservation Area requires careful analysis and examination of the locality to identify those elements which contribute to its historic character. As previously noted, the character of the conservation area has been shaped by the following factors:

- The predominate landform;
- Street landscaping;
- The date, type and style of buildings;
- The scale and form of buildings;
- Street and subdivision patterns;
- The setback and siting of houses, carport and garages;
- Fencing and front gardens; and
- Materials, colour, building techniques and details.

Due to the diversity of predominantly Inter-War housing styles, it is very important for applicants proposing alterations and additions to understand the stylistic characteristics and elements which are unique to their property, and appropriately interpret and design new works which are sympathetic and in harmony with the character of the dwelling.

Additions should not mimic detail to the point of being perceived as part of the original building, but rather should be able to be interpreted as later additions, however, they should be of a form, style and finish which does not detract from the character of the original building.

Each of the design criteria discussed below collectively contribute to and influence, the overall historic character and distinctive streetscapes of the Conservation Area.

## **1.7.2 Scale**

Scale, which encompasses proportion, height and bulk, relates to the size of buildings relative to surrounding buildings. Maintenance of the general scale of residences in the Conservation Area is a critical element in preserving the character of the locality. Where single-storey buildings predominate in a streetscape any additions should maintain that essential character when viewed from the street or surrounding townscape.

In designing new additions to existing buildings and new buildings, the following factors related to building scale should be considered:

(i) Additions to single-storey houses:

a) Single storey additions

- Council will consider single-storey additions located to the rear of the existing building. New roof and building mass should not project above or dominate the existing building scale, and in addition, a single run of long wall (as an extension to the existing wall) is to be avoided.
- The overall length of any extension is to be less than, and secondary to, the original building.

b) Roof space additions

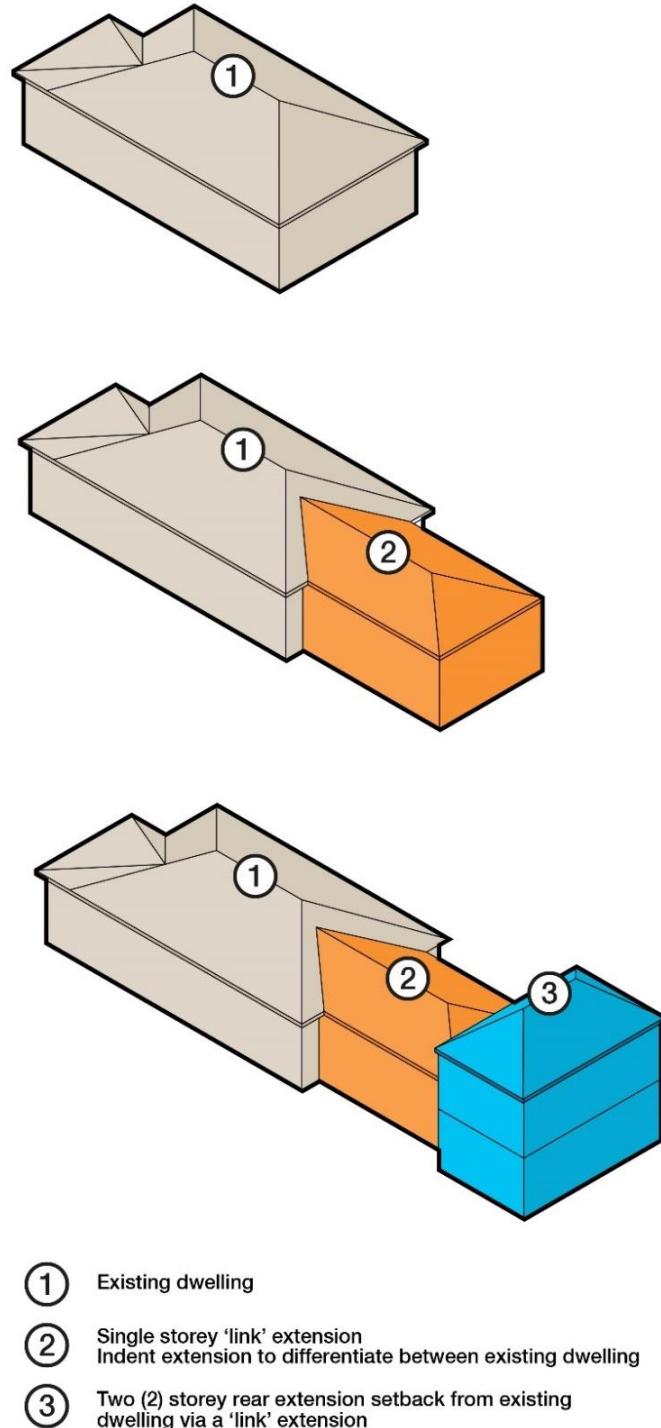
Additional floor space should preferably be within the existing roof space, with possible dormers and/or skylight additions as part of an attic style addition, but only where such elements do not dominate the roof qualities. Dormers and/or skylights should preferably be located on the rear roof plane as a general rule.

c) Two-storey additions

- Two-storey additions to single-storey buildings are less desirable than single-storey additions, and will only be considered where there is no scope for roof space additions or single storey additions. Second storey additions which dominate the existing building will not be considered acceptable.
- Two-storey additions are to be substantially setback to the rear of the existing house and are to be visually subservient to the front.
- In addition to the above, two-storey additions should be separated from the rear of the existing house by a single-storey ‘link’ addition. Separation between

large built forms (existing house and two-storey addition) should be maximised as much as possible (see **Figure 6**).

- Two-storey additions which have an adverse visual impact on the streetscape and wider townscape will not be considered acceptable.



**Figure 6** Additions to existing single storey dwellings

(ii) Additions to two (2) storey buildings

- Additions to existing two-storey residences should preferably be single storey, or double storey with justification. Any new development should generally be located to the rear of the existing building, but may be varied to suit specific site conditions.
- Additions should not dominate the existing house in its scale, bulk, massing, roof form and materials.
- An exception may be granted in the case of a Neutral or Intrusive item where any proposed works at the front of the building provide a design outcome that is an improvement, more consistent with the general character of the area and complies with all other aspects of these Guidelines.
- Two-storey additions which have an adverse visual impact on the streetscape and wider townscape will not be considered acceptable.

(iii) New buildings

- Replacement buildings must respond in scale and height to the surrounding Contributory items, particularly if there is a general consistency in the building scale along that stretch of street, and from around the local townscape.
- If adjoining sites are single-storey, new buildings will generally be limited to single storey. Where there is some variation in Contributory building heights along a street a two-storey element to the rear of the building may be considered if appropriate.
- Council will consider variation to the maximum site cover requirements to allow new buildings to be kept to single-storey.
- New two-storey buildings may be appropriate where adjoining buildings are two-storey and the proposal will provide a design outcome that is consistent with the general character of the area and complies with all other aspects of these guidelines.

(iv) Carports

- Carports should be designed to minimise their bulk with maximum eave heights of 2.4 metres and single car width.

### 1.7.3 Form

Form relates to the overall shape and volume of a building, and the arrangement of its parts including, and very importantly related to, the roof and facade. In designing new additions to existing buildings and new infill buildings, the following factors related to building form need to be considered. It is noted that the form of new development need not copy exactly that of adjacent historic properties, but should however visually respect and relate to them in a positive way.

(i) Roof form

a) Generally

- Roof forms play an important part in shaping the character of a locality. The design of roofs should respect the scale, form, detail, and pitch of the existing building in the case of additions to existing houses, or adjoining and adjacent Contributory buildings in the case of new infill buildings. Roof additions should generally be confined to the rear of an existing building and be subservient to the main existing roof.
- Changes to original roofs, particularly if seen from the street, should be minimal and should be determined by the street and building context. Roof elements such as dormers and skylights should not be located where visually prominent. Skylights may be preferable to dormer windows depending on impact from angles of view.

b) Additions to existing buildings

- New work to the rear of an existing house can either extend the existing roof form, pitch and eaves, or, where the roofline is not maintained, be of a more subservient/differential style such as a skillion or flat/parapet style roof. In both instances the ridge of the new roof is to be lower than the existing roof, and the impact of the added roof is not to dominate the existing house and views from the street.
- Where new roofing of a visually detached addition projects above the existing roofline in the case of a second storey addition, it should be of similar pitch and form to the original.

c) New buildings

- All new buildings must provide a pitched and tiled roof (or possibly slate) for that part of the building that is visible from the street. Rear elements may adapt a different form or materials as long as the other sections of these guidelines are met.
- A range of roof forms and pitch is displayed throughout the Conservation Area. Roof forms should be drawn from surrounding Contributory dwellings.

d) Ancillary elements including dormers and chimneys

- Dormers to the front or side of existing roofs, where acceptable, should be of traditional vertical proportions with either gable, hipped or skillion roof forms. Where not visible from the street, a wider dormer form may be considered.
- Original chimneys should not be demolished, unless they are proven to be structurally unsound and only when followed by immediate reconstruction in the original detail.

- Other elements such as solar hot water heaters, ventilators, antennae, solar panels and the like should be placed in locations where they are not visually dominant.

e) Carports and garages

- Roof pitches similar to the house are generally acceptable for garages/carports located to the rear or side of a building. Flat (shallow pitched) carports may be considered if original design and details of the house permit.
- Use of parapets along the front façade, with a shallow pitched roof behind is generally acceptable for carports sited to the side or rear of the building.

(ii) Building form

The Conservation Area has a variety of building forms and styles which have a strong influence on the character of the streetscape. This is reinforced by a fairly consistent setback and the rhythm of the buildings in the street.

a) Existing Buildings

- The original articulation of the front elevation of existing buildings, which typically is a double-fronted façade with a projecting and a recessive building bay (often the recessive bay has a verandah front) must be maintained and not subject to change. In addition, the proportion, material and openings of the façade must be retained.
- Existing buildings which have had the form of their facades altered may be subject to reconstruction to reinstate original details. This may include reconstruction of door and window openings and enclosed verandahs subject to strong evidence for reinstating original details. When no surviving physical or documentary evidence of the original can be found, reconstruction similar to appropriate surrounding Contributory dwellings is encouraged.
- Council will generally support the removal of recent inappropriate additions and alterations to dwellings and the restoration or reconstructions of damaged or missing elements such as: removal of modern render from brick walls, removal of paint from brickwork, reversal of re-skinning, and removal of windows from in-filled verandah openings etc.

b) New buildings

- The form of new buildings should complement the form of original adjacent Contributory buildings, particularly when viewed from the street and the overall character of the Conservation Area. Generally this entails a double fronted façade with a projecting and a recessive building bay – often the recessive bay has a verandah front, and pitched roofs to respect surrounding Contributory items.

- The treatment of facades and side elevations visible from the street should be proportioned and articulated in a manner which responds positively to adjacent original buildings and the overall character of the street. Long, unbroken walls and roofs are to be avoided.
- The relationship of solid to void and use of verandahs in the design of the front elevation is to be encouraged. A long uninterrupted wall to the front façade or side elevation with no articulation is to be avoided.
- Generally single-fronted facades to the street will not be supported.
- Prominent garage doors proposed in the streetscape façade will generally not be supported by Council.

#### **1.7.4 Siting**

Siting relates to the positioning of buildings on allotments, which in this instance includes houses, garages and carports. The Conservation Area has a fairly consistent rhythm and spacing in the siting of buildings, established by the consistency of lot sizes and dimensions, and uniform front and side boundary setbacks. Some of the more substantial houses are set well back from the street boundary.

The following guidelines are designed to maintain the established pattern of uniform siting of buildings in the Conservation Area:

(i) Existing buildings

- Maintenance of the building siting is mandatory for Contributory items.
- Neutral or Intrusive items could be modified by sympathetic additions if it improves their siting in relation to adjacent original buildings.
- Additions to the side of buildings should be designed so that they are setback as far as possible from the front building line.

(ii) New buildings

- New buildings must be sited to reinforce the rhythm and spacing of buildings in the Conservation Area.
- The façade of new buildings must be orientated to the street frontage to be consistent with adjacent Contributory buildings.
- The setback of new buildings to the street and side boundaries must maintain the established significant pattern of setbacks in the streetscape.

(iii) Ancillary buildings including carports and garages

- Garages and carports should generally be detached elements and located only in traditional positions, that is to the rear or side of the dwelling and set back from the front façade.

- Garages and carports sited forward of the building will generally not be supported by Council.
- In some cases car access may be available to rear yards, between two existing dwellings, which may be achieved through the creation of a shared right of carriageway between the adjoining buildings, assuming there is sufficient width and appropriate grades. Where such an opportunity exists Council will require owners to demonstrate that approaches have been made to adjoining owners and that this option has been considered.
- Where possible, concrete wheel tracks at the side of dwellings leading to garages in the rear yard should be retained.

### **1.7.5 Materials, Colours & Detailing**

The historic character of the Conservation Area exhibits a consistency in the materials, colours and detailing of elements which combined contribute to the special character of the locality.

Removal of or alteration to original facades of contributory items is generally not supported. Alterations to the principal elevations of neutral items should aim to re-instate lost elements or use materials and colours more consistent with the character of the area.

Additions and new buildings should exhibit in their composition with regard to material and colour selection a harmonious compatibility with materials, colours and textures of adjacent Contributory buildings.

The design of alterations and addition and new buildings need not mimic exactly existing original details, but rather re-interpret and be complementary with existing dwellings, responding to the following guidelines.

#### Roofs

- The general consistency in roofing materials throughout the Conservation Area is a strong visual element and influence on the character of the area.
- New roofing must be consistent with existing materials, or where new buildings are proposed, be generally glazed or unglazed terracotta Marseilles pattern tiles if visible in the streetscape.
- The re-roofing of the main body of the house is not considered desirable, except to match original materials. Original tiles in sound condition should re-used in roof planes that front the street
- Concrete tiles are not characteristic of the conservation area and will not be generally supported by Council where visible from the streetscape.
- Tile colouring can be drawn from examples on neighbouring Contributory items where original roofing survives.

- Some existing Contributory items have slate or corrugated metal sheet roofing, and use of those materials for additions is encouraged.

### Facades / Walls

- Brickwork is the dominant building element in the Conservation Area, generally in darker brick tones.
- New work in elevations that are visible from the street should use materials and colours which are characteristic of the area, such as brickwork. Other materials may be used in lieu of brickwork, or combined with brickwork, but such materials must be acceptable to Council as being harmonious and sympathetic with the character of the area and should be chosen for their complementary qualities in relation to colour, texture and tonal contrast.
- The front façade of new buildings should predominantly be brickwork, but could be combined with other harmonious materials as previously noted. Brickwork should be of a colour and texture similar to adjacent Contributory items.
- Existing brickwork is not to be painted, rendered or bagged.
- Consideration may be given to painting, rendering or bagging buildings that are Intrusive or Neutral items where the design outcome improves the general character of the building and streetscape.
- Re-instatement of original tuck pointing to brick joints which commonly appears on the front façade is strongly encouraged. Evidence of well preserved original tuck pointing can usually be found in areas protected from weathering, such as under eaves or under verandahs.
- Removal of, or alteration to original facades of Contributory items is generally not supported. Alterations to the principal elevations of Neutral items should aim to re-instate lost elements or use materials and colours more consistent with the character of the conservation area to improve its contribution.
- Proposals which involve face brickwork should ensure that re-pointing materials, colours and design are compatible. Original bricks are to be cleaned and re-used wherever possible, especially in all face brickwork.
- It is desirable that previously painted facades be stripped of paint to reveal original face brickwork.

### Painted Finishes

- Paintwork should not be applied to any brickwork, stonework, exposed bricks on chimneys, terracotta chimneypots, tessellated or glazed tiling, slate verandah edging and steps, or any other unpainted surfaces.
- New buildings should use colours which harmonise with the traditional colour schemes.

- New exterior brickwork in the front facade is to remain unpainted.
- Re-instatement of traditional colour schemes is strongly encouraged. Evidence of original schemes may be determined by scraping back paint from areas that are not subject to intense weathering.
- Advice may be sought from Council's Heritage Advisor should you wish to pursue a traditional colour scheme for your building.

### Doors, Windows and Verandahs

a) Alterations and additions

- Where new doors, windows or verandahs are proposed in street facing elevations or where visible from the street, they should be of similar proportion, size and detailing to existing elements. If there is no indication of original treatment, the design of new doors and windows should be vertically emphasised and kept simple.
- The retention and repair of original architectural details such as doors, windows, verandah piers/columns, decorative timber work to verandahs and gables, roughcast, and tile work in principal elevations is encouraged. Original lead lights and coloured glass panes should be kept.
- Existing incompatible elements (e.g. aluminium windows or doors) in principal elevations should be replaced where alterations or additions are proposed.
- Original verandahs and external detailing in general should be retained or repaired or reinstated where necessary. Removal or infilling of verandahs visible from a public place is not supported.
- New verandahs proposed in elevations visible from the street should be covered by the main roofline or substantive awning (i.e. no projecting balconies) and incorporate appropriately scaled and detailed support posts.

b) New Buildings

- The principal elevation of new buildings should provide a level of detail and design of openings that is in proportion with and similar to that of surrounding Contributory buildings.
- Doorways are generally recessed from the main façade, often with an accompanying verandah, and windows have robust proportions, often multi-paned, with heavy mullion/transom elements and surrounds.

c) Fences and gates

- Existing fencing that is original and consistent with the prevailing scale and materials of Contributory items within the immediate locality must be retained.
- Any demolition of original fencing to accommodate driveway access must include reconstruction – utilising existing materials, mortar etc. of end piers etc.

- Alterations and additions or new buildings must provide for a new fence or appropriate materials, colours and scale where no fencing exists at the moment. Fencing should be simple with a level of detail compatible with the house and with regard to other like Contributory items adjacent.

d) Garages and carports

- Use recessive or darker colours that reduce visual prominence.
- Designs should be kept simple. Do not necessarily mimic elaborate design elements that may be used on the main dwelling if it over-emphasises the garage/carport appearance.

Driveways and Hardstands

- Driveways and hardstands are restricted to a maximum width of 3.5 metres at the street frontage and should be simple.
- Brushed concrete or dark segmental pavers and the use of "strip" driveways are appropriate.
- Light coloured paving or "faux brick" or stencil finishes are not supported.

## **3.2 Kogarah South Heritage Conservation Area**

### **1.0 Purpose of Guidelines**

Kogarah South Heritage Conservation Area has a particular character which residents wish to see preserved. The design of additions to existing buildings and new buildings located within the Conservation Area should aim to maintain and enhance the distinctive historic character of the locality.

Many owners buy houses in an area because of its particular character and are keen to see that character preserved. This does not mean that old homes cannot be brought up to modern standards of convenience and comfort. However, it is necessary to conserve those features of the building and its surrounding environment which give it heritage significance.

The significance of a heritage conservation area is the special value that such an area, and the buildings and items of which it is comprised, should have for past, present and future generations. This value represents historic links, aesthetic or technical achievements, scientific potential or community esteem. That significance is embodied in the remaining physical fabric of a building or place, its relationship with its setting and with the historical documentation which tells its story.

The overall guiding principle for the design of any new development in the Kogarah South Heritage Conservation Area is that it complements the scale, form, materials, colours, and general appearance of existing original buildings and landscape features in the streetscape, and will preserve and be sympathetic with those special qualities which define the historic character of the locality.

### **1.1 Relationship with Other Council Plans**

These Guidelines are a Council endorsed policy document which provides information for owners intending to develop their property and Council staff, on the background to the nomination of the Penshurst Heritage Conservation Area and how this listing will affect development in the area. As required by Clause 5.10(5) of Georges River LEP 2020, these Guidelines must be addressed in a heritage impact statement accompanying an application for development in the Penshurst Heritage Conservation Area. In particular, this must include consideration of how any proposed development satisfies the provisions of these Guidelines.

In preparing an application for development within the Conservation Area, these Guidelines are to be used in conjunction with Georges River Development Control Plan 2020 (DCP 2020). Where there is an inconsistency between the Guidelines and the controls of DCP 2020, the Guidelines take precedence. Accordingly, variations to the requirements of DCP 2020, such as side and rear setbacks and the maximum depth of a second storey component, will be considered where it will allow for a development that maintains the existing building scale and pattern.

These Guidelines will be used by Council when assessing any application for change in the Conservation Area. It is strongly advised that any owner wishing to make additions or modifications to their property discuss those works with Council staff or Council's Heritage Advisor prior to preparing plans or lodging a Development Applications.

## **1.2 Where Do These Guidelines Apply?**

These Guidelines will be taken into consideration for any proposed works within the area nominated on the following map. This will include any works undertaken within the public domain including road works, street planting, paving, fences, lighting and signage. Generally any works that will impact on the setting and external appearance of a building, including front fencing, driveway access and parking arrangements will require Council's consideration. Advice on landscaping or internal works can also be provided by Council if requested.



Figure 7 Map of Kogarah South Heritage Conservation Area

## **1.3 Why is this a Conservation Area?**

The Kogarah South Heritage Conservation Area is associated with the first wave of residential development in the railway suburbs of the Kogarah district. The subdivision layout of Bowns Road and Ocean Street form part of the original subdivisions of Bowns Park Estate 1885 and Bay View Park Estate. The Bay View Park Estate was the first subdivision of the region and was offered for sale in 1880. The subdivisions are indicative of the early speculative building which took place after the opening of the Illawarra Railway link in 1884.

The majority of housing in the area was constructed post 1890 and while it consists mainly of brick Federation one-storey residences, there are a variety of architectural details and high quality of workmanship of the Victorian and Californian Bungalow styles.

The development of the area was linked with that of the adjoining Kogarah Town Centre Area, including its commercial functions, hospital and institutional development.

In summary, the Kogarah South Heritage Conservation Area is important because:

1. It is representative of the first wave of speculative subdivisions and building following the opening of the Illawarra Railway, and indicative of the associated middle class aspirations of the time.
2. The majority of buildings in the area are well maintained and of a consistent scale with some demonstrating a high degree of intactness.
3. The precinct possesses streetscape significance due to the high level of continuity of housing styles, landscaping and fencing.
4. The area is increasingly rare as a group of Federation houses and Californian bungalows, and possesses some excellent examples of Federation houses with fine detailing and a high degree of intactness.

## **1.4 Are All Buildings Treated the Same?**

Council recognises that conservation areas are not museum pieces and stresses that the important principle is to respect their essential character by conserving significant elements and adding new sympathetically designed elements.

Buildings in the area generally fall into one of 3 categories.

1. Contributory Items
2. Neutral Items
3. Intrusive Items

### **1.4.1 Contributory Items**

There are many buildings, structures and landscape features within the area which contribute to the heritage significance of the area because of their age, particular design characteristics and integrity. These are called Contributory items. Individually, they are not necessarily items of heritage significance, otherwise they would be listed as such, but they do possess collective significance. Loss of any one of them will erode the heritage significance of the area as a whole. There are also a small number of very significant building in the Conservation Area that are individually listed as heritage items. Accordingly, Council controls the removal or demolition of any building in the area, as the effect it would have on the heritage significance of the area must be assessed.

Adaptations are often needed to homes to accommodate modern working or lifestyle requirements. These may include the addition of bathroom or kitchen facilities, additional bedrooms or off-street parking. As long as the heritage significance of the place and the Conservation Area as a whole is not adversely affected, such changes may be perfectly acceptable. Demolition of Contributory buildings will generally not be supported and will only be considered where a strong case can be presented that the building is structurally unsound and cannot be restored at a reasonable cost. This assessment may require Council commissioning an independent consultant to assess the item, the cost of which would also need to be met by the applicant. Applications for demolition must be accompanied by a Heritage Impact Statement (prepared by a suitably qualified consultant), which will need to address the replacement dwelling and its capacity to contribute and improve the character and significance of the Conservation Area, as well as demonstrating that retention of the building is not achievable. In this circumstance, Council will require a joint application for demolition and construction of a new dwelling.

### **1.4.2 Neutral Items**

Neutral items are generally dwellings which have had their contribution reduced by intrusive alterations, but may only need relatively minor changes to bring them back to a contributory nature. Neutral items can also be more modern dwellings which may contribute little to the character of the Conservation Area but are not considered to be intrusive. Altered buildings should only be considered for demolition if they are proven to be structurally unsound and the replacement will contribute and improve the character of the Conservation Area. Further, any additions and alterations should look to restoring the former character of modified buildings, or modify more modern buildings to respond to the characteristics of the area. Applications for demolition must be accompanied by an application for the replacement building and a Heritage Impact Statement as noted for Contributory items.

### **1.4.3 Intrusive Items**

These items are buildings or landscape features which have been modified to an extent that they do not reflect the conservation values of the area. Demolition in this group of buildings will be considered if replacement buildings will contribute, improve and be sympathetic to the character and significance of the Conservation Area. Council strongly encourages a joint application for demolition and development.

## **1.5 What Category is My Building?**

All items within the Conservation Area have been given a classification as either Contributory, Neutral or Intrusive. Please refer to **Figure 7** located on page 31.

## **1.6 What Characteristics Need to be Conserved?**

This section identifies key elements which define the character of the Conservation Area and which need to be understood by homeowners and consultants when designing alterations, additions and new buildings.

The historic significance of the streetscapes of the Kogarah South Heritage Conservation Area have been influenced and shaped by the following factors:

#### Landform and street plantings

- A relatively flat topography devoid of any particular distinctive landform features.
- Typically grassed nature strips, with street plantings regularly spaced and a generally consistent species selection.

#### Date, type and style of the buildings

- A fairly homogenous collection of predominantly residential dwellings dating from the early twentieth century, with an occasional late nineteenth century residence. There is some infill development from the mid and late twentieth century which can generally be regarded as unsympathetic when considered against the dominant character of the Conservation Area. Predominantly mid to late Federation period bungalows, with some late Victorian Italianate style houses and Inter-War California Bungalows.

#### Scale and Form

- Predominantly single storey residences, apart from some two storey dwellings and apartment buildings dating from the late twentieth century.

- Predominantly double-fronted residences with a projecting and a recessive building bay – often the recessive bay has a verandah front.
- A consistency in the general placement, shape and form of window openings, doors and verandah elements in the built form.
- Roofs are pitched with hips and gables, and are predominantly tiled with the mass and bulk of the roof generally extending only over the main rooms of a house and skillion roofs to the rear. Tall chimneys help to balance or break up the visually massive roof forms.
- Many residences with front verandahs under the main roof plane, while others have independent flat, skillion or some bullnose profile verandah roofs. Some early residences in the Conservation Area have verandahs supported on cast iron posts, while later residences have verandahs supported on timber posts.

#### Subdivision pattern

- Relatively small allotments generally which suited early twentieth century house styles. Houses had either no garage, or garages located down a side driveway in rear yards.

#### Setbacks and siting

- Uniform front and side boundary setbacks.
- Predominantly double-fronted residences built from side boundary to side boundary, with some single-fronted cottages sited close to one side boundary.

#### Materials, building techniques and details

- Residences primarily built in brickwork, with face brickwork in a range of colours and styles, generally of darker tones.  
Most dwellings are roofed with Marseilles pattern tiles, with some roofs covered with corrugated iron and slate.
- There is a general consistency of roof pitch throughout the Conservation Area associated with like styles. Most dwellings have exposed rafter eaves, while some early dwellings have boxed eaves.
- Tall chimneys, heightened by terracotta chimney pots, are prominent within the Conservation Area, particularly among Federation houses. Although many chimneys are no longer used, they remain essential elements in the design of each house and in its architectural decoration.
- Original window fenestration typically consisting of timber casements or double-hung sashes, some with original window awnings.
- Windows are in bays of two/three openings, or where a single unit is used it is broken into smaller, vertically proportioned elements with strong structural elements, such as central

mullions, frames and architraves, emphasised by brick or rendered header courses and sills.

- Verandahs are often characterised by heavy structural elements with solid masonry balustrading, or masonry and timber post supports with timber beams and valances.
- Door openings are generally recessed within the verandah and are single leaf openings.

#### Carparks, garages and driveways

- There are very few carports (generally later additions) or garages in the street setbacks, with most garaging to the side or rear of the properties.
- Gates are often used to close off, disguise and protect access to the back yard.
- Driveways are generally minor, single-width and set to the side boundary.
- Some dwellings do not have provision for car parking on site.

#### Fencing

- Fencing along the street boundary is generally low brickwork (matching the brickwork of the dwelling) or timber, while some early dwellings have cast iron palisade fencing. Side boundary fencing is generally timber paling.
- A number of Contributory items have intrusive or absent front fencing.

#### Front gardens

- Many houses feature well developed front gardens with lawns, shrubs and the occasional signature tree.

## **1.7 Guideline Statements**

This section indicates the limits to which existing buildings can be expanded, and provides design criteria which needs to be considered when designing alterations, additions or new infill buildings in the Conservation Area.

The successful design of alterations, additions and new buildings in the Conservation Area must have regard to, and be appropriate under the following design criteria:

- Character;
- Scale;
- Form;
- Siting; and

- Materials, colours and detailing

The above design criteria are discussed in detail in the following sections.

When designing additions to single storey dwellings - which is the predominant building type in the Conservation Area - consideration should first be given to the extent and placement of new development. In order of preference from a heritage point of view, the following is a guide to the placement of new development for additions to existing single storey dwellings:

- Single storey development located to the rear of the house;
- Additional accommodation within the existing roof space; or
- Two storey development located at the rear of the existing dwelling, separated by a new single storey 'link' building.

First floor additions proposed to be located over the existing dwelling and within existing roof planes, which usually require removal of the existing roof or a substantial part of same, and dominate the existing dwelling, will be considered the least desirable option by Council and will generally not be supported.

### **1.7.1 Character**

The design of alterations, additions and new buildings in the Kogarah South Heritage Conservation Area requires careful analysis and examination of the locality to identify those elements which contribute to its historic character. As noted in Section 2, the character of the Conservation Area has been shaped by the following factors:

- the predominate landform;
- street landscaping;
- the date, type and style of buildings;
- the scale and form of buildings;
- street and subdivision patterns;
- the setback and siting of houses, carports and garages;
- fencing and front gardens; and
- materials, colour, building techniques and details.

Each of the design criteria discussed below collectively contribute to and influence, the overall historic character and distinctive streetscapes of the Conservation Area.

## 1.7.2 Scale

Scale, which encompasses proportion, height and bulk, relates to the size of buildings relative to surrounding buildings. Maintenance of the general scale of residences in the Conservation Area is a critical element in preserving the character of the locality. Where single storey buildings predominate in a streetscape, any additions should maintain that essential characteristic when viewed from the street or surrounding townscape.

In designing additions to existing buildings and new buildings, the following factors relating to building scale should be considered:

(i) Additions to single storey dwellings

a) Single storey additions

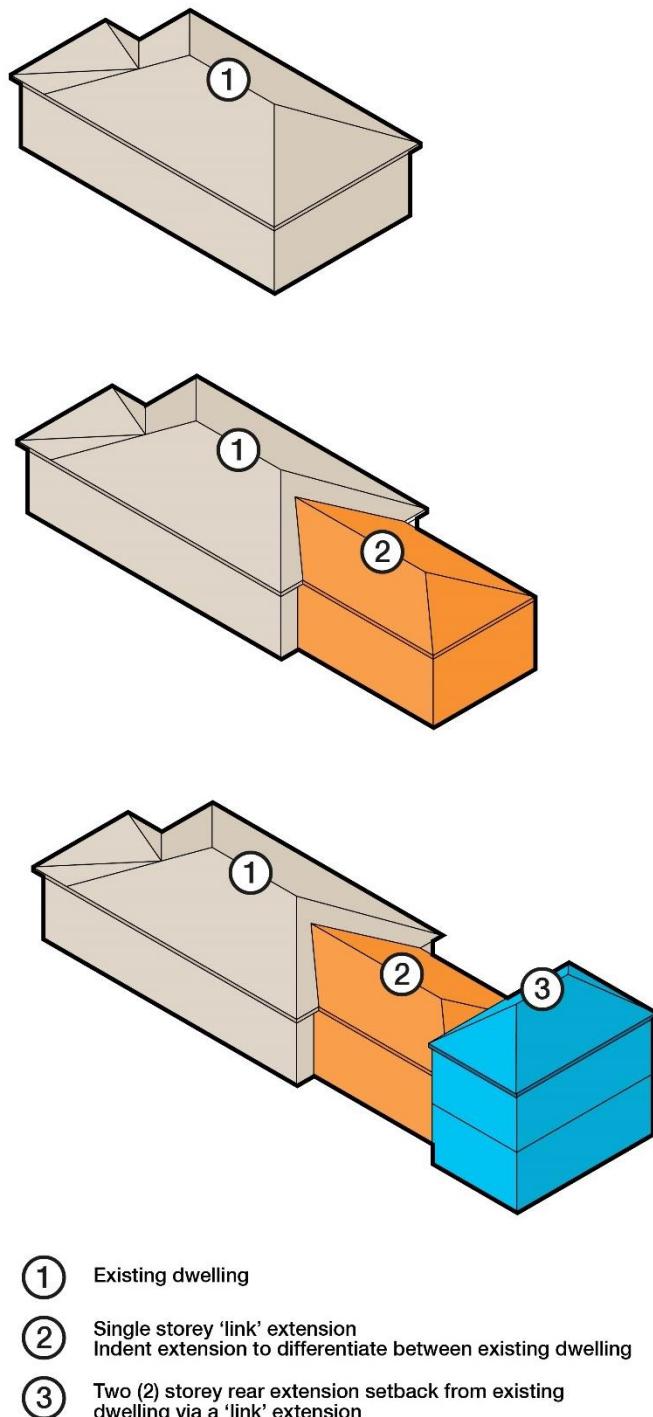
- Council will consider single storey additions located to the rear of the existing building. New roof and building mass should not project above or dominate the existing building scale, and in addition, a single run of long all (as an extension to the existing wall) is to be avoided.
- The overall length of any extension is to be less than, and secondary to, the original dwelling.

b) Roof space additions

- Additional floor space should preferably be within the existing roof space, with possible dormers and/or skylight additions as part of an attic style addition, but only where such elements do not dominate the roof qualities. Dormers and/or skylights should preferably be located on the rear roof plane.

c) Two storey additions

- Two storey additions to single storey buildings are less desirable than single storey additions, and will only be considered where there is no scope for roof space additions or single storey additions. Second storey additions which dominate the existing building will not be considered acceptable.
- Two storey additions are to be substantially setback to the rear of the existing house and are to be visually subservient to the front.
- In addition to the above, two storey additions should be separated from the rear of the existing house by a single storey ‘link’ addition. Separation between large built forms (existing house and two storey addition) should be maximised as much as possible (see **Figure 8**).



**Figure 8** Additions to existing single storey dwellings

(ii) Additions to two storey dwellings

- Additions to existing two storey residences should preferably be single storey, or double storey with justification. Any new development should generally be located to the rear of the existing building, but may be varied to suit specific site conditions.
- Additions should not dominate the existing house in its scale, bulk, massing, roof form and materials.
- An exception may be granted in the case of a Neutral or Intrusive item where any proposed works at the front of the building provide a design outcome that is an improvement, more consistent with the general character of the area and complies with all other aspects of these Guidelines.

(iii) New buildings

- Replacement buildings must respond in scale and height to the surrounding Contributory items, particularly if there is a general consistency in the building scale along that stretch of street, and from around the local townscape.
- If adjoining sites are single storey, new buildings will generally be limited to single storey. Where there is some variation in the height of Contributory buildings along a street, consideration may be given to a two storey element to the rear of the building if appropriate.
- Council will consider variation to the rear setback requirement of the Residential Design Guide to allow new buildings to be kept to single storey.
- New two storey buildings may be appropriate where adjoining Contributory buildings are two storey, and the proposal will provide a design outcome that is consistent with the general character of the area and complies with all other aspects of these guidelines.

(iv) Garages and carports

- Should be designed to minimise their bulk with maximum eave heights of 2.4 metres and single car width.

### **1.7.3 Form**

Form relates to the overall shape and volume of a building, and the arrangement of its parts including, and very importantly related to, the roof and facade. In designing new additions to existing buildings and new infill buildings, the following factors related to building form need to be considered. It is noted that the form of new development need not copy exactly that of adjacent historic properties, but should however visually respect and relate to them in a positive way.

(i) Roof Form

a) Generally

- Roof forms play an important part in shaping the character of a locality. The design of roofs should respect the scale, form, detail and pitch of the existing building in the case of additions to existing houses, or adjoining and adjacent Contributory buildings in the case of new infill buildings. Roof additions should generally be confined to the rear of existing buildings and must be more subservient to the main existing roof.
- Changes to original roofs, particularly if seen from the street, should be minimal and should be determined by the street and building context. Roof elements such as dormers and skylights should not be located where visually prominent. Skylights may be preferable to dormer windows depending on their impact from angles of view.

b) Additions to existing buildings

- New work to the rear of an existing house can either extend the existing roof form, pitch and eaves, or, where the roofline is not maintained, be of a more subservient/differential style such as a skillion or flat/parapet style roof. In both instances the ridge of the new roof is to be lower than the existing roof, and the impact of the added roof is not to dominate the existing house and views from the street.
- Where new roofing of a visually detached addition projects above the existing roofline in the case of a second storey addition, it should be of similar pitch and form to the original.
- Where a building has undergone limited change, restoration and repair of the original front of the building is encouraged.

c) New buildings

- All new buildings must provide a pitched and tiled (or possibly slate) roof for that part of the building that is visible from the street. Rear elements may adapt a different form or materials as long as the other sections of these Guidelines are met.
- A range of roof forms and pitch are displayed throughout the Conservation Area. Roof forms should be drawn from surrounding Contributory dwellings.

d) Ancillary elements including dormers and chimneys

- Dormers to the front or side of existing roofs, where acceptable, should be of traditional vertical proportions with either gable or hipped roof forms. Where not visible from the street, a wider dormer form may be considered.
- Demolition of original chimneys will only be considered if they are proven to be

structurally unsound and only when reconstruction in the original detail is proposed.

- Other elements such as solar hot water heaters, ventilators, antennae, solar tubes and the like should be placed in locations where they are not visible from the street.

e) Garages and carports

- Roof pitches similar to the house are generally acceptable for garages/carports located to the rear or side of a building. Flat (shallow pitched) carports may be considered if original design and details of the house permit.
- Use of parapets along the front façade, with shallow pitched roof behind is generally acceptable for carports sited to the side or rear of the building.

(ii) Building form

- The Conservation Area has consistent and repetitive building forms and styles which have a strong influence on the character of the streetscape. This is reinforced by a generally consistent setback and rhythm of buildings in the street.

a) Existing buildings

- The original articulation of the front elevation of existing buildings, which is typically a double fronted façade with a projecting and a recessive building bay (often the recessive bay has a verandah front), must be maintained and not subject to change. In addition, the proportion, materials and openings of the façade must be retained.

b) New buildings

- The form of new buildings should complement the form of original adjacent Contributory buildings, particularly when viewed from the street, and the overall character of the Conservation Area. Generally this entails a double-fronted façade with a projecting and a recessive building bay – often the recessive bay has a verandah front – and pitched roofs to respect surrounding Contributory items.
- The treatment of facades and side elevations visible from the street should be proportioned and articulated in a manner which responds positively to adjacent original buildings and the overall character of the street. Long, unbroken walls and roofs are to be avoided.
- The relationship of solid to void and use of verandahs in the design of the front elevation is to be encouraged. A long uninterrupted wall to the front façade with no articulation is to be avoided.
- Existing buildings which have had the form of their facades altered may be subject to reconstruction to reinstate original details. This may include reconstruction of door and window openings subject to evidence for reinstating

original details. When no surviving physical or documentary evidence of the original can be found, reconstruction similar to appropriate surrounding Contributory dwellings is encouraged.

- Council will generally support the removal of recent inappropriate additions and alterations to dwellings and the restoration or reconstruction of damaged or missing elements such as, removal of modern render from brick walls and reversal of reskinning.
- Generally single-fronted facades to the street will not be supported.
- Prominent garage doors proposed in the streetscape façade will generally not be supported.

## 1.7.4 Siting

Siting relates to the positioning of buildings on allotments, which in this instance includes houses, garages and carports. The Conservation Area has a fairly consistent rhythm and spacing in the siting of buildings, established by the consistency of lot sizes and dimensions, and generally uniform front and side boundary setbacks. The following guidelines are designed to maintain the established pattern of uniform siting of buildings in the Conservation Area:

(i) Existing buildings

- Maintenance of the building siting is mandatory for Contributory items.
- Neutral or Intrusive items could be modified by sympathetic additions if it improves their siting in relation to adjacent original buildings.
- Additions to the side of buildings should be designed so that they are setback as far as possible from the front building line.

(ii) New buildings

- New buildings must be sited to reinforce the rhythm and spacing of Contributory buildings in the Conservation Area.
- The façade of new buildings must be orientated to the street frontage to be consistent with adjacent Contributory buildings.
- The setback of new buildings to the street and side boundaries must maintain the established significant pattern of setbacks in the streetscape.
- Garages and carports should be detached elements located only in traditional positions, that is to the rear or side of the dwelling, and set back from the front façade.
- Garages and carports sited forward of the building will not be supported.
- In some cases car access to rear yards may be achieved through the creation of a shared right of carriageway between two adjoining buildings, assuming there is

sufficient width and appropriate grades. Where such an opportunity exists, Council will require owners to demonstrate that approaches have been made to adjoining owners and that this option has been considered.

- Where possible, concrete or brick wheel tracks at the side of dwellings leading to garages in the rear yard should be retained.
- Conversion of existing garaging to habitable floor space, which would then preclude alternative garaging behind the building, will not be supported.

(iii) Ancillary buildings including carports and garages

- All garaging should be restricted to a single garage door (single width) with tandem parking provided if two car spaces are necessary.
- With regard to new buildings, garaging within the front façade will generally not be supported.
- The paving or concreting of traditionally green space at the front of dwellings for the parking of cars, paving or alteration of existing concrete surface material is not desirable.
- Where there is no provision of car parking on site, it is not considered appropriate to provide a hard-stand area at the front of the site.

## 1.7.5 Materials, colours and detailing

The Conservation Area exhibits a consistency in the materials, colours and detailing of elements which contributes to the historic character of the locality.

Removal of or alteration to original facades of contributory items is generally not supported. Alterations to the principal elevations of neutral items should aim to re-instate lost elements or use materials and colours more consistent with the character of the area.

Additions and new buildings should exhibit in their composition a harmonious compatibility with the materials, colours and textures of adjacent Contributory buildings.

The design of alterations and additions and new buildings need not mimic exactly existing original details, but rather re-interpret and be complementary with existing dwellings, responding to the following guidelines.

(i) Roofs

- The general consistency in roofing materials throughout the Conservation Area is a strong visual element and influence on the character of the area.
- New roofing must be consistent with existing materials, or where new buildings are proposed, be generally glazed or unglazed terracotta Marseilles pattern tiles if visible in the streetscape.
- The re-roofing of the main body of the house is not considered desirable, except to

match original materials. Original tiles should be reused in roof planes that front the street.

- Concrete tiles are not characteristic of the Conservation Area and will generally not be supported by Council where visible from the street.
- Tile colouring can be drawn from examples on neighbouring Contributory items where original roofing survives.
- Some existing Contributory items have slate or corrugated metal sheet roofing, and use of those materials for additions is encouraged.

(ii) Facades/walls

- Brickwork is the dominant building element in the Conservation Area, and is generally in darker tones.
- New work in elevations that are visible from the street should use materials and colours which are characteristic of the area, such as brickwork. Other materials may be used in lieu of brickwork, or combined with brickwork, but such materials must be harmonious and sympathetic with the character of the area and should be chosen for their complementary qualities in relation to colour, texture and tonal contrast.
- The front façade of new buildings should predominantly be brickwork, but could be combined with other harmonious materials as previously noted. Brickwork should be of a colour and texture similar to adjacent Contributory items.
- Existing brickwork is not to be painted, rendered or bagged.
- Consideration may be given to painting, rendering or bagging buildings that are Intrusive or Neutral items where the design outcome improves the general character of the building and streetscape.
- Re-instatement of original tuck pointing to brick joints which commonly appears on the front façade is strongly encouraged. Evidence of well-preserved original tuck pointing can usually be found in areas protected from weathering, such as under eaves or under verandahs.
- Removal of, or alteration to original facades of Contributory items is generally not supported. Alterations to the principal elevations of Neutral items should aim to reinstate lost elements or use materials and colours more consistent with the character of the Conservation Area to improve their contribution.

(iii) Painted finishes

- Paint should not be applied to any brickwork, stonework, exposed bricks on chimneys, terracotta chimneypots, tessellated or glazed tiling, slate verandah edging and steps, or any other unpainted surfaces.
- New buildings should use colours which harmonise with the traditional colour schemes.

- New exterior brickwork in the front façade is to remain unpainted.
- Re-instatement of traditional colour schemes is strongly encouraged. Evidence of original schemes may be determined by scraping back paint from areas that are not subject to intense weathering.
- Advice may be sought from Council's Heritage Advisor should you wish to alter the colour scheme for your building.

(iv) Doors, windows and verandahs

a) Alterations and additions

- Where new doors, windows or verandahs are proposed in street facing elevations or where visible from the street, they should be of similar proportion, size, location and detailing to original elements. If there is no indication of original treatment, the design of new doors and windows should be vertically emphasised and kept simple.
- The retention and repair of original architectural details such as doors, windows, verandah piers/columns, decorative timber work to verandahs and gables, roughcast and tile work in principal elevations is encouraged. Original lead lights and coloured glass panes should be kept.
- Existing incompatible elements (e.g. aluminium windows or doors) in principal elevations should be replaced where alterations or additions are proposed.
- Original verandahs and external detailing in general should be retained or repaired or reinstated where necessary. Removal or infilling of verandahs visible from a public place is not supported.
- New verandahs proposed in elevations visible from the street should be covered by the main roofline or substantive awning (i.e. no projecting balconies) and incorporate appropriately scaled and detailed support posts.

b) New buildings

- The principal elevation of new buildings should provide a level of detail and design of openings that is in proportion with and similar to that of surrounding Contributory buildings.
- Doorways are generally recessed from the main façade, often with an accompanying verandah, and windows have robust proportions, often multi-paned, with heavy mullion/transom elements and surrounds.

(v) Fences and gates

- Existing fencing that is original or consistent with the prevailing scale, design and materials of Contributory items within the immediate locality must be retained.
- Any demolition of original fencing to accommodate driveway access must

include reconstruction – utilising existing materials of end piers etc.

- Alterations and additions or new buildings must provide for a new fence of appropriate materials, colours and scale where no fencing exists at the moment. Fencing should be simple with a level of detail compatible with the house and with regard to other like Contributory items adjacent.

(vi) Garages and carports

- Use recessive or darker colours that reduce visual prominence.
- Designs should be kept simple. Do not necessarily mimic elaborate design elements of the main dwelling if it over-emphasises the garage/carport appearance.

(vii) Driveways and hardstands

- Driveways and hardstands are restricted to a maximum width of 3.5 metres at the street frontage and should be simple.
- Brushed concrete or dark segmental pavers and the use of “strip” driveways are appropriate.
- Light coloured paving, “faux brick” or stencil finishes are not supported.

## **3.3 O'Brien's Estate Heritage Conservation Area**

### **1.0 Purpose of Guidelines**

The O'Brien's Estate Heritage Conservation Area has a particular character which residents wish to see preserved. The design of additions to existing buildings and new buildings located within the Conservation Area should aim to maintain and enhance the distinctive historic character of the locality.

Many owners buy houses in an area because of its particular character and are keen to see that character preserved. This does not mean that old homes cannot be brought up to modern standards of convenience and comfort. However, it is necessary to conserve those features of the building and its surrounding environment which give it heritage significance.

The significance of a heritage conservation area is the special value that such an area, and the buildings and items of which it is comprised, should have for past, present and future generations. This value represents historic links, aesthetic or technical achievements, scientific potential or community esteem. That significance is embodied in the remaining physical fabric of a building or place and in its relationship with its setting and with the historical documentation which tells its story.

The overall guiding principle for the design of any new development in the O'Brien's Estate Heritage Conservation Area is that it complements the scale, form, materials, colours and general appearance of existing original buildings and landscape features in the streetscape, and preserve and be sympathetic with those special qualities which define the historic character of the locality.

### **1.1 Relationship with Other Council Plans**

These Guidelines are a Council endorsed policy document which provides information for owners intending to develop their property and Council staff, on the background to the nomination of the Penshurst Heritage Conservation Area and how this listing will affect development in the area. As required by Clause 5.10(5) of Georges River LEP 2020, these Guidelines must be addressed in a heritage impact statement accompanying an application for development in the Penshurst Heritage Conservation Area. In particular, this must include consideration of how any proposed development satisfies the provisions of these Guidelines.

In preparing an application for development within the Conservation Area, these Guidelines are to be used in conjunction with Georges River Development Control Plan 2020 (DCP 2020). Where there is an inconsistency between the Guidelines and the controls of DCP 2020, the Guidelines take precedence. Accordingly, variations to the requirements of DCP 2020, such as side and rear setbacks and the maximum depth of a second storey component, will be considered where it will allow for a development that maintains the existing building scale and pattern.

These Guidelines will be used by Council when assessing any application for change in the Conservation Area. It is strongly advised that any owner wishing to make additions or modifications to their property discuss those works with Council staff or Council's Heritage Advisor prior to preparing plans or lodging a Development Applications.

## 1.2 Where Do These Guidelines Apply?

These Guidelines will be taken into consideration for any proposed works within the area nominated on the following map. This will include any works undertaken within the public domain including road works, street planting, paving, fences, lighting and signage. Generally any works that will impact on the setting and external appearance of a building, including front fencing, driveway access and parking arrangements will require Council's consideration. Advice on landscaping or internal works can be provided by Council if requested.



**Figure 9** Map of O'Brien's Estate Heritage Conservation Area

## **1.3 Why is this a Conservation Area?**

The main purpose of identifying conservation areas in Sydney is to conserve the history of the development of the metropolitan area. They are also special places in their own right, often with distinctive streetscapes, landscapes and building characters that create a sense of place that is worth retaining.

The O'Brien's Estate Heritage Conservation Area, also known as "The Dress Circle Estate", is an early 1920's subdivision associated with Hurstville's leading commercial families, public servants and professional people.

The area comprises a high proportion of substantial one and two-storey well designed dwellings, predominantly of the Inter-War period. The Conservation Area is notable for the variety of architectural styles, which include Californian and late Federation style bungalows, and examples of Inter-War Functionalist, Arts and Crafts, Spanish Mission and Tudor Revival style houses, some set in generous gardens.

The visual impact of the Conservation Area is enhanced by its elevation on the higher slopes of Hurstville and the well maintained gardens and residences, some of which enjoy views of the district southwards towards the Georges River.

In summary, the O'Brien's Estate Heritage Conservation Area is important because:

1. It is a representative example of an early Inter-War Period subdivision comprising substantial, well designed bungalows set in generous gardens, which is enhanced by its location on the highest slopes of Hurstville.
2. The majority of houses in the area are well maintained and of a consistent scale with many demonstrating a high degree of intactness.
3. The precinct possesses streetscape significance due to the high level of continuity of housing styles, landscaping and fencing.
4. The area is increasingly rare as an excellent group of substantial Inter-War bungalows of varying styles, displaying fine detailing.

## **1.4 Are All Buildings Treated the Same?**

Council recognises that conservation areas are not museum pieces and stresses that the important principle is to respect their essential character by conserving significant elements and adding new sympathetically designed elements.

Buildings in the area generally fall into one of 3 categories.

1. Contributory Items
2. Neutral Items
3. Intrusive Items

### **1.4.1 Contributory Items**

There are many buildings, structures and landscape features within the area which contribute to the heritage significance of the area because of their age, particular design characteristics and integrity. These are called Contributory items. Individually, they are not necessarily items of heritage significance, otherwise they would be listed as such, but they do possess collective significance. Loss of any one of them will erode the heritage significance of the area as a whole. There are also a small number of very significant building in the Conservation Area that are individually listed as heritage items. Accordingly, Council controls the removal or demolition of any building in the area, as the effect it would have on the heritage significance of the area must be assessed.

Adaptations are often needed to homes to accommodate modern working or lifestyle requirements. These may include the addition of bathroom or kitchen facilities, additional bedrooms or off-street parking. As long as the heritage significance of the place and the Conservation Area as a whole is not adversely affected, such changes may be perfectly acceptable. Demolition of Contributory buildings will generally not be supported and will only be considered where a strong case can be presented that the building is structurally unsound and cannot be restored at a reasonable cost. This assessment may require Council commissioning an independent consultant to assess the item, the cost of which would also need to be met by the applicant. Applications for demolition must be accompanied by a Heritage Impact Statement (prepared by a suitably qualified consultant), which will need to address the replacement dwelling and its capacity to contribute and improve the character and significance of the Conservation Area, as well as demonstrating that retention of the building is not achievable. In this circumstance, Council will require a joint application for demolition and construction of a new dwelling.

### **1.4.2 Neutral Items**

Neutral items are generally dwellings which have had their contribution reduced by intrusive alterations, but may only need relatively minor changes to bring them back to a contributory nature. Neutral items can also be more modern dwellings which may contribute little to the character of the Conservation Area but are not considered to be intrusive. Altered buildings should only be considered for demolition if they are proven to be structurally unsound and the replacement will contribute and improve the character of the Conservation Area. Further, any additions and alterations should look to restoring the former character of modified buildings, or modify more modern buildings to respond to the characteristics of the area. Applications for demolition must be accompanied by an application for the replacement building and a Heritage Impact Statement as noted for Contributory items.

### **1.4.3 Intrusive Items**

These items are buildings or landscape features which have been modified to an extent that they do not reflect the conservation values of the area. Demolition in this group of buildings will be considered if replacement buildings will contribute, improve and be sympathetic to the character and significance of the Conservation Area. Council strongly encourages a joint application for demolition and development.

## **1.5 What Category is My Building?**

All items within the O'Brien's Estate Heritage Conservation Area have been given a classification as either - Contributory, Neutral or Intrusive items. Please refer to **Figure 9** located on page 49.

## **1.6 What Characteristics Need to Be Conserved?**

This section identifies key elements which define the character of the O'Brien's Estate Heritage Conservation Area, and which need to be understood by homeowners and consultants when designing alterations, additions and new buildings.

The historic significance of the streetscapes of the O'Brien's Estate Heritage Conservation Area have been influenced and shaped by the following factors:

#### Landform and street plantings

- Sloping topography with distinctive landform features.
- Narrow grassed nature strips with some street plantings.

#### Date, type and style of the buildings

- A fairly homogenous collection of predominantly residential dwellings built between the wars, with some late Federation period and post war residences.
- Predominantly Inter-War California bungalows, with some Inter-War Functionalist, Arts and Crafts, Spanish Mission, Tudor Revival style and some late Federation bungalows.

#### Scale and Form

- The majority of buildings are single storey, with some two storey residences. There is an aged care facility dating from the late twentieth century.
- Predominantly large double-fronted bungalows embellished with bay windows, street facing gables and verandahs.

- A wide variety in the shape and form of window openings, doors and verandah elements in the built form.
- Multiple pitched roofs with hips, half-hips and gables, and predominantly tiled.
- Some houses have garages located within the footprint of the building, below the principal living area.

#### Subdivision pattern

- Generally average size allotments, with some larger lots suited to more substantial dwellings.

#### Setbacks and Siting

- A range of front boundary setbacks.
- Predominantly double-fronted residences built from side boundary to side boundary, with some houses set well back from the street boundary.

#### Materials, building techniques and details

- Residences primarily built in face brickwork in a range of colours and styles, generally of darker tones.
- Most dwellings are roofed with Marseilles pattern tiles.
- There is a consistency of roof pitch throughout the conservation area. Some houses have front parapets and circular bays.
- Original window fenestration typically consisting of timber casements or double-hung sashes, some with steel framed windows.
- Windows are in bays of two/three openings, or where a single unit is used it is broken into smaller, vertically proportioned elements with strong structural elements, such as central mullions and surrounds, emphasised by brick or rendered header courses and sills.
- Verandahs are characterised by heavy structural elements with solid masonry balustrading and masonry or masonry and timber column supports.
- Door openings are generally recessed within the verandah and are single leaf openings.

#### Carports, garages and driveways

- The majority of houses have garages located behind the front building line or to the rear of the property.
- There are some original garages built on the street boundary – usually on the high side of the street. Several houses built on the low side of the street have garages located within the footprint of the house – below the principal living area. There are several houses which have a port-cochere.

- Driveways are minor, single-width, and are generally set to the side boundary.

#### Fencing

- Fencing along the street boundary is generally low brickwork, matching the brickwork of the dwelling. Side boundary fencing is generally timber paling.

#### Front gardens

- Generally houses feature well developed front gardens comprising lawns and shrubs with the occasional signature tree.

## 1.7 Guidelines Statement

This section indicates the limits to which existing buildings can be expanded, and provides design criteria which needs to be considered when designing alterations, additions or new infill buildings in the Conservation Area.

The successful design of alterations, additions and new buildings in the Conservation Area must have regard to, and be appropriate under the following design criteria:

- Character;
- Scale;
- Form;
- Siting; and
- Materials, colours and detailing

The above design criteria are discussed in detail in the following sections.

First floor additions proposed to be located over the existing dwelling and within existing roof planes, which usually require removal of the existing roof or a substantial part of, and dominate the existing dwelling, will be considered the least desirable option by Council and will generally not be supported.

Additions to two-storey dwellings should generally be located to the rear of the house. In order of preference from a heritage point of view, the following is a guide to the placement of new development for additions to existing two-storey dwellings:

- Single-storey development located to the rear of the house; or
- Additional accommodation within the existing roof space.

Where existing dwellings are located on elevated or sloping sites, consideration should be given to the impact of any new development on the wider townscape.

## **1.7.1 Character**

The design of alterations and additions and new buildings in the O'Brien's Estate Heritage Conservation Area requires careful analysis and examination of the locality to identify those elements which contribute to its historic character. As noted in Section 1.6, the character of the conservation area has been shaped by the following factors:

- The predominate landform;
- Street landscaping;
- The date, type and style of buildings;
- The scale and form of buildings;
- Street and subdivision patterns;
- The setback and siting of houses, carports and garages;
- Fencing and front gardens; and
- Materials, colour, building techniques and details.

Due to the diversity of predominantly Inter-War housing styles, it is very important for applicants proposing alterations and additions to understand the stylistic characteristics and elements which are unique to their property, and appropriately interpret and design new works which are sympathetic and in harmony with the character of the dwelling.

Each of the design criteria discussed below collectively contribute to and influence, the overall historic character and distinctive streetscapes of the conservation area.

## **1.7.2 Scale**

Scale, which encompasses proportion, height and bulk, relates to the size of buildings relative to surrounding buildings. Maintenance of the general scale of residences in the Conservation Area is a critical element in preserving the character of the locality. Where single-storey buildings predominate in a streetscape any additions should maintain that essential character when viewed from the street or surrounding townscape.

In designing new additions to existing buildings and new buildings, the following factors related to building scale should be considered:

- (i) Additions to single-storey dwellings
  - a) Single storey additions
    - Council will consider single-storey additions located to the rear of the existing building. New roof and building mass should not project above or dominate the existing building scale, and in addition, a single run of long wall (as an

extension to the existing wall) is to be avoided.

- The overall length of any extension is to be less than, and secondary to, the original building.

b) Roof space additions

- Additional floor space should preferably be within the existing roof space, with possible dormers and/or skylight additions as part of an attic style addition, but only where such elements do not dominate the roof qualities. Dormers and/or skylights should preferably be located on the rear roof plane.

c) Two-storey additions

- Two-storey additions to single-storey buildings are less desirable than single-storey additions, and will only be considered where there is no scope for roof space additions or single storey additions. Second storey additions which dominate the existing building will not be considered acceptable.
- Two-storey additions are to be substantially setback to the rear of the existing house and are to be visually subservient to the front.
- In addition to the above, two-storey additions should be separated from the rear of the existing house by a single-storey 'link' addition. Separation between large built forms (existing house and two-storey addition) should be maximised as much as possible.
- Two-storey additions which have an adverse visual impact on the streetscape and wider townscape will not be considered acceptable.

(ii) Additions to two-storey buildings

- Additions to existing two-storey residences should preferably be single storey, or double storey with justification. Any new development should generally be located to the rear of the existing building, but may be varied to suit specific site conditions.
- Additions should not dominate the existing house in its scale, bulk, massing, roof form and materials.
- An exception may be granted in the case of a Neutral or Intrusive item where any proposed works at the front of the building provide a design outcome that is consistent with the general character of the area and complies with all other aspects of these Guidelines.
- Two-storey additions which have an adverse visual impact on the streetscape and wider townscape will not be considered acceptable.

(iii) New buildings

- Replacement buildings must respond in scale and height to surrounding Contributory items, particularly if there is a general consistency in the building scale along that stretch of street, and from around the local townscape.
- If adjoining sites are single-storey, new buildings will generally be limited to single

storey. Where there is some variation in the height of Contributory buildings along a street, consideration may be given to a two-storey element to the rear of the building if appropriate.

- Council will consider variation to the rear setback requirements of the RDG to allow new buildings to be kept to single-storey.
- New two-storey buildings may be appropriate where adjoining buildings are two-storey and the proposal will provide a design outcome that is consistent with the general character of the area and complies with all other aspects of these guidelines.

(iv) Carports

- Should be designed to minimise their bulk with maximum eave heights of 2.4 metres and single car width.

### 1.7.3 Form

Form relates to the overall shape and volume of a building, and the arrangement of its parts including, and very importantly related to, the roof and facade. In designing new additions to existing buildings and new infill buildings, the following factors relating to building form need to be considered. It is noted that the form of new development need not copy exactly that of adjacent historic properties, but should however visually respect and relate to them in a positive way.

(i) Roof form

a) Generally

- Roof forms play an important part in shaping the character of a locality. The design of roofs should respect the scale, form, detail, and pitch of the existing building, in the case of additions to existing houses, or adjoining and adjacent Contributory buildings in the case of new infill buildings. Roof additions should generally be confined to the rear of existing buildings and must be more subservient to the main existing roof.
- Changes to original roofs, particularly if seen from the street, should be minimal and determined by the street and building context. Roof elements such as dormers and skylights should not be located where visually prominent. Skylights may be preferable to dormer windows depending on their impact from angles of view.

b) Additions to existing buildings

- New work to the rear of an existing house can either extend the existing roof form, pitch and eaves, or, where the roofline is not maintained, be of a more subservient/differential style such as a skillion or flat/parapet style roof. In both instances the ridge of the new roof is to be lower than the existing roof, and

the impact of the added roof is not to dominate the existing house and views from the street.

- Where new roofing of a visually detached addition projects above the existing roofline in the case of a second storey addition, it should be of similar pitch and form to the original.

c) New buildings

- All new buildings must provide a pitched and tiled (or possibly slate) roof for that part of the building that is visible from the street. Rear elements may adapt a different form or materials as long as the other sections of these Guidelines are met.
- A range of roof forms and pitch is displayed throughout the Conservation Area. Roof forms should be drawn from surrounding Contributory dwellings.

d) Ancillary elements including dormers and chimneys

- Dormers to the front or side of existing roofs, where acceptable, should be of traditional vertical proportions with either gable or hipped roof forms. Where not visible from the street, a wider dormer form may be considered.

e) Carports and garages

- Roof pitches similar to the house are generally acceptable for garages/carports located to the rear or side of a building. Flat (shallow pitched) carports may be considered if the original design and details of the house permit.
- Use of parapets along the front facade, with a shallow pitched roof behind is generally acceptable for carports sited to the side or rear of the building.

(ii) Building form

- The Conservation Area has a variety of building forms and styles which have a strong influence on the character of the streetscape. This is reinforced by a fairly consistent setback and rhythm of buildings in the street.

a) Existing Buildings

- The original articulation of the front elevation of existing buildings, which typically is a double-fronted façade with a projecting and a recessive building bay (often the recessive bay has a verandah front) must be maintained and not subject to change. In addition, the proportion, material and openings of the façade must be retained.
- Existing buildings which have had the form of their facades altered may be subject to reconstruction to reinstate original details. This may include reconstruction of door and window openings subject to evidence for reinstating original details. When no surviving physical or documentary evidence of the original can be found, reconstruction similar to appropriate surrounding

Contributory dwellings is encouraged.

- Council will generally support the removal of recent inappropriate additions and alterations to dwellings and the restoration or reconstructions of damaged or missing elements such as, removal of modern render from brick walls, removal of paint from brickwork, and reversal of re-skinning etc.
- b) New Buildings
- The form of new buildings should complement the form of original adjacent Contributory buildings, particularly when viewed from the street, and the overall character of the Conservation Area. Generally this entails a double-fronted façade with a projecting and a recessive building bay – often the recessive bay has a verandah front – and pitched roofs to respect surrounding Contributory items.
  - The treatment of facades and side elevations visible from the street should be proportioned and articulated in a manner that responds positively to adjacent original buildings and the overall character of the street. Long, unbroken walls and roofs are to be avoided.
  - The relationship of solid to void and use of verandahs in the design of the front elevation is to be encouraged. A long uninterrupted wall to the front façade with no articulation is to be avoided.
  - Generally single-fronted facades to the street will not be supported.
  - Prominent garage doors within the streetscape facade will generally not be supported.

## **1.7.4 Siting**

Siting relates to the positioning of buildings on allotments, which in this instance includes houses, garages and carports. The Conservation Area has a fairly consistent rhythm and spacing in the siting of buildings, established by the consistency of lot sizes and dimensions, and generally uniform front and side boundary setbacks. The following guidelines are designed to maintain the established pattern of uniform siting of buildings in the Conservation Area:

(i) Existing buildings

- Maintenance of the building siting is mandatory for Contributory items.
- Neutral or Intrusive items could be modified by sympathetic additions if it improves their siting in relation to adjacent original buildings.
- Additions to the side of buildings should be designed so that they are setback as far as possible from the front building line.

(ii) New buildings

- New buildings must be sited to reinforce the rhythm and spacing of Contributory buildings in the Conservation Area.
- The façade of new buildings must be orientated to the street frontage to be consistent with adjacent Contributory buildings.
- The setback of new buildings to the street and side boundaries must maintain the significant pattern of setbacks in the streetscape.

(iii) Ancillary buildings including carports and garages

- Garages and carports should be detached elements located only in traditional positions, that is to the rear or side of the dwelling, and set back from the front façade.
- Garages and carports sited forward of the building will not be supported.
- In some cases car access to rear yards may be achieved through the creation of a shared right of carriageway between two adjoining buildings, assuming there is sufficient width and appropriate grades. Where such an opportunity exists, Council will require owners to demonstrate that approaches have been made to adjoining owners and that this option has been considered.
- Where possible, concrete or brick wheel tracks at the side of dwellings leading to garages in the rear yard should be retained.
- Conversion of existing garaging to habitable floor space, which would then preclude alternative garaging behind the building, will not be supported.
- All garaging should be restricted to a single garage door (single width) with tandem parking provided if two car spaces are necessary.
- With regard to new buildings, garaging within the front façade will generally not be

supported.

- The paving or concreting of traditionally green space at the front of dwellings for the parking of cars, paving or alteration of existing concrete surface material is not desirable.
- Where there is no provision of car parking on site, it is not considered appropriate to provide a hard-stand area at the front of the site.

## 1.7.5 Materials, colours and detailing

The Conservation Area exhibits a consistency in the materials, colours and detailing of elements which contributes to the historic character of the locality.

Removal of or alteration to original facades of contributory items is generally not supported. Alterations to the principal elevations of neutral items should aim to re-instate lost elements or use materials and colours more consistent with the character of the area.

Additions and new buildings should exhibit in their composition a harmonious compatibility with the materials, colours and textures of adjacent Contributory buildings.

The design of alterations and additions and new buildings need not mimic exactly existing original details, but rather re-interpret and be complementary to existing dwellings, responding to the following guidelines.

### (i) Roofs

- The general consistency in roofing materials throughout the Conservation Area is a strong visual element and influence on the character of the area.
- New roofing must be consistent with existing materials, or where new buildings are proposed, be generally glazed or unglazed terracotta Marseilles pattern tiles if visible in the streetscape.
- The re-roofing of the main body of the house is not desirable, except to match original materials. Original tiles should be reused in roof planes that front the street.
- Concrete tiles are not characteristic of the Conservation Area and will generally not be supported by Council where visible from the street.
- Tile colouring can be drawn from examples on neighbouring Contributory items where original roofing survives.
- Some existing Contributory items have slate or corrugated metal sheet roofing, and use of those materials for additions is encouraged.

### (ii) Facades/walls

- Brickwork is the dominant building element in the Conservation Area, and is generally in darker tones.

- New work in elevations that are visible from the street should use materials and colours which are characteristic of the area, such as brickwork. Other materials may be used in lieu of brickwork, or combined with brickwork, but such materials must be harmonious and sympathetic with the character of the area and should be chosen for their complimentary qualities in relation to colour, texture and tonal contrast.
- The front façade of new buildings should predominantly be brickwork, but could be combined with other harmonious materials as previously noted. Brickwork should be of a colour and texture similar to adjacent Contributory items.
- Existing brickwork is not to be painted, rendered or bagged.
- Consideration may be given to painting, rendering or bagging buildings that are Intrusive or Neutral items where the design outcome improves the general character of the building and streetscape.
- Re-instatement of original tuck pointing to brick joints which commonly appears on the front façade is strongly encouraged. Evidence of well preserved original tuck pointing can usually be found in areas protected from weathering, such as under eaves or under verandahs.
- Removal of, or alteration to original facades of Contributory items is generally not supported. Alterations to the principal elevations of Neutral items should aim to reinstate lost elements or use materials and colours more consistent with the character of the Conservation Area to improve their contribution.
- Removal of or alteration to original facades of Contributory items is generally not supported. Alterations to the principal elevations of Neutral items should aim to reinstate lost elements or use materials and colours more consistent with the character of the Conservation Area to improve their contribution.
- Proposals which involve face brickwork should ensure that repointing materials, colours and designs are compatible. Original bricks are to be cleaned and re-used wherever possible, especially in all face brickwork.
- It is desirable that previously painted facades be stripped of paint to reveal original face brickwork.

(iii) Painted finishes

- Paint should not be applied to any brickwork, stonework, exposed bricks on chimneys, terracotta chimneypots, tessellated or glazed tiling, slate verandah edging and steps, or any other unpainted surfaces.
- New buildings should use colours which harmonise with the traditional colour schemes.
- New exterior brickwork in the front façade is to remain unpainted.
- Re-instatement of traditional colour schemes is strongly encouraged. Evidence of

original schemes may be determined by scraping back paint from areas that are not subject to intense weathering.

- Advice may be sought from Council's Heritage Advisor should you wish to alter the colour scheme of your building.

(iv) Doors, windows and verandahs

a) Alterations and additions

- Where new doors, windows or verandahs are visible from the street, they should be of similar proportion, size, location and detailing to original elements. If there is no indication of original treatment, the design of new doors and windows should be vertically emphasised and kept simple.
- The retention and repair of original architectural details such as doors, windows, verandah piers/columns, decorative timber work to verandahs and gables, roughcast, and tile work in principal elevations is encouraged. Original lead lights and coloured glass panes should be kept.
- Existing incompatible elements (e.g. aluminium windows or doors) in principal elevations should be replaced where alterations or additions are proposed.
- Original verandahs and external detailing in general should be retained or repaired or reinstated where necessary. Removal or infilling of verandahs visible from a public place is not supported.
- New verandahs proposed in elevations visible from the street should be covered by the main roofline or substantive awning (i.e. no projecting balconies) and incorporate appropriately scaled and detailed support posts.

b) New buildings

- The principal elevation of new buildings should provide a level of detail and design of openings that is in proportion with and similar to that of surrounding Contributory buildings.
- Doorways are generally recessed from the main façade, often with an accompanying verandah, and windows have robust proportions, often multi-paned, with heavy mullion/transom elements and surrounds.

(v) Fences and gates

- Existing fencing that is original or consistent with the prevailing scale, design and materials of Contributory items must be retained. Any demolition of original fencing to accommodate driveway access must include reconstruction – utilising existing materials of end piers etc.
- Alterations and additions or new buildings must provide for a new fence of appropriate materials, colours and scale where no fencing exists at the moment.

Fencing should be simple with a level of detail compatible with the house and with regard to adjacent Contributory items.

(vi) Garages and carports

- Use recessive or darker colours that reduce visual prominence.
- Designs should be kept simple. Do not mimic elaborate design elements of the main dwelling if it over-emphasises the garage/carport appearance.

(vii) Driveways and hardstands

- Driveways and hardstands are restricted to a maximum width of 3.5 metres at the street frontage and should be simple.
- Brushed concrete or dark segmental pavers and the use of “strip” driveways are appropriate.
- Light coloured paving, “faux brick” or stencil finishes are not supported.

# **Appendix 4      Waste Management**

## **4.1 General Information**

### **4.1.1 Definitions and Meaning**

For the purpose and objectives of this Appendix, construction and demolition ‘waste’ refers to materials and waste streams collected and managed by private waste collection contractors:-

- a) Putrescible and other non-hazardous household waste;
- b) Dry recyclable materials;
- c) Organic waste (garden organics and/or food waste);
- d) Commercial and industrial waste; and
- e) Construction and demolition waste.

For the purpose and objectives of this Appendix, ongoing operational ‘waste’ refers to materials and waste streams collected by contractors under Councils Waste Collection Contract:-

- a) Putrescible and other non-hazardous household waste
- b) Dry recyclable materials;
- c) Organic waste (garden organics and/or food waste);
- d) Materials approved to be collected as part of Councils Kerbside ‘Clean Up’ service;  
and
- e) Litter from common areas (if applicable) at a development.

### **4.1.2 Land to which this section applies**

This section applies to all land within the Georges River LGA with specific criteria applied to the development types described in

**Table 1.**

Development Applications for all development types must comply with demolition and construction requirements and general waste management requirements as outlined within this Appendix.

Development Types as outlined within **Table 1** must comply with the applicable specific ongoing waste management requirements. The Development Types within **Table 1** are as specified by Council's [\*\*DA Guide and Lodgement Requirements Matrix\*\*](#).

**Table 1: Specific waste management requirements and Waste Management Plan requirements per development type**

Development Type	Specific On-going Waste Management Requirement (if applicable)	Waste Management Plan Type
Alterations and additions (residential)	Refer 4.4.2 Single Unit Dwellings	Refer to <b>Attachment 1</b>
Carports, garages	Not applicable	Refer to <b>Attachment 1</b>
Swimming pools	Not applicable	Refer to <b>Attachment 1</b>
New single dwellings, secondary dwellings	Refer 4.4.2 Single Unit Dwellings	Refer to <b>Attachment 1</b>
Multi dwellings (not residential flat buildings)	Refer 4.4.1 Multi-Unit Dwellings and 4.4.3 Non-Residential Developments	A suitably qualified waste management professional is required to complete the WMP for this development type.*
Boarding houses	Refer 4.4.1 Multi-Unit Dwellings	A suitably qualified waste management professional is required to complete the WMP for this development type.
Residential flat buildings	Refer 4.4.1 Multi-Unit Dwellings	A suitably qualified waste management professional is required to complete the WMP for this development type.
Mixed use developments that include a residential component	Refer 4.4.1 Multi-Unit Dwellings 4.4.3 Non-Residential Developments	A suitably qualified waste management professional is required to complete the WMP for this development type.
Childcare centres, places of public worship	Refer 4.4.3 Non-Residential Developments	Refer to <b>Attachment 1</b>
Alterations and additions (non-residential)	Refer 4.4.3 Non-Residential Developments	Refer to <b>Attachment 1</b>
Commercial fit out, change of use where building works will be carried out	Refer 4.4.3 Non-Residential Developments	Refer to <b>Attachment 1</b>
Commercial, retail, and industrial buildings	Refer 4.4.3 Non-Residential Developments	A suitably qualified waste management professional is required to complete the WMP for this development type.
Demolition of dwelling, outbuilding and/or other buildings	Not applicable	Refer to <b>Attachment 1</b>

Development Type	Specific On-going Waste Management Requirement (if applicable)	Waste Management Plan Type
Subdivision of land where the removal of vegetation and excavation activities are carried out	Not applicable	Refer to <b>Attachment 1</b>
Special events (such as festivals, circuses, sporting, cultural or musical events)	Not applicable	Refer to <b>Attachment 1</b>

*\*Note: A suitably qualified waste management professional may include a waste consultant, or planning consultant with experience considering waste management and collection services at new developments. A professional is considered suitably qualified if holding a tertiary education qualification in planning, environmental science or a related field, and has demonstrated practical experience either planning for, or implementing/managing domestic and commercial bin and hard (bulky) waste collection services.*

### 4.1.3 Purpose

The purpose of this section is to:

- a) Assist in the achievement of effective and efficient waste management and minimisation practices across all developments;
- b) Ensure that where practical all land use activities comply with the relevant provisions of any applicable acts, regulations, and other statutes in relation to waste management and waste minimisation initiatives;
- c) Satisfy Council's *Waste Management Strategy 2021-2040*;
- d) Adhere to the State mandate regarding Food Organics and Garden Organics collections and the NSW Environment Protection Authority's *Better practice guide for resource recovery in residential developments* (Better practice guide) (<https://www.epa.nsw.gov.au/-/media/epa/corporate-site/resources/warrlocal/19p1559-resource-recovery-in-residential-developments.pdf?la=en&hash=C29AFB3B95D416F29A6F711B684C620900174075>) and the *Better practice guide for Waste Management and Recycling in Commercial and Industrial Facilities* (<https://www.epa.nsw.gov.au/-/media/epa/corporate-site/resources/managewaste/120960-comm-ind.pdf>); and
- e) Set out the Council's practices and service functions in respect of waste management.

Georges River Council is confident that in adopting this DCP and adhering to its principles and objectives, the outcomes will result in positive, sustainable and tangible benefits to the community and the environment in which we live.

#### **4.1.4 Objectives**

The objectives of this section are to:

- a) Require good design and location of waste storage facilities so as to ensure a high standard of urban design and streetscapes.
- b) Define and standardise the minimum design requirements for effective, safe, and efficient waste management practices for each use with regards to managing general waste, recycling and organic waste as well as bulky waste and other types of clean-up materials.
- c) Ensure source separation, minimise waste generation, maximise resource recovery and provide appropriate controls for management of waste in all stages of a development's life, including demolition, design, construction and ongoing operations.
- d) Promote the use of recycled and recyclable materials in the design, construction and operation of buildings and land use activities.
- e) Minimise the environmental and health impacts by preventing the poor design of waste management systems and facilities in new developments.
- f) Ensure the appropriate design and construction of on-site storage of all waste bins and bulky waste for each use whether bins are stored within individual dwellings or within a common storage area;
- g) Ensure that all waste management facilities are:
  - appropriate in size;
  - appropriately designed for the intended uses and capacity;
  - hygienic, safe to access and use;
  - in compliance with any applicable regulations and policies, particularly occupational health and safety requirements;
  - visually compatible with the amenity of the area and neighbouring properties;
  - designed to minimise noise transfer.
- h) Ensure Council's or contracted waste collection vehicle(s) can access and service every development to provide essential waste collection services.
- i) Ensure that applicants are aware of their obligation to satisfy Council's waste management requirements for the proposed developments, including vehicle access requirements.

#### **4.1.5 Waste Management Plan**

A Waste Management Plan (WMP) must be submitted with Development Applications for certain development types as specified by Council's [DA Guide and Lodgement Requirements Matrix](#).

A WMP is a plan for the on-site management of all waste that is generated or derived from any, or all of the following activities:

- a) Demolition of buildings or structures;
- b) Excavation works and activities;

- c) Construction of buildings or structures;
- d) Landscaping and site remediation works; and,
- e) Occupation, use of, or the continuation of any activities on any land or premises on an ongoing basis.

Any WMP submitted to Council must include 3 Sections, as follows:

- Section 1 outlines demolition waste management
- Section 2 outlines construction waste management
- Section 3 outlines waste management for the ongoing use of the development.

Some applicants can complete a WMP template included in **Attachment 1** (only acceptable for certain types of development (see Table 1).

A WMP must specify how the development will meet Council's requirements in terms of access, physical space and layout for safe and efficient waste management practices. A WMP must set out the volume and type of waste that will be generated, how waste is to be managed, treated, stored on-site, collected/removed from the site, how all waste types are to be disposed of, facilities for source separation, the reuse, and recycling of materials, as well as the provision of appropriate waste storage facilities. WMP must be consistent with Architectural Plans and must be updated after every revision of the Architectural Plans.

## 4.2 Demolition and Construction Waste Management

### 4.2.1 Waste Management Plan Requirements

- a) A Waste Management Plan is to be completed and submitted with the Development Application to Council for any activities which produce construction or demolition waste. The three key activities which produce construction and demolition waste are:
  - i. Demolition of any existing structure;
  - ii. Construction of a new structure; and
  - iii. Construction and/or demolition work for a change of use of an existing structure.
- b) The Waste Management Plan must address the following details:
  - i. List the types and quantities of waste in accordance with the NSW EPA's Waste Classification Guidelines (<https://www.epa.nsw.gov.au/your-environment/waste/classifying-waste/waste-classification-guidelines>) as estimated to be generated during both demolition and construction activities.
  - ii. Detail how the waste generation will be minimised and avoided, and how waste will be reused, recycled/processed, or disposed.
  - iii. Detail how at least 80% of the generated construction and demolition waste will be diverted from landfill and which licenced waste management facilities will receive the waste.
  - iv. Outline how demolition and construction waste will be sorted and stored in a source-separated manner at the point of generation to maximise reuse and recycling opportunities. When not practicable, the applicant must outline the use

- of any waste collection providers who are able to sort mixed loads of construction and demolition waste at appropriately licenced management facilities.
- v. Outline how construction and demolition waste will be avoided and minimised by implementing practices that consider sustainable procurement and the use of building materials that can be reused or recycled.
  - vi. Ensure the use of any waste which is reused on-site or offsite is permissible under the *Protection of the Environment Operations Act 1997* and other relevant legislation prior to the application of respective waste to the land.
  - vii. Outline a sufficient contingency budget and a plan for dealing with unearthened contamination. The plan will need to cover how the unearthened contamination will be managed and the estimated costs.
  - viii. Estimate the quantity and describe handling methods for asbestos or asbestos contaminated materials, including details of the certified asbestos removalist, transportation methods and licenced disposal facility.
  - ix. Prepare a site plan clearly displaying the waste management storage areas and how waste collection vehicles will access the site.
  - x. Outline the proposed or potential contractors and subcontractors engaged for transporting waste and details of facilities proposed to receive and manage wastes of each type generated during both demolition and construction. Include details of their environmental history and ACN/ABN.
  - xi. Consider a reporting and monitoring structure, template, and methods for the management of construction and demolition waste material, including transport monitoring, such as GPS tracking and the use of the NSW Environment Protection Authority's WasteLocate (<https://wastelocate.epa.nsw.gov.au/>) where applicable.
  - xii. Outline how recycled materials will be used for the construction of the building, including the types and quantities of the materials.

Details of on-site sorting and storage facilities and all other waste management considerations must be provided on Architectural Plans ensuring consistency with the Waste Management Plan.

Should the developer intend to use a 'Waste Skip Bin' of any size, design or type, an application to store the skip bin on public land shall be made to Council prior to the commencement of any work. The location of the bin and method of collecting and transporting the waste contained therein shall be in accordance with Council's Skip Bin requirements as published on Council's website.

## 4.2.2 Post-Consent Requirements

The following requirements must also be considered:

- Evidence must be provided in the WMP showing where the waste materials will be reused, recycled or disposed of (e.g., contractor's payment receipts, landfill and/or recycling weighbridge receipts) to ensure compliance with the submitted WMP. The applicant must maintain records of licensed waste management disposal for up to 7 years as evidence of correct management of wastes from the development;

- All demolition and construction activities must comply with any conditions of consent for the Development Application, relevant environmental planning instruments and development controls, and applicable Australian Standards (eg. AS2601-2001 – The Demolition of Structures); and
- All activities must be carried out in accordance with the relative environmental planning instruments and development controls.

## 4.3 On-going Waste Management

For all development categories, the ongoing management of waste must be considered (see **Table 1**). The conditions listed in Section 4.3.1 below are general requirements for all new development types to address, in addition to the specific conditions required for each development type listed in **Table 1**.

Please refer to the Waste Section of Council's website (<https://www.georgesriver.nsw.gov.au/Services/Waste-en>) for details of the waste collection services provided by Council to inform bin sizes and collection frequencies, among other service details.

As per the *Local Government Act 1993*, a Domestic Waste Management Charge will be levied by Council on each parcel of residential rateable land for which a waste service is available. Waste service charges are listed in the Council's Schedule of Fees and Charges available on Council's website (<https://www.georgesriver.nsw.gov.au/Council/Fees-and-Charges>).

### 4.3.1 Waste Management Plan Requirements

- a) A Waste Management Plan (WMP) prepared by a suitably qualified waste professional is required for some development types as per **Table 1**. Architectural Plans must support the Waste Management Plan and show the placement of all waste management areas, all waste facilities described below, and each individual bin. In addition, Architectural Plans must show all relevant sizes, dimensions and surface grades for all waste and bin storage and collection areas, waste and bin travel paths and collection vehicle travel paths.
- b) The WMP must outline, at a minimum:
  - Number of residential dwellings and commercial tenancies on the property; intended uses and sizes of commercial tenancies.
  - The waste generation rates used to determine the likely waste streams for all residential and commercial parts of the property and volumes generated at the development during ongoing operation, as per:
    - i. Council's nominated waste generation rates, are as per 4.3.2 of this Appendix, or,
    - ii. if no waste generation rate for a certain use is nominated by Council, the NSW Environment Protection Authority's Better practice guide, as applicable for the non-residential development types.
  - The required bin number and size of bins to store on-site based on the waste generation rate and collection frequencies supported by the Council.
  - Bin wash area in residential and commercial bin rooms.
  - How bins and bulky waste will be moved around a site or stored on each occupied floor of the development.

- The location where bins and bulky waste for residential and commercial parts of the property will be stored ahead of collection.
- The detailed description of the chute system and any other waste management equipment, if applicable.
- The proposed collection point at which a waste collection vehicle will collect the bins and bulky waste for residential and commercial parts of the property.
- WMP and Architectural Plans must clearly describe the collection methods, location of the vehicle and bins during the collection process as well as vehicle swept paths detailing entrance to and exit from the collection point in a forward-moving motion.
- The waste collection contractor proposed to collect bins and bulky waste for non-residential parts of the development.
- Clear responsibility of Strata Management/Owners Corporation and Building Management in relation to waste management arrangements for the development, including the following requirements:
  - i. Collaborate with the Council to facilitate community education, source separation and resource recovery at the development and make any reasonable adjustments in waste management processes and procedures following the Council's request.
  - ii. Facilitate the implementation of separate Food Organics and Garden Organic (FOGO) services in line with the NSW State Government mandate.
  - iii. Communicate with Council on any waste management issue and update Council with relevant information.
  - iv. Present the bins and bulky waste to the agreed collection location and at the specified timeframe as per Council requirements.
  - v. Organise the rotation of bins around the property as necessary and maintain all equipment, systems, facilities, and storage areas used in conjunction with the provision of waste management services in accordance with all applicable regulatory requirements, relevant health, and environmental standards, and to the satisfaction of the Council.
  - vi. Ensure that all bin and waste storage areas are maintained in a clean, safe, and hygienic manner.
  - vii. Ensure that all waste handling equipment and systems used in conjunction with the provision of waste and recycling services shall be manufactured, installed, and maintained in accordance with any applicable regulatory requirements, relevant Australian Standards, and relevant manufacturer's specifications.
  - viii. Bear any additional costs related to waste management at the development.
  - ix. Ensure that all residential tenants have access to residential bins and residential bulky waste disposal areas and do not have access to commercial waste areas. Ensure that commercial tenants have no access to any residential waste areas.

#### **4.3.2 Waste, Recycling and Organic Storage Areas**

- c) Waste, recycling and organics storage is to be wholly situated within the confines of the private property in a dedicated room or storage area that is flat, level and ensures bins are not visible from the public domain.
- d) Storage areas are to provide adequate capacity for storing all the waste, recycling and organics bins likely to be required between scheduled collection times, based on expected waste generation and selected bin type(s). Waste storage areas must also accommodate likely peak demand for waste storage capacity and potential changes in the future (such as a change in service or new available technologies). Refer to Section 4.3.4 for Bulky Waste storage requirements.
- e) Council's nominated waste generation rates for residential requirements in every development are:
  - 120L general waste per unit per week,
  - 120L commingled recycling per unit per week,
  - organics calculated per unit per week as follows:
    - 120L organics per unit per week for Single Unit Dwellings (Section 4.4.2)
    - 96L organics per unit per week in Multi-Unit Dwellings (Section 4.4.1).

**Note:** Waste and recycling generation rates for various non-residential premises are outlined in the NSW EPA's Better practice guide.

The NSW State Government has mandated the implementation of separate Food Organics and Garden Organics (FOGO) collection services for all residential properties by 2030. The Waste Management Plan and Architectural Plans must clarify how waste management practices in the building satisfy those requirements and facilitate FOGO waste resource recovery.

Each resident must have access to FOGO waste disposal options on each occupied floor, which may increase the requirements of FOGO bins for the property. In addition, the Council may increase organic bin requirements on an as-needed basis in the event of large proportions of landscaped areas at a development. If expected organics generation at a development is less than 240L per week in total for all occupied units, storage for at least one 240L organics bin must be provided and be easily accessible by every residential unit at the development.

- f) An Applicant can choose to include additional food waste and compostable material management options at a development, however, this will not reduce the ratios required for FOGO bins. Additional options can include providing space for:
  - i. Composting and worm farming, on an unpaved earth surface, within a garden bed or within a bunded and drained area, for developments with external space or in private courtyards that is to be managed by the development or resident (for private courtyards); or
  - b. An on-site NSW EPA approved food waste processing system.

- g) Storage area(s) should reflect the accommodation of the required equipment, infrastructure, manoeuvring space and potential future waste and recycling needs of the development. Waste storage areas' surfaces must be flat, constructed of non-slip material and free from obstacles and stairs.
- h) Storage area(s) are to be detailed on Development Application plans/drawings and in the WMP submitted to Council. The Plans/drawings and the WMP must be consistent.
- i) Waste storage area(s) are to be located in a position that is accessible for the disposal of waste materials. More than one storage area may be required in order to provide sufficient storage or to satisfy needs for appropriate access and transfer of waste. A waste storage area such as a bin bay or waste equipment such as a chute system must be located within a path of travel of 30 metres (or less) of each residential dwelling.
- j) The siting and layout of storage area(s) are to be designed to encourage resource recovery with ease and separation of multiple waste types and streams by users. Storage area design should consider accessibility, ease of use, bin layout and educational signage at a minimum.
- k) Storage area(s) are to be provided within the premises of the proposed development, in proximity to the proposed onsite collection point and at street level where practicable in accordance with the distances as outlined in Table 2 in Section 4.3.6 below.
- l) A separate bin holding area may be sited nearby the proposed onsite collection point should the bin storage area exceed the acceptable distance from the proposed loading/collection area or if significant bin transfer between buildings or across a site is required. This separate bin holding area will allow for the temporary storage of bins awaiting collection, ahead of the scheduled collection. This separate bin holding area must be able to store all bins for each scheduled collection, as well as residential kerbside clean-up materials (for the instances whereby kerbside clean-up materials and bins are all collected within the same week).
- m) Bin and waste storage areas are not to be located adjacent to habitable areas, occupied units or tenanted lots of a development to prevent odour and noise complaints originating from bin and/or waste storage areas.
- n) Mobile garbage bins and bulky waste (clean up) material are to be always stored within the boundary of the development, within the confines of private property, prior to the scheduled day of collection.
- o) Residential and non-residential storage areas must not be shared. Access may be restricted by a cage, fence, wall, doors and/or secured under lock and key.

### **4.3.3 General Bin and Management Requirements**

Note: The requirements in this Section 4.3.3 must be addressed in the WMP, and are a requirement of using Council's waste collection services.

- a) All waste and recycling bins are to be clearly and correctly labelled to identify which materials are to be placed into which bin. Mobile garbage bins will be designed and colour-coded in accordance with the Australian Standard 4123: Mobile Waste Containers.
- b) Waste and recycling bins will have a fixed lid and a smooth, washable internal surface. Only bins that meet the Australian Standards, and are issued by Council (or a private waste collection contractor if approved by Council), are permitted to be used for storage of general waste, commingled recycling and organics.
- c) Only residential waste, recycling and organics awaiting collection stored in a suitable mobile bin provided by Council (stamped and labelled) will be serviced by Council's waste collection contractor(s).
- d) When presented for collection, bin lids must be closed, and bins must not exceed the weight limits for that bin size.
- e) Non-residential waste collection bins are to display contractor information by way of a stamp or sticker.
- f) Bins must be presented to the kerbside no earlier than 12 hours prior to the collection time and are expected to be returned to the storage areas within 12 hours after collection in Single-unit Dwellings unless otherwise stipulated by Council.
- g) Council reserves the right to cancel waste collection services in the instance of repeat gross contamination of bins or if collection requirements are not met, requiring the Owners Corporation/Building Manager and/or Property Owner to engage private waste collection services at the cost to the residents (in. Domestic waste charges will still be applied in line with the *Local Government Act 1993*).

### **4.3.4 Storage for Bulky Waste Materials**

- a) Separate dedicated space such as a room or screened area (in or adjacent to a waste and recycling storage area) must be provided for the storage and recycling of bulky waste clean-up materials for collection. Bulky waste storage must be clearly indicated on the Architectural Plans and described in the WMP
- b) Residential and commercial bulky waste storage must be separated. Access to residential bulky waste storage areas must be restricted for non-residential site users.

#### **4.3.5 Composting and Wormeries**

- a) Compost facilities are recommended for properties with suitably sized garden areas to utilise compostable material. The size of the composting facility must reflect the likely waste generation rates from the property.
- b) Wormeries are generally recommended for flats and units with small backyards or balconies with drainage and for educational facilities. Wormeries generally are not recommended to be used as communal facilities.
- c) Compost facilities and wormeries must be maintained by Strata and Owner's Corporation or delegated person in accordance with approved composting processes and manufacturer instructions where applicable.
- d) All composting and wormery facilities must have appropriate education signage to ensure correct use and only acceptable materials are placed in the facilities.
- e) All composting facilities must be located at an appropriate distance from habitable areas and not be adjacent to any residential, commercial, or recreational facilities with considerations of minimising potential health effects, outdoor, and visual amenities.
- f) Considerations must be given to minimise the environmental effects of composting facilities. They must be located on a level, non-impervious surface and away from stormwater drains and waterways to prevent the leaking of leachate.
- g) All composting and wormery facilities must be easily assessable by residents. Each user must be educated about the correct use of the facility.
- h) Domestic animal droppings are not to be disposed of in wormeries.
- i) Wormeries must be located in shady areas and must be protected from excessive heat and sunlight.

#### **4.3.6 Collection points**

- a) The location of the proposed collection point(s) are to be detailed on the Development Application Architectural plans/drawing and in the WMP submitted to Council. Collection points for residential and non-residential waste may be shared, but methods for managing collection times of non-residential waste must be outlined within the WMP.
- b) The collection point must be level, free of obstructions and allow sufficient height clearance to enable the safe mechanical/manual pick-up and set down of bins and bulky waste.
- c) Collection and vehicle access points are not to be located adjacent or close to a habitable area where practicable.
- d) Waste storage and recycling areas are to be easily accessible for the purpose of collection and servicing. The access pathway for transporting bins between a storage point and the collection point is to be level and free of steps or kerbs. It must include a roll kerbside if the applicant is proposing to use the Wheel Out Wheel Back Service (WOWB), whereby

bins are moved from the waste storage area to the collection point on a public roadway. Maximum unassisted manual handling distance between the storage point and the collection point and surface grades for the movements of the bins are determined by the bin size, as per Table 2 below.

**Table 2:** Handling distance and design standards.

Bin Capacity	Up to 360L	660L-1100L	Bulky waste
Maximum Distance (metres)	30	5	5
Maximum surface grades	1:14	1:24*	1:24
Step or kerbside	None	None	None

\* Reduced gradients of 1:14 may be considered when bins are moved with the assistance of a bin tug device

**Note:** Any proposed variations to the above require further assessment and discussion with Council prior to Development Application submission. The Applicant can also consider the use of equipment to aid the movement of bins and outline such equipment in the WMP. The storage of such equipment must be indicated in Architectural Plans.

- e) The collection point is to be located where the waste collection vehicle(s) can stand safely and be in accordance with Sections 4.3.5.1 and 4.3.5.2 as applicable.
- f) Collection vehicles must be able to service the development without the need to travel any distance in reverse – all vehicular movements must be in a forward-moving direction. If a collection vehicle is required to reverse to complete a collection service, this must be discussed with Council prior to Development Application lodgement and detailed in both the Development Application's Traffic Management Plan and Waste Management Plan.
- g) Waste collection and loading are to be accommodated within new developments in order of preference:
  - i. Collection point at ground level and off-street within the confines of private property within a safe vehicular circulation system;
  - ii. Collection point at ground level within the confines of private property in a dedicated collection or loading bay;
  - iii. Collection point at ground level and appropriate storage areas to enable a Wheel Out Wheel Back (WOWB) service;
  - iv. Collection point from in the building's basement (below ground level) on the provision the requirements of 4.3.5.1 are met.
  - v. Collection point from a front, side or rear frontage suitable to enable a waste collection vehicle to stand and provide kerbside collection services with bins and bulky waste presented kerbside. Applicants must note this method is only supported for Single-unit Dwellings.
- h) If a kerbside collection point is proposed, the applicant must consider existing traffic and/or parking regulations. If any modifications to existing traffic or parking regulations are required, the applicant must detail all modifications within the Development Application. The applicant must outline in the WMP any changes to traffic and/or parking arrangements required for waste management and waste collections.

#### **4.3.6.1 Onsite Collection**

- i) Developments of seven or more residential or commercial units are to provide on-site collection of bins and bulky clean-up waste materials by collection contractor vehicles, either by way of:
  - i. A loading dock to enable onsite vehicular access for a waste collection vehicle
  - ii. A design that enables the provision of the WOWB service.
- j) All collection of non-residential waste is to be conducted on-site where practicable. Consideration may be given to smaller developments (commercial only) where this is not possible and will be assessed by Council on a case-by-case basis only.
- k) The property owner or authorised representative must indemnify Council and its waste collection contractor(s) against damage to private property prior to waste collection services commencing.
- l) Where required, all externally located on-site collection points are to be constructed within 15 metres from the property boundary whereby direct access is provided for Council's waste collection contractors to enable the movement of bins and bulky waste. Pin code security systems are required to enable direct access on collection days, enabling the Wheel Out Wheel Back service.
- m) The following allowances are to be made for the nominated collection point:
  - i. A minimum vertical clearance of 4 metres, including clearances of all ducts, pipes and other services.
  - ii. A minimum width of any loading areas of 3.5 metres and a minimum length of 12.5 metres.
  - iii. A minimum design turning radius of 12.5 meters or provision for a truck turn table.
  - iv. All driveways and collection points must be designed to carry collection vehicles and their loads (up to 25 tonnes total). Refer to the *Better practice guide for resource recovery in residential developments* for vehicle specifications.
  - v. The gradient of any basement entry or exit, that must be traversed by a waste collection vehicle shall be a maximum gradient of 1:20 for the first 6 meters from the street, then 1:8 or 1:6 with a transition of 1:12 for 4 meters at a lower end.
  - vi. The gradient of the collection point shall be reasonably flat to allow manoeuvring and loading of receptacles.
  - vii. The gradient of the internal driveways should not exceed 1:10.
  - viii. Collection vehicles should not have to travel more than 50 meters once inside the basement to access the collection point.
  - ix. The collection point must be designed and constructed in line with Australian Standards and Other regulations and appropriately for the collection vehicle to stand and perform the services safely, including, but not limited to the requirements of sufficient space, adequate lighting, and non-slippery surfaces.
- n) Waste storage and recycling areas are to be easily accessible for the purpose of collection and servicing where practicable. In the event that this cannot be achieved, each collection point is to be easily accessible from the nominated waste and recycling storage area. The access pathway for transporting bins between a storage point and the collection point is

to be level and free of steps or kerbs. The maximum unassisted manual handling distance between the storage point and the collection point is in Table 2.

- o) Entry and exit of a collection vehicle from a site must be in a forward direction. It is acceptable to use a vehicle turntable to accomplish this requirement. If a vehicle turntable is used, it must have a 25-tonne capacity and meet the specifications above.
- p) If the designated kerbside collection point is on a State or Regional Road (refer to **Appendix 5**), within a marked Clearway zone, or in a CBD area, the development must be subject to the provisions of Onsite Collection.

#### **4.3.6.2 Kerbside Collection**

- q) Residential waste (presented in mobile garbage bins or as bulky clean-up waste materials) from developments with six or less residential or commercial units are permitted to have kerbside collection in the following circumstances:
  - i. Where the space required for presentation at the kerbside does not exceed one-third of the width of the property frontage.
  - ii. Where collection activity complies with traffic regulations and does not cause an illegal hazard or create an obstruction of the roadway or pathway and leaves at least 1800 mm wide path for pedestrians.
  - iii. Where the collection point is located to minimise the impacts of noise and odour during collection.
  - iv. As otherwise assessed on a case-by-case basis.
- r) If the designated kerbside collection point is on a State or Regional Road (refer **Appendix 5**), within a marked Clearway zone, or in a CBD area, the development must be subject to the provisions of Onsite Collection (refer 4.3.5.1);
- s) Where development has access to multiple streets, the nominated collection point must be discussed with Council prior to DA lodgement

#### **4.3.7 Onsite Waste Management**

- a) All waste and recycling systems and facilities, including storage areas, chute rooms and access paths (paths of travel for waste and bins) must:
  - i. be easily and safely accessible for all users;
  - ii. allow convenient transfer of bins to collection point;
  - iii. avoid negative impacts of dust, litter, odour and noise;
  - iv. be clean and free of obstructions at all times;
  - v. free from any fittings, facilities or matter not associated with the treatment storage and disposal of waste;
  - vi. be free from stairs or lips that impede the wheeling of bins;
  - vii. have a non-slippery surface with an appropriate gradient;
  - viii. allow safe access and manoeuvrability inside the storage area as well as in and out of the storage area for each bin and bulky waste;
  - ix. appropriately sized and designed to fulfil waste requirements of each residential and commercial unit within the development;
  - x. comply with the Building Code of Australia and all relevant Australian Standards.
- b) Responsibility for regular cleaning and maintenance of waste and recycling storage areas (including mobile bins) rests with the Owners/Strata/managing body or delegated person. The WMP and Architectural Plans must include the appropriate allowances and facilities to support the hygiene of the waste areas, such as a wash bay for bins, appropriately equipped with access to water and draining as per the Building Code of Australia and/or Sydney Water requirements.
- c) Responsibility for regular transfer of bins and bulky waste from storage areas to/from collection areas or around a site, rests with the Owners/Strata/managing body or delegated person. The method for transfer and path of travel is to be detailed in the Waste Management Plan.
- d) All waste and recycling mobile garbage bins are to be maintained in serviceable condition and at the agreed bin numbers at all times. Bin cleaning and regular bin number audits must be conducted by the managing body and a site may be audited by Council.
- e) The WMP and on the Architectural Plans must accommodate standard waste education and source separation signage to be displayed in all waste and recycling storage areas, including chute rooms (if applicable). The signage informing of materials acceptable in each waste stream and the correct use of the waste management system for residential dwellings can be provided by Council upon request.
- f) 'DANGER' warning signs and other appropriate Workplace Health and Safety signage are to be prominently displayed at any point of entry to an area of waste chute discharge, or where balers, crushers or compactors operate.
- g) No waste infrastructure (such as mobile garbage bins) can be stored within a fire exit path. All fire exits are to be free of obstructions at all times. Main emergency evacuation routes from the building must not run through bin rooms and other waste storage areas.

- h) No waste incineration devices are permitted.
- i) Heritage conservation considerations may alter some requirements of the Waste Management Guidelines for the refurbishment of an existing building on agreement with Council.

## **4.4 On-going Waste Management Specifics per Development Type**

Section 4.4. is to be read in conjunction with the general requirements previously outlined in Section 4.3.

### **4.4.1 Multi-Unit Dwellings (e.g. residential flat buildings, multi dwelling housing, shop top housing)**

This section details the waste management requirements for dwellings categorised in accordance with **Table 1**. The term “Multi-Unit Dwellings” applies to residential development types such as residential flat buildings, shop top housing, multi dwelling housing and others as nominated by **Table 1**.

All of the following requirements must be addressed in the Waste Management Plan and Architectural Plans as appropriate. As a minimum, the following conditions apply to any development classified according to the above description:

#### **4.4.1.1 Bin and Bulky Waste Storage**

- a) The Waste Management Plan is to identify the storage areas, collection points, collection methods, and management systems for both residential and non-residential waste streams.
- b) Sufficient space is to be allocated inside each residence/unit for the storage of at least two day's generation of waste, recycling and organics, including a space for a kitchen caddy or similar in the kitchen for the separate collection of food waste.
- c) The common waste and recycling storage area is to provide space for waste, recycling (commingled recycling and paper & cardboard bins as separate) and organics mobile garbage bins as well as a separate storage area for bulky clean-up waste materials.
- d) Storage space for mobile garbage bins will be calculated based on a once-weekly collection of each stream and the waste generation rates as per 4.3.2 as standard. Council may approve more frequent collections of bins in some cases. Developers must seek Council's approval prior to submitting WMP with bin allocation that accounts for more frequent collections.
- e) All residential bins are to be provided by Council after construction is completed and a written request is submitted by the Developer or Strata Manager to Council. The request must contain the Development Consent Reference number, attached Residential Waste and Recycling Services Application Form and full Occupation Certificate. The provision of services is subject to a risk assessment that will be scheduled after all documents are

provided. Please allow at least four weeks for the processing of the application. It will be the responsibility of the Developer/Strata Managers to manage and dispose of the waste generated on the property due to the late submission of the application. The size and number of bins provided by the Council may vary depending on the availability, collection arrangements and property set-up.

- f) A lockable cage, designated screened area or, room in or attached to the bin storage area is to be dedicated for bulky waste (bulky clean-up materials such as couches, mattresses and furniture). The space should be appropriate with the minimum total space provided as follows:
  - i) Up to 20 units: a minimum of 4m<sup>2</sup>.
  - ii) From 21 to 50 units: a minimum size of 10m<sup>2</sup>.
  - iii) From 51 to 100 units: a minimum size of 16m<sup>2</sup>.
  - iv) Over 100 units: a minimum of 16m<sup>2</sup> + 2m<sup>2</sup> per 50 additional units above 150 units (or part thereof).
- g) If the development is proposing the use of 660L or 1,100L, or the development consists of 21 or more residential units, the design must support the use of bulk bins by allowing the suitable path of bin travel and door widths to enable the use of 660L and/or 1,100L bins.
- h) Storage for paper and cardboard bins must be enabled at all developments with 50 or more units, at the ratio of at least 1 x 660L per bin for every 50 units. Council reserves the right to provide separate paper and cardboard bins, or commingled recycling bins, for the collection of unflattened cardboard boxes.
  - i) Additional space must be provided for residential special waste streams such as electrical waste, polystyrene and textile waste in all developments of 20 or more units. A minimum area of 4m<sup>2</sup> is required for developments from 20 to 50 units and 8m<sup>2</sup> is required for developments with 51 or more units. This space must be in or attached to the waste storage or bulky waste materials storage area and be accessible for all residents.
  - j) The path and distance of travel from each dwelling to their nominated waste disposal areas, including bulky waste disposal is required to be indicated within the WMP and corroborated on the plans/drawings. The maximum walking distance from any entrance of a residential dwelling to the waste disposal areas must not exceed 30 metres and should be located close to lifts and/or stairwells. Additional waste disposal locations may be required for buildings in order not to exceed the maximum travel distance.
  - k) Maximum unassisted manual handling distance between the storage point and the collection point and surface grades for the movements of the bins are determined by the bin size, as per Table 2. Path of travel for the bins and bulky waste must be free from stairs, adequately lit, and a suitable width (including all doorways and entry points, or hallways) to allow the movement of proposed bins and utilise rolling kerbsides as required.
  - l) A bin wash area of at least 3m<sup>2</sup> must be provided inside residential and commercial bin

rooms to allow for the mobile garbage bins to be maintained in hygienic conditions to prevent odour and vermin issues. The bin wash area must allow for hot and cold water access, with suitable drainage to the sewer and be constructed as per Sydney Water requirements and other applicable regulations.

- m) The floor must be graded and drained to the appropriate drainage outlet connected to the sewer, the water must not be discharged into stormwater drainage.
- n) Double door access (at least 2500mm) must be provided into the bulky waste storage area, with a wide range of openings to enable ease of manoeuvring large bulky waste such as furniture without doors as obstructions. Bin storage area door access must be at least 1700mm for 240L bins and 2500mm for 660L and 1100L bins. For any developments of 20 or more units, a minimum of 2500mm must be provided for the bin and bulky waste storage area access and for the entire path of bin travel.
- o) Doors in waste and bin storage areas should always be able to be opened from the inside. It is preferable that doors open outwards. Doors should be able to be locked in an open position to facilitate the movement of bins and bulky waste. For handling bulky waste and bulk bins, it is recommended to fit doorways with galvanised iron to protect them from damage.
- p) All waste and bin storage areas must be constructed from approved materials, that are smooth, easily cleanable, non-absorbent, impervious, water resistant and durable. All surfaces should be finished with a light colour.
- q) The ceiling height of waste and bin storage areas must be a minimum of 2100mm.
- r) The floor must be non-slip; constructed of concrete of at least 75 mm thickness or of another approved material.
- s) All storage areas must be well-lit and fitted with artificial sensor lighting. Provision for appropriate lighting must be made to enable the residents to dispose of their waste and allow collection staff to perform the service safely.
- t) All storage areas must be appropriately ventilated to comply with the Building Code of Australia and AS1668.4: The use of ventilation and air conditioning in buildings. Ventilation openings should be protected from flies and vermin and located as near to the ceiling or floor as possible, but away from habitable/occupied areas of the development.
- u) Waste and bin storage areas must be weather isolated and must allow for storage of general waste and organics bins in an area protected from sunlight to prevent odour.
- v) Waste and bin storage areas are to be located, constructed and maintained in a manner that will prevent the entry of vermin, and minimise odour and noise.
- w) If the bin storage area is in a secure street-level holding area, a Council-approved digital pin code key system will be required where necessary to allow a Wheel Out Wheel Back service to be provided. All costs for this system and physical access card or remote when required are to be borne by the property management. In situations

whereby a key or lock system is changed by the managing body, Council must be provided with 2 weeks' notice prior to the change, to enable the continuation of collection services.

- x) Where a residential development and non-residential development occupy the same site, the waste and recycling handling and storage systems for residential waste and non-residential waste are to be separate, secured, and self-contained. Commercial and retail tenants are not permitted to access residential waste and recycling storage area(s) or interim storage bins, or chutes used for residential waste and recycling and vice versa.
  - y) For non-residential uses, interim waste storage bins for waste and recycling are to be located on each occupied floor at a minimum, sufficient for at least two days' generation of waste and recycling. Provision is to be made in cleaning contracts for this material to be transferred to a central waste and recycling storage area at least once daily.
  - z) Applicants may propose a private waste collection contractor for the ongoing service of the development once operational, however, this does not exempt the development from any requirements outlined in this document or other relevant regulations, including Council vehicle access requirements and bin number requirements. Domestic waste charges will still be applied in line with the *Local Government Act 1993*.
- aa) Private waste collection services are to occur entirely within the confines of private property with bins or bulky waste originating from commercial tenants prohibited from being placed on public land. Private waste collection services must occur in a source-separated manner with all wastes collected separately according to the following streams: general waste, commingled recycling and organics at a minimum.

#### **4.4.1.2 Collection Access - General**

- a) Refer to the provision of Section 4.3.5.1 for onsite collection requirements and Section 4.3.5.2 for kerbside collection requirements.

#### **4.4.1.2 Waste disposal systems and Chutes**

- a) The following options of residential waste disposal systems are accepted by Council for **general waste** and **commingled recycling** streams in multi-unit developments with residential components:
  - 1.a.1 Dual chute system for general waste and recycling waste, using either rotating or linear tracks at the discharge point. This type of chute system is compulsory for buildings with six or more levels.
  - 1.a.2 Single chute system for general waste stream using either rotating or linear tracks at the discharge point and a bin storage area on each occupied floor, suitable for the storage of at least 2 days' worth of recycling at a ratio of 17.14L per unit, per day. The mobile garbage bins for the collection of commingled recycling are to be rotated with empty bins daily by the managing body. This system can be used in buildings with fewer than six levels. In this case, mobile garbage bin(s) for recycling are to be provided adjacent to the chute system (inlet) on each occupied level, at a ratio to allow for the storage of at least two

days' worth of recycling generated on each occupied level of the development.

- 1.a.3 As an alternative to point 1.a.2 above, a development can propose the use of a single chute system with diverter technology. This option allows for a single chute system for the collection of general waste and recycling by way of using a diverter technology at the inlet and using either rotating or linear tracks at the discharge point. This system can be used in buildings with fewer than six levels only. If the recycling stream is not adequately used by residents, the Body Corporate and Building/Strata Managers will be responsible for sorting the waste and engaging additional waste collection services if required.
  - 1.a.4 Bin storage area on each occupied floor, catering for storage of 2 days' worth of recycling and general waste separately at a ratio of 17.14L per stream, per unit, per day. This system can be used in buildings with three or fewer levels. The mobile garbage bins for the collection of commingled recycling are to be rotated with empty bins daily by the managing body.
- b) The general waste and recycling waste disposal systems must be combined with an appropriate **organics** disposal system. The following options of residential waste disposal systems are accepted by Council for food and garden organic collections in multi-unit developments with residential components:
- 1.b.1 A third chute system (to support a dual chute system) suitable for Food Organics and Garden Organics (to support a dual chute system for general waste and recycling waste – option 1.a.1 above).
  - 1.b.2 The storage of at least 2 days' worth of organics on each occupied floor calculated at a ratio of 13.71 per unit, per day (to support options 1.a.2, 1.a.3 and 1.a.4 above).
- c) Any bin storage areas on each occupied floor must be adjacent to a chute system inlet (if applicable). The mobile garbage bins are to be rotated with empty bins daily by the managing body (with bins from a central bin storage area on the ground floor).
- d) Bin and waste storage areas must be designed to be accessible for people with disability and comply with all relevant regulations, including to the Disability Discrimination Act 1992.
- e) Chutes are to be provided with an opening on each occupied floor, designed to be used by all residents and enclosed within a chute room. Chutes are not to open onto any habitable space and chute openings are to have an effective self-sealing system.
- f) Chutes are to terminate in a bin storage area and discharge directly into a waste, recycling or organics mobile garbage bin provided by Council (stamped and labelled) in a manner designed to avoid spillage and overflow. Protective skirting between chute and bins are permitted to prevent spillage and minimise dust or spray.

- g) For safety reasons, residents are not permitted to access the area where the chute discharges. All chute discharge rooms must be secured and locked or, alternatively, all mechanical parts of waste management equipment must be securely screened.
- h) The total maximum travel distance from any residential dwelling entry to a chute system on any given storey is not to exceed 30 metres. Additional chutes or bin rooms may be required for buildings to not exceed the maximum travel distance.
- i) The chute room will include (in addition to space for recycling mobile garbage bins as required):
  - i. The chute inlet hopper;
  - ii. Space for spare mobile garbage bins (in case of chute failure) allowing for at least one 240L mobile garbage bin per waste stream for every six residences serviced by that chute – which in the event of a chute failure would be required to be rotated up to twice daily by the managing body; and
  - iii. Space for large cardboard and/or kerbside clean-up materials to reduce the likelihood of blockages in chutes.
- b) Chute rooms are to allow sufficient space to permit easy opening of the chute and chute room door and the storage and manoeuvring of mobile garbage bins. The floor must be sealed and free from steps.
- c) Chute access/inlet areas or rooms are to display instructions on the use of the chutes for each relevant waste stream, including instructions on the correct use of the chute, waste material separation guide, instructions not to dispose of hazardous and large bulky waste materials into the chute, and what materials can be placed in the bin(s) provided.
- d) Responsibility for cleaning and operating chute rooms rests with the managing body. The applicant can consider linear/rotating tracks at the chute discharge area to assist with bin management in order to maintain a clean and sanitary chute discharge room.
- e) Chutes if installed must be certified in design to be constructed to meet the minimum performance requirements for both airborne and impact noise protection, to avoid excessive noise and vibration to habitable areas.
- f) Chute systems must be cylindrical with a diameter of 500 mm or greater and free from bends or corners to prevent waste blockages. Management, operation, and cleaning of the chutes is the responsibility of the Body Corporate/Building Manager.
- g) Chutes, hoppers and service openings are to be constructed with aluminium, stainless steel or other approved metal or material that is non-combustible, durable impervious, non-corrosive, distortion and fire resistant.
- h) Residential chutes are not to carry waste from non-residential developments. A separate chute system must be considered for non-residential components of a development if applicable and necessary.

#### **4.4.1.4 Waste handling and compaction equipment**

- a) All waste handling and compaction equipment are to be installed, maintained and serviced according to the manufacturer's instructions and at the expense of the Developer or Owners Corporation. Owners Corporation/Strata Managers or delegated persons shall be responsible for maintaining all equipment, systems and facilities used in conjunction with the provision of waste management services in accordance with all applicable regulatory requirements, relevant health, and environmental standards, manufacturer's instructions and to the satisfaction of the Council.
- b) Service lift for multi-storey developments shall be provided to transfer bins from various building floors to waste storage areas. Alternatively, passenger lifts must be sufficient to transfer all bins proposed for use at the development.
- c) Consideration should be given to the use of garbage and recycling compaction equipment. The equipment is to be located in the waste storage area. All practical measures must be taken to prevent residents from accessing or coming into contact with the compaction equipment.

#### **4.4.2 Single Unit Dwellings**

This section details the waste management requirements for dwellings categorised in accordance with **Table 1**.

As a minimum, the following conditions apply to any development classified according to the above description:

##### **4.4.2.1 Bin and Bulky Waste Storage**

- a) Space is to be allocated inside each occupied dwelling for the storage of at least two day's generation of waste, recycling and organics. Storage must allow for these three waste streams to be source separated.
- b) Space (for a kitchen caddy or similar) should be allocated in the kitchen for the separation of food/organic waste or compostable material.
- c) Space is to be allocated within each property boundary for the storage of all bins and services as provided by Council and available at the time of lodgement of the Development Application (3x240L bins at the minimum). This space is to be detailed on the Development Application plans.
- d) The total maximum travel distance from any residential dwelling entry to waste disposal locations, including bulky waste disposal location, is not to exceed 30 metres.
- e) A secured and private location (within the development boundary) for kerbside clean-up material storage is to be nominated for multiple villas, townhouses or similar developments (assuming no significant space is provided for each dwelling individually).

#### **4.4.2.1 Collection Access**

- a) All waste bins must be presented to the kerbside no earlier than 12 hours prior to collection time (from 6am on collection day) and are expected to be returned to the storage areas within 12 hours or as soon as practicable after collection. Bins will not be permitted to be stored on public land for greater than 12 hours before or after the collection services.
- b) There is to be an access path with sufficient clearance and of a suitable grade no greater than 1:14 to wheel bins from the bin storage within the property boundary to the collection point. The collection point may be at a Council kerbside in closest proximity to the residence or a nominated collection point within the development agreed to by Council. The access path is not to enter or traverse a dwelling.
- c) The distance from the bin storage area to the collection point is not to exceed 30 metres.
- d) The location of the proposed collection point is to be detailed on the Development Application plans.

#### **4.4.3 Non-Residential Developments**

This section details the waste management requirements for dwellings categorised in accordance with **Table 1**.

As a minimum, the following conditions apply to any development classified according to the above description:

##### **4.4.3.1 Bin and Bulky Waste Storage**

- a) Waste management requirements for the commercial component of development”, including for the Change of Use applications, are to be determined based on the commercial tenancy type and relevant EPA regulations, such as the *Better practice guide for resource recovery in residential developments* or other regulatory body regulations applicable for the development type. If tenancy types are not specified, the waste requirements are to be calculated based on a tenancy with the highest generation rates and collection frequency approved by the Council.
- b) There is to be space dedicated for storing bulky waste materials and problem waste for recycling of at least:
  - i. 2m<sup>2</sup> for developments under 100m<sup>2</sup>;
  - ii. 4m<sup>2</sup> for developments between 100m<sup>2</sup> and 2,000m<sup>2</sup>; or
  - iii. An additional 4m<sup>2</sup> is required for each retail, accommodation or entertainment development over 2,000 m<sup>2</sup> and for every 20,000 m<sup>2</sup> of office space.
- c) All businesses should include provisions in their waste contracts that allow for the collection and recycling of high-grade and low-grade office paper, cardboard packaging, paper from secure document destruction, soft plastics, food waste, medical or hazardous waste and other recyclable resources from the waste stream as relevant to the development.

- d) Dedicated space (in or attached to the bin storage area) is to be provided for food/beverage retailers, cafes, restaurants and takeaway premises for the storage and recycling of food waste at each commercial premises.
- e) Secure space is to be provided on-site in reasonable proximity to retail or commercial premises to store reusable commercial items such as crates, pallets, kegs, demolition waste and similar items so that storage in a public place is completely avoided. Storage of such materials in public places without approval is prohibited.
- f) Separate dedicated space such as a room or screened area must be provided for the separate interim storage and management of demolition waste for reuse or recycling. Alternatively, this space is not required if the removal of old furniture and material is conducted by a professional demolition service or by the company hired for installing new items and such an arrangement is outlined within the WMP.
- g) Kitchens, office tearooms, and service and food preparation areas are to be designed with sufficient, dedicated space to collect and recycle food waste; this is to be indicated on plans.
- h) Secure space is to be allocated for the separate storage of each waste stream including liquid wastes, commercial cleaning products, chemicals, paints, solvents, and motor and cooking oil. These areas for liquid waste storage are to be bunded, and drained into a grease trap, in accordance with legislation and the requirements of State government authorities and agencies.
- i) The use of cardboard balers/compactors and glass crushers for developments with a high generation of cardboard and glass recyclable waste should be considered. The space allocation for storage of recycling in mobile garbage bins may be reduced and/or collection frequencies reduced if alternative systems demonstrate the need for less storage space or less frequent collections.
- j) Space should be provided for the separate collection of beverage containers suitable for redemption under the NSW Container Deposit Scheme.
- k) Storage space for all waste equipment and mobile garbage bins must be adequate to enable waste collections no more frequent than three times per week in order to prevent potential excessive noise, maintain amenity and reduce truck movements.
- l) Contracts with cleaners, building managers and tenants are to clearly outline the waste management and collection system, and are to clearly allocate responsibilities.
- m) Where communal composting or worm farming is proposed, it is to be managed and well maintained by the managing body (preferably by a caretaker, gardener or facilities management) and located in an accessible and visible area to increase awareness and to ensure minimal impacts from any potential odours and that potential run-off is away from stormwater drainage points.

#### **4.4.3.2 Collection Access**

- a) Where collection takes place inside a building/development, appropriate clearances need to be allowed for collection vehicles to enter the premises, clear the waste and recycling bins, and exit the premises. Note that some systems require bins to be lifted above the collection vehicle in order to be emptied (such as front-lifted bulk bins or hook lift bins).
- b) The location of collection points for waste must be located wholly within the boundary of a development and in an area that minimises any noise or odour impacts on the amenity of nearby premises. Onsite access will need to consider waste industry collection vehicle specifications. WMP must outline the specifications of the vehicles proposed to undertake collections and indicate vehicle swept path diagrams alongside the drawings/plans.
- c) Businesses, commercial building tenants and building managers should have written evidence of a valid and current contract (held on-site) with a contractor for waste and recycling collection for disposal or processing. This includes written evidence from any specialist waste contractors for waste streams outlined in a Waste Management Plan (e.g. organics processor, glass crusher, cardboard baler, etc).

### **4.4.3 Specific requirements for non-residential developments**

#### **4.4.3.1 Office(s)**

- a) Provision is to be made on each floor, and in the waste and recycling storage area or an interim holding area, for the separation and storage of all recyclable items (including mixed containers, cardboard, paper and paper products) likely to be produced from the premises. Storage of paper and cardboard is to be in a dry, vermin-proof area. Paper and cardboard are not to be stored for more than two weeks to prevent the breeding of vermin in the stored material.
- b) Rooms or areas designated for printing or photocopying are to provide space for the interim storage of wastepaper (in mobile garbage bins up to 240 litres) and used toner and/or printer cartridges for recycling in dedicated recycling facilities.
- c) Each tenancy and common area(s) should have centrally located bin stations for each stream to remove the need for individual waste bins under desks. Provision is to be made in cleaning contracts for waste to be transferred to a central waste and recycling storage area at least once daily.
- d) If the development includes more than 20,000 m<sup>2</sup> of office space, an area for a cardboard baler or compactor is to be provided within or in close proximity to the waste and recycling storage area.
- e) Fittings should be deconstructed or demolished by methods that permit the reuse or storage of items such as workstations and allow for the separation of valuable resources such as metals for recycling.

#### **4.4.3.2 Retail**

- f) For premises with high volumes of cardboard waste or if the development includes more than 2,000 m<sup>2</sup> of retail space, an area for a cardboard baler/compactor is to be provided within or in close proximity to the waste and recycling storage area.
- g) Additional space or reduction systems for handling and storing plastic shrink-wrap should be allocated where applicable.
- h) Additional space for handling and storage for pallets and reusable crates should be allocated where applicable.

#### **4.4.3.3 Food Retailers and Wholesalers**

- a) Food premises are to comply with the waste management requirements of Australian Standard 4674-2004 for the design, construction and fit-out of food premises. Food premises can include food retailers, food producers, restaurants, cafes, grocery stores, supermarkets, pubs, clubs and commercial kitchens.
- b) The following waste is to be collected daily or stored in a refrigerated waste room until collection:
  - i. Equal to or greater than 50 litres of seafood, poultry, and/or meat waste in total each day of operating; or
  - ii. Waste that contains equal to or greater than 20 per cent fish, poultry or meat by weight or volume.
- c) Premises preparing food for wholesale distribution or retail should include waste separation systems within or in close proximity to the preparation area to allow for plastic and cardboard waste to be collected and handled separately from food waste. All waste generated within the preparation area is to be removed daily.

#### **4.4.3.4 Pubs, Clubs and Hotels**

- a) Pubs, clubs and hotels should consider the use of glass crushers to minimise the noise impacts of recycling practices on neighbouring premises. If the internal serving area of a club or hotel is larger than 1,000 m<sup>2</sup>, space for a glass crusher is to be allocated.
- b) Cardboard balers/compactors reduce the dedicated space required to manage recycling and eliminate the unnecessary collection of bins filled to less than capacity. Use of glass crushers and the allocation of interim storage areas may reduce the space required for recycling bin storage.
- c) Dedicated space within food preparation areas as well as waste and recycling storage areas is to be provided for the storage and recycling of food waste for collection.
- d) Hotel accommodation premises are to provide space for storage of waste in each habitable room, sufficient for one day's generation of waste and recycling. Provision is to be made in cleaning contracts for this material to be transferred to a central waste and recycling storage area at least once daily in a source-separated manner to facilitate reductions in waste to landfill and increased recovery of recyclables.

#### **4.4.3.5 Health Care Facilities**

- a) Waste storage and handling must be in accordance with requirements of NSW Health and relevant Waste Management Guidelines for Health Care Facilities.
- b) Waste storage facilities must allow for physically separated storage of:
  - i. Clinical, hazardous and related waste
  - ii. Garbage and recycling
- c) Clinical and hazardous waste must be clearly colour-coded and labelled as per NSW Health requirements.
- d) All waste generated from Health Care facilities to be managed in accordance with relevant NSW Health and EPA regulations.

#### **4.4.4 Special Events**

This section details the waste management requirements in accordance with **Table 1**.

As a minimum, the following conditions apply to any development classified according to the above description:

##### **4.4.4.1 General Requirements**

- a) An event organiser must provide adequate waste management based on the type of event being held, and the expected number of attendees. Generally, a rule of one (1) litre of general waste and one (1) litre of recycling per person per meal applies (this does not include back-of-house waste and recycling bin requirements).

*Example: For a four (4) hour event with food stalls and a crowd size of 1000 people...*

*Calculation: 1000 people x 1 litre = 1000 litres of waste and 1000 litres of recycling required*

*Waste bins required: divide 1000 by 240 litres (a standard wheelie bin) = 4 x waste bins required*

*Recycling bins required: divide 1000 by 240 litres = 4 x recycling bins required.*

- b) From 2030, the NSW EPA will be mandating separate food and organics collections. Therefore, from 2030, the above generation rates will need to be considered, in addition to one (1) litre of organic waste per person per meal (this does not include back-of-house waste and recycling bin requirements).
- c) An event organiser can engage the services of a private waste collection contractor for the provision of waste, recycling and organics collection services, suitable to each event, at cost to the event organiser.

## Attachment 1

### Waste Management Plan Template

The following template WMP can be submitted to Council for those Development Types listed in **Table 1**.

<b>Section 1 – Demolition</b>				
<b>Site Address:</b>				
<b>Applicant's Name and Address:</b>				
<b>Structures Currently on Site:</b>				
<b>Brief Description of Proposal:</b>				
<b>Materials on Site</b>		<b>Destination of Materials</b>		
		<b>Storage, Recycling and Reuse</b>		<b>Disposal</b>
Type of Material	Estimated Volume (m <sup>3</sup> )	On-site (specify proposed reuse/recycling methods)	Off-site (specify contractor and facility)	Off-site (specify contractor and facility)
Excavation Materials				
Organic waste				
Bricks				
Concrete				
Timber				
Plasterboard				
Metals				
Asbestos				
Other (specify)				

## Section 2 – Construction

**Site Address:**

**Applicant's Name and Address:**

**Brief Description of Proposal:**

<b>Materials on Site</b>		<b>Destination of Materials</b>		
		<b>Storage, Recycling and Reuse</b>		<b>Disposal</b>
Type of Material	Estimated Volume (m <sup>3</sup> )	On-site (specify proposed reuse/recycling methods)	Off-site (specify contractor and facility)	Off-site (specify contractor and facility)
Excavation Materials				
Organic waste				
Bricks				
Concrete				
Timber				
Plasterboard				
Metals				
Asbestos				
Other (specify)				

**Note:** Sections 1 and 2 of the WMP must be submitted with plans that show:

- location of sorting of construction recyclables/waste;
- location of areas that will be used for the storage of construction recyclables/waste, including the location of associated bins/skips; and
- The point at which vehicles removing construction recyclables/waste will access the site.

**Note:** Section 2 of the WMP must be submitted with plans that show:

- The proposed bin storage areas for a designated development (on each occupied floor if applicable);
- The location of areas that will be designated for the storage of bulky waste; and
- The proposed collection point for bins/bulky waste at the kerbside or another location onsite for waste collection service to be provided.

### **Section 3 – Ongoing Use of Premises**

**Site Address:**

**Brief Description of Proposal:**

**Type of Dwellings:**

**Number of Residential Dwellings (units) on Site:**

**Number of Commercial Dwellings (units) on Site:**

Number of Council red-lid general waste bins:	Size of waste bins:
Number of Council yellow-lid recycling bins:	Size of recycling bins:
Number of Council green-lid organics bins:	Size of organics bins:

Other bins or waste services if required:

Describe the designated storage space for all waste bins and arrangements for maintaining bin storage areas and waste management equipment:

Describe arrangements for cleaning bins, bin storage areas and waste management equipment:

Describe arrangements for providing all waste services, including service provider, collection frequency, collection point location and set-up. Outline how Council's access requirements are reflected in the design:

Describe or outline on the architectural plans the path of waste travel from each residential unit on each level (if applicable) to a central bin storage area and then the collection area:

Describe arrangement for complying with the requirement for hygiene and safety, including fire safety, traffic safety and measures for protecting bins from theft and vandalism:

Outline the designated storage space and methods of managing bulky waste (mattresses, furniture etc) for disposal:

Note: Attach Architectural Plans and other supporting documentation that is consistent with the details of this WMP for Council review.

## Appendix 5 State and Regional Road Classifications

### State Roads

Forest Road	Queens Road	Henry Lawson Drive
Queens Road	Croydon Road	Forest Road
Stoney Creek Road	Kingsgrove Road	Forest Road
Henry Lawson Drive	Forest Road	Salt Pan Creek
King Georges Road	Princes Highway	Pallamana Parade
Princes Highway	(Tom Ugly's Bridge) Tom Uglys Point	Harrow Road
Rocky Point Road	(Captain Cook Bridge) Rocky Point	Princes Highway
Croydon Road	Forest Road	Queens Road

### Regional Roads

Bryant Street	Penshurst Street	Broadarrow Road
Commercial Road	Vanessa Street	Kingsgrove Road
Broadarrow Road	Bonds Road	Bryant Street
Belmore Road	Henry Lawson Drive	Josephine Street
Bonds Road	Josephine Street	Forest Road
Boundary Road	Forest Road	Railway Line
Bridge Street	Penshurst Street	Forest Road
Penshurst Street	Bryant Street	Bridge Street
Lily Street	Forest Road	Railway Line
Forest Road	Lily Street	Croydon Road
Croydon Road	Stoney Creek Road	Queens Road
Kingsgrove Road	Stoney Creek Road	Wolli Creek
Tooronga Terrace	King Georges Road	Bundara Street
Vanessa Street	Bundara Street	Commercial Road
Gloucester Road	Stoney Creek Road	Forest Road
Hurstville Road	Boundary Road	Hillcrest Avenue
Elizabeth Street	Railway Parade	Swanns Lane
Harrow Road	Hegarty Street	Princes Highway
Hegerty Street	Harrow Road	Railway Line
Hillcrest Avenue	Hurstville Road	King Georges Road
Ramsgate Road	Park Road	Stoney Creek Road
Regent Street	Montgomery Street	Princes Highway
Swanns Lane	Elizabeth Street	Park Road
Woniora Road	King Georges Road	Princes Highway

Railway Parade	Montgomery Street	Woniora Road
Park Road	Swanns Lane	Ramsgate Road
Jubilee Avenue	Railway Parade	Rocky Point Road

## Appendix 6 Building Heights and Indicative Storeys

**Tables 3 and 4** below provide an indicative conversion of building height in metres to a maximum number of storeys for Residential, Business and Industrial zones in the Georges River LEP 2021 and should be read in conjunction with the Clause 4.3 Height of Buildings, the Height of Buildings Maps and the definition of Building Height and Storeys in the Dictionary of the Georges River LEP 2021.

Georges River LEP 2021  (Maximum building height in metres)	Maximum number of storeys
<b>E1 Local Centre</b>	
9 metres	2 storeys
12 metres	3 storeys
13 metres	3 storeys
15 metres	4 storeys
18 metres	5 storeys
19 metres	5 storeys
21 metres	6 storeys
28 metres	8 storeys
<b>E1 National Parks and Nature Reserves</b>	
No height control in metres	No height control in storeys
<b>E4 General Industrial</b>	
12 metres	2-3 storeys (Depending on site context)
16 metres	2-3 storeys (Depending on site context)
<b>R2 Low Density Residential</b>	
9 metres	2 storeys
<b>R3 Medium Density Residential</b>	
9 metres	3 storeys
<b>RE1 Public Recreation</b>	
No height control in metres	No height control in storeys

<b>RE2 Private Recreation</b>	
No height control in metres	No height control in storeys
<b>SP2 Infrastructure</b>	
No height control in metres	No height control in storeys
<b>W2 Recreational Waterways</b>	
No height control in metres	No height control in storeys

**Table 3:** Indicative conversion of building height in metres

<b>Land Use</b>	<b>Floor to Floor Height in metres</b>
Residential	3.1m
Commercial	4.5m ground floor, 3.6m thereafter
Retail	4.5m ground floor, 3.6m thereafter

**Table 4:** Number of storeys based on land use and floor to floor/ceiling height

## Appendix 7     The Kemp's Estate

The Kemp's Estate - Station, Universal, Broughton, Crump and Kemp's Street, Mortdale (including parts of Morts and Boundary Roads)

Background – from Hatton, D.J., “Mortdale in the Early Years”, Hurstville Historical Society Monograph, No 8, 1981.

There were two main farms in the district between Mortdale and Penshurst. The Kemp's Farm, which had an orange orchard, encompassed the site of the present Mortdale township. The Parkes' Farm was further towards Penshurst near Victoria Avenue.

The development of Mortdale township followed the establishment of the Hurstville Steam Brick Company in 1844. The brickworks were built on Kemp's land on the eastern (Kogarah Council) side of the railway line.

The railway, constructed in 1884, cut across the farms. There was no provision for the train to stop between Penshurst and Oatley.

The brickworks siding opened in 1886 and Mortdale Station was not opened until 1897. The brickworks brought families to live in the area, and they originally settled on the eastern (Kogarah) side of the railway line.

The present business side of Mortdale, on the western side of the railway, was known as Newman's Paddock in the 1880s. Mr Newman was the only resident on that side of the railway line. His estate was subdivided and sold in 1893-94 as the Mort's Township Estate, and in 1895 as Kemp's Estate.

Mort's Township Estate was bound by Morts Road, the railway line, Boundary Road and Station Street. It also included Oxford Street, Martin Place, Macquarie Street, Pitt Street, George Street and the Strand.

Kemp's Estate, to the west of Mort's Township Estate, was sold by the Universal Land and Deposit Bank Ltd., whose directors were Messrs. Crump and Broughton. Hence, the naming of Universal, Broughton, Crump and Kemp's Streets.

### The Kemp's Estate Subdivision

A copy of the original subdivision is attached. The residential lots were available under Torrens Title. The majority of the sites had a 20 feet frontage with a depth of 120 feet. Each block was cut in half by a laneway, now called The Strand.

Typical of the subdivisions of the time, the layout of the Kemp's Estate bore no relationship to the terrain or to existing dwellings or structures, or for the provision of services.

Remaining pre subdivision structures and possibly the first houses constructed on the subdivision include: 41 Crump Street, 52 and 54 Broughton Street, 13 Broughton Street, and the brick building on The Strand between Station and Universal Street. 35 Kemp's Street is typical of a number of weatherboard cottages of this early period which remain in good condition.

Some substantial brick houses were constructed in the 1910-20s; a good example is 30 Kemp's Street.

The rate notices of 1926 indicate that although the subdivision had been sold, very few houses had been constructed. Landowners had bought two, three, or four adjoining lots and consolidated them for building sites. Many of the consolidated lots were listed as "vacant". Some owners were possibly purely investors, listed as living, for example, in Maitland and Gunnedah. The rate notices indicate that the consolidation of the lots were not accompanied by newly deposited plans, thereby retaining the original subdivision layout.

The 20' lots that were isolated under single ownership were listed as "vacant". The rate building on a 20' lot was listed as "humpy".

An aerial photograph of 1932 shows Kemp's Estate to be partially developed. It is believed that the Estate was not fully developed until after World War II.

The small dwellings that are now located on the 20' lots are possibly of post World War II construction. Fibro, although available from 1913 onwards, was not used as a major building material until the building boom following the building shortage of the late 1940's. The consolidated lots were then developed as individual lots and sold, possibly to veterans. Rate notices of 1926 show that 12A – 18 Crump Street were two larger lots that were broken up to regain the original narrow 20' lots that are now in existence.

## Kemp's Estate Today

An examination of Council's orthographic maps No's 33, 34, 43, 44 and 54 show that the original lots of the Kemp's Estate subdivision are largely intact, except for Station Street, which has been re-developed as residential flats under Strata Title.

Site investigation reveals that the small lots are popular with small families. Kemp's Estate has many retired occupants and young couples that do not require large sites or large dwellings.

## Significance

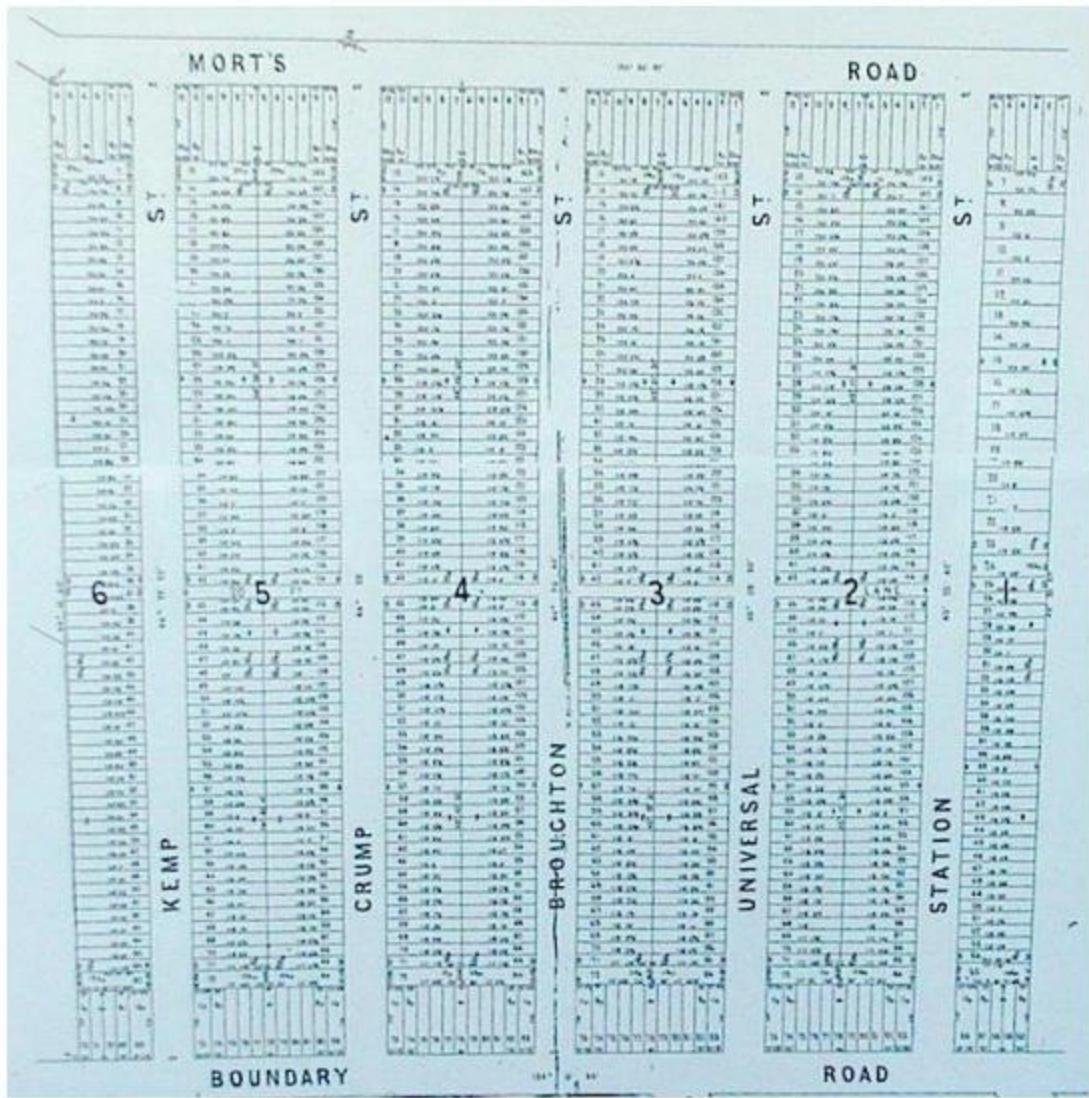
Kemp's Estate can be considered significant as it:

Illustrates the history of residential settlement in the area;

- Has rare 6 metre residential lots under Torrens title;
- Has good examples of pre WWII dwellings
- Has good examples of post WWII dwellings, and;
- Encapsulates the character of Mortdale.

There are currently 21 dwellings that are built on single narrow lots. Some of these are in original condition. There are a number of additional dwellings that were built for individual narrow lots that were later re-consolidated into double lots. These dwellings, although altered, retain the character of the Estate and the streetscape. All these buildings are worthy of further examination to determine that significance, and to use as a basis for planning controls.

A photograph based on the original Deposited Plan from 1895 highlights the subdivision pattern (refer **Figure 10**).



**Figure 10** Photograph of the original Deposited Plan from 1895