Review of environmental planning provisions for local character in the Georges River local government area

Prepared on behalf of Georges River Council Final Report

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# **Executive Summary**

Georges River Council (Council) commissioned this review of the capability of the draft Georges River Local Environmental Plan 2021 (GRLEP2021) and the Georges River Development Control Plan 2021 (GRDCP2021) to manage local character.

The review found that when combined with more detailed provisions, land use zoning and principal development standards such as building height and FSR provide a sound basis for the management of local character overall.

It is the main recommendation of this review that Council consider a reduction in the area of the FSPA to align with the outcomes of the views analysis to ensure a clear and specific focus on scenic character. Also, that Council consider amendments to provisions in the GRLEP2021 relating to the FSPA, including matters for consideration relating to visual impacts from the foreshore, protection of the natural environment and landscape character, and considerations for design excellence. Additionally, amendments to minimum subdivision lot sizes within and outside the FSPA boundary are being considered through consultation with the community. Minimum lot sizes for dual occupancy are proposed to change to be consistent with minimum subdivision lot sizes.

The effect of these amendments would be to require DAs made to Council to meet a number of performance based measures intended to ensure they are consistent with the desired future character of the area. It should be noted that the purpose of the review has not been to seek exclusion of these areas from the Housing Codes under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Management of areas identified as having a low to medium local character significance by the Foreshore Scenic Character Study are proposed to be managed through the GRDCP2021 in the same way as other localities. The GRDCP2021 was found to provide for the appropriate management of character in these localities. Nonetheless, it is recommended that Council incrementally reviews these existing locality provisions as part of its ongoing strategic planning activities, and preferably as part of a program of local area planning that involves community engagement.

The review also proposes to make some further amendment to the GRDCP2021 to further support local character. This includes:

- insertion of a new section in Part 3- "General Planning Considerations" entitled "Site and context" to ensure an applicant demonstrate appropriate consideration of local character and a design response that respects local character
- expansion of Section 3.8 "Views impact" to require a detailed visual impact assessment in certain circumstances such as where in the opinion of Council development is likely to have a significant adverse impact on views or the scenic character of the FSPA
- amendment and additions to Part 5 Local Character to insert local character statements and provisions for newly defined character areas that are in the former Foreshore Scenic Protection Area but outside the proposed new FSPA boundary.
- amendment to Part 6.5 Foreshore Locality Controls to refocus on scenic character and to include local character statements and provisions for character areas within the FSPA and for areas of unique character that are outside the FSPA boundary but have unique characteristics.

These amendments are to be read on conjunction with the complementary proposed amendments for biodiversity.



## 1.0 Introduction and background

## 1.1 Introduction

#### Purpose

This report presents the findings of a review of the Georges River Local Environmental Plan 2021 (the GRLEP2021) and the Georges River Development Control Plan 2021 (the GRDCP2021) with respect to their provisions for local character.

#### Structure

The report is structured as follows:

- Part 1 Introduction and background: provides an introduction and background to the nature of the review
- Part 2 Review of the existing planning framework - Georges River Local Environmental Plan 2021: provides an assessment of the capability of the Georges River Local Environmental Plan 2021 in and presents proposed amendments to better manage local character in Georges River
- Part 3 Review of existing planning framework
   Georges River Development Control Plan 2021: provides an assessment of the capability of the Georges River Development Control Plan 2021 and presents proposed amendments to better manage local character in Georges River
- **Appendices**: provides the more substantive proposed amendments to the local environmental planning framework.

#### Scope

This report applies to the Study Area as shown in **Figure 2.** 



## 1.2 Background

#### What is local character

For the purposes of the NSW planning framework, the NSW Department of Planning and Environment (DPE) defines local character as follows:

"Character is what makes neighbourhood distinctive and is the identity of a place. It encompasses the way it looks and feels. It is created by a combination of land, people, the built environment, history, culture and tradition including Aboriginal and non-Aboriginal, and looks at how they interact to make a distinctive character of an area.

Local character is distinctive, it differentiates one area apart from another. It includes the sense of belonging a person feels to that place, the way people respond to the atmosphere, how it impacts their mood, their emotional response to that place and the stories that come out of peoples' relationship with that place.

Local character contains many different facets. It is important to understand character in a holistic way, which involves examining the relationship with people and the social, environmental and economic factors of place. Global trends across these factors have shaped places over time and will continue to have a significant influence in the future. Local character should guide how to manage a changing urban environment so that any changes are sympathetic to the valued characteristics."

In summary, local character:

- · Is the identity of a place
- · Is what makes an area distinctive
- · Has and will continue to evolve
- Is complex, being shaped by a range of factors both tangible and intangible.

#### Why is local character important?

DPE states that the value of local character is as follows:

"Places which develop in response to an identified local character and agreed desired future character are likely to be more sustainable, contribute to good quality of life and attract investment.

There is economic value in paying attention to liveability indicators. Improving the identity of a place and supporting its character has a positive effect on liveability. Local character and good design have a clear connection which is why 'place' has been included in this guideline to recognise the relationship between urban design, place making and character."

## Current DPE guidance for the local planning framework

DPE undertook a number of activities and published extensive guidance on local character between 2018 and 2021. This included:

- Planning Circular PS 18-001 respecting and enhancing local character in the planning system (January 2018) (the circular)
- Local Character Lecture Series (2018)
- Local Character Symposium (May 2018)
- Local Character and Place Guideline (the guideline) (February 2019)
- Discussion Paper Local Character Overlay (February 2019)
- Local Character and Place Collection (February 2019)
- Community involvement in local character (November 2020)
- · Glossary of Terms (undated)
- Draft Local Character Clause Public Consultation Draft (November 2020) (draft clause)
- Local Character Provision Explanation of Intended Effect (November 2020)
- Draft Local Character Clause Frequently asked questions (November 2020)
- Draft Local Character Clause Fact Sheet (November 2020).

This timeline shows that DPE has progressed from exploring local character to seeking to implement local character in the local planning framework under the Environmental Planning and Assessment Act 1979 (the EP&A Act).

Of these documents, the circular, guidelines and draft clause are of most relevance for this review.

The circular:

- Identified that development is to deliver growth that is "contextual, local and of its place"
- Outlined potential planning framework tools for addressing character, including a possible local character overlay.

The circular provided advice for how Councils may address local character in LEPs and DCPs.

#### **Guidance for LEPs**

Under the circular, local character can be included in the following parts of an LEP:

- Aims (such as description of the characteristics of the LGA)
- Zone objectives
- **Principal development standards** (such as height and FSR controls)
- Additional local provisions
- Requirements for **design excellence**.

The circular also identified that it intended to prepare amendments to the Standard Instrument LEP to establish overlays for additional consideration of local character in areas of significance:

- Character overlays will only be permitted in exceptional areas as part of LEPs where the Council has:
  - Demonstrated the character of a local area is significant in accordance with guidelines to be issued by the Department
  - Ensured that the local government area will meet the dwellings targets for future growth as established by the relevant regional or district plan.

#### **Guidance for DCPs**

Under the circular, local character can be addressed in the following parts of a DCP:

- Provisions for zones
- Provisions for localities
- · Provisions for types of development

For localities, "local character considerations could be introduced via desired future character statements that build on the strategic vision contained in the Council's Community Strategic Plan".

#### Directions for this review

DPE proposed changes to the standard instrument local environmental plan and exhibited an explanation of intended effect in November 2020. The proposed local character overlay in the GRLEP2021 will not be progressing further.

However, councils can continue to provide guidance on local character through their local strategic planning statements (LSPSs) and development control plans (DCPs).

## The findings and recommendations of the Foreshore Scenic Character Study

In 2018, Ethos Urban prepared a Strategic Directions Paper. This paper undertook a comprehensive and detailed investigation of that part of the LGA closest to the Georges River. It Identified that this part of the LGA contained 12 local character typologies as shown in **Figure 1.** 

In 2021, Ethos Urban prepared the Foreshore Scenic Character Study. This review undertook further development and refinement of the local character typologies in accordance with the Guide as shown in **Figure 2.** 

Key findings relevant to this review included:

- The study area has nine (9) primary local character types. A number of these types are further broken down into smaller local character precincts (refer Figure 2).
- These types and precincts each has a broadly cohesive and valued local character
- · Threats exist that risk eroding this character
- Existing zoning is largely appropriate for the FSPA. Proposed additional restrictions on subdivision, as well as requirements for greater landscaped area and design excellence, are acceptable. However, caution is urged in applying design excellence to smaller scale, lower impact and compliant uses in the FSPA.

Critically, consistent with DPE's circular the review assessed the significance of the local character types (refer table 1).

Key recommendations relevant to this review included:

- Council considers adopting a local character overlay in accordance with DPE's guidance for the land previously in the FSPA but now excluded by this reduction (removal from the FSPA)
- Council considers further developing the study by articulating the preferred future character for each of the identified areas
- Council considers undertaking the necessary work to consider whether the operation of the LRHDC can be excluded from the local character overlay areas
- Council maintains existing zoning for the FSPA
- Council proceeds with adopting its proposed additional restrictions on subdivision, as well as requirement for greater landscaped areas and design excellence in the local character overlay.
- Council considers whether design excellence should be applied in the currently proposed range of circumstances for the FSPA

Local Character Precinct	Sensitive rating	Significance rating	Visible from the Georges River	Scenic character attributes
Garden Suburban Naturalistic	Medium	High	Yes in part	Medium - high
Garden Suburban Traditional	Low	Moderate	Generally not visible	Low
Garden Suburban Medium Density	Low	Moderate	Generally not visible	Low
Bush Suburban	Medium	High	Yes in part	Medium - high
Garden Court	Low	Moderate	Yes in part	Low - medium
Emergency Contemporary	Low	Moderate	Yes in part	Low - medium
Rivers Edge Medium High Naturalistic		High	Yes	High
Rivers Edge Semi Naturalistic	Medium	High	Yes	Medium - high
Rivers Edge Contemporary	Low	Moderate	Yes	Low
High Street	Medium	Moderate	Generally not visible	Low
High Street Mix	Low	Moderate	Generally not visible	Low
Neighbourhood Centre	Medium	Moderate	Generally not visible	Low
Neighbourhood Convenience	Low	Moderate	Generally not visible	Low
Open Space Naturalistic	Very high	High	Yes in part	High
Open Space Semi Naturalistic	High	Moderate	Yes in part	Low - medium



01 Local Character Typologies as identified by the Foreshore Strategic Directions Paper



02 Local Character Typologies

#### Directions for this review

A focus of this review is on ensuring the local planning framework gives appropriate effect to relevant findings and recommendations of the Foreshore Scenic Character Study.

#### What is good practice in planning

Through over 25 years in working with the NSW planning framework, Ethos Urban has developed a series of principles to guide the assessment of whether a LEP or DCP represents good practice in planning.

Best practice in planning can be considered through a framework comprising three parts (refer Figure 3):

- 1. Content
- 2. Structure
- 3. Language



### **03** Components of an effective local environmental planning framework

In turn, there are a number of rules under each component that can be used for evaluation.

#### Content

1. Is within the scope of the Environmental Planning and Assessment Act 1979 (the Act) and is consistent with and furthers its objects

2. Is development focused, with a particular emphasis on physical form

3. Policy content is clear, unambiguous and effective

- 4. There is a focus on outcomes
- 5. Gives effect to the policy content of the LSPS

6. Is sufficiently robust to be used in the Land and Environment Court

7. Is proportional to the likely level of impact of the proposal, with higher impacts uses being subject to greater level of consideration

8. Has a sound basis in strategic planning policy, and provides appropriate links to the underpinning policy basis

9. Does not duplicate or conflict with matters that are addressed in other parts of the planning framework, in particular SEPPs, and does not cover matters best addressed in complementary legislation or material, eg. the Building Act 1975, the Heritage Act 1977 or Australian Standard

10. Provides a balance between certainty and flexibility through enabling a range of possible solutions to meet an outcome

11. Where codification is not possible nor desirable (eg design must be influenced by local context), stipulate the process or set of consideration as opposed to predetermined controls

#### Structure

12. Has a simple, logical structure so that users can easily and intuitively access relevant information, including a considered flow from the general to specific

13. Is able to be translated into digital systems

14. Provides a clear line of policy sight from strategic, whole of LGA matters to site specific considerations for development assessment purposes

- 15. Has strong horizontal and vertical policy integration
- 16. Provides a clear decision chain hierarchy
- 17. Utilises visual communication where appropriate

#### Language

18. Is consistent with adopted definitions, in particular those contained in the Standard Instrument LEP and the proposed standard DCP

19. Use plain English

20. Statements are precise, simple and short and avoid jargon.

#### Directions for this review

The existing planning framework has been evaluated against these rules of good planning practice.

Review of the existing local government planning framework: Georges River Local Environmental Plan 2021

## 2.0 Review of the existing local environmental planning framework: Georges River Local Environmental Plan 2021

This part of the report provides an assessment of the capability of the Georges River Local Environmental Plan 2021 in managing local character in Georges River

Consistent with the circular, review has been undertaken against the following parts of the GRLEP2021:

- · Clause 1.2 Aims of Plan
- Clause 2.3 Zone objectives and Land Use Table
- Part 4 Principal development standards
- Part 6 Additional local provisions

Specific provisions that have a close relationship with local character have been considered in this review. Others that have been assessed as having only a minor relationship have been excluded.

As it primarily comprises compulsory standard matters determined by DPE, review has not been undertaken against Part 5 Miscellaneous provisions.



## 2.1 Clause 1.2 Aims of Plan

#### Content

Clause 1.2 Aims of Plan is as follows:

- 1. This Plan aims to make local environmental planning provisions for land in Georges River in accordance with the relevant standard environmental planning instrument under section 33A of the Act
- 2. The particular aims of this Plan are as follows:
- a) to provide for housing choices to cater for changing demographics and population needs,
- b) to provide for a range business uses which promote employment and economic growth and contribute to the viability and vibrancy of centres,
- c) to promote and facilitate an ecologically and economically sustainable and vegetated urban environment in which the needs and aspirations of the community are realised
- d) to provide for a range of recreational, social, cultural and community service opportunities to meet the needs of the Georges River community.
- e) to protect and preserve the natural, built, cultural and Aboriginal heritage of Georges River, to build upon and enhance the character of local areas
- f) to promote a high standard of urban design and built form;
- g) to protect, preserve, and enhance the natural landform, vegetation and open space, especially foreshores or bushland, in order to maintain landscape amenity and public access and use.
- h) to protect, maintain and improve waterway health to achieve the community environmental values and uses for waterways
- i) to facilitate infrastructure to support new developments, and to promote and facilitate transit oriented development that encourages the use of public transport, cycling and walking

#### Assessment

This clause addresses a broad range of matters relevant to local character appropriate to the role of aims as the highest order of LEP planning provisions. In particular, it explicitly references "vegetated urban environment" which is a key value of the local community and a policy objective of the LSPS. Heritage and character are combined in object (g). There is merit in separating the two matters to both signal the importance of local character in its own right and recognise the difference in definition and planning approach between the two concepts. As is outlined in later parts of this report, a key outcome for local character is that development should respect local character. This report concludes that there are a number of amendments to the GRLEP2021 that would strengthen the consideration of local character of the FSPA, and to ensure development is consistent with the character of localities that are within the FSPA Study Area.

#### **Recommended amendments**

There are no recommended amendments to this clause to better address local character.

## 2.2 Clause 2.3 Zone objectives and Land Use Table

#### Content

Due to both their extent and relative sensitivity to change, the objectives of the R2 Low Density Residential Zone and the R3 Medium Density Residential Zone are of most relevance to this review.

In addition to standard use objectives, both zones include the following objectives:

- "to promote a high standard of urban design and built form that enhances the local character of the suburb and achieves a high level of residential amenity"
- "to provide for housing within a landscaped setting that enhances the existing environmental character of Georges River local government area."

#### Assessment

The addition of these objectives elevates local character as a fundamental consideration in zones, On this basis, it is supported.

The Foreshore Scenic Directions Review found that local character is not always well-aligned with suburb boundaries. Rather, local character is more nuanced, being shaped by factors such as topography, vegetation and built form. On this basis, there is merit in deleting reference to "suburb."

#### **Recommended amendments**

It is recommended that Council amend clause 2.3 Zone objectives and Land Use Table as provided in **Appendix B** and **Appendix C** and as follows:

"to promote a high standard of urban design and built form that enhances <del>the</del> local character <del>of</del> <del>the suburb</del> and achieves a high level of residential amenity."

## 2.3 Part 4 Principal development standards

The following additional local provisions are considered to have a close relationship with local character and have been reviewed:

- · Clause 4.1 Minimum subdivision lot size
- Clause 4.1A Minimum subdivision lot size for dual occupancies
- Clause 4.1B Minimum lot sizes and special provision for certain dwellings
- · Clause 4.3 Height of buildings
- · Clause 4.4 Floor space ratio

#### 2.3.1 Clause 4.1 Minimum subdivision lot size

#### Content

Clause 4.1 Minimum subdivision lot size contains the following objectives:

1. The objectives of this clause are as follows:

- a) to ensure that new lots created have sufficient area for development to comply with the relevant development standards and controls
- b) to ensure that subdivision reflects the subdivision pattern of the area,
- c) to ensure lot size reflects the land's environmental capability with consideration to topography and other natural features

Under the controls, minimum lot size ranges from 450sqm to 1,000sqm. Most R2 zoned land has a minimum lot size of 450sqm or 700sqm in the FSPA. The general spatial pattern is smaller lots in the north of the LGA, with larger lots where bordering or proximate to the Georges River.

#### Assessment

Patterns of lot size can be a determinant of local character, helping to shape built form, open space and the relationship between the public and private domain. Lot size was considered as part of the Foreshore Scenic Character Study. For example, the description of garden suburban references an outcome that is in larger part due to larger lot size – spaciousness – as follows:

• "The Garden Suburban Character Type typically comprises spacious residential areas with consistently sited dwellings in a garden setting and formal street pattern."

On this basis, this objective is a relevant and appropriate way to address local character and is supported. These controls are considered to generally achieve an appropriate balance between facilitating reasonable development consistent with the objectives of the zones and the protection of existing character or creation of a desired future character.

While this Study recommends that minimum subdivision lot size controls do not change to reflect changes in the boundary of the FSPA, there may be locality specific justifications for amending minimum lot size controls in certain parts of the study area. Council has indicated that any consideration of changes to minimum lot size controls in areas that are proposed to no longer be within the FSPA will be informed by consultation and community feedback during exhibition of proposed LEP amendments arising from this Study.

#### **Recommended amendments**

There are no recommended amendments to this clause to better address local character.

Community engagement may inform amendments to lot size controls in some localities.

## 2.3.3 Clause 4.1B Minimum lot sizes and special provisions for certain dwellings

#### Content

Clause 4.1B Minimum lot sizes and special provisions for certain dwellings contains the following objectives:

- 1. The objectives of this clause are as follows:
  - a) to ensure that dual occupancies in Zone R2 Low Density Residential retain the general low-density scale and character of existing single dwelling development,
  - b) to ensure that multi dwelling housing in Zone R3 Medium Density Residential retains the general medium-density scale and character of existing multi dwelling development.

Under the controls, larger lot sizes are required for dual occupancies (refer **Table 3**).

## Table 3 Minimum lot size requirements for dual occupancies

Location	Minimum lot size
Zone R2 Low Density Residential	650sqm
Zone R3 Medium Density Residential	650sqm
Zone R4 High Density Residential	650sqm
Foreshore Scenic Protection Area	1,000sqm

Larger minimum width requirements also apply for dual occupancies as shown in **Table 4**.

As the FSPA boundary is proposed to change, the provisions of Clause 4.1B that relate to minimum lot sizes for dual occupancies in the FSPA also need to be amended.

If these provisions were to remain as they currently are, there would be some areas where the minimum subdivision lot size is 700sqm and the minimum lot size for a dual occupancy (outside the new FSPA boundary) is 650 square metres, effectively meaning that a dual occupancy (which contains two dwellings) could be situated on a lot smaller than the minimum lot size for single dwellings.

#### Table 4 Minimum width

Configuration	Minimum width of lot at the front building line
Dual occupancies consisting of two dwellings (attached), both with dwellings facing the primary street frontage	15m
Dual occupancies (detached), consisting of two dwellings one in front of the other, with one dwelling facing the primary street frontage	18m
Dual occupancies (detached) consisting of two dwellings side by side, with both dwellings facing the primary street frontage	22m

#### Assessment

The same assessment made for Clause 4.1A Minimum lot sizes and special provisions for certain dwellings in section 3.3.3 also applies to this part.

#### **Recommended amendments**

Amend the minimum lot size for dual occupancies in those areas that are proposed to be removed from the FSPA, to retain a minimum lot size of 1000sqm (for land where the minimum subdivision lot size under clause 4.1 is 700sqm).

#### 2.3.4 Clause 4.3 Height of buildings

#### Content

Clause 4.3 Height of buildings contains the following objectives:

1. The objectives of this clause are as follows:

- a) to ensure that buildings are compatible with the height, bulk and scale of the existing and desired future character of the locality,
- b) to minimise the impact of overshadowing, visual impact, disruption of views and loss of privacy on adjoining properties and open space areas,
- c) to ensure the developments provide appropriate height transition to adjoining land use zones,
- d) to ensure that developments provide appropriate height transition to items and areas of heritage significance.

Most land in the LGA has a maximum height limit of 9m. This corresponds with the height of a 2 storey dwelling house, allowing for a pitched roof. Land in and around centres have higher height limits. However, heights are generally medium rise, consistent with zoning and the LSPS planning intent for more suburban local character outcomes. Hurstville is the exception to this general pattern, having substantially greater heights in recognition of its strategic centre role co-located with a major train station.

Height limits generally do not apply to large areas of public open space areas, land zoned SP2 Infrastructure and E1 National Parks and Nature Reserves zones in the LGA.





04 Maximum building height (GRLEP2021)

#### Assessment

The overall height pattern is largely aligned with strategic planning intent and reflective of land use zoning. This provides for variation across the LGA and consistency within zones. The height pattern is considered to give effect to the findings and recommendations of the Foreshore Scenic Character Study. While there may be instances where review of heights in other locations may be warranted, this more detailed review is best undertaken by Council in due course in a strategic manner as part of its local area planning activities.

#### **Recommended amendments**

There are no recommended amendments to this clause to better address local character.

#### 2.3.5 Clause 4.4 Floor space ratio

#### Content

Clause 4.4 Floor space ratio contains the following objectives:

- 1. The objectives of this clauses are as follows:
- a) to ensure that buildings are compatible with the bulk and scale of the existing and desired future character of the local area,



05 Maximum floor space ratio (GRLEP2021)

- b) to ensure that development provides provide appropriate built form transition to adjoining land use zones,
- c) to ensure that developments provide appropriate built form transition to items and areas of heritage significance,
- d) to control development density and intensity of land use, taking into account:
  - The environmental constraints and values of the site, including retaining the scenic, visual and landscape qualities of the area, and
  - The amenity of adjoining land and the public domain, and
  - The availability of infrastructure to service the site, and

- the capacity of the road network to accommodate the vehicular and pedestrian traffic the development will generate.

Most land in the LGA has a maximum FSR of 0.55:1. Considering prevailing lot sizes, this allows for a detached dwelling house set in landscaped private open space. It is noted that similar land in the adjoining LGAs of Bayside, Canterbury-Bankstown and Sutherland have a slightly lower maximum FSR of 0.5:1 for comparable land. However, this is not considered to be a significant discrepancy that warrants review. Land in and around centres have higher height limits. Hurstville has substantially larger maximum FSRs, ranging up to 6:1 in some area.

As with maximum building heights, maximum FSRs have not been applied to large areas of public open space, land zoned SP2 Infrastructure and E1 National Parks and Nature Reserves zones in the LGA.

#### Assessment

As with height, the overall FSR pattern is largely aligned with strategic planning intent and reflective of land use zoning. This provides for variation across the LGA and consistency within zones. The FSR pattern is considered to give effect to the findings and recommendations of the Foreshore Scenic Character Study. While there may be instances where review of FSR in other locations may be warranted, this more detailed review is best undertaken by Council in due course in a strategic manner as part of its local area planning activities.

#### **Recommended amendments**

There are no recommended amendments to this clause to better address local character.

#### 2.4 Part 6 Additional local provisions

The following additional local provisions are considered to have a close relationship with local character and have been reviewed:

- Clause 6.7: Foreshore scenic protection area
- · Clause 6.10: Design excellence
- Clause 6.13: Landscaped areas in certain residential and environmental protection zones
- Clause 6.19: Tree protection and landscaping in Zones R2 and R3

#### 2.4.1 Clause 6.7 Foreshore scenic protection area

#### Content

Clause 6.7 Foreshore scenic protection area is as follows:

- 1. The objectives of this clause are as follows:
- a) to protect, maintain and improve the scenic amenity of the Georges River foreshore,
- b) to protect, maintain and improve significant views to and from the George River,

- c) to protect, maintain and improve the diversity and condition of native vegetation and habitats,
- d) to reinforce and improve the dominance of landscape over built form, hard surfaces and cut and fill,
- e) to encourage the recovery and repopulation of threatened species and their communities, populations and their habitats,
- f) to enhance the existing environmental, social and character values of the foreshore.

2. This clauses applies to land identified on the Foreshore Scenic Protection Area Map

3. Before determining a development application for development on land to which this clause applies, the consent authority is satisfied that the development facilitates the following:

a) protection of the natural environment, including topography, rock formation, canopy vegetation, or other significant vegetation,

- b) avoids and minimises disturbance and adverse impacts on remnant vegetation communities, habitat and threatened species and populations,
- c) maintenance and enhancement of native vegetation and habitat in parcels of a size, condition and configuration that will facilitate biodiversity protection and native flora and fauna movement through biodiversity corridors,
- d) achievement of no net loss of significant vegetation or habitat,
- e) avoidance of clearing steep slopes and facilitation of the stability of the land,
- f) minimising the height and bulk by stepping the development to accommodate the fall in the land,
- g) minimising impact on the views and visual environment, including views to and from the Georges River, foreshore reserves, residential areas and public places, and
- h) compatibility with desired future neighbourhood character, including the interrelationship between elements in the public and private domains such as buildings, open space and vegetation.

#### Assessment

As is outlined in the Foreshore Scenic Character Study, scenic amenity (scenic character) is a visual matter covering what makes an area distinct and attractive. Trees, and in particular their visual dominance over built form when seen from the Georges River, are a key contributor to scenic character in the FSPA. By association, the visual aspects of trees are also a key contributor to local character in the FSPA. Reference to scenic character in objective Ia and more explicit reference to trees in objective Ic supported by part 3a of the clause is considered to give Council adequate power to protect trees where they contribute to scenic character.

In response to community concern about the potential impact of changes to the extent of the FSPA in parts of the former Hurstville LGA on trees, Council decided to amend the FSPA clause to include additional and more detailed references to trees in the context of biodiversity outcomes.

Council already has extensive protections for trees in relation to biodiversity outcomes in its local planning framework. This includes:

- the Tree Management Policy covering individual trees where impacted outside of the development process regulated by the EP&A Act
- Clause 6.19 Tree protection and landscaping in Zones R2 and R3 of the GRLEP2021 reflecting key parts of the Tree Management Policy
- · Biodiversity provisions in the GRDCP2021.

In addition, a range of Commonwealth and State legislation and planning policy protects trees as they relate to biodiversity. To even further strengthen the protection of trees as they relate to biodiversity, Council is also concurrently considering further amending the GRLEP2021 and GRDCP2021 to include:

- a new clause in part 6 of the GRLEP2021 to introduce new, stronger biodiversity protections in the form of a mapped overlay and supporting clause overlay and clause for areas with significant biodiversity values in part 6 of the GRLEP2021
- a proposed updated Green Web overlay and provisions in the DCP for areas where better connections are

Council also has a range of other provisions in the GRLEP2021 and the GRDCP2021 such as clause 5.10 Heritage conservation of the GRLEP2002 covering protection trees more broadly.

It is clearly Council's intent to protect trees. In alignment with this intent, it is suggested that

biodiversity outcomes in this clause be removed and instead relocated to the proposed new biodiversity clause in the GRLEP2021. This is considered to be optimal in terms of policy clarity and effectiveness in a DA setting.

With the relocation of trees as they relate to biodiversity, there is merit in undertaking further amendment to:

- Refocus on provision for the protection of scenic character and views
- Be explicit about protecting trees, vegetation and other natural elements that contribute to scenic character
- Ensuring built form integrates with the natural environment
- · Address both public and private views.

#### **Recommended amendments**

Given that it is recommended that the clause be subject to comprehensive amendment, in the interests of clarity only the new clause is provided.

It is recommended that clause 6.7 be amended as provided in **Appendix D** and as follows:

- 1. The objectives of this clause are as follows:
- a) to protect and strengthen the scenic character of the Georges River foreshore
- b) to protect significant views from the public and private domain to and from the Georges River.

2. This clause applies to land identified on the Foreshore Scenic Protection Area Map.

3. Before determining a development application for development on land to which this clause applies, the consent authority is to be satisfied that the development:

- a) retains and protects trees and vegetation that contribute to scenic character
- b) retains and protects other natural elements, including topography, waterways and rock formations that contribute to scenic character
- c) ensures built form is integrated with the natural landscape and is not visually prominent to the detriment of scenic character
- d) avoids significant adverse impact on views obtained from the public domain
- e) enables reasonable sharing of views from the private domain.

#### 2.4.2 Clause 6.10 Design excellence

#### Content

The objective of this clause is "to deliver the highest standard of sustainable architecture and urban design".

The clause applies to larger scale development in Zone R4 High Density Residential and industrial zones, as well as most development in the FSPA including dwelling houses.

Decision criteria constitute an extensive list of matters, including a number that reference local character considerations such as "(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved" and the "xiii) the impact on any special character area".

#### Assessment

It is noted that the application of a design excellence clause to relatively minor development such as a dwelling house is unconventional. However, the importance of the FSPA to the overall character of the LGA is acknowledged. Given that the clause provides for a clear outline of what development must consider and does not require a time and cost intensive design excellence competition, this clause is considered to be acceptable.

#### **Recommended amendments**

Clause 6.10 be amended to consider visual amenity and visual impacts when viewed from the foreshore and waterway of the Georges River.

## 2.4.3 Clause 6.13 Landscaped areas in certain residential and environmental protection zones

#### Content

This clause applies to land in the following zones:

- · Zone R2 Low Density Residential
- · Zone R3 Medium Density Residential
- · Zone R4 High Density Residential
- · Zone E2 Environmental Conservation.

The objectives of this clause are as follows:

- (a) to ensure adequate opportunities exist for the retention or provision of vegetation that contributes to biodiversity and, in the case of trees, enhances the tree canopy of the Georges River local government area
- (b) to minimise urban run-off by maximising permeable areas on development sites
- (c) to ensure that the visual impact of development is minimised by sufficient and appropriately located landscaping that complements the scale of buildings
- (d) to reduce the urban heat island effect by increasing urban vegetation and permeable surfaces.

Matters for consideration include "the landscaped area (a) enables the establishment of appropriate plantings to maintain and enhance the streetscape and the desired future character of the locality". Decision criteria specify minimum landscaped areas, including greater (by 5%) areas in the FSPA.

#### Assessment

This clause is considered to provide for the appropriate promotion of the GRLEP2021 aim of promoting a vegetated urban environment, which is a key local character outcome for many parts of the LGA and in particular the FSPA.

#### **Recommended amendments**

There are no recommended amendments to this clause to better address local character.

Review of the existing local environmental planning framework: Georges River Development Control Plan 2021

## 3.0 Review of the existing local environmental planning framework: Georges River Development Control Plan 2021

The part of the report provides an assessment of the capability of the Georges River Development Control Plan 2021 in managing local character in the Georges River LGA

Consistent with the circular, review has been undertaken against the following parts of the GRDCP2021:

- part 3 General Planning Considerations
- part 5 Residential Locality Statements
- part 6 Residential Controls, in particular part 6.5 Foreshore Locality Controls.



## 3.1 Part 3 General Planning Considerations

#### Content

Part 3 General Planning Considerations contains provisions for matters that address aspects of development that may be applicable irrespective of land use. This includes landscaping, heritage and parking, access and transport.

The provisions do not explicitly cover local character.

#### Assessment

Considering content of other parts of the DCP, the absence of a local character section in this part constitutes a risk to local character outcomes.

The basis for consideration of local character in many other DCPs is a site and local character description and design response submitted to Council as part of the Statement of Environmental Effects (SEE) accompanying a DA.

The intent behind this is to encourage an applicant to undertake a detailed investigation of site and local character as the basis for a considered design response that respects local character.

#### **Recommended amendments**

It is recommended that a new section be inserted in Part 3- General Planning Considerations entitled "Site and context" as provided in **Appendix G**.

#### 3.1.1 Section 3.8 - View impacts

#### Assessment

As was identified in the Foreshore Scenic Character Study, views can make a significant contribution to the scenic character of the FSPA.

Overall, there are two types of view:

- 1. Views obtained from the private domain
- 2. Views obtained from the public domain.

In NSW, the default guidance for the consideration of the impact of development on views (not visual amenity, which is a broader concept and includes outlook) obtained from the private domain is the judgement of Roseth SC in Tenacity Consulting v Waringah [2004] NSWLEC 140 (Tenacity).

This guidance is highly relevant to the FSPA as it relates to the loss of views to water.

The basis for this judgement was a provision in the relevant LEP that "development is to allow for the reasonable sharing of views". In their judgement, Roseth SC stated:

 The notion of view sharing is invoked when a property enjoys existing views and a proposed development would share that view by taking some of it away for its own enjoyment. (Taking it all away cannot be called view sharing, although it may, in some circumstances, be quite reasonable.) To decide whether or not view sharing is reasonable, I have adopted a four-step assessment.

This four step assessment involves:

- · Assessment of views to be affected
- Consider from what part of the property the views are obtained
- Assess the extent of the impact
- Assess the reasonableness of the proposal that is causing the impact.

The DCP currently calls up Tenacity as follows:

- **Control**: "Development shall provide for the reasonable sharing of views"
- Note: "Where a proposal is likely to adversely affect views from either private or public land, assessment of applications will refer to the Planning Principle established by the Land and Environment Court in Tenacity Consulting vs Warringah Council (2004) NSWLEC140."

The calling up of Tenacity is supported. However, relatively minor adjustments are suggested to make the provisions more robust.

While Rose Bay provides a general planning principle for views, the judgement of Moore SC and Adam AC in Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor [2013] NSWLEC 1046 is more relevant to the assessment of the impact of development on views and visual amenity obtained from the private domain.

In their judgment, Moore SC and Adam AC set out a two phase process based on quantitative and qualitative assessment.

Ultimately, Moore SC and Adam AC stated that any assessment process must be rigorous. The implications of this is that the assessment of the impact of development on views obtained from the public domain will add significant time and cost to the DA process for an applicant. In the interests of an efficient and reasonable planning system, it is therefore suggested that any such process only be applied that where in the opinion of Council development is likely to have a significant adverse impact on views or the scenic character of the FSPA. Typically, this would most likely involve development:

- That blocks or occludes a significant view that has previously been identified and assessed in detail by Council as part of a strategic planning process
- Of considerable scale such as a residential flat building or new or significantly expanded marina
- Of scale in a highly sensitive location such as the escarpment west of the Como Bridge
- That is seeking to exceed reasonable development expectations such as that set by building height and FSR controls in the LEP.

While the process established by Moore SC and Adam AC is comprehensive, it is considered that augmentation by reference to a widely accepted international standard for visual impact assessment such as the Guidelines for Landscape and Visual Impact Assessment (GLVIA3) published by the Landscape Institute and IEMA is appropriate.

The following table provides a review of the specific existing parts of Section 3.8 – View impacts.

#### Table 5 Review of section 3.8 - Views impact

Provision	Comment
Objectives	
Protect vistas and public views from streets and public places	This is overly broad, and infers that all vistas and views from the public domain are to be considered. As has been noted above, a comprehensive visual impact assessment is required to undertake this accurately. It is considered more appropriate to limit the frequency and such as process to development that has the potential to have a significant impact on views and visual amenity

Provision	Comment
Ensure views to and from the site are considered at the site analysis stage	Consideration of views will be addressed in the proposed new local character section
Recognise the value of views from private dwellings and encourage view sharing based on the Tenacity Planning Principle	This will be addressed by the new control
Recognise the value of view sharing whilst not restricting the reasonable development potential of the site	This is inherent in the concept of reasonable sharing of views as per the controls, and as such is unnecessary
Controls	
Development shall provide for the reasonable sharing of views	This is appropriate as an objective
Note	
Note: Where a proposal is likely to adversely affect views from either private or public land, assessment of applications will refer to the Planning Principle established by the Land and Environment Court in Tenacity Consulting vs Warringah Council (2004) NSWLEC140. The Planning Principle is available to view on the	Subject to adjustment, this is acceptable as a control to guide the address of the visual impact of development on land in the public domain. It is considered appropriate to narrow the scope of assessment to only properties that are within the immediate vicinity of the development site

#### **Recommended amendments**

Land and Environment Court's website at www. lawlink.nsw.gov.au/lec

The amendments provided at Attachment I are recommended

## 3.2 Part 5 Residential Locality Statements

#### 3.2 Part 5 Residential Locality Statements

#### Content

This part contains the locality statements for development within all residential areas (x20) of the Georges River LGA, except for Hurstville City Centre.

The localities are generally based on suburb boundaries and include statements of existing character and future character. Content for existing character is arranged under the following topics:

- Location
- Background
- Heritage
- Built form and setting
- · Streetscape character

Statements of desired future character are typically concise and in bullet point form.

Development is required to consider the future character statement for the locality.

#### Assessment

While the statements of "future desired character" are short and general, the statements of existing character provide a sound basis for considering local character in most parts of the LGA.

It is nonetheless considered that there is scope for local character to be better protected through the incremental update of these provisions.

A key outcome of this Study is the identification of local character areas based on characteristics that make the different localities within the Georges RIver FSPA Study Area different. These character areas (refer to Figure 6) are a more robust basis for consideration of local character in the assessment of development applications. Inclusion in the DCP of specific local character statements and design provisions for these localities will support the proposed amendments to the FSPA boundary by ensuring that the character of local areas that are proposed to be outside the FSPA is still considered in the design and assessment of development applications.

#### **Recommended amendments**

It is recommend that provisions for local character areas be included in the DCP. Specifically, local character statements and controls for each of the character areas shown at Figure 6 should be included in Part 5 of the DCP. Recommended DCP content is at Appendix H.

It is recommended that mapping is proposed to be amended to reflect the findings of the Foreshore Scenic Character Study, specifically defining the boundaries of each local character area (refer **Figure 6**). It is also recommended that reference to this be included in the "Introduction" of the DCP. The updated text is provided in Appendix H.



06 Part 5 Residential Locality Statements, revised Local Character Areas

## 3.3 Part 6 Residential Controls

#### Content

Part 6 Residential Controls provide guidance for residential land uses.

Content covers matters such as height, setbacks and materials, colour schemes and details.

Specific provisions are included for the Bellevue Estate and the Kemps Estate. For the Kemps Estate, this includes "neighbourhood character" provisions.

#### Assessment

As they represent codification of generic development standards, their capacity to address local character in a nuanced manner is inherently limited.

Despite this, they do include matters that require consideration of context in a self-contained way or through cross reference to other parts of the DCP (refer **Table 6**). Given the limitations of land use based provisions, this approach is appropriate.

## Table 6 Alternatives to addressing local character as part of general residential controls

Туре	Provision
Cross reference to other parts	Streetscape Character and Built Form: New buildings and additions are to consider the Desired Future Character statement in Part 5 of this DCP
Self-contained address	Building Scale and Height: New buildings are to consider and respond to the predominant and desired future scale of buildings within the neighbourhood, and consider the topography and form of the site

It is important that DCPs have a consistent structuring logic featuring the grouping of similar matters. This reduces the risk of users overlooking provisions. It is suggested that content pertaining to the Bellevue Estate and the Kemps Estate be relocated to sit with other local area provisions in Part 5 of the DCP.

It is suggested that the neighbourhood character provisions be superseded by a new local character clause in Part 3 – General Provisions applying to all development.

#### **Recommended amendments**

It is recommended that:

- Cross reference is included to the proposed new
   "Local Character" section in Part 3 General Planning Considerations
- Reference is made to both the Local Character Areas Statement and the local area parts of the DCP, being Part 5 – Residential Locality Statements (noting suggested renumbering), Part 7 – Business Precincts, Part 8 – Kogarah Town Centre and Part 10 – Precincts
- Relocate content for the Bellevue Estate and the Kemps Estate into Part 5 – Residential Locality Controls
- Delete "neighbourhood character" from the Kemps Estate provisions.

## 3.4 Part 6.5 Foreshore Locality Controls

#### Assessment

Considered together with the other suite of relevant provisions such as building height and FSR in the LEP, the substantive content of this section is considered satisfactory to address local character.

However, it is also considered that there is merit in undertaking some amendment to part 6.5.1 Foreshore Scenic Protection Area to:

- Refocus on scenic character
- Provide clearer guidance on what is to be considered as part of scenic character
- Provide clearer and stronger guidance for visual impact, including on the private domain
- · Consolidate to focus on key matters of importance
- Restructure controls under clear, logical headings aligned with the main physical elements of:
  - Protection of trees
  - Protection of other natural elements
  - Building scale
  - Building siting and layout
  - Detailed design.
- Use consistent language.
- Provide character statements and more specific, locality focused character-based controls for the different character areas within the FSPA, to support the FSPA provisions in GRLEP 2021.
- Include character statements and specific characterbased controls for some unique character areas identified in the Foreshore Study that are now proposed to be outside the FSPA, but which possess unique characteristics that set them apart from other local character areas (covered by Part 5 of the DCP).

The following table provides a review of the specific existing parts of Part 6.5 Foreshore Locality Controls The provisions of 6.5.2 Development in the Foreshore Area are considered broadly satisfactory, and as such no amendments are proposed.

#### Table 7 Review of Part 6.5 Foreshore Locality Controls

Provision	Comment
Objectives overall	
Achieve a balance between realising the development potential of sites with protecting the integrity of the environmental qualities and scenic landscape values of the Georges River foreshore	Satisfactory, however can be enhanced

Provision	Comment
Objectives overall	
Retain significant existing natural landscape features	Satisfactory, however can be enhanced
Ensure that development is sited and designed to blend with the surrounding environment, particularly when viewed from highly visited public viewing points	Satisfactory, however can be enhanced
Controls	
Development applications are supported by a site analysis and design response demonstrating how the relevant provisions of the LEP and the objectives of this part of the DCP have been addressed.	This will be superseded by the proposed new site and context analysis section in Part 3 – General Controls
Removal of existing native vegetation is minimised to that which is reasonably required to site and construct a building.	While this is an effective control, it is considered that there is merit in further articulating what constitutes particularly important vegetation in the context of scenic character
The integrity of the existing edge of bushland closest to the Georges River is retained	This is an effective control. It is further considered that due to the significant contribution it makes to scenic character west of Tom Ugly's Bridge, there is merit in also inserting a control addressing the escarpment
Vegetation along ridgelines and on hillsides is retained and supplemented to provide a backdrop to the waterway	The intent of this control will be integrated within the proposed new controls

Provision	Comment	Provision	Comment
New, complementary planting and landscaping is encouraged	An additional control will be included to specify the preferred location of such planting in areas west of the Como Bridge that are typically more densely vegetated	Buildings should be sited on the block to retain existing ridgeline vegetation, where possible. Siting buildings on existing building footprints or reducing building footprints to retain vegetation is highly recommended	The intent of this control will be integrated within the proposed new controls above
Where on a steep site, vegetation is used to screen the impact of support structures such as piers	There is merit in expanding the scope of this control to apply to a broader range of large scale built elements, and irrespective of slope	<ul> <li>Where on a steep site, buildings are sited to sit discretely within the landscape using hillsides as a backdrop and below the tree canopy. The building footprint is to result in the following:</li> <li>The preservation of</li> </ul>	While a good control, this repeats the intent of other controls
Landscaped areas below the FBL should maximise the use of indigenous plant material and preferably use exclusively indigenous plants. Turf should be limited in this area. Details of planting are to be indicated on any landscape plan submitted to Council	There is merit in simplifying the structure of this control A landscape plan is required as part of the Landscaping section of the DCP and does not need to be repeated here	<ul> <li>topographic features of the site, including rock shelves and cliff faces</li> <li>The retention of significant trees and vegetation, particularly in areas where the loss of this vegetation would result in the visual scarring of the landscape, when viewed from the water</li> </ul>	
Natural features that make a contribution to the environmental qualities and scenic landscape values of the foreshore, including mature native tree and sandstone rock outcrops, platforms and low cliffs, are retained	It is recommended that this control more clearly articulate these natural features	<ul> <li>Minimised site disturbance through cutting and/or filling of the site</li> </ul>	
The visual impact of buildings is minimised having regard to building size, height, bulk, siting, external materials and colours and cut and fill	This control is considered too broad. The varied and additional controls proposed will more clearly articulate the measures that can be used to achieve this outcome	The visual impact of buildings is minimised having regard to building size, height, bulk, siting, external materials and colours and cut and fill	This is too broad for effective assessment guidance

Provision	Comment	Provision	Comment
Facades and rooflines of dwellings facing the water are to be broken up into smaller elements with a balance of solid walls to glazed areas.	This is considered too onerous and overly prescriptive. It is proposed to be replaced in part with new form controls	Adequate landscaping shall be provided to screen undercroft areas and reduce their impact when viewed from the water.	This can be integrated with the control addressing screening of structural supports
Rectangular or boxy shaped dwellings with large expanses of glazing and reflective materials are not acceptable. In this regard, the maximum amount		The extent of associated paved surfaces is minimised to that which provides essential site access and reasonable private open space.	This is a satisfactory control
of glazed area to solid area for façades facing the foreshore is to be 50%-50% Colours that harmonise		Buildings have external finishes that are non-reflective and coloured to blend with the surrounding landscape.	This will be amalgamated into the revised colour control
with and recede into the background landscape are to be used. In this regard, dark and earthy tones are recommended and white and light coloured roofs and walls are not permitted. To ensure	nd recede into the can be enhanced round landscape are ised. In this regard, nd earthy tones are mended and white and bloured roofs and walls		This is a satisfactory control
that colours are appropriate, a schedule of proposed colours is to be submitted with the Development Application and will be enforced as a condition of consent.		Fences are low in profile and at least 50% transparent	Low in profile does not provide effective DA guidance It is considered that there is merit in allowing for
Buildings fronting the waterway must have a compatible presence when viewed from the waterway and incorporate design elements (such as roof forms, textures, materials, the arrangement of windows,	<ul> <li>thave a compatible</li> <li>thave a compatible</li> <li>terms "compatible</li> <li>presence" is too</li> <li>broad to facilitate</li> <li>effective DA use</li> <li>Design elements</li> <li>such as those listed</li> <li>are best considered</li> <li>in the separate local</li> <li>character section</li> </ul>		solid fences where screened from view by vegetation
		Driveways and other forms of vehicular access are as close as practical to running parallel with contours	This is a satisfactory control
landscaping etc) that are compatible with any design themes for the locality		Driveways and other forms of vehicular access are as close as practical to running parallel with contours	This is a satisfactory control
Blank walls facing the waterfront shall not be permitted. In this regard, walls are to be articulated and should incorporate design features,	This is a satisfactory control	The natural landform is to be retained and the use of retaining walls and terracing is discouraged.	This is a satisfactory control
such as: - Awnings or other features		Retaining walls are not to be located:	This is a satisfactory control
over windows - Recessing or projecting architectural elements; or - Open, deep verandas		<ul><li>between the FBL and MHWM</li><li>within 40m of MHWM</li></ul>	It is considered appropriate to expand the abbreviated terms to their full terms

Provision	Comment
Where retaining walls are constructed in other areas:	This will be covered by the new colour control
materials and colours blend with the character and landscape of the area are used	
Where retaining walls are constructed in other areas, materials and colours that blend with the character and landscape of the area are used. Where retaining walls face the foreshore they are to be constructed of coarse, rock faced stone or a stone facing and are to be no higher than 600mm above natural or existing ground level. Under no circumstances will Council permit a masonry faced retaining wall facing the foreshore	There is merit in simplifying the structure of this control
Development provides opportunities to create view corridors from the public domain to the Georges River	This control is sound, however there is merit in providing further guidance on how this may be

The Foreshore Study identified character areas within the FSPA and areas of unique character that are outside the proposed FSPA boundary but which still possess unique characteristics that contribute to the built form and natural character setting surrounding the FSPA. The local character statements and local character provisions at Appendix K for the precincts illustrated in Figure 7 are recommended to be included in Part 6.5 of the DCP, with:

achieved

- The local character areas within the FSPA added to section 6.5.1
- A new section 6.5.3 added that includes character statements and controls for the areas of unique character that are outside the FSPA
- The heading of Part 6.5 amended to read: Foreshore and Unique Character Locality Controls

#### **Recommended amendments**

The amendments contained in Appendix I are recommended

#### Assessment

The glossary contains a concise number of terms used in the GRDCP2021.

The terms do not include those provided for local character by DPE in its guidance.

#### **Recommended amendments**

Include the terms contained in **Appendix J** in the glossary



07 Part 6.5 FSPA Character areas and Areas of Unique Character

# Appendix
## Appendix A

## Proposed clause 1.2 Aims of Plan of the Georges River Local Environmental Plan 2021

#### 3.1 Aims of Plan

1) This Plan aims to make local environmental planning provisions for land in Georges River in accordance with the relevant standard environmental planning instrument under section 33A of the Act.

2) The particular aims of this Plan are as follows:

- a) to provide for housing choices to cater for changing demographics and population needs,
- b) to provide for a range of business uses which promote employment and economic growth and contribute to the viability and vibrancy of centres,
- c) to promote and facilitate an ecologically and economically sustainable and vegetated urban environment in which the needs and aspirations of the community are realised,
- d) to provide for a range of recreational, social, cultural and community service opportunities to meet the needs of the Georges River community,
- e) to protect and preserve the natural, built, cultural and Aboriginal heritage of Georges River
- f) to respect the character of Georges River communities,
- g) to promote a high standard of urban design and built form;
- h) to protect, preserve and enhance the natural landform, vegetation and open space, especially foreshores or bushland, in order to maintain landscape amenity and public access and use,
- i) to protect, maintain and improve waterway health to achieve the community environmental values and uses for waterways,
- j) to facilitate infrastructure to support new development, and
- k) to promote and facilitate transit oriented development that encourages the use of public transport, cycling and walking.

## Appendix B

## Proposed objectives of Zone R2 Low Density Residential Zone of the Georges River Local Environmental Plan 2021

#### Zone R2 Low Density Residential

Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To promote a high standard of urban design and built form that enhances local character and achieves a high level of residential amenity.
- To provide for housing within a landscaped setting that enhances the existing environmental character of Georges River local government area

## Appendix C

## Proposed objectives of Zone R3 Medium Density Residential of the Georges River Local Environmental Plan 2021

#### Zone R3 Medium Density Residential

Objectives of zone

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents and contribute to the vibrancy of the neighbourhood.
- To promote a high standard of urban design and built form that enhances local character and achieves a high level of residential amenity.
- To provide for housing within a landscaped setting that enhances the existing environmental character of Georges River local government area

## Appendix D

# Proposed Clause 6.7 Foreshore scenic protection area of the Georges River Local Environmental Plan 2021

1) The objectives of this clause are as follows:

- a) to protect and strengthen the scenic character of the Georges River foreshore.
- b) to protect significant views obtained from the public and private domains to and from the Georges River.

2) This clause applies to land identified on the Foreshore Scenic Protection Area Map.

3) Before determining a development application for development on land to which this clause applies, the consent authority is satisfied that the development:

- a) retains and protects of trees and vegetation that contribute to scenic character,
- b) retains and protects other natural elements, including topography, waterways and rock formations that contribute to scenic character,
- c) ensures built form is integrated with the natural landscape and is not visually prominent to the detriment of scenic character,
- d) avoids significant adverse impact on views obtained from the public domain, and
- e) enables reasonable sharing of views obtained from the private domain.

## Appendix E

## Proposed Clause 6.10 Design excellence of the Georges River Development Control Plan 2021

1) The objective of this clause is to deliver the highest standard of sustainable architecture and urban design.

2) This clause applies to development consisting of the erection of a new building, the substantial redevelopment or the substantial refurbishment of an existing building or the conversion of an existing building that:

- a) is on land that is located in business and industrial zones and Zone R4 High Density Residential, and is consisting of any of the following:
  - i) Residential accommodation of at least 3 or more storeys (not including levels below ground level (existing) or levels that are less than 1.2 metres above ground level (existing) that provide for car parking),
  - ii) Development that varies the maximum height and/or floor space ratio of an environmental planning instrument by 10% or more,
  - iii) Commercial premises exceeding 12m in height,
  - iv) Industrial buildings exceeding 12m in height,
- b) is on land that is located in the Foreshore Scenic Protection Area as identified on the Foreshore Scenic Protection Area Map, and is consisting of any of the following:
  - i) Bed and breakfast accommodation,
  - ii) Health services facilities,
  - iii) Marinas,
  - iv) Residential accommodation with the exception of secondary dwellings,
  - v) Development that varies the maximum height and/or floor space ratio of an environmental planning instrument by 10% or more.

3) Development consent must not be granted to development to which this clause applies unless the consent authority considers that the development exhibits design excellence in accordance with subclause (4).

4) In considering whether the development exhibits design excellence, the consent authority must have regard to the following:

- a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,
- b) whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,

- c) whether the proposed development detrimentally impacts on view corridors,
- d) how the proposed development addresses the following matters:
  - i) the suitability of the land for development,
  - ii) the existing and proposed uses and use mix,
  - iii) density of the development in its context
  - iv) the bulk, massing and modulation of buildings,
  - v) street frontage heights,
  - vi) any heritage issues and streetscape constraints,
  - vii) the relationship of the development with other development (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,
  - viii) environmental impacts, such as sustainable design, overshadowing and solar access, visual and acoustic privacy, noise, wind and reflectivity,
  - ix) incorporation of water sensitive urban design principles,
  - x) pedestrian, cycle, vehicular and service access and circulation requirements, including the permeability of any pedestrian network,
  - xi) supporting social connections through the provision of communal spaces and meeting places
  - xii) the impact on, and any proposed improvements to, the public domain,
  - xiii) the impact on any local character area,
  - xiv) achieving appropriate interfaces at ground level between the building and the public domain,
  - xv) the provision of public art in the public domain,
  - xvi) promoting safety using CPTED principles,
  - xvii) excellence and integration of landscape design, and
  - xviii) the provision of integrated waste and recycling infrastructure on site, addressing storage, safety, efficiency, accessibility to waste, reuse and recycling services, and collection without compromising the safety and amenity of the public domain.
  - xix) for development within the Foreshore Scenic Protection Area, the impact on visual character and amenity of the foreshore area when viewed from the Georges River or foreshore areas.

## Appendix F

Proposed insertion of a new section in Part 3 General Planning Considerations entitled "Local Character" of the Georges River Development Control Plan 2020

#### Provision

#### Objectives

To ensure future development:

- Is appropriate to the site and context description
- Respects the existing neighbourhood character or contributes to a desired future character
- Responds to the features of the site and surrounding area.

#### Controls

#### Site and context description

A development application is to be accompanied by a site and context description which accurately describes the features or characteristics of the site and its context.

The site and context description is to consider the following matters:

- The current site conditions such as existing vegetation, topography, drainage etc.
- The existing opportunities and constraints that apply to the site and the surrounding context
- The pattern of development of the surrounding context
- The built form, scale and character of surrounding development including front fencing
- Architectural and roof styles
- Any other notable features or characteristics of the neighbourhood.

The site and context description is to be accompanied with a site and context analysis plan.

#### Provision

#### Design response

A development application is to be accompanied by a design response. The design response must explain how the proposed design:

- Derives from and responds to the features described in the site and context description. This should include an evaluation of how these identified features or characteristics of the site's context influence the design
- Has responded to any relevant desired future character statement contained within this DCP.

## Appendix G

## Proposed Section 3.8 – View impacts of the Georges River Development Control Plan 2021

#### Provision

#### Objectives

Development is to provide for the reasonable sharing of views with other properties in the private domain, in particular views of the Georges River

Development is not to cause significant, adverse and unacceptable visual impacts on the public domain

#### Controls

#### Impacts on private views

Where development is likely to adversely affect views from adjoining properties in the private domain, assessment will be undertaken against the planning principle established by the Land and Environment Court in Tenacity Consulting vs Warringah Council (2004) NSWLEC140

**Note**: this planning principle is available to view on the Land and Environment Court's website at www. lec.nsw.gov.au

#### Impact on public views and visual amenity

Where involving the following types of development, Council may request a Visual Impact Assessment to be prepared and submitted as part of a DA:

- Of considerable scale such as a residential flat building or new or significantly expanded marina
- Of scale in a highly sensitive location such as the escarpment west of the Como Bridge
- That is seeking to exceed building height and FSR controls in the Georges River Local Environmental Plan 2021
- In the opinion of Council is likely to block or occlude a significant view.

#### Provision

#### The Visual Impact Assessment includes:

- Identification of viewpoints from which visual impact is to be assessed
- Identification of visual impacts using photomontages prepared for the viewpoints in accordance with Land and Environment Court photomontage policy
- An assessment of the significance of visual impact using the factors of sensitivity and magnitude
- An assessment of whether the visual impact is considered to be adverse
- An assessment of the acceptability of the visual impacts considering all relevant parts of the planning framework, and in particular the Local Character Areas Statement, Part 5 Residential Locality Statements and Part 6.5 Foreshore Locality Controls

Note: viewpoints are to be agreed with Council

Note: the Visual Impact Assessment should be undertaken generally in accordance with an international standard such as the Guidelines for Landscape and Visual Impact Assessment (GLVIA3) published by the Landscape Institute and IEMA

## Appendix H

## Proposed Part 5 Residential Locality Statements of the Georges River Development Control Plan 2021

#### Introduction

This part contains the locality descriptions for development within all residential areas of Georges River, except for Hurstville City Centre and those considered to be of local character significance included in the Local Character Areas Statement. The descriptions are locality specific and identify the unique qualities that make up the local character of each area and provide future desired character guidelines.

The localities are generally based on suburb boundaries and character and include location, built form, setting, subdivision pattern, heritage and streetscape. Local character areas have also been identified for land that was formerly within the Foreshore Scenic Protection Area, as part of the Foreshore Study undertaken in 2021 and 2022. Local Character Statements and locality specific controls are included in this part of the DCP for those localities. The local character statements and locality controls for those localities prevail over any suburb-based local character controls, to the extent of any inconsistency.

The statements build on the existing character of the neighbourhood and important elements that contribute to the existing character. These statements aim to reinforce and enhance the character of each locality.

Development is required to consider the future character statement for the locality, in addition to the requirements within other parts of this DCP.



08 Part 5 Residential Locality Statements, revised Local Character Areas

## Appendix I

## Proposed Part 6.5 Foreshore and Unique Character Locality Controls of the Georges River Development Control Plan 2021

#### 6.5.1 Foreshore Scenic Protection Area

This Part of the DCP applies to land within the "Foreshore Scenic Protection Area" as per Clause 6.6 of the Georges River LEP 2021.

#### Provision

#### Objectives

To protect and strengthen the scenic character of the Georges River foreshore that comprises:

- When seen from the Georges River and its foreshores:
  - A visual dominance of water, the land and water interface, land rising naturally from the land and water interface and the sky
- Where west of the Como Bridge, a naturalistic foreshore that comprises:
  - A complex coastline of headlands, peninsulas and bays
  - Undulating landform
  - A narrow escarpment sloping steeply upwards from the river
  - Extensive tree canopy in particular at the land and water interface
  - Visual dominance of natural elements over built elements, with built form generally well setback from the river
- Where between the Como Bridge and Tom Ugly's Bridge, a semi-naturalistic foreshore that comprises
  - A complex coastline of headlands, peninsulas and bays
  - Undulating landform
  - A narrow escarpment sloping upwards from the river
  - Extensive tree canopy in particular at the land and water interface
  - Low density, suburban residential environment contained in a bushland setting
- Where east of Tom Ugly's Bridge , an urban foreshore that comprises
  - Simpler, largely modified coastline
  - A gently sloping or level landform
  - A continuous corridor of private open space separating the river from dwelling houses
  - Small, domestic and ancillary maritime and recreation structures including jetties, pontoons, revetment walls, swimming pools and other structures between the river and built form
  - A low density, suburban residential environment with a varied built form.

#### Provision

• Where land is included in a recreation zone, a visual dominance of natural elements.

To retain and protect existing natural landscape features

To avoid significant adverse impact on views obtained from the public domain

To enable reasonable sharing of views obtained from the private domain

#### Controls

#### Local Character

Development is to be consistent with the Local Character Statement for the relevant character locality within the FSPA, as shown on Figure 6.

Development applications are to include an assessment of consistency with the local character provisions for the relevant character locality that follow these controls.

**Note**: the relevant character statements and controls from Appendix K are to be included in the DCP .

#### Trees and vegetation

Removal of existing native vegetation is minimised to that which is reasonably required to site and construct a building.

Development retains and protects existing vegetation that contributes to scenic character, in particular:

- Large mature trees
- Groupings of two or more trees
- Trees and vegetation located on ridgelines and slopes

**Note**: development is also required to comply with the biodiversity and landscaping parts of this DCP

The integrity of the existing edge of bushland closest to the Georges River is retained

Development maintains the visual dominance and integrity of the escarpment as a steep, narrow area of densely vegetated land

#### Provision

Where west of Tom Ugly's Bridge, landscaping is provided along side boundaries where adjoining the main dwelling

New, complementary planting and landscaping in other locations is encouraged

Vegetation is used to screen large scale built elements such as:

- Blank walls
- $\cdot$   $\,$  Piers and other support structures
- Undercrofts
- Support structures such as piers

Landscaped areas below the Foreshore Building Line:

- · Maximise the use of indigenous plant material
- · Preferably use exclusively indigenous plants
- Avoid usage of turf

#### Natural features

Development integrates with natural topography and minimises the extent of earthworks

Development protects natural waterways

Development is sited to retain natural rock formations, including cliffs, ledges and outcrops

#### **Building scale**

Buildings are located below the prevailing canopy height surrounding mature trees

Buildings limit the amount of facade facing the Georges River to limit visual bulk and impact

#### Detailed building design

Buildings have simple, geometric forms, shapes and lines

External parts of buildings are constructed of natural materials, including concrete, timber, steel and transparent glass

External parts of buildings, in particular roofs, do not include reflective materials

External parts of buildings have natural, neutral or recessive colours such as browns, greys and greens

#### Provision

Blank walls facing the waterfront shall not be permitted. In this regard, walls are to be articulated and should incorporate design features, such as:

- · Recessing or projecting architectural elements; or
  - Open, deep verandas

#### Fences

Fences are:

- Less than 1.2m in height above ground level, and
- · At least 50% transparent, or
- Fully screened in height and length by vegetation

#### Ancillary buildings and structures

Ancillary buildings and structures such as garages, carports, sheds and swimming pools are located close to the main dwelling

The extent of associated paved surfaces is minimised to that which provides essential site access and reasonable private open space.

Swimming pools and surrounds should be sited in areas that minimise the removal of trees and limit impact on natural landform features (rock shelves and platforms).

Lighting is visually unobtrusive

#### Vehicle access, maneuvering and parking

Vehicle access, maneuvering and parking is located as close as is reasonable to the main dwelling

The dimensions (including length and width) of vehicle access, maneuvering and parking is minimised

Driveways and other forms of vehicular access are as close as practical to running parallel with contours

#### 6.5.3 Unique Character Localities

This section applies to the Areas of Unique Character shown in Figure 7, and prevails to the extent of an inconsistency with other provisions of this DCP.

#### Provision

To recognise the character of certain suburban localities adjacent to the Foreshore Scenic Protection Area.

To retain and enhance the unique character of these areas through new development that is consistent with the character of its locality.

To integrate with and retain the visual and landscape setting of the adjacent Foreshore Scenic Protection Area.

#### Controls

#### Local Character

Development is to have regard to the local character statement that follows these controls for the relevant Area of Unique Character.

Development Applications are to include an assessment of consistency with the locality controls for the relevant Area of Unique Character that follow these controls.

**Note**: the relevant character statements and controls from Appendix K are to be included in the DCP .

#### Provision

#### **Retaining walls**

The natural landform is to be retained and the use of retaining walls and terracing is discouraged.

Retaining walls are not to be located:

- Between the Foreshore Building Line and Mean High Water Mark
- Within 40m of Mean High Water Mark

Where retaining walls face the foreshore they are to:

- Have a maximum height above ground level of 600mm
- Be constructed of coarse, rock faced stone or a stone facing are not constructed of masonry

**Note**: Council will not permit masonry construction due to maintenance and longevity concerns

#### View corridors

Where possible, development is setback from side boundaries to provide opportunities for view corridors from the public domain, including parks and streets, to the Georges River



09 Part 6.5 FSPA Character areas and Areas of Unique Character

# Appendix J

## Glossary

Abbreviation or key term	Definition	Source	
Active frontage	Continuous business or retail land uses that open directly to the footpath provide active street frontages. They enhance public security and passive surveillance and improve the amenity of the public domain by encouraging pedestrian activity.	Local character, glossary of terms (DPE, 2020)	
Active transport	Modes of transit that include walking, cycling, skateboarding and scootering which promote increased sustainability, personal wellbeing and healthy, active lifestyles.		
Aerotropolis	A metropolitan sub-region whose infrastructure, land-use and economy are centered on an airport. For example, the future Western Sydney Aerotropolis at Badgerys's Creek.	Local character, glossary of terms (DPE, 2020)	
Building typologies	The comparative study of physical or other characteristics of buildings and their classification into distinct types. For example, detached houses, semi-detached houses, town houses or apartments can determine a community's demographic composition and relationships.	Local character, glossary of terms (DPE, 2020)	
Built Environment	The constructed environment understood as distinct from the natural environment. It includes all aspects of our surroundings made by people. The built environment includes cities and towns, neighbourhoods, parks, roads, buildings, infrastructure, and utilities like water and electricity.		
Community participation plan (CPPs)	CPPs set out when and how planning authorities will engage their communities across all the planning functions they perform under the EP&A Act 1979.	Local character, glossary of terms (DPE, 2020)	
Community Strategic Plans (CSP)	CSPs identify the main priorities and aspirations of a community, providing a clear set of strategies to achieve its vision for its area. It is a requirement for all NSW Councils under the Local Government Act 1993.	terms (DPE, 2020)	
Complying development	Complying Development is routine development Local character, gloss that an EPI (environmental planning instrument) terms (DPE, 2020) provides can be approved by meeting specified predetermined development standards.		
Connectivity	Creating an interconnected network of people, Local character, glossal places, spaces and open spaces terms (DPE, 2020)		
Conservation area	Lands reserved to protect and conserve significant Local character, gloss or representation ecosystems, landforms, natural terms (DPE, 2020) phenomena or places of cultural significance. They provide opportunities for sustainable visitation, public enjoyment, and research.		

Abbreviation or key term	Definition	Source		
Development Control Plan (or DCP)	DCP is a detailed guideline that illustrated the controls that apply to a particular type of development or in a particular area and is made under the EP&A Act.	Local character, glossary of terms (DPE, 2020)		
District strategic plan	Plans for the district's growth and change Local character, glos including infrastructure, liveability, productivity, and sustainability. They inform LEPs, CSPs and the assessment of planning proposals.			
Engagement	A consultation process, for example, community engagement whereby a particular group is engaged to gather their input in relation to a particular proposal, challenge, or outcome.			
Fabric	The physical material of a place including elements, fixtures, contents, and objects.	Local character, glossary of terms (DPE, 2020)		
Future character	Refers to an agreed vision of how an area will change over time, including an identification of characteristics to be retained or enhanced. Desire future character is often articulated through a character statement or integrated into development controls.	Local character, glossary of terms (DPE, 2020)		
Green Infrastructure	ureDescribes the network of green spaces and water systems that deliver multiple environmental, economic and social values and benefits to urban communities. This network includes parks and reserves, backyards and gardens, waterways and wetlands, streets and transport corridors, pathways and greenways, squares and plazas, roof gardens and living walls, sports fields and cemeteries. Green infrastructure is the web of interrelated natural systems that underpin and are integrated into our urban fabric.Local character terms (DPE, 20			
Knowledge economy	A system of services and production based on knowledge-intensive activities and intellectual capital, where knowledge is the main engine of economic growth. The knowledge economy contributes to the accelerated rate of technical and scientific advancement, as well as obsolescence.			
Liveability	How suitable a place is to live in; where the built environment supports and responds to the way in which people live, promoting safety, comfort, enjoyment, environmental quality and access to services. Where a place contributes to the overall quality of life experienced by its residents and the broader community.	Local character, glossary of terms (DPE, 2020)		

Abbreviation or key term	Definition	Source
Local character clause and overlay (draft)	The draft local character clause has been developed as the key statutory mechanism for Councils to promote the desired future character in their local government areas (LGA). The associated map overlay, and standalone local character statement provide the local context and content. Adoption of the local character clause is not mandated but the applies a consistent format and allows a Council to adopt a map overlay and a local character statement.	Local character, glossary of terms (DPE, 2020)
Local Character Overlays	A map layer and associated clause that could be introduced into a Council's Local Environmental Plan which would identify character areas. This would provide a legal mechanism for requiring is a form of EPI made under the EP&A Act.	Local character, glossary of terms (DPE, 2020)
Local Environmental Plan (LEP)	It is the principal legal document for controlling development at the Council level. LEPs contain zoning provisions that establish permissibility of uses and specify standards that regulate development. They are prepared by Councils and approved by the Minister or, in the Greater Sydney Region, the Greater Sydney Commission or their delegates.	Local character, glossary of terms (DPE, 2020)
Local exclusion	An existing mechanism within the Codes SEPP where a Council can seek an exemption from individual codes in the Codes SEPP in the circumstance that a character area may require a substantial variation to complying development standards beyond the scope of a local variation. This is for the purpose of allowing better management of the desired future character of that area.	Local character, glossary of terms (DPE, 2020)
Local Housing Strategy (LHS)	A strategy developed by a Local Council to outline how they will deliver housing in their local area; responding to targets and objectives included in district and regional strategic plans, and their community strategic plan. An LHS will consider the existing and desired future character of an area, and the Local Character Statement.	Local character, glossary of terms (DPE, 2020)
Local strategic planning statements (LSPS)	A document prepared by each Council, setting out the 20-year vision for land-use in their local area, the special character and values that are to be preserved and how change will be managed into the future. They will include actions in the regional and district plans, Council priorities from the Community Strategic Plan, and will ultimately shape how the development controls in the LEP evolve over time.	Local character, glossary of terms (DPE, 2020)

Abbreviation or key term	Definition	Source
Local variation	An existing mechanism within the Codes SEPP that enables the potential to introduce alternative development standards for certain Department endorsed character areas for key attributes that would strong influence the character of the area.	
Passive frontages	A frontage that does not activate street life. It generally relates to private uses, where the frontage is not open to the public, and therefore does not allow for pedestrian activity or movement through the space	
Place	Place is the layout, division and built form of built environments – its patterns, landscape, density, development, land use and mix. It is a social and physical concept that can be described at different scales of the built environment (e.g. both a building and a town can be a place).	Local character, glossary of terms (DPE, 2020)
Placemaking	Proposes a multi-faceted approach to the planning, design and management of spaces. It is striving to create places where people want to be, through understanding the needs of the local community and creating spaces that promote health and wellbeing.	Local character, glossary of terms (DPE, 2020)
Planning proposal	A planning proposal is a document that explains the intended effect of a proposed amendment to the local environmental plan (LEP) and sets out the justification for making that plan. It will be used and read by a wide audience including those who are responsible for deciding whether the proposal should proceed, as well as the general community.	
Private realm	A place that is exclusively used by one or more individuals for gathering and personal purposes; somewhere where the public cannot freely access.	Local character, glossary of terms (DPE, 2020)
Public realm	The collective, communal part of cities and towns that provide shared access for all. It is often a space of movement, gathering, recreation, events and relaxation; including the streets, pathways, parks, accessible open space, plazas and any other natural area or waterway that is physically and visually accessible.	
Regional strategic plan	A document that plans for our future population's needs for housing, jobs, infrastructure and a healthy environment for a broader region (e.g. the Central Coast).	Local character, glossary of terms (DPE, 2020)

Abbreviation or key term	Definition	Source	
Social Capital	Refers to the network of connections amongst individuals, drawn from the relationships, institutions, traditions and values that facilitate cohesion and cooperation throughout society.Local character, glossa terms (DPE, 2020)		
Social Value	Social value relates to how scarce resources Local character, gloss are allocated and used for social, economic, environmental wellbeing and collective benefit – when they are of value to people in society.		
State Environmental Planning Policy	Are a form of EPI under the EP&A Act Environmental Planning & Assessment Act to make provision with respect to any matter that, in the opinion of the Minister, is of State or regional environmental planning significance, or is of environmental planning significance to a district in the Greater Sydney Region.		
Streetscape	Refers to the view from the public domain, usually the street (and possibly a laneway or public reserve	Local character, glossary of terms (DPE, 2020)	
Sustainable	Relates to the endurance of systems, buildings, spaces, and processes – their ability to be maintained at a certain rate or level, which contributes positively to environmental, economic, and social outcomes.		
Urban canopy	The layer of leaves, branches, and stems of trees that cover the ground when viewed from above.	Local character, glossary of terms (DPE, 2020)	
Urban design	An interdisciplinary practice that draws together Local character, gloss elements of many built-environment professions, terms (DPE, 2020) including landscape architecture, urban planning, architecture, civil and municipal engineering.		
Urban Heat Island effect	Urban Heat Island effect represents higher air temperature in localised urban areas than those in surrounding non-urban areas, caused by large amounts and concentration of paved, dark and hard surfaces.	Local character, glossary of terms (DPE, 2020)	
Urban renewal	Building on the strengths of each place, transforming underused or dilapidated areas, boosting local economies and providing a mix of uses and activities to meet the needs of communities.		
Wayfinding	How people navigate throughout a journey to a Local character, gloss particular destination. Wayfinding can include terms (DPE, 2020) signage, audible and graphic communication or other information to assist in reaching a destination.		
Zoning	The system of categorising land uses as requiring consent, not requiring consent or prohibited within particular areas. Zones (such as Residential or Commercial) are generally shown in map form and their objects and permissible uses are set out in an EPI.	Local character, glossary of terms (DPE, 2020)	

## Appendix K

Foreshore Scenic Character Study

### Local Character Statement for the Garden Suburban Traditional Local Character Area

Category of Local Character Area: Enhance

#### Description

The character of this area is attributed to an older, fine grain street pattern generally featuring paved footpaths on one side of the road and kerb and channel drainage throughout. The predominantly flat topography affords views of treetops within the streetscape and above existing dwellings. Dwellings are clearly visible from the street and situated on modest sized lots, with low level vegetation and well established gardens, and low front fencing. Streets are irregularly planted with native trees that contribute to the garden setting of the precinct. Front and side setbacks are predominantly consistent and establish a uniform streetscape.

Consisting of a mix of brick, weatherboard and concrete materials, the single and double storey dwellings within this area lends itself to a traditional Garden Suburban Character.











New development will be consistent with the predominantly small scale dwellings of 1-2 storeys, using simple building and pitched roof forms with eaves.

Consistent front and side setbacks will create a sense of openness, and space around dwellings, with new development allowing for space for increased vegetation planting. Formal garden settings will be enhanced by canopy trees, bushes, shrubs and garden beds.

Absent, or low and permeable front fences will allow for views through to dwellings and front garden areas with little separation between public and private realm, creating an open streetscape.

#### **Design Guidelines**

Design Variable	Character Element	Objective	Design Response
Scale	Building height and form	To ensure that new buildings and extensions do not dominate the streetscape.	<ul> <li>Storeys above ground level should be recessed from the front facade.</li> <li>Roofs should provide prominent eaves.</li> </ul>
Distribution	Gardens and landscaping	To enhance and strengthen the garden settings of dwellings.	<ul> <li>Prepare a landscape plan to accompany all applications for new dwellings that utilise low maintenance species.</li> <li>Retain existing trees and plant vegetation around dwellings, including trees.</li> </ul>
	Siting and setbacks	To enhance and reinforce the predominant building align- ment along the street and re- tain the existing street rhythm.	<ul> <li>Buildings should be set back to allow for planting along one side boundary.</li> <li>Orient dwellings to address the street.</li> <li>In the case of multi-dwellings on a lot, design the front dwelling to present as one dwelling to the street through the use of roof forms, materials and articulation.</li> </ul>
Materials and Details	Front fencing	To enhance the openness and minimal delineation between public and private areas of the streetscape.	<ul> <li>Provide no or low, visually permeable front fence up to 1.2m in height.</li> <li>On main roads, higher front fences (up to 1.8m) may be constructed where they provide at least 20% permeability.</li> </ul>
Access and Connection	Garage storage and vehicle access	To minimise the dominance of car parking access and struc- tures.	<ul> <li>Locate garages and carports behind or in line with the front dwelling façade.</li> <li>Provide only one vehicular crossover per typical site frontage.</li> <li>Where a side by side development occurs, space the vehicle crossovers to retain the existing rhythm of the street.</li> </ul>

### Local Character Statement for the Garden Suburban Naturalistic Local Character Area

Category of Local Character Area: Maintain

#### Description

The character of this area is attributed to an older, fine grain street pattern generally featuring paved footpaths on one side of the road and kerb and channel drainage throughout. Predominantly sloping topography affords views of treetops within the streetscape and above existing dwellings, as well as intermittent views across Georges River.

Dwellings are generally visible from the street and situated on modest sized lots, with well established gardens. Streets are irregularly planted with native trees and other vegetation that contribute to the increased level of vegetation coverage throughout the precinct. Front and side setbacks are predominantly consistent and establish a uniform streetscape.









The vegetated garden setting will be retained by siting low scale dwellings with spaces for dense planting including canopy trees, bushes, shrubs and garden beds.

New development will be consistent with the predominantly small scale dwellings of 1-2 storeys, using simple building and pitched roof forms with eaves. New development along ridgelines will not extend above the existing tree canopy.

New development in areas of higher elevation will be sited to retain the public views to the water where they are present.

Existing, informal native vegetation within nature strips will be retained, enhancing the bush garden character of the precinct.

Absent, or low and transparent front fencing will add to the spaciousness of the streetscapes. Vegetation blends with gardens and street vegetation.

#### Design Guidelines

Design Variable	Character Element	Objective	Design Response
Scale	Building height and form	To ensure that new build- ings and extensions do not dominate the streetscape	<ul> <li>New development should complement the low scale building height and forms of existing dwellings.</li> <li>Buildings should be designed to follow the topogrphy of the land, and minimise the need for cut and fill throughout the site.</li> <li>New buildings at or near ridgelines should be designed and sited below the height of trees along the ridgeline.</li> <li>Roofs should provide prominent eaves.</li> </ul>
Distribution	Gardens and landscaping	To maintain and strengthen the bushy garden settings of dwellings.	<ul> <li>Retain existing canopy trees and understorey planting wherever possible (Locate footings outside tree protection zone). If this cannot be achieved, or a tree is considered appropriate for removal, the site should provide adequate space for replacement planting of native trees that will grow to a mature height similar to the mature height of the tree to be removed.</li> <li>Prepare a landscape plan to accompany all applications for new dwellings that utilise appropriate native species.</li> <li>Plant vegetation around dwellings, including trees.</li> <li>Provide for one area within the front set back with minimum dimensions of 5m x 5m, to accommodate at least one canopy tree.</li> </ul>
	Siting and setbacks	To maintain and reinforce the predominant rhythm of dwelling spacing within the streetscape, while enabling tree planting.	<ul> <li>Buildings should be set back from side boundaries to enable the planting of trees and understorey planting.</li> <li>Orient dwellings to address the street.</li> <li>If more than one detached dwelling is proposed on a lot, provide sufficient separation between each dwelling to allow for the planting of small to medium trees and understorey vegetation.</li> </ul>
Materials and Details	Front fencing	To maintain and strengthen the spaciousness and bush character of front gardens and the view of these gardens and trees from the street.	<ul> <li>Provide no or a low front fence up to 1.2m in height.</li> <li>On main roads, higher front fences (up to 1.8m) may be constructed where they provide at least 20% permeability.</li> <li>Integrate vegetation with front fencing.</li> </ul>
Access and Connection	Garage storage and vehicle access	To minimise the dominance of car parking access and structures.	<ul> <li>Locate garages and carports behind or in line with the front dwelling façade.</li> <li>Provide only one vehicular crossover per typical site frontage.</li> <li>Minimise paving in front garden areas.</li> </ul>

### Local Character Statement for the Garden Suburban Medium Density Local Character Area

Category of Local Character Area: Enhance

#### Description

This area is defined predominantly by increased building heights and older, post war and modern building styles. Apartment complexes of up to three stories front the streets, with low to medium levels of vegetation providing a visual break between the public realm and the dominant built form. The area is situated within a gridded street pattern that generally features paved footpaths on both sides of the road, with kerb and channel drainage throughout. The topography of this area is predominantly flat.

Dwellings are clearly visible from the street and situated on modest sized lots, with well low level to well established gardens. Front and side setbacks are generally consistent and establish a uniform streetscape.











New development will be consistent with the predominantly medium scale dwellings of 3 storeys. New development will incorporate contemporary design responses that reflect the materiality of existing developments.

Consistent front and side setbacks will create a sense of space around dwellings, with new development allowing for space for increased vegetation planting in the front and side setbacks. Formal garden settings will be enhanced by bushes, shrubs and garden beds.

Absent, or low front fences will allow for views through to dwellings and front garden areas with little separation between public and private realm, creating an open streetscape.

#### Design Guidelines

Design Variable	Character Element	Objective	De	esign Response
Scale	Building height and form	To ensure that new build- ings and extensions do not dominate the streetscape	•	Respect the predominant height and form in the street (generally two - three storeys). Articulate the front facades of buildings through the use of setbacks, recesses, windows and materials.
Distribution	Gardens and landscaping	To maintain and strengthen the garden settings of dwellings.		Prepare a landscape plan to accompany all applications for new dwellings that utilise low maintenance species. Retain existing trees and plant vegetation around dwellings, including trees.
	Siting and setbacks	To maintain and reinforce the predominant building alignment along the street and retain the existing street rhythm.	•	Buildings should be set back to allow for planting along one side boundary. Orient dwellings to address the street.
Materials and Details	Building materials, design and details	To ensure new dwellings positively respond to the preferred building styles of the precinct.		Use lighter finishes to complement the predominant palette of materials in the area (eg. reds, creams and greys).
	Front fencing	To maintain the openness and minimal delineation between public and private areas of the streetscape.	•	Provide no or a low front fence up to 1.2m in height. On main roads, higher front fences (up to 1.8m) may be constructed where they provide at least 20% permeability.
Access and Connection	Garage storage and vehicle access	To minimise the dominance of car parking access and structures.	•	Locate garages and carports behind or in line with the front dwelling façade. Provide only one vehicular crossover per typical site frontage.

### Local Character Statement for the Bush Suburban Local Character Area

Category of Local Character Area: Maintain

#### Description

The streets of this precinct have a largely informal character due to the high levels of vegetation present in nature strips, and occasional absence of public realm infrastructure. Dwellings are sited within lots that are also heavily vegetated with native, established gardens that appear visually unified with the vegetation in the public realm.

The architectural style of dwellings in these areas are a mix of post-war, modern and contemporary architectural styles. Dwellings are a mix of detached, single and double storey dwellings developments.

Significant setbacks from the street contribute to the unique and spacious character of the area, affording ample space for the retention and planting of native vegetation.











The precinct features large native trees and supporting undergrowth that, combined with the undulating topography and prominent ridgelines, ensures that dwellings do not visually dominate the streetscape. New dwellings will be low scale and sit well below the existing tree canopy, and are sited below or above street level.

Intermittent views of surrounding landscapes, vegetation, the river and its banks are afforded by curvilinear streets that wind up and over the dissecting topography. Spacious setbacks from the street and between neighbouring dwellings will further enhance these viewlines.

Dwellings will utilise natural materials with muted tones and colours to fit within the naturalistic landscape setting. Front fencing will be either not present, or low and unobtrusive, blending with gardens and street vegetation.

#### Design Guidelines

Design Variable	Character Element	Objective	Design Response
Scale	Building height and form	To ensure that new buildings and extensions do not dominate the streetscape	New development should complement the low scale building height and forms of existing dwellings. Buildings should be designed to follow the topogrphy of the land, and minimise the need for cut and fill throughout the site. New buildings at or near ridgelines should be designed and sited below the height of trees along the ridgeline.
			Roofs should provide prominent eaves.
Distribution	Gardens and landscaping	To maintain and enhance the high levels of Urban Exotics/Natives and Coastal Enriched Sandstone Dry Forest dominated vistas, streetscapes and backdrops	Retain existing canopy trees and understorey wherever possible (Locate footings outside tree protection zone). If this cannot be achieved, or a tree is considered appropriate for removal, the site should provide adequate space for replacement planting of native trees that will grow to a mature height similar to the mature height of the tree to be removed.
			Prepare a landscape plan to accompany all applications for new dwellings that utilise appropriate native species.
			Plant vegetation around dwellings, including trees.
			Provide for one area within the front set back with minimum dimensions of 5m x 5m, to accommodate at least one canopy tree.
		Where a tree is to be removed, it is to be replaced on site with a tree of a similar height.	
	Siting and setbacks To maintain and reinforce the predominant rhythm of dwelling spacing within the streetscape, while enabling substantial planting.	the predominant rhythm of	Buildings should be set back from side boundaries to enable the planting and growth of medium to large trees and understorey planting.
		If more than one detached dwelling is proposed on a lot, provide sufficient separation between each dwelling to allow for the planting of small to medium trees and understorey vegetation.	
Materials and Details	Building materials, design and details	To ensure new dwellings positively respond to the bush	Use earthy muted tones and finishes to complement the predominant existing palette of materials in the area, such as brick or weatherboard.
	environment.	Solar panels, air conditioning, rainwater tanks, bins and storage should be located to minimise their visual impact.	
	Front fencing To maintain and strengthen	Provide no or a low, open style front fence up to 1.2m in height.	
		the spaciousness and bush character of front gardens and	1.2m in height from the front of the dwelling.
	the	the view of these gardens and trees from the street.	On main roads, higher front fences (up to 1.8m) may be constructed where they provide at least 20% permeability.
			Integrate vegetation with front fencing.
Access and	Garage storage and	To minimise the dominance	Locate garages and carports behind or in line with the front dwelling façade.
Connection	vehicle access         of car parking access and structures.		Provide only one vehicular crossover per typical site frontage.

# Local Character Statement for the Garden Court Local Character Area

Category of Local Character Area: Enhance

#### Description

Predominantly court and curvilinear street network, the streets of this precinct have an open garden character, due to the wide lawns and space around dwellings, emphasised by no or low fences that contribute to a sense of openness.

The prevalence of lawns and shrubs in the public and private realm, along with canopy trees create an open garden setting that further strengthens the qualities of this area.

The predominantly simple building forms, with hipped or gabled roofs, and mixed use of materials contribute to a sense of varying streetscapes. The buildings do not dominate the streetscape, despite the scale of some structures, due to the existing vegetation and generosity of existing setbacks.













New development will reflect the predominantly low scale dwellings, using simple building forms and low pitched roofs with eaves.

Vistas around street bends and courts/cul-de-sacs will be characterised by modest dwellings hidden behind vegetation and tree canopies.

Buildings will be sited informally, but retain separation by side setbacks and similar front setbacks. Consistent front and side setbacks will provide space for native vegetation and contribute to the sense of openness.

New development in areas of higher elevation will be sited to retain the public views to the water where they are present.

Formal garden settings will be enhanced by large native canopy trees, bushes, shrubs and garden beds.

Absent or low and permeable front fences will allow for views through to dwellings and front garden areas.

#### **Design Guidelines**

Design Variable	Character Element	Objective	Design Response
Scale	Building height and form	To ensure that new build- ings and extensions do not dominate the streetscape.	<ul> <li>New development should complement the predominant building height, building forms and siting of existing dwellings.</li> <li>Storeys above ground level should be recessed from the front facade.</li> <li>Roofs should provide prominent eaves.</li> </ul>
Distribution	Gardens and landscaping	To maintain and strengthen the garden settings of dwellings.	<ul> <li>Prepare a landscape plan to accompany all applications for new dwellings that utilise low maintenance species.</li> <li>Retain existing trees and plant vegetation around dwellings, including trees.</li> </ul>
	Siting and setbacks	To maintain and reinforce the predominant building siting rhythm of the streetscape.	<ul> <li>Buildings should be set back to allow for planting along one side boundary.</li> <li>Orient dwellings to address the street.</li> <li>In the case of multi-dwellings on a lot, design the front dwelling to present as one dwelling to the street through the use of roof forms, materials and articulation.</li> </ul>
Materials and Details	Front fencing	To maintain the openness and minimal delineation between public and private areas of the streetscape.	<ul> <li>Provide no or low, visually permeable front fence up to 1.2m in height.</li> <li>On main roads, higher front fences (up to 1.8m) may be constructed where they provide at least 20% permeability.</li> </ul>
Access and Connection	Garage storage and vehicle access	To minimise the dominance of car parking access and structures.	<ul> <li>Locate garages and carports behind or in line with the front dwelling façade.</li> <li>Provide only one vehicular crossover per typical site frontage.</li> <li>Where a side by side development occurs, space the vehicle crossovers to retain the existing rhythm of the street.</li> </ul>

### Local Character Statement for the Emerging Contemporary Local Character Area

Category of Local Character Area: Enhance

#### Description

The character of this area is defined by a growing presence of contemporary dwellings, situated within the existing fine grain street pattern. Streets of this area generally feature paved footpaths on one side of the road and kerb and channel drainage throughout. The flat to sloping topography affords views to river from some streets. Dwellings are built to maximise views when they are located close to the foreshore

Dwellings are clearly visible from the street, with low level to well established gardens and low front fencing. Streets are irregularly planted with native trees that soften the emerging contemporary built form styles. Front and side setbacks are predominantly consistent and establish a uniform streetscape.

Contemporary dwellings primarily consist of concrete, glass, steel and other similar materials. The remainder of dwellings are a mix of brick, weatherboard and concrete materials. Single and double storey dwellings are most common within this area.









New development will reflect the larger scale of emerging dwellings, using contemporary facade articulation and a consistent pallete of muted or natural materials. Generous front and side setbacks will be provided to allow for the increased planting of native vegetation.

New development will retain public views to the river, and to the surrounding landscape where these views are present.

Front fencing will be present, but designed to incorporate permeable elements or vegetation to soften the appearance.
### Design Guidelines

Design Variable	Character Element	Objective	De	sign Response
Scale	Building height and form	To ensure that new buildings and extensions do not dominate the streetscape and the wider landscape setting.	•	New development should complement the predominant building height, building forms and siting of existing dwellings. Encourage contemporary building design and innovative architecture that articulates facades and responds to sensitive interfaces.
Distribution	Gardens and landscaping	To strengthen the garden settings of dwellings.	•	Retain established or mature trees and vegetation where possible. Prepare a landscape plan to accompany all applications for new dwellings that utilise low maintenance species. Provide landscaping along shared driveways to soften the appearance of buildings.
	Siting and setbacks	To maintain and reinforce the predominant building alignment along the street and retain the existing street rhythm.	•	Orient dwellings to address the street. Provide side setbacks around buildings that provide for visual breaks through to garden areas.
Materials and Details	Building materials, design and details	To ensure new dwellings positively respond to the preferred building styles of the precinct.	•	Use lighter finishes to complement the predominant palette of materials in the area (eg. whites, creams and greys).
	Front fencing	To maintain the openness and minimal delineation between public and private areas of the streetscape.	•	Provide no or a low front fence up to 1.2m in height. On main roads, higher front fences (up to 1.8m) may be constructed where they provide at least 20% permeability.
Access and Connection	Garage storage and vehicle access	To minimise the dominance of car parking access and structures.	•	Locate garages and carports behind or in line with the front dwelling façade. Provide only one vehicular crossover per typical site frontage.

# Local Character Statement for the Rivers Edge Naturalistic Local Character Area

Category of Local Character Area: Maintain

#### Description

This precinct is defined by its long, narrow lots, informal public realm and dense vegetation. The architectural style of dwellings in this precinct is generally modern, with an occasional contemporary development to be found throughout. Dwellings are built up to four storeys high in order to maximise river views from the tops of steep cliffs and ridgelines. Intermittent views to and across the river and surrounding landscape are afforded from the street. Views of dwellings from the river situated amongst dense vegetation and rocky cliffs.

Medium to high levels of vegetation is present within both the public and private realm. Irregular street tree planting as well as a general lack of footpaths contribute to an informal character.

Dwellings are often built to take advantage of the landscape too, sited on steep hills, with some dwellings sinking below the street with their roof lines at eye level.













New development will reflect the moderate scale of existing dwellings, using contemporary facade articulation and a consistent palette of muted or natural materials. Existing subdivision patterns featuring large, longer lots will be retained to allow for the retention of remnant vegetation, as well as the continued planting of native vegetation. Buildings will be designed to sit within the landform and not extend beyond the existing tree canopy, and minimise site coverage.

New development will ensure that views from the river are not dramatically impacted by retaining existing vegetation and designing built form to respond to the steep topography.

New development will be sited to retain public views to the water, where they are not obstructed by dense vegetation.

Fencing will be incorporated into the landscape design or are low and permeable, allowing for views through to dwellings and front garden areas.

### Design Guidelines

Design Variable	Character Element	Objective	Design Response
Scale	Building height and form	To ensure that new buildings and extensions do not dominate the streetscape and the wider landscape setting.	<ul> <li>New development should complement the predominant building height, building forms and siting of existing dwellings.</li> <li>Buildings should be designed to follow the topography of the land, and minimise the need for cut and fill throughout the site.</li> <li>New buildings at or near ridgelines should be designed and sited below the height of trees along the ridgeline, as viewed from both the street and the Georges River.</li> </ul>
Distribution	Gardens and landscaping	To maintain and enhance the native vegetation dominated vistas, streetscapes and densely vegetated rivers edge.	<ul> <li>Retain existing canopy trees and understorey planting wherever possible (Locate footings outside tree protection zone). If this cannot be achieved, or a tree is considered appropriate for removal, the site should provide adequate space for replacement planting of native trees that will grow to a mature height similar to the mature height of the tree to be removed.</li> <li>Prepare a landscape plan to accompany all applications for new dwellings that utilise appropriate native species.</li> <li>Plant vegetation around dwellings, including trees.</li> <li>Provide for one area within the front and rear (river frontage) set back with minimum dimensions of 5m x 5m, to accommodate at least one canopy tree.</li> <li>Provide landscaping along shared driveways to soften the appearance of buildings.</li> </ul>
	Siting and setbacks	To maintain and reinforce the predominant rhythm of dwelling spacing within the streetscape, while enabling tree planting.	<ul> <li>Buildings should be set back from side boundaries to enable the planting of trees and understorey planting and provide intermittent views through to the river from the street.</li> <li>Orient dwellings to address the street and the rivers edge.</li> <li>If more than one detached dwelling is proposed on a lot, provide sufficient separation between each dwelling to allow for the planting of small to medium trees and understorey vegetation.</li> </ul>
Materials and Details	Front fencing	To maintain the openness and minimal delineation between public and private areas of the streetscape.	Provide no or a low front fence up to 1.2m in height.
Access and Connection	Garage storage and vehicle access	To minimise the dominance of car parking access and structures.	<ul> <li>Locate garages and carports behind or in line with the front dwelling façade.</li> <li>Provide only one vehicular crossover per typical site frontage.</li> <li>Minimise paving in front and rear garden areas.</li> </ul>

# Local Character Statement for the Rivers Edge Semi-Naturalistic Local Character Area

Category of Local Character Area: Maintain

#### Description

This precinct is defined by its long, narrow lots and moderate levels of public and private realm vegetation coverage. The architectural style of dwellings in this precinct is a mix of both modern and contemporary development. Dwellings are built up to four storeys high in order to maximise river views from the tops of steep cliffs and ridgelines. Intermittent views to and across the river and surrounding landscape are afforded from the street. Dwellings are more prominent when viewed from the river, due to lower levels of vegetation and an increased prevalence of rocky outcrops.

Moderate levels of vegetation are present within both the public and private realm. Formalised footpaths and lower levels of irregular street tree planting contribute to a greater sense of formality in this area.

Dwellings are built to take advantage of the landscape, sited on steep hills, with some dwellings sinking below the street with their roof lines at eye level.











New development will reflect the scale of existing dwellings, using contemporary facade articulation and a consistent palette of muted or natural materials. Existing subdivision patterns featuring large, longer lots will be retained to allow for the retention of remnant vegetation, as well as the continued planting of native vegetation. Buildings will be designed to sit within the landform and not extend beyond the existing tree canopy, and minimise site coverage.

New development will ensure that buildings are designed to respond to the sloping to steep topography of the area.

New development will be sited to retain the public views to the water where they are present.

Fencing will be incorporated into the landscape design or are low and permeable, allowing for views through to dwellings and front garden areas.

### Design Guidelines

Design Variable	Character Element	Objective	Design Response
Scale	Building height and form	To ensure that new build- ings and extensions do not dominate the streetscape and the wider landscape setting.	<ul> <li>New development should complement the predominant building height, building forms and siting of existing dwellings.</li> <li>Buildings should be designed to follow the topography of the land, and minimise the need for cut and fill throughout the site.</li> <li>New buildings at or near ridgelines should be designed and sited below the height of trees along the ridgeline, as viewed from both the street and the Georges River.</li> </ul>
Distribution	Gardens and landscaping	To maintain and enhance the native vegetation dominat- ed vistas, streetscapes and predominantly vegetated rivers edge.	<ul> <li>Retain existing canopy trees and understorey planting wherever possible (Locate footings outside tree protection zone). If this cannot be achieved, or a tree is considered appropriate for removal, the site should provide adequate space for replacement planting of native trees that will grow to a mature height similar to the mature height of the tree to be removed.</li> <li>Prepare a landscape plan to accompany all applications for new dwellings that utilise appropriate native species.</li> <li>Plant vegetation around dwellings, including trees.</li> <li>Provide for one area within the front and rear (river frontage) set back with minimum dimensions of 5m x 5m, to accommodate at least one canopy tree.</li> <li>Provide landscaping along shared driveways to soften the appearance of buildings.</li> </ul>
	Siting and setbacks	To maintain and reinforce the predominant rhythm of dwelling spacing within the streetscape, while enabling tree planting.	<ul> <li>Buildings should be set back from side boundaries to enable the provision of landscaping and provide intermittent views through to the river from the street.</li> <li>Orient dwellings to address the street and the rivers edge.</li> <li>If more than one detached dwelling is proposed on a lot, provide sufficient separation between each dwelling to allow for the planting of small to medium trees and understorey vegetation.</li> </ul>
Materials and Details	Front fencing	To maintain the openness and minimal delineation between public and private areas of the streetscape.	Provide no or a low front fence up to 1.2m in height.
Access and Connection	Garage storage and vehicle access	To minimise the dominance of car parking access and structures.	<ul> <li>Locate garages and carports behind or in line with the front dwelling façade.</li> <li>Provide only one vehicular crossover per typical site frontage.</li> <li>Minimise paving in front and rear garden areas.</li> </ul>

# Local Character Statement for the Rivers Edge Contemporary Local Character Area

Category of Local Character Area: Enhance

#### Description

This precinct is defined by a finer grain streetscape featuring lots that predominantly front the water. The area generally contains lower levels of public and private realm vegetation and the architectural style of dwellings in this precinct is predominantly contemporary. Dwellings are built up to four storeys high in order to maximise river views from their close position to the waterfront.

Intermittent views to and across the river and surrounding landscape are afforded from the street. Dwellings are dominant when viewed from the river, due to low levels of vegetation and dwellings that are set primarily against the waterfront.

Lower levels of vegetation are present within both the public and private realm. Formalised footpaths and gardens contribute to a significant sense of formality in this area.













New development will reflect existing large scale dwellings, using contemporary facade articulation and a consistent pallete of muted or natural materials. Setbacks will be provided to ensure continued planting in new developments.

New development will be sited to retain the public views to the water where they are present.

Fencing will be incorporated into the landscape design or are low and permeable, allowing for views through to dwellings and front garden areas.



### **Design Guidelines**

Design Variable	Character Element	Objective	Design Response
Scale	Building height and form	To ensure that new buildings and extensions do not domi- nate the streetscape and the wider landscape setting.	<ul> <li>New development should complement the predominant building height, building forms and siting of existing dwellings.</li> <li>Encourage contemporary building design and innovative architecture that articulates facades and responds to sensitive interfaces.</li> <li>New buildings at or near ridgelines should be designed and sited below the height of trees along the ridgeline, as viewed from both the street and the Georges River.</li> </ul>
Distribution	Gardens and landscaping	To strengthen the garden set- tings of dwellings.	<ul> <li>Retain established or mature trees and vegetation where possible.</li> <li>Prepare a landscape plan to accompany all applications for new dwellings that utilise low maintenance species.</li> <li>Provide landscaping along shared driveways to soften the appearance of buildings.</li> </ul>
	Siting and setbacks	To maintain and reinforce the predominant building align- ment along the street and re- tain the existing street rhythm.	<ul> <li>Orient dwellings to address the street.</li> <li>Provide side setbacks around buildings that provide for visual breaks through to garden areas and the Georges River.</li> </ul>
Materials and Details	Building materials, design and details	To ensure new dwellings posi- tively respond to the preferred building styles of the precinct.	• Use lighter finishes to complement the predominant palette of materials in the area (eg. whites, creams and greys).
	Front fencing	To maintain the openness and minimal delineation between public and private areas of the streetscape.	<ul> <li>Provide no or a low front fence up to 1.2m in height.</li> <li>On main roads, higher front fences (up to 1.8m) may be constructed where they provide at least 20% permeability.</li> </ul>
Access and Connection	Garage storage and vehicle access	To minimise the dominance of car parking access and struc- tures.	<ul> <li>Locate garages and carports behind or in line with the front dwelling façade.</li> <li>Provide only one vehicular crossover per typical site frontage.</li> </ul>

# Local Character Statement for the High Street Local Character Area

Category of Local Character Area: Change and Enhance

#### Description

High Street areas comprises of medium to low scale buildings that are reflective of traditional early Twentieth Century High Street development patterns. This includes fine grain, narrow development with low hipped or flat roofs, and detailed façades.

Buildings front the property boundary with at grade car parking located along the street. Built form is uniformly consistent with the use of materials that predominantly include brick, as well as the occasional example of painted concrete. Built form fronting High Street areas are generally two storeys in height, with some buildings appearing taller still due to the extended façades and detailing on parapets.

Footpaths are narrow and sheltered by awnings attached to the first floor of most buildings. Due to the dominance of built form and narrow setbacks, these areas feature no public realm or vegetation planting.





Note: High Street areas surrounding Oatley Station and Beverley Park have been identified as Centres Expansion Investigation areas in the Georges River Local Strategic Planning Statement. As a result, the category of these Local Character Areas is Change.

All other High Street Category of Local Character Areas are Enhance.

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New developments will complement the key characteristics of the High Street, reflecting the fine grain streetscape and historic façades.

Buildings will be articulated through the use of active frontages, facade detailing and staggered awnings which enhance the presence of individual buildings and complement the pattern of existing development.

Buildings will comprise low, pitched or flat roofs and are typically of low scale appearance. The use of lighter finishes complement and enrich the predominant palette of materials and finishes along the High Street.

In areas identified for change, larger scale built form will be designed to reflect and enhance the identified valued attributes of the High Street

# Local Character Statement for the High Street Mix Local Character Area

Category of Local Character Area: Change and Enhance

#### Description

High Street Mix areas share many similarities with the High Street character area including fine grain streetscapes, narrow setbacks and consistent built form with detailed façades. The key difference within High Street Mix areas is the emerging contemporary apartment and commercial development that is beginning to replace older, more traditional High Street style development. Buildings front the property boundary with at grade car parking located along the street. Built form is less consistent in these areas, with the use of glass and steel in contemporary developments contrasting with the traditional brick and concrete developments. Built form fronting High Street Mix areas are consist of older buildings up to two storeys in height, with new development occurring at three storeys and above. Footpaths are narrow and sheltered by awnings attached to the first floor of most buildings. Awnings are less common in contemporary developments. Due to the dominance of built form and narrow setbacks, these areas feature no public realm or vegetation planting.





Note: High Street Mix areas in Riverwood, and Ramsgate have been identified as Centres Expansion Investigation areas in the Georges River Local Strategic Planning Statement. As a result, the category of these Local Character Areas is Change.

All other High Street Mix Category of Local Character Areas are Enhance.

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### **Preferred Character Statement**

Restaurant

Restaurant

New developments will complement the key characteristics of the High Street Mix area, reflecting existing fine grain streetscapes by ensuring that larger frontages are transparent, with clearly defined entrances and high levels of connectivity.

New development will include active frontages and facade detailing that enhances the presence of individual buildings and reflects the historical development pattern of the area.

Buildings will comprise flat roofs and be typically built to a moderate scale. The use of lighter finishes will complement and enrich the predominant palette of materials and finishes along the High Street Mix streetscape.

In areas identified for change, larger scale built form will be designed to reflect and enhance the identified valued attributes of the High Street.



# Local Character Statement for the Neighbourhood Centre Local Character Area

Category of Local Character Area: Enhance

#### Description

Neighbourhood Centre areas typically comprise of a mix of modern and occasional contemporary low scale buildings with formal landscaping and public realm improvements. These areas are defined by one sided street strip shopping with developments built to boundary allowing for on street parking. Built form appears generally consistent with flat roofs and retail façades, while use of materials can be mixed, including brick and painted concrete. Building heights generally range between one and two storeys. Footpaths are wide, allowing for public furniture and a mix of informal and formal plantings and native canopy trees.





New developments will complement the key characteristics of the Neighbourhood Centre by reflecting the vegetated setting, finishes and form of the surrounding built environment, while providing a pleasant pedestrian environment.

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Buildings will be articulated with the use of windows, setbacks and awnings that wrap the entire front and side façades, complementing the pattern of the existing development. Buildings will comprise low pitched or flat roofs and are typically of low scale appearance. The use of lighter finishes will complement and the enrich the predominant palette of materials and finishes within the area.

The openness of the streetscape will be retained through consistent setbacks that provide space for a mix of formal and informal landscaping and provision of canopy trees.

## Local Character Statement for the Neighbourhood Convenience Local Character Area

Category of Local Character Area: Change and Enhance

#### Description

Neighbourhood Convenience areas are typically comprised of low scale buildings that are built to boundary with dedicated street parking located at the front of developments. Buildings are generally set back from the road to accommodate 90 degree parking spaces and pedestrian footpaths. Built form is generally consistent, featuring flat roofs, a mix of brick and painted concrete, with awnings over footpaths. Building heights within these areas are predominantly single storey. The era of development in these areas is predominantly modern, with simple façades that accommodate small retailers and commercial services. These areas feature little to no public realm or vegetation planting.





Note: Neighbourhood Convenience areas in Kogarah Bay and Connells Point have been identified as Centres Expansion Investigation areas in the Georges River Local Strategic Planning Statement. As a result, the category of these Local Character Areas is Change.

All other Neighbourhood Convenience Category of Local Character Areas are Enhance.

New developments will complement the low scale character of the Neighbourhood Convenience area by reflecting the finishes and form of the built environment.

Buildings will be articulated with the use of windows, setbacks and awnings that wrap the entire front and side façades, complementing the pattern of the existing development. Buildings will comprise low pitched or flat roofs and are of low scale appearance. The use of lighter finishes will complement and the enrich the predominant palette of materials and finishes within the area.

In areas identified for change, larger scale built form will be designed to reflect and enhance the identified valued attributes of the area.

# Local Character Statement for the Open Space Naturalistic Local Character Area

Category of Local Character Area: Maintain

#### Description

Open Space: Naturalistic areas consist predominantly of highly vegetated, passive open spaces with limited to no facilities present. Vegetation within theses areas generally includes high levels of ground cover vegetation including bushes and grass, as well as a significant number of canopy trees that contribute to the overall character of Georges River. Low levels of remnant Swamp Oak Floodplain Forest, Coastal Enriched Sandstone Dry Forest and Remnant Swamp Sclerophyll Forest on Coastal Floodplains are present in some locations within this area.

These areas are located along ridgelines within close proximity to, or abutting Georges River.





Open Space Naturalistic areas will retain a semi-secluded feeling, set within a distinctive landscape setting through the presence of indigenous vegetation, shrubs, steep topography alongside the banks of the Georges River.

Public realm improvements will be minimal, and will maintain the natural setting of the area. Any improvements will appropriately minimise any disturbance on the ground, and to vegetation.

# Local Character Statement for the Open Space Semi-Naturalistic Local Character Area

Category of Local Character Area: Enhance

#### Description

Open Space: Semi Naturalistic areas consist predominantly of well vegetated, passive and active open spaces that generally include community facilities such as sports grounds and boating ramps. These areas include medium to high levels of vegetation generally consisting of canopy trees and vast grassy fields. Low levels of remnant Swamp Oak Floodplain Forest, Coastal Enriched Sandstone Dry Forest and Remnant Swamp Sclerophyll Forest on Coastal Floodplains are present in some locations within this area.

These areas are often landlocked, but can also be located along an interface with Georges River.





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Open Space Semi-Naturalistic areas offer the local community a range of formal and informal recreation and opportunities including walking, exercising, playground use and picnicking.

These areas will continue to accommodate formal and informal activities while ensuring that any improvements reflect and enhance the openness and accessibility of the area while complementing the vegetated surrounds.