

ATTACHMENTS EXCLUDED FROM AGENDA

Environment and Planning Committee

Monday, 13 May 2024

7:00 PM

Waratah Room

**Georges River Civic Centre,
Hurstville**



ENVIRONMENT AND PLANNING COMMITTEE MEETING

ATTACHMENTS EXCLUDED FROM AGENDA

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Attachment 1 - Summary of Submissions

Revised Tree Management Policy, draft Amendment No.6 to the GRDCP and FY23/24 Fees & Charges Exhibition

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Internal Submissions from Council officers

CM9 Ref	Submission Summary	Response to Submission
D24/34013	<p>Edit Part 3.2.1.10 (iii) <i>Driveways must be suitably distanced from existing street trees</i> and add something for awnings (there have been a few conflicts with trees and new proposed awnings).</p> <p>Example wording: <i>"awnings must be suitably distanced to reduce conflicts with canopy trees and future tree plantings."</i></p>	Add to Part 3.2.1, Control 10 in the GRDCP
D24/45542	<p>Addition to Section 9.8: Last line reads as <i>"Depending on the severity of the incident, Council will consider the installation of signage informing the community of the vandalism and the installation of view impeding banners."</i></p> <p>Change to; <i>"Depending on the severity of the incident, Council will consider the installation of signage informing the community of the vandalism and the installation of banners within the vandalised trees for a period no less than 12 months or until the area has revegetated or recovered."</i></p>	<p>Amend the large paragraph of Section 9.8 Tree Vandalism of the TMP to read as follows:</p> <p><i>Depending on the severity of the incident, Council will consider the installation of signage informing the community of the vandalism and the installation of banners within the vandalised trees for a period no less than 12 months or until the area has revegetated or recovered.</i></p>
D24/60158	<p>Policy administration section – the red text: <i>(Draft, under preparation)</i> can be removed, as the register is now published on Council's website.</p> <p>Section 10.4, paragraph two should be reworded to: <i>"Removal and/or addition of Significant Trees (on both private and public land) will require review by the Internal Panel comprising senior staff from across Council."</i></p>	<p>Amend the Policy Administration (Related Documents) of the TMP to remove draft under preparation adjacent to <i>Significant Tree Register.</i></p> <p>Updated Section 10.4 to read as follows: <i>Removal and/or addition of Significant Trees (on both private and public land) will require review by the Internal Panel comprising senior staff from across Council.</i></p>

Submissions from IACA

CM9 Ref	Submission Summary	Response to Submission
D24/46581	<p>Agrees with the IACA STARS method. Suggests that the wording include the term Retention Value where it discusses Significance. A Retention Value is a combined assessment of Significance in the Landscape and Useful Life Expectancy.</p> <p>Suggests that the Very Low or Remove (lowest category) rating be included in the fees calculation, as these trees can have value even if they require removal. For example, a large tree may have been hit by lightning or a truck and be at high risk of failing, however it should still be replaced.</p>	<p>Imminently dangerous trees may be removed without consent. Council has no legal means of enforcing a replacement fee once the removal has occurred. The community will be encouraged to increase tree planting on private land through Council's education programs.</p> <p>No change to the exhibited documents.</p>
D24/56561	<p><u>Suggested changes to DCP</u></p> <p>Control 7 dot point 1. The inclusion of Vandalism presents as though a vandalised tree is an exemption. Section 8 and 9 are somewhat conflicting and not consistent. Tree permit for pruning only of significant and heritage items is supported, but removal should require Development applications.</p> <p>Section 8 iii. States a Tree permit is required for Tree works that are beyond the development standards specified by the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</p> <p>Section 10 - Development and Trees. There is no specific requirement for all trees and joining property trees to be depicted on the site plans/drawing.</p> <p>Section 11 - Requirements for Impact Assessment Report. This is good, but ties into section 10 – how does council know of potentially impacted trees without mandating all trees on site drawings. Other councils have this issue that trees are not</p>	<p><u>Control 7 dot point 1.</u> Remove reference to tree vandalism as follows and replace with an explanatory note at the end (amendment in red text):</p> <p>Control 7, dot point 1: Removal of dying and dead trees, except in incidences where a tree has been or suspected has been vandalised. Note: in incidences where a tree is suspected to have been vandalised, enforcement investigation will be undertaken by Council.</p> <p><u>In Part 3.2.1 – Trees and Vegetation add new Control 9(iv)</u> - <i>Tree works that do not comply with State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</i></p> <p><u>Section 10</u> - No amendment recommended, the submission requirement for plans/drawings to accompany DAs are outlined in Council's DA Guide and not within the GRDCP.</p>

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	<p>depicted and the DA consent issued then a tree becomes an issue.</p> <p>Works that Require Approval – Trees on Public Land. Sections 12-15. Is there a mandated financial cost to the development attached to removal of public trees? Should there be a direct link to Council Fees and Charges</p> <p>No minimum canopy coverage for individual lots.</p> <p>There is no information on the approval framework used when works are carried out by Council.</p>	<p><u>Section 11</u> - As above.</p> <p><u>Trees on Public Land</u> - Add in link to Council's Tree Management Policy in relation to the process, considerations and costs involved with works to public trees (amendment in red text):</p> <p>Control 12. Any work to a tree on public land (e.g. street trees) requires prior approval from Council. <i>Refer to Council's Tree Management Policy for further information.</i></p> <p><u>Minimum Canopy</u> - Council's LEP has minimum landscape area requirements.</p> <p><u>Approval framework</u> - No amendment recommended, this information is contained in the Tree Management Policy and is not required to be placed in the DCP as it does not relate to development on private land. The tree assessment and approval framework for all works on public land are located in Section 9.6 of the revised Policy.</p>
	<p><u>Appendix 8</u> This is a duplication of the Tree Management Policy and for ease of quality control, there should only be one location for this information</p>	<p>No amendment recommended. The Biodiversity and Conservation SEPP only gives effect to DCPs and not council policies, hence the need to insert tree management controls into the GRDCP. However, residents who wish to undertake tree works without any development works will not refer to the DCP for Council's rules in relation to tree management. Accordingly, there is a need for the same set of tree management controls to be present within both the DCP and the Tree Management Policy.</p>

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	<u>Requested changes to Tree Management Policy</u>	
	<u>5.1 Definitions</u> AQF Level 5 Arborist should be defined.	No amendment recommended as "AQF Level 5 Arborist" is defined by the Australian Qualification Framework and not by Council's Tree Management Policy.
	<u>8.2 Tree Works that Require Approval</u> The wording can lead to misinterpretation as allowing the removal of vandalised trees as exempt works.	Remove reference to tree vandalism as follows and replace with an explanatory note at the end of Section 8.2 (amendment in red text): Removal of dying and dead trees, except in incidences where a tree has been or suspected has been vandalised. <i>Note: in incidences where a tree is suspected to have been vandalised, enforcement investigation will be undertaken by Council.</i>
	<u>8.2.1 Tree Permit and 8.2.2 Development Consent</u> Wording is unclear and should be revised to reflect that removal of significant and heritage item trees should be via the DA process. Council should also specify the requirements for Arboriculture Impact Assessments when they are submitted as part of a DA, such as referencing IACA minimum standards for these reports.	No amendment recommended, the wording states tree permits apply to pruning and removal of trees on Council's Significant Tree Register and pruning only of trees within heritage items. The intent is consistent with the exhibited wording. With regards to DAs, all requirements will be outlined in the DA Guide. These will be made available upon Council's adoption of the revised Policy.
	<u>8.3 Complying Development and Trees</u> If tree works/removal does not comply with the Exempt and Complying Development SEPP for CDC then surely it is not a CDC and requires a DA to council.	No amendment recommended. The Exempt and Complying Development SEPP allows works/removal of trees that are under 8m in height. When a tree is above the 8m SEPP requirement, then council approval for works to the tree is required via a tree permit. The

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		proposed development can still proceed as a CDC, however the CDC cannot be assessed by a private certifier unless approval is granted by Council in relation to the tree in question.
	<p><u>8.6 Assessment of Proposed Works</u> There is no specification for who is qualified to provide the details and information to support a tree removal application – Council should specify this information to be prepared by an AQF Level 5 Arborist.</p>	No amendment recommended. Details on the information required to be submitted with a tree permit application will be made available on Council's website to accompany the revised Policy. With regards to DAs, all requirements will be outlined in the DA Guide. These will be made available upon Council's adoption of the revised Policy.
	<p><u>8.6.1 Visual Tree Assessment (VTA) and 8.6.2 Arboricultural Significance Assessment</u> The second and third paragraph of 8.6.1 belong in 8.6.2 as STARS, TreeAZ and TRAQ methodology form part of the arboriculture significance.</p> <p>In some instances with heritage items and significant trees diagnostic methods may be required or justified beyond VTA. Root mapping, decay diagnostics, aerial assessment may be appropriate for high value trees.</p>	<p>Relocate STARS, TreeAZ and TRAQ references from 8.6.1 to 8.6.2 and include additional diagnostic methods beyond VTA (amendment in red text):</p> <p><u>8.6.1 Visual Tree Assessment (VTA)</u> This is a widely accepted arboricultural industry standard of assessing trees. It is an assessment looking for external signs of decay, physical damage, pest and diseases, potential structural defects, and the health and vigour of the tree.</p> <p><i>In some instances, Council may require diagnostic methods that are beyond the VTA.</i></p> <p><u>8.6.2 Arboricultural Significance Assessment</u> This is an assessment of the tree within its location and the contribution the tree makes to the local area. This can include the trees age, its size, contribution to the character of the area, uniqueness, habitat link or food source for native fauna and/or its heritage value.</p>

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		<p><i>The significance of a tree in the landscape is determined through best industry practice using the IACA Significance of a Tree Assessment Rating System (STARS) or TreeAZ methods.</i></p> <p><i>The assessment may include a hazard and risk assessment using best practice and industry recognised methods such as Tree Risk Assessment Qualification (TRAQ) or Quantified Tree Risk Assessment (QTRA) and if required, further investigation or testing may be necessary.</i></p>
	<p><u>8.7.1 Replacement Ratio</u> There should be a link between the size of the tree replaced with the size of the replacement tree.</p>	<p>The size of the replacement tree will be determined on a site-by-site basis by Council's assessing officers to ensure the size of the replacement tree at maturity can be adequately accommodated. Due to the 2:1 replacement ratio, sometimes it is not feasible for two replacements of equal size to be planted and not specifying a "like-for-like" replacement size allows flexibility in the assessment process.</p>
	<p><u>8.7.3 Offset Fee</u> The fee of \$3,000 is very low for high significance trees. Thyer valuation or another industry standard valuable should be used.</p>	<p>No amendment recommended. The Thyer Method of Valuation was designed to calculate the monetary value of individual trees growing on public or community owned land. The IACA STARS method replaces the Thyer Method for private trees in line with industry best-practice. The Thyer Method of Valuation will continue to be used for trees on public land.</p> <p>The proposed fee structure applies to each individual replacement tree and is consistent with the cost of Council to procure and maintain the replacement tree on public land for a minimum of 3 months. The collection of offset</p>

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		<p>fees higher than the required replacement costs by Council is considered unethical and the community may perceive Council as profiteering from excessive offset fees.</p> <p>Increasing the offset fees without justification is likely to cause unintended consequences as the offset fee then becomes significantly higher than a fine for tree vandalism. This is likely to entice residents to remove their tree illegally as the cost of the fine will be less than paying \$10,000 per replacement tree.</p>
	<p><u>10 Significant Tree Register</u> Adding a separate assessment framework for significant trees causes potential conflicts with the IACA STARS method of assessing tree significance.</p>	<p>No amendment recommended. The Significant Tree Register is designed to list all trees of significance across the LGA, and is separate to the IACA STARS process used in the calculation of offset fees. The definition, criteria and methods of assessment for the Significant Tree Register was endorsed by Council on 22 May 2023.</p>
	<p><u>General topic - canopy coverage:</u> Council should consider mandating minimum canopy coverage to ensure each property contributes.</p>	<p>As noted in the Council Report ENV048-23 dated 18 December 2023, the 2022 Greater Sydney Tree Canopy Data Set has recently been made available to Council and the public on the NSW state government SEED portal website. Council staff are currently loading the data into Council's mapping system. This will enable the Environment Team to develop a detailed set of canopy targets tailored to the various land use types across the LGA such as low density residential, high density residential, commercial centres, public parks and bushlands.</p>
	<p><u>General topic - Exempt Species:</u> All tree vegetation contributes to the urban forest or canopy - even undesirable species. Council should consider changing the name "Exempt Species"</p>	<p>The species identified on the Exempt Species list have been identified as weeds by Council's Biosecurity Weed Officer. These species pose a significant threat to the</p>

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	to “Undesirable Species”. Council should also require approval for the removal of these trees and require replacement trees to be planted. This will ensure there will be no loss of canopy cover.	biodiversity of the LGA's endemic ecosystem and therefore have been placed on the list. Council conducts extensive tree planting throughout the LGA in an active effort to increase canopy cover, an average of 600 new trees each year.

Submission from Kogarah Bay Progress Association

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D24/56166	<p>8.6 Assessment of Proposed Works <i>"Outlines the considerations that inform Council's assessment of proposed tree works on private land, including:"</i> Suggestion to add: <i>"That Council reserves the right to conduct its own assessment in cases where a private arborist has provided the assessment or where a private certifier has lodged the D.A."</i> Rationale: Council is in the position to provide an unbiased assessment free of undue influence from applicants.</p>	<p>Section 8.6 Assessment of Proposed Works: All arborist reports submitted to accompany DAs are reviewed by Council's Senior Landscape and Arboriculture Assessment Officer as part of the DA assessment process. If the information contained in arborist reports is incomplete, or unclear, the Assessment Officer will request additional information before concluding an assessment.</p> <p>If a tree is proposed to be removed as part of a Complying Development Certificate (CDC), the applicant must seek removal of the tree through a Tree Permit Application. Council's Tree Management Officers review Tree Permit Applications. If information contained in arborist reports is incomplete, or unclear, the Tree Management Officers will request additional information before making a determination. The CDC cannot be assessed by a private certifier unless a Tree Permit is granted by Council.</p> <p>Accordingly, the suggested amendment is not recommended for adoption as it is Council's existing practice to assess each tree proposed for removal.</p>
	<p>8.7 Replacement of Trees <i>"Retains existing replacement ratio of 2:1 (two replacement trees are to be provided for each tree removed) to ensure the maintenance of a net increase in tree canopy in the LGA."</i> Suggested change: <i>"Replacement ratio of 4:1 (four replacement trees are to be provided for each tree removed) to ensure there is always a net increase in tree canopy within the LGA."</i> Rationale: evidence suggests that the number of removed and poisoned large trees (whether or not authorised) could be resulting in a net loss of</p>	<p>Section 8.7 Replacement of Trees The intent of expediting the canopy growth and to offset the impacts of illegally removed trees is acknowledged. However, increasing the replacement ratio to 4:1 is not considered an effective way of increasing tree canopy within the LGA. The existing tree replacement ratio of 2:1 is proposed to be retained by the revised Policy due to several reasons:</p> <ul style="list-style-type: none"> Currently, most sites where tree removals are being proposed as part of a DA process already contain significant vegetation, some of which is being retained.

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	canopy as a newly planted tree takes around 30 years to reach maturity.	<ul style="list-style-type: none"> • Due to the larger footprint of new developments, there is often less site area allocated to landscaping which will lead to more trees being planted in less space on site. • Council's preferred approach to new plantings is to provide adequate growing conditions for each replacement tree to ensure the tree's successful survival to maturity. Mandating the planting of more trees than the site area allows for will lead to failure in establishment for the replacement trees and their ultimate removal, which may occur as Exempt Works if the dead/dying replacement trees become imminently dangerous. • Council's compliance officers have given anecdotal accounts of conducting inspections of development sites where replacement trees are planted in inappropriate locations due to the lack of sufficient growing space on the site. • Due to the restriction of suitable planting space, offset fees will be collected for each replacement planting that cannot be accommodate on-site. Council may be perceived as being unethical by increasing the replacement ratio to 4:1 deliberately knowing offset fees are inevitable as not all of the replacement trees can be accommodated on-site. • Planting 4 trees to replace 1 existing tree is likely to result in less compliance with Council's policy as it may be considered to be too difficult and/or unreasonable by applicants. Applicants may resort to tree vandalism and illegal removal instead of going through the Tree Permit or DA approval process due to the 4:1 replacement ratio being too onerous. • Increasing the replacement ratio will continue to exacerbate the existing problem of sites with no trees currently continuing to have no trees. • The existing 2:1 replacement ratio is comparable with many other councils across Sydney, if not exceeding their requirements. For example:

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		<ul style="list-style-type: none"> ○ Hornsby – replace the removed tree on site (1:1 replacement ratio) ○ City of Parramatta – replace the removed tree on site (1:1 replacement ratio) ○ Randwick – replace the removed tree on site (1:1 replacement ratio) ○ Inner West – replace the removed tree on site (1:1 replacement ratio) ○ Ryde – replace the removed tree (1:1 replacement ratio) ○ Ku-ring-gai – no replacement ratio published on their website ○ City of Sydney – no replacement ratio published on their website ○ Bayside – no replacement ratio published on their website ○ Burwood – DCP states replacement may be conditioned as part of DA consent, no ratio published ○ Blacktown – 2:1 replacement ratio (usually 2 native trees) ○ Strathfield – 2:1 replacement ratio ○ North Sydney – 2:1 replacement ratio ○ Canterbury Bankstown – 3:1 replacement ratio for DAs ○ Willoughby – 3:1 replacement ratio ○ Sutherland – 4:1 replacement ratio <ul style="list-style-type: none"> ● It should be noted that the 4:1 replacement ratio adopted by Sutherland is being implemented as a way of supplementing and increasing street tree planting budgets as there is no expectation for a development site to accommodate all of the required replacement plantings. <p>Accordingly, the suggested amendment is not recommended for adoption as the 4:1 replacement ratio cannot be accommodated on-site by the majority of tree removal applications, which will lead to the collection of additional offset fees in lieu of seeing all replacement plantings being provided on-site.</p>

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	<p><u>9. Trees on Public Land</u> Suggestion to add: <i>"That, whenever practical, where works are scheduled for Public Trees, that Council gives prior notice to: All relevant Bushcare groups and local community organisations such as Kogarah Bay Progress Association, Connells Point Progress Association, Lugarno Progress Association and Oatley Flora and Fauna Conservation Society so that may have the opportunity to provide comments on the proposed works, and Local residents within a set (e.g. 200m) radius."</i></p> <p>Rationale: Notice by Council will enable provision of local input which may help guide the process (e.g. in prominent locations and at bushcare sites) and mitigate or avoid any ensuing controversy.</p>	<p><u>Section 9. Trees on Public Land</u> Council receives approximately 5,000 requests each year in relation to trees on both private and public land. As Council's website is a digital platform, it would require a staff member to constantly update a notification page, which would require Council staff to return to the office and update the website on a daily basis.</p> <p>Therefore the request for notice of tree removal and invitation for comment is not practical due to resourcing. Tree removal is the last resort and applied when all other management strategies have been exhausted. The assessment for removal is done by qualified arboriculture staff based on tree health and structural integrity.</p>
	<p><u>8.11 and 8.12 Penalties and Compliance & Tree Vandalism</u> Suggestion to add: <i>"(i) That Council continues to advocate to the state government to increase fines for illegal activities involving trees and riparian vegetation. (ii) That Council consider implementation of the use of "Stop work" orders on development sites where trees have shown signs of decline; and a requirement for applicants to provide photos of the trees on site prior to commencement of works, every three months during construction and upon issue of the completion certificate."</i></p>	<p><u>Sections 8.11 and 8.12 Penalties and Compliance & Tree Vandalism</u> (i) Council wrote to The Hon. Paul Scully MP on 15 May 2023 to request that the penalties relating to unauthorised tree works in its various forms be reviewed. Council received correspondence from the NSW Department of Planning and on behalf of the Minister for Planning and Public Spaces on 31 October 2023 offering a meeting to further discuss. The meeting is expected to occur this year.</p> <p>(ii) The enforcement action undertaken by Council is governed by the Enforcement Policy: https://www.georgesriver.nsw.gov.au/Council/Governance/Codes-Policies-and-Registers Stop Work Orders are a tool that can be used by Council's authorised compliance officers which are used to stop the non-compliant work until a remedy is found – the rest of work onsite can continue. Council does</p>

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	<p>Rationale: Penalties are too low to discourage unauthorised practices. Applicants and builders do as they wish due to loopholes in the private certification system.</p>	<p>not have the resources to conduct daily inspections of every single development site across the LGA and relies on the community to advise of non-compliant works.</p> <p>When a development is approved, a set of Conditions are prescribed in the Development Consent. Should any existing trees be identified for retention within the approved DA plans, then the building certifier must be satisfied that these trees have been protected prior to construction and retained in their original state prior to the issuing of the Occupation Certificate. The requested requirement for photographic evidence to be kept is a duplication of the role of the building certifier as more frequent site inspections are carried out during the construction process.</p> <p>Accordingly, the suggested amendment is not recommended for adoption due to duplication with existing Council and building certification processes as required by the EP&A Act and its Regulations.</p>
	<p><u>10.1 Assessment of Tree for inclusion within Council's Significant Tree Register</u> Suggestion to add: <i>"That Council prioritises the incorporation of any remnant Sydney Turpentine Ironbark Forest (STIF) on public land into the Significant Tree Register, and the inclusion of any other indigenous species into the Register over and above the inclusion of any exotic species."</i> Rationale: The addition of STIF (which have been classified as "endangered" and "critically endangered" under NSW and Federal legislation respectively) is essential for environmental, cultural and historical reasons.</p>	<p><u>Section 10.1 Assessment of Tree for inclusion within Council's Significant Tree Register</u> The Significant Tree Register (STR) has been adopted by Council at its meeting dated 18 December 2023. Nominations for trees to be included on the STR is open and significant trees can be nominated on Council's Your Say project page: https://yoursay.georgesriver.nsw.gov.au/georges-river-council-s-significant-tree-register</p> <p>Assessments for the nominations received will be conducted in accordance with the sub-criteria provided in Appendix 2 of the revised Policy and will be conducted periodically subject to available funding.</p> <p>Accordingly, the suggested amendment is not recommended for adoption. No change to exhibited documents.</p>

Submission from Oatley Flora and Fauna

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D24/56963	<p><u>Section 5 Definitions - Tree (page 7)</u> Comment: why is the definition of a tree changed from the circumference at 450mm above ground, to the diameter (100mm) at ground level?</p>	<p><u>Section 5 Definitions - Tree</u> Issues have been raised regarding instances where reports of tree vandalism were received by Council. The investigating compliance officers were unable to determine the size of the tree that was removed due to removal of the tree at ground level. The remaining tree stump did not reach a height of 450mm as required for the definition of a 'tree'.</p> <p>In response to this issue, the definition of a 'tree' is proposed to be amended to define the diameter when measured at ground level instead of the existing definition of circumference when measured at 450mm above ground. A diameter of 100mm equates to approximately 315mm in circumference, which is considered comparable to the parameter established by the existing Policy (which is 300mm (or greater) when measured at 450mm above the ground). In cases of suspected tree vandalism, Council's compliance officers will be able to ascertain whether the tree which has been removed is subject to the application of the Policy using the amended definition.</p>
	<p><u>6.4 Practical Retention and Revegetation</u> Suggested change in bold: "<i>Indigenous tree species are highly valued by the community for the habitats they provide for native fauna. However, having a low species diversity is likely to make the LGA more vulnerable to diseases and pests. To maximise the sustainability and resilience of the urban forest across the LGA, a diverse mix of appropriate tree species chosen from locally indigenous trees is necessary. In addition, plantings of trees should be arranged so that a diversity of tree ages is created.</i>"</p>	<p><u>Section 6.4 Practical Retention and Revegetation</u> The recognition of the potential of exotic species within the revised Policy is not intended to replace the importance of endemic trees and shrubs. The introduction of exotic species allows Council the flexible to plant deciduous species in high density areas like the Hurstville City Centre to provide relief in Summer and solar access in Winter, which is especially important for residents without access to their own backyards.</p> <p>The GRDCP currently contains controls relating to the provision of landscaping, such as the existing control in Part 3 General Planning Considerations – 3.3 Landscaping:</p>

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	<p>Comment: 'future-proofing' should be applied to protect and enhance remnant trees and vegetation. There's the possibility that many exotic species have not been exposed to many local pests and diseases and may have less resistance to them. Native species are vulnerable to pests and diseases although they will have tended to evolve to have resistance to native pests and diseases. Plantings of the same species of the same age at the same time risks creating cohorts of trees in the same area which will die around the same time.</p>	<ul style="list-style-type: none"> Control 3. Where canopy trees, shrubs and groundcovers are required, preference should be given to incorporating locally indigenous plants listed on Council's website. <p>New plantings on public land is guided by the Georges River Street Tree Master Plan, which is available on Council's website: https://www.georgesriver.nsw.gov.au/Environment/Trees-and-Bushland/Tree-Management/Street-Tree-Management</p> <p>New plantings within bushland reserves is undertaken by Council's Bushcare Team and in accordance with the existing vegetation communities that have been identified by the Georges River Biodiversity Study.</p> <p>Accordingly, the suggested amendment is not recommended for adoption.</p>
	<p><u>7. Framework for management of trees</u></p> <p>Tree vandalism: Council needs to hold the property owners accountable for tree vandalism/poisoning/removal on their property.</p> <p>Encouraging tree planting: Council needs a program for subsidising / supporting / encouraging private landowners to plant trees (natives preferably) and particularly in biodiversity corridors as identified in the biodiversity studies.</p> <p>Design guides: One way of encouraging and assisting people to manage trees on their property would be to have Design Guides for building amongst trees, ways to build in 'collaboration' with trees. These should be provided by the NSW Government using expert advisors.</p>	<p><u>Section 7. Determination for the Framework for management of trees</u></p> <p>Council's compliance officers investigate instances of tree vandalism and encourage the general community to report all suspected cases of tree vandalism.</p> <p>A community education campaign is currently in progress and lead by Council's Communication and Media Team to highlight the importance of trees within the environment. The focus of the education campaign will be on the value of trees, tree canopy cover and will detail how the community can contribute to Council's endorsed tree canopy targets. Council will continue as part of its business-as-usual process to deliver widespread community education regarding trees and advocate for tree canopy enhancement on both private and public land.</p> <p>Council currently hosts a number of incentives for resident and community including a free tree giveaway to residents and local schools annually. In addition to free tree giveaways, ongoing tree</p>

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		<p>planting events are organised through Council's Bushcare volunteer program and Planet Arks National Tree Day. Additionally, at the Council Meeting dated 18 December 2023, Council resolved to consider future funding allocations to the establishment of a tree giveaway for commemorative and celebratory purposes.</p> <p>In November 2023, the Hon. Chris Minns, Premier of NSW announced the development of a pattern book of endorsed housing designs for both low-rise and mid-rise (up to six storeys) buildings, which will be developed by the NSW Government Architect. Should the pattern book be publicly exhibited for comment, Council will include the request relating to a guide for building amongst trees in any feedback provided to the pattern book.</p>
	<p><u>10/50 rule [TMP page 9]</u> <i>The NSW Rural Fire Services (RFS) 10/50 Vegetation Clearing Code of Practice permits some extent of vegetation clearing on bushfire prone land. The eligibility of the 10/50 Vegetation Clearing Scheme is determined by RFS and can be verified on the RFS website.</i></p> <p>Comment: eligibility of vegetation clearing under this rule can cause angst in the community as advance notice to neighbours is not required and even Council is not told about the proposed works. Is there a way of notifying local residents when a tree is being or will be cut down under the 10/50 rule?</p>	<p><u>Section 7. Determination for the Framework for management of trees - 10/50 rule</u> The 10/50 Vegetation Clearing rule is only available to properties located within the Entitlement Area as identified by the RFS online too: https://www.rfs.nsw.gov.au/plan-and-prepare/1050-vegetation-clearing</p> <p>The 10/50 rule is enabled by the Rural Fires Act 1997, which is a State-level legislation. Councils cannot impose additional requirements beyond the Rural Fires Act, including requirements relating to notification.</p>
	<p><u>8.6 Assessment of Proposed Works [page 15]</u> Suggested change: Add <i>"That Council reserves the right to conduct its own assessment in cases where a private arborist has provided the</i></p>	<p><u>Section 8.6 Assessment of Proposed Works</u> All arborist reports submitted to accompany DAs are reviewed by Council's Senior Landscape and Arboriculture Assessment Officer as part of the DA assessment process. If the information contained in</p>

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	<p>assessment or where a private certifier has lodged the D.A."</p> <p>Rationale: Council is in the position to provide an unbiased assessment free of undue influence from applicants.</p>	<p>arborist reports is incomplete, or unclear, the Assessment Officer will request additional information before concluding an assessment.</p> <p>If a tree is proposed to be removed as part of a Complying Development Certificate (CDC), the applicant must seek removal of the tree through a Tree Permit Application. Council's Tree Management Officers review Tree Permit Applications. If information contained in arborist reports is incomplete, or unclear, the Tree Management Officers will request additional information before making a determination. The CDC cannot be assessed by a private certifier unless a Tree Permit is granted by Council.</p> <p>Accordingly, the suggested amendment is not recommended for adoption as it is Council's existing practice to assess each tree proposed for removal.</p>
	<p><u>8.7 Replacement of Trees</u> Suggested change: Amend to "replacement ratio of 4:1 (four replacement trees are to be provided for each tree removed) to ensure there is always a net increase in tree canopy within the LGA." (instead of 2:1). Rationale: There's anecdotal evidence to suggest that the number of removed and poisoned large trees (whether or not authorised) could be resulting in a net loss of canopy as a newly planted tree takes around 30 years to reach maturity.</p>	<p><u>Section 8.7 Replacement of Trees</u> See response above in the Kogarah Bay Progress Association</p>
	<p><u>8.11 Penalties and Compliance</u> Comment: include words along the following lines: "The Council officers have the power to halt any building activity if trees are showing signs of stress, dying"</p>	<p><u>Section 8.11 Penalties and Compliance</u> The enforcement action undertaken by Council is governed by the Enforcement Policy: https://www.georgesriver.nsw.gov.au/Council/Governance/Codes-Policies-and-Registers</p>

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	<p>Comment: To aid the prosecution of alleged offences, include words along the following lines: <i>“photos of the site showing condition and species of trees (on site and on the public land adjoining the site), must be provided before building commences, and every 3 months during construction and at the end of construction”</i></p>	<p>Stop Work Orders are a tool that can be used by Council's authorised compliance officers which are used to stop the non-compliant work until a remedy is found – the rest of work onsite can continue. Council does not have the resources to conduct daily inspections of every single development site across the LGA and relies on the community to advise of non-compliance works.</p> <p>When a development is approved, a set of Conditions are prescribed in the Development Consent. Should any existing trees be identified for retention within the approved DA plans, then the building certifier must be satisfied that these trees have been protected prior to construction and retained in their original state prior to the issuing of the Occupation Certificate. The requested requirement for photographic evidence to be kept is a duplication of the role of the building certifier as more frequent site inspections are carried out during the construction process.</p> <p>Accordingly, the suggested amendment is not recommended for adoption due to duplication with existing Council and building certification processes as required by the EP&A Act and its Regulations.</p>
	<p><u>8.12 Tree Vandalism</u> <i>Council investigates incidents of tree vandalism in accord with Council's internal investigation procedures, Council will gather information and undertake the required actions to rectify the situation. Legal action including prosecutions will be undertaken in accordance with the relevant legislation.</i></p> <p>Comment: Council needs to hold the property owners accountable for tree vandalism/poisoning/removal on their property.</p>	<p><u>Section 8.12 Tree Vandalism</u> The enforcement action undertaken by Council is governed by the Enforcement Policy: https://www.georgesriver.nsw.gov.au/Council/Governance/Codes-Policies-and-Registers</p> <p>Currently, the legal enforceability of the Policy is ambiguous when prosecution is required for tree vandalism. The State Environmental Planning Policy (Biodiversity and Conservation) 2021 only gives effect to DCPs and not council policies. Therefore the adoption of Amendment No. 6 of the GRDCP will enable Council's compliance officers to issue Penalty Notices and/or commence legal prosecutions.</p>

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	<p><u>9.4.1 Notification of Tree Removal</u> After the introductory paragraph, add: <i>"That, whenever practical, where works are scheduled for Public Trees, that Council gives prior notice to:</i> <i>1. local community organisations including but not limited to:</i> <i>Kogarah Bay Progress Association</i> <i>Connells Point Progress Association</i> <i>Lugarno Progress Association</i> <i>Oatley Flora and Fauna Conservation Society</i> <i>2. local residents within a set radius."</i> Reason: Notice by Council will enable provision of local input which may help guide the process (e.g. in prominent locations and at bushcare sites) and mitigate or avoid any ensuing controversy.</p>	<p><u>Section 9.4.1 Notification of Tree Removal</u> See response above to Kogarah Bay Progress Association.</p>
	<p><u>9.4.5 Development Activity, Vehicle Access and Cross-Overs</u> Add after the last sentence: <i>"Council reserves the right to conduct its own assessment of tree in cases where a private arborist has provided the assessment or where a private certifier has lodged the D.A."</i> Reason: Council is in the position to provide an unbiased assessment free of undue influence from applicants.</p>	<p><u>Section 9.4.5 - Development Activity, Vehicle Access and Cross-Overs</u> All arborist reports submitted to accompany DAs are reviewed by Council's Senior Landscape and Arboriculture Assessment Officer as part of the DA assessment process. If the information contained in arborist reports is incomplete, or unclear, the Assessment Officer will request additional information before concluding an assessment.</p> <p>If a tree is proposed to be removed as part of a Complying Development Certificate (CDC), the applicant must seek removal of the tree through a Tree Permit Application. Council's Tree Management Officers review Tree Permit Applications. If information contained in arborist reports is incomplete, or unclear, the Tree Management Officers will request additional information before making a determination. The CDC cannot be assessed by a private certifier unless a Tree Permit is granted by Council.</p>

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		Accordingly, the suggested amendment is not recommended for adoption as it is Council's existing practice to assess each tree proposed for removal.
	<p><u>9.5 Street Tree New and Replacement</u></p> <p>After the following:</p> <p><i>Where a private view is likely to be affected by the planting or replacing of trees in a street or park, Council will continue its policy that no individual exclusively owns a view, but rather that the amenity provided by trees outweighs the amenity of views. New planting in public open spaces will consider the impact on views and species will be selected and placed to frame and complement views.</i></p> <p>add:</p> <p>"Residents are to be notified in advance of a decision to plant new or replacement street trees in public spaces bordering their properties, including the species selected by Council and the approximate location within specified boundaries. They will be given the option to choose an alternative tree species from a list provided by Council and/or to adjust the location within Council's specified boundaries. Residents do not have the right to refuse a street tree planting for the reasons given above."</p> <p>Reason: Tree canopy benefits all residents and no resident should have the right to refuse street trees. However resident co-operation is likely to be improved by providing some choices.</p>	<p><u>Section 9.5 Street Tree New and Replacement</u></p> <p>Council plants approximately 600 new trees each year. Notification of each resident where plantings are to be undertaken is not practical due to limited resources. Species selection will be in accordance with the Street Tree Master Plan to ensure a consistent approach and uniformity of street tree plantings.</p> <p>Accordingly, the suggested amendment is not recommended for adoption.</p>

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	<p><u>Fees and Charges</u></p> <p>1. Replacement Street Tree Fee: \$10,000 per tree, or perhaps more (currently \$1,000). Rationale: We need street trees for tree canopy cover, cooling and habitat.</p> <p>2. Offset Fee for Replacement Trees on Private Land: minimum of \$10,000 per tree, or as valued by the Thyer (2011) Tree Valuation Method, whichever is higher. Rationale: We need street trees for tree canopy cover, cooling and habitat.</p> <p>3. Offset Fee for Replacement Trees on Public Land: \$10,000 per tree, or as valued by the Thyer (2011) Tree Valuation Method, whichever is higher. Rationale: We need street trees for tree canopy cover, cooling and habitat. Same fee no matter if the tree is on public or private land.</p> <p>4. Include "Tree destruction and poisoning fee of \$1.1M at a minimum": as seen on Council signs at the poisoned casuarinas at the West Crescent boat ramp, Hurstville Grove. Rationale: Penalties have to be high enough to deter tree destroyers from profiting from their crime.</p> <p>Trees must be valued as assets and be valued as such. \$10,000 is the minimum value that should be placed on trees which are, or will grow (when mature) to more than 3m high.</p>	<p><u>Fees and Charges</u></p> <p>The Thyer Method of Valuation was designed to calculate the monetary value of individual trees growing on public or community owned land, and it is not intended to value trees on private land. The IACA STARS method replaces the Thyer Method for private trees in line with industry best-practice. The Thyer Method of Valuation will continue to be used for trees on public land.</p> <p>With regards to the offset fees for privately owned trees, Council has established a cap of \$10,000 per tree removed under the existing Policy. Due to the nature of the Thyer Method of Valuation, most trees are valued beyond \$10,000 as the method is intended to be used for public trees. Therefore a \$10,000 cap has been applied to ensure the fees are reasonable.</p> <p>The proposed fee structure applies to each individual replacement tree and is consistent with the cost of Council to procure and maintain the replacement tree on public land for a minimum of 3 months. The collection of offset fees higher than the required replacement costs by Council is considered unethical and the community may perceive Council as profiteering from excessive offset fees.</p> <p>Increasing the offset fees to \$10,000 without justification is likely to cause unintended consequences as the offset fee then becomes significantly higher than a fine for tree vandalism. This is likely to entice residents to remove their tree illegally as the cost of the fine will be less than paying \$10,000 per replacement tree.</p> <p>No change to the exhibited documents.</p>

Submissions from Individuals

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D24/46497 D24/46634	<p><i>Section 4.2 Development and Trees and Section 5 Trees and Development Sites</i> in the current policy have not been included in the new draft. I have represented GRC in legal proceedings since 2017 and have referenced these two sections with good outcomes. Several requirements in these two sections align with tree retention in Council's current DCP and LEP, and I believe future court cases, sites and localities in general will benefit.</p>	<p>Section 4.2 and Section 5 of the existing Tree Management Policy have been relocated to Part 3 of the GRDCP to strengthen these considerations as DCP controls, which will further assist in future court cases.</p> <p>No changes required to the exhibited documents.</p>
Your Say	<p><u>8.7.2 Replacement Planting Requirements</u> <i>"Audit checks for the replacement plantings may be carried out by Council."</i>, needs to say, "Audit checks for the replacement plantings will be carried out by Council approximately 1 year afterwards." Inspections must occur and fines imposed if plants are missing.</p> <p><u>8.11 Penalties and Compliance and 8.12 Tree Vandalism</u> It should be a requirement to display a copy of the approval (the development consent section or tree permit). This would allay the fears of passersby of any illegal tree removal, or allow passersby to ring Crime Stoppers if an approval is not displayed. Suggests that there be a designated Council contact with a current list of approved tree removal sites that could be contacted after office hours to address immediate issues. During office hours, all customer service officers should have a current list of approved tree removal sites.</p> <p><u>Development sites</u> Developers should be required to prepare an arborist report before any building design on a DA site. An arborist report shouldn't state that important trees be removed 'because</p>	<p><u>8.7.2 Replacement Planting Requirements</u> Audit checks are currently carried out by Council's Tree Compliance officer through randomised selection and are subject to internal operational procedures. Currently Council does not have compliance resources to proactively inspect properties in relation to new plantings or replacement plantings required under development consent, conditioned during the DA process, or as a result of a Tree Permit. To undertake inspections for replacement or new plantings determined through Conditions of Consent and Tree Permits, additional salary budget would be required to fund a full-time resource in the Compliance team. At the Council meeting dated 18 December 2023, Council resolved to consider ongoing allocation of funding to engage a full-time resource to undertake compliance inspections for new and/or replacement tree plantings as determined through a Tree Permit or Development Application approval process. The funding for this Council officer will be sought in the upcoming FY2024/25 budget.</p> <p><u>8.11 Penalties and Compliance and 8.12 Tree Vandalism</u> DAs are notified and a sign is installed in accordance with Council's Community Engagement Policy: https://www.georgesriver.nsw.gov.au/Council/Governance/Codes-Policies-and-Registers</p>

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	they are in/near the footprint of the proposed development' - any design should be made around existing large, significant and endemic trees.	<p>Council currently requires any form of approval (DAs and Tree Permits) to be kept on-site. Council does not have the resources to provide a 24 hour contact for tree-related enquiries. However the customer service team already has access to Council's internal record management system where all tree approvals are recorded. Customers are able to request a callback/response for enquiries either via Council's email or via the Log It/Fit It function on Council's website.</p> <p><u>Development sites</u> The DA Guide is being amended to require the preparation of an Arborist Report to accompany any development where building and evacuation works are proposed within close proximity of a tree (with the exception of Exempt Species as identified by Appendix 8 of the DCP).</p> <p>No changes required to the exhibited documents.</p>
Your Say	People cut down and do not replace trees because Council doesn't check.	<p>Council's compliance officers investigate instances of tree vandalism and encourage the general community to report all suspected cases of tree vandalism.</p> <p>At the Council meeting dated 18 December 2023, Council resolved to consider ongoing allocation of funding to engage a full-time resource to undertake compliance inspections for new and/or replacement tree plantings as determined through a Tree Permit or Development Application approval process. The funding for this Council officer will be sought in the upcoming FY2024/25 budget.</p> <p>No changes required to the exhibited documents.</p>
Your Say	Lack of street trees throughout Lugarno (many streets don't have trees at all). More trees and canopy cover is needed at Lime Kiln shops and Lugarno Village. Street trees are	<p>The Street Tree Master Plan contains basic guide for best practice tree planting and a palette of 44 species as well as list of allocated species for each street in the LGA. Requests for</p>

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	being cut down but not replaced. New developments should have mature sized trees planted on-site and on the verge.	<p>plantings can be made via councils website and will considered in line with the street tree masterplan and allocated priority for equitable planting over the entire LGA, in keeping with current budgets for tree planting. The Street Tree Master Plan is available on Council's website: https://www.georgesriver.nsw.gov.au/Environment/Trees-and-Bushland/Tree-Management/Street-Tree-Management</p> <p>The exhibited GRDCP amendment introduces the requirement for new dwellings and dual occupancies to provide at least 1 tree in the front setback area capable of achieving at least 6-8m of spreading canopy.</p> <p>No change required to the exhibited documents.</p>
D24/54400	<p><u>Section 6.4 Practical Retention and Revegetation</u> * Remove "exotic". There is enough of a diverse mix found in local indigenous trees and shrubs. Nor is a mix of evergreen and deciduous as important as a mix of locally indigenous trees and shrubs. * "retention and revegetation" must be carried out by Council's bushcare team as they have the ecological experience and knowledge. Council's bushcare team should be in charge of supplying an annual list and choosing appropriate trees to plant.</p> <p><u>Section 9.4.7 Tree Removal or Pruning in Council Parks and Reserves</u> Council's bushcare team should be in charge of this to minimise and prevent the recurrence of damage previously occurred (e.g. Binnawie Reserve in December '23). Suggests adding wording: "All tree pruning or removal in Parks and Reserves is to be attended by Council's Bushcare Team to:</p>	<p><u>Section 6.4 Practical Retention and Revegetation</u> The recognition of the potential of exotic species within the revised Policy is not intended to replace the importance of endemic trees and shrubs. The introduction of exotic species allows Council the flexible to plant deciduous species in high density areas like the Hurstville City Centre to provide relief in Summer and solar access in Winter, which is especially important for residents without access to their own backyards.</p> <p>The GRDCP currently contains controls relating to the provision of landscaping, such as the existing control in Part 3 General Planning Considerations – 3.3 Landscaping:</p> <ul style="list-style-type: none"> Control 3. Where canopy trees, shrubs and groundcovers are required, preference should be given to incorporating locally indigenous plants listed on Council's website. <p>New plantings on public land is guided by the Georges River Street Tree Master Plan, which is available on Council's website:</p>

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	<p>a) advise what or if any precautions are required to protect nearby native species from damage</p> <p>b) harvest any seeds for propagation from the removed plants</p> <p>c) determine location and species to be planted if replacements are required</p> <p>d) ensure suitable repair to accidental damage during pruning</p> <p>e) monitor the site after tree replacement planting"</p> <p><u>Section 10 Significant Tree Register</u> A "significant tree" should preferably be a locally indigenous tree.</p> <p><u>Cover Page for the Tree Management Policy</u> Why choose Jacaranda trees? These exotics drop leaves, clog drains, inhibit insect life and don't help the ecology or ecosystem.</p>	<p>https://www.georgesriver.nsw.gov.au/Environment/Trees-and-Bushland/Tree-Management/Street-Tree-Management</p> <p>New plantings within bushland reserves is undertaken by Council's Bushcare Team and in accordance with the existing vegetation communities that have been identified by the Georges River Biodiversity Study.</p> <p>Accordingly, the suggested amendment is not recommended for adoption.</p> <p><u>Section 9.4.7 Tree Removal or Pruning in Council Parks and Reserves</u> Tree works like pruning and removal on public land is managed by Council's Tree Team. Tree management and planting in parks and reserves is done in accordance with urban arboricultural management strategies, including risk assessment, amenity, tree health, structure and useful life expectancy. Bushcare management is primarily concerned with the ecology and biodiversity of an area not the safety of trees and their associated risk.</p> <p><u>Section 10 Significant Tree Register</u> The selection of trees for the inclusion within the Significant Tree Register is carried out in accordance with the Sub-criteria for the Assessment of Tree for inclusion within the Significant Tree Register. Nominations for trees to be included on the STR is open and significant trees can be nominated on Council's Your Say project page: https://yoursay.georgesriver.nsw.gov.au/georges-river-council-s-significant-tree-register</p> <p><u>Cover Page</u></p>

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		The draft revised Policy does not have an image on its cover page. The exhibited cover page is a plain, teal-coloured block.
		No change to the exhibited documents.
D24/55249	<p>1. The Street Tree Master Plan referenced in the policy is not available for review. This should already be drafted and available for comment. Wants to see if the 40% canopy spread is evenly allocated throughout the LGA. Some streets in their area do not have a single street tree and there is a 'reserve' with not a single plant!</p> <p>2. Is Council also required to adhere to the 2:1 replacement ratio?</p> <p>3. Where an offset fee is paid, does Council then purchase 2 trees to install elsewhere in the LGA? Proposed wording is not clear: <i>"All offset fees collected will be dedicated to the planting and maintenance of public trees."</i></p>	<p>1. The Georges River Street Tree Master Plan is now available on Council's website: https://www.georgesriver.nsw.gov.au/Environment/Trees-and-Bushland/Tree-Management/Street-Tree-Management</p> <p>2. Council is not required to adhere to the 2:1 replacement ratio as Council's priority is to ensure each tree is given the best chance for survival. Where existing trees are removed due to overcrowding, Council cannot provide another 2 replacement trees for each tree removed at the same location. Tree plantings are carried out by Council throughout the LGA. For example in 2023, Council removed less than 100 trees but planted over 600 trees on public land, equating to a replacement ratio of 6:1 across the LGA.</p> <p>3. The offset fee enables Council to procure and maintain the required replacement trees for 3 months on public land.</p>
D24/56272	<p><u><i>"Equal significance is placed upon both private and public trees as Council cannot meet its canopy target of increasing canopy cover on public land alone."</i></u></p> <p>Future-proofing should be applied to protecting and enhancing remnant trees and vegetation. Council should favour species that are endemic to our LGA depending on soil type - STIF vegetation species in clay/loamy soil and Sydney sandstone species on sandstone. The STIF vegetation community is now Ecologically Endangered as only 0.5% of its original stands remain in the Sydney Basin.</p>	<p>No change to exhibited documents.</p> <p><u>Future proofing</u></p> <p>The selection of planting species in bushland and parks are informed by the Biodiversity Study which identifies the endemic species to that location, including the STIF vegetation community. New plantings on public land is guided by the Georges River Street Tree Master Plan, which is available on Council's website: https://www.georgesriver.nsw.gov.au/Environment/Trees-and-Bushland/Tree-Management/Street-Tree-Management</p>

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	<p>This could improve if Council adopted a program of regrowing these particular trees in parks and nature strips. Wishes for Council to take a more proactive stance on tree poisoning. Provides examples of tree poisoning on Bonds Road Peakhurst and Lloyd Street Oatley.</p> <p><u>Assessment of Proposed Works</u> Council should reserve the right to conduct its own assessment in cases where a developer-paid arborist or private certifier may provide a biased report weighted on the side of the payer.</p> <p><u>Replacement of Trees</u> The existing replacement ratio of 2:1 is inadequate to favour a net increase in tree canopy. Suggests a replacement ratio of 4:1. If all proposed plants won't fit on the block then bolster Council's plantings. This will ensure a net increase in the LGA's tree canopy and will offset Council's concern that it cannot meet its canopy target of increasing canopy cover on public land alone.</p> <p><u>Trees on Public Land</u> Whenever practical, where works are scheduled for trees in reserves, Council gives notice to local community organisations (such as Kogarah Bay Progress Association, Connells Point Progress Association, Lugarno Progress Association and Oatley Flora and Fauna Conservation Society) and local residents within a set radius so that they have the opportunity to comment on the proposed works. Including stakeholders in the decision process will avoid or mitigate any ensuing media interest following potential controversy.</p>	<p>The instances of tree poisoning provided have been forwarded to Council's Compliance Team for investigation.</p> <p><u>Section 8.6 Assessment of Proposed Works:</u> All arborist reports submitted to accompany DAs are reviewed by Council's Senior Landscape and Arboriculture Assessment Officer as part of the DA assessment process. If the information contained in arborist reports is incomplete, or unclear, the Assessment Officer will request additional information before concluding an assessment.</p> <p>If a tree is proposed to be removed as part of a Complying Development Certificate (CDC), the applicant must seek removal of the tree through a Tree Permit Application. Council's Tree Management Officers review Tree Permit Applications. If information contained in arborist reports is incomplete, or unclear, the Tree Management Officers will request additional information before making a determination. The CDC cannot be assessed by a private certifier unless a Tree Permit is granted by Council.</p> <p>Accordingly, the suggested amendment is not recommended for adoption as it is Council's existing practice to assess each tree proposed for removal.</p> <p><u>Section 8.7 Replacement of Trees</u> See response above to Kogarah Bay Progress Association</p> <p><u>Section 9.4.1 Trees on Public Land</u> See response above to Kogarah Bay Progress Association</p> <p><u>Fees and Charges</u> See response above to Oatley Flora and Fauna.</p>

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	<p><u>Fees and Charges</u></p> <p>Suggests:</p> <ol style="list-style-type: none"> 1. Replacement Street Tree Fee: \$10,000 per tree or ideally more (currently \$1,000). 2. Offset Fee for Replacement Trees on Private and Public Land: minimum of \$10,000 per tree, or as valued by the Thyer (2011) Tree Valuation Method, whichever is higher. 3. Include "Tree destruction and poisoning fee of \$1.1M at a minimum" as seen on Council signs at West Crescent boat ramp, Hurstville Grove. <p>Rationale: We need street trees more than ever for tree canopy cover, cooling and habitat.</p>	
D24/57224	<p>Comments are partly informed by the damage done to surrounding flora during the pruning of a large tree located in bushland in Binnawie Reserve Oatley around 13-14th December 2023. The manner in which pruned branches were felled or removed destroyed planted shrubs. Damage was done to many of the surviving shrubs and small trees. <i>A. prominens</i> is listed as an endangered population in the Hurstville and Kogarah LGAs but no regard appears to have been taken to protect the species. Involving Council's Bushcare team in tree removal and prunings in bushland will ensure that a balance is attained between required tree work and protection of the bush.</p> <p><u>Section 6 Changes</u></p> <p>Proposes the rewording of the last paragraph of <i>Section 6.4 Practical Retention and Revegetation</i>:</p> <p><i>"Indigenous tree species are highly valued by the community, especially for the habitats they provide for native fauna. However, having a low species diversity is likely to make the LGA more vulnerable to diseases and pests. To maximise the sustainability and resilience of</i></p>	<p><u>Pruning in Binnawie Reserve</u></p> <p>Council has received and responded to complaints regarding the pruning undertaken in Binnawie Reserve.</p> <p><u>Section 6.4 Practical Retention and Revegetation</u></p> <p>The recognition of the potential of exotic species within the revised Policy is not intended to replace the importance of endemic trees and shrubs. The introduction of exotic species allows Council the flexible to plant deciduous species in high density areas like the Hurstville City Centre to provide relief in Summer and solar access in Winter, which is especially important for residents without access to their own backyards.</p> <p>The GRDCP currently contains controls relating to the provision of landscaping, such as the existing control in Part 3 General Planning Considerations – 3.3 Landscaping:</p> <ul style="list-style-type: none"> ○ Control 3. Where canopy trees, shrubs and groundcovers are required, preference should be given to incorporating locally indigenous plants listed on Council's website.

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	<p><i>the urban forest across the LGA, a diverse mix of appropriate tree species chosen from locally indigenous trees is necessary. In addition plantings of trees should be arranged so that a diversity of tree ages is created.</i></p> <p><i>Council's Bushcare team provides the list of suitable species updated at least annually from which appropriate trees must be chosen."</i></p> <p>No need to include exotics or non-local natives. Council's Bushcare Team have the ecological experience and knowledge and are best placed to select suitable trees and shrubs. Planting the same species in sufficient numbers can provide genetic diversity with the possibility of resistance in some individuals to pests or diseases. Seeds from these resistant individuals can be used for future plantings. Plantings of the same species of the same age at the same time risks creating cohorts of trees in the same area which will die around the same time. This should be avoided.</p> <p><u>Section 8 Changes</u> In <i>Section 8.2 Tree Works That Require Approval</i>, it is stated that Council approval is required for: "Selective pruning to remove branches in conflict with existing or proposed built structures, where all engineering alternatives have been considered and not feasible." The current (2019) policy states that Council approval is required for: "Selective pruning to remove branches causing conflict through encroachment on own or neighbouring buildings."</p> <p>This new version offers more scope for pruning than the</p>	<p>New plantings on public land is guided by the Georges River Street Tree Master Plan, which is available on Council's website: https://www.georgesriver.nsw.gov.au/Environment/Trees-and-Bushland/Tree-Management/Street-Tree-Management</p> <p>New plantings within bushland reserves is undertaken by Council's Bushcare Team and in accordance with the existing vegetation communities that have been identified by the Georges River Biodiversity Study.</p> <p><u>Section 8.2 Tree Works that require approval</u> The wording proposed by the revised Policy strengthens the protection by enforcing the consideration of engineering alternatives before allowing selective pruning to address conflicts with the structural integrity of a building.</p> <p>To provide additional clarity, the following addition is proposed in red text:</p> <p><i>Selective pruning to remove branches in structural conflict with existing or proposed built structures, where all engineering alternatives have been considered and not feasible.</i></p> <p><u>Table 1 Exempt Species List</u> The draft TMP has been updated to include Erythrina crista-galli (cockspur coral) as this is exotic, invasive and mildly poisonous.</p> <p><u>Section 8.6.5 Council assessment of proposed works to trees</u> All arborist reports submitted to accompany DAs are reviewed by Council's Senior Landscape and Arboriculture Assessment Officer as part of the DA assessment process. If the information contained in arborist reports is incomplete, or unclear, the</p>

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	<p>current version. For example, adopting the new policy would appear to allow permits to be granted for pruning of branches fouling fences or overshadowing existing windows, skylights and solar panels. If this is not the intention of the change, it should be more clearly defined.</p> <p>In <i>Table 1 Section 8.2</i>, add: <i>Erythrina crista-galli (cockspur coral)</i> as this is exotic, invasive and mildly poisonous.</p> <p>Add new <i>Section 8.6.5 Council Assessment of Proposed Works to Trees:</i> <i>"Council reserves the right to conduct its own assessment of tree in cases where a private arborist has provided the assessment or where a private certifier has lodged the D.A."</i> Reason: Council will provide an unbiased assessment free of undue influence from applicants.</p> <p>Change <i>Section 8.7.1 Replacement Ratio</i> as follows: <i>"To ensure the urban tree canopy cover within the LGA is maintained and enhanced to meet Council's adopted targets, consent for tree removal may be granted subject to the provision of replacement trees at a ratio of 4:1 on the subject property – four (4) replacement trees are to be provided for each tree removed."</i> Reason: Unless more trees are planted, Council's target of 40% tree canopy will never be achieved.</p> <p><i>Section 8.7.2</i> states the replacement tree list is to be found on Council's website. Add: <i>"This list will be provided and maintained by Council's Bushcare team."</i> This will ensure proper regard to biodiversity.</p>	<p>Assessment Officer will request additional information before concluding an assessment.</p> <p>If a tree is proposed to be removed as part of a Complying Development Certificate (CDC), the applicant must seek removal of the tree through a Tree Permit Application. Council's Tree Management Officers review Tree Permit Applications. If information contained in arborist reports is incomplete, or unclear, the Tree Management Officers will request additional information before making a determination. The CDC cannot be assessed by a private certifier unless a Tree Permit is granted by Council.</p> <p>Accordingly, the suggested amendment is not recommended for adoption.</p> <p><u>Section 8.7 Replacement Trees</u> See response above to Kogarah Bay Progress Association</p> <p><u>Section 8.7.2 Replacement Planting Requirements</u> Council's Bushcare Team manages the planting within bushland reserves. Replacement planting on private land (i.e. in an urbanised setting like backyards) presents different requirements when compared to the natural bushland setting. The list of recommended planting on private land is managed by Council's Environment Team and features suitable indigenous species to encourage biodiversity in an urbanised environment.</p> <p>Accordingly, the suggested amendment is not recommended for adoption.</p> <p><u>Section 9.4.1 – Notification of tree removal</u> See response above to Kogarah Bay Progress Association</p>

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	<p><u>Section 9 Changes</u> After the introductory paragraph, add: "That, whenever practical, where works are scheduled for Public Trees, that Council gives prior notice to: 1. local community organisations including but not limited to: Kogarah Bay Progress Association, Connells Point Progress Association, Lugarno Progress Association, Oatley Flora and Fauna Conservation Society 2. local residents within a set radius." Reason: Notice by Council will enable provision of local input which may help guide the process and mitigate or avoid any ensuing controversy.</p> <p><u>Section 9.4.5 Development Activity, Vehicle Access and Cross-Overs</u> Add after the last sentence: "Council reserves the right to conduct its own assessment of tree in cases where a private arborist has provided the assessment or where a private certifier has lodged the D.A." Reason: Council is in the position to provide an unbiased assessment free of undue influence from applicants.</p> <p>Add new Section 9.4.7 Tree Removal or Pruning in Council Parks and Reserves "All tree pruning or removal in Parks and Reserves is to be attended by Council's Bushcare Team except where there is an urgent safety issue. Except in this case, the Bushcare Team will: (i) advise if any additional precautions are required to protect nearby native species from damage during</p>	<p><u>Section 9.4.5 Development Activity, Vehicle Access and Cross-Overs</u> All arborist reports submitted to accompany DAs are reviewed by Council's Senior Landscape and Arboriculture Assessment Officer as part of the DA assessment process. If the information contained in arborist reports is incomplete, or unclear, the Assessment Officer will request additional information before concluding an assessment.</p> <p>If a tree is proposed to be removed as part of a Complying Development Certificate (CDC), the applicant must seek removal of the tree through a Tree Permit Application. Council's Tree Management Officers review Tree Permit Applications. If information contained in arborist reports is incomplete, or unclear, the Tree Management Officers will request additional information before making a determination. The CDC cannot be assessed by a private certifier unless a Tree Permit is granted by Council.</p> <p>Accordingly, the suggested amendment is not recommended for adoption as it is Council's existing practice to assess each tree proposed for removal.</p> <p><u>Section 9.4.7 Tree Removal or Pruning in Council Parks and Reserves</u> Tree management and planting in parks and reserves is done in accordance with urban arboricultural management strategies, including risk assessment, amenity, tree health & structure and useful life expectancy. Bushcare management is primarily concerned with the ecology and biodiversity of an area not the safety of trees and their associated risk.</p> <p><u>Section 9.5 Street Tree Replacements</u></p>

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	<p>pruning or removal (ii) harvest any seeds for propagation from the removed branches</p> <p>In all cases, the Bushcare team will: (i) ensure that removed branches, trunks etc are suitably placed for maximum fauna habitat (ii) if replacement plantings are required due to the removal of a tree or accidental damage to surrounding flora during pruning or tree removal, determine locations and species to be planted (iii) ensure that suitable repairs to accidentally damaged trees such as pruning of damaged branches is carried out (iv) monitor the site after tree replacement planting to determine if additional plantings are required due to the death of replacement species or accidentally damaged flora"</p> <p>Reason: To prevent or reduce the type of damage caused by Council's tree contractor in Binnawie Reserve and to assist in suitable site rehabilitation.</p> <p>Change the name of Section 9.5 to Street Tree New Plantings and Replacements</p> <p>Change: <i>Planting season is typically between March and September to: Planting season is typically in the cooler months of the year.</i> This is to avoid having to alter the policy due to climate change.</p> <p>After the following: <i>Where a private view is likely to be affected by the planting or replacing of trees in a street or park, Council will continue</i></p>	<p>Comments regarding planting season are agreed with. The first paragraph in this section will be amended to read:</p> <p><i>To ensure there is no net loss of urban canopy cover as trees are removed, replacement tree planting will be undertaken as soon as practicable. If tree removal occurs late in the planting season, replacement planting(s) may be held over until the planting next season. Planting season is typically between March and September in the cooler months of the year.</i></p> <p><u>Section 9.5 Street Tree New and Replacement</u> Council plants approximately 600 new trees each year. Notification of each resident where plantings are to be undertaken is not practical due to limited resources. Species selection will be in accordance with the Street Tree Master Plan to ensure a consistent approach and uniformity of street tree plantings.</p> <p>Accordingly, the suggested amendment is not recommended for adoption.</p> <p><u>Request to introduce a new Section 9.6.4 Removal of Unsuitable Trees from Public Land</u> Council conducts the same Tree Assessment as private trees and follows an Approval Framework (see Section 9.6.3 of the revised Policy) when it seeks to remove existing trees on public land. Being an exotic species alone does not satisfy Council's assessment criteria.</p> <p>All trees contribute to the urban canopy. The direction of the revised Policy focuses on the enhancement and management of trees to facilitate the delivery of the adopted canopy target. This involves the approach of practical tree retention with tree removal</p>

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	<p><i>its policy that no individual exclusively owns a view, but rather that the amenity provided by trees outweighs the amenity of views. New planting in public open spaces will consider the impact on views and species will be selected and placed to frame and complement views.</i></p> <p>add: "Residents are to be notified in advance of a decision to plant new or replacement street trees in public spaces bordering their properties, including the species selected by Council and the approximate location within specified boundaries. They will be given the option to choose an alternative tree species from a list provided by Council and/or to adjust the location within Council's specified boundaries. Residents do not have the right to refuse a street tree planting for the reasons given above."</p> <p>Reason: The tree canopy benefits all residents and no resident should have the right to refuse street trees. However resident co-operation is likely to be improved by providing some choices.</p> <p>New Section 9.6.4 Removal of Unsuitable Trees from Public Land: In this new Section, add a new Table 2 Unsuitable Tree Species List, comprising Table 1 species without height restrictions and with the following additional species:</p> <ul style="list-style-type: none"> • Jacaranda mimosifolia (jacaranda) • Platanus x acerifolia (London plane tree) • Liquidambar styraciflua (liquidambar) <p>Reason: These exotic species contribute nothing to fauna habitat or biodiversity and are harmful to health, infrastructure and/or the environment.</p>	<p>as the last resort. The removal of healthy trees for the reason of being an exotic species contradicts Council's commitment to increasing canopy cover.</p> <p>Accordingly, the suggested amendment is not recommended for adoption.</p> <p><u>Section 10 Significant tree register</u> The Significant Tree Register (STR) has been adopted by Council at its meeting dated 18 December 2023. A "significant tree" is a tree deemed significant in accordance with the defined categories of significance including; visual/aesthetic significance, botanic/scientific significance, ecological significance and historical, commemorative, cultural or social significance. All nominated trees must be assessment in accordance with the sub-criteria in Appendix 2 of the revised Policy to determine if they are suitable for inclusion within the STR. The provision of habitat and biodiversity is one of the considerations.</p> <p>Accordingly, the suggested amendment is not recommended for adoption as a rigorous assessment process is undertaken for all nominated trees, including ecological considerations.</p>

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	<p>This new Section is to read:</p> <p><i>"Council will undertake an annual review of existing trees on public land to identify the location of unsuitable species listed in Table 2. Council will develop a program of removal of these trees from public land and their replacement with suitable local indigenous species with priority based on:</i></p> <p><i>(i) health and safety issues (e.g. poisoning from Nerium oleander, allergies from London Plane trees)</i></p> <p><i>(ii) potential for invasiveness into nearby bushland (e.g. camphor laurel, jacaranda)</i></p> <p><i>(iii) potential for infrastructure damage (e.g. camphor laurel, liquidambar)"</i></p> <p>Reason: To assist in protecting people from risks to health, reduce damage to Council infrastructure and assist in bushcare activities. The planting of locally indigenous species will increase biodiversity. Staging over a suitable period of time will ensure that large gaps in tree cover are not created and that plantings in the same area are of different ages.</p> <p><u>Section 10: Significant Tree Register</u></p> <p>Change as follows:</p> <p><i>"The Significant Tree Register is designed to list all trees of significance across the LGA except those listed in Table 1 or Table 2."</i></p> <p>Reason: Unsuitable species should have no place in the Significant Tree Register as local indigenous species provide the best habitat and biodiversity.</p> <p>Under 10.1 Assessment of Tree for inclusion within</p>	

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	<p><i>Council's Significant Tree Register</i> <i>Council has established four criteria used to determine the significance of a tree;</i> 1. <i>Visual/Aesthetic</i> 2. <i>Botanic/Scientific</i> 3. <i>Ecological</i> 4. <i>Historical/Commemorative/Cultural/Social.</i></p> <p>Add the following: No tree species listed in Table 1 or Table 2 will be considered for inclusion in Council's Significant Tree Register. Reason: This is to recognise that only local indigenous species provide the best habitat and biodiversity.</p>	
Your Say	Issues with accessing the project link and the closing date should be extended for that reason.	<p>The subject submission was received through the Your Say project page. The exhibition period exceeded the minimum requirement of 28 days.</p> <p>No change to the exhibited documents.</p>
Your Say	Trees continue to be poisoned and cut down indiscriminately despite Council policy. Citizens should be educated as to the benefits of tree canopy. Five mature trees in Young Street, Penshurst were poisoned and removed but never replaced. Photos are provided for tree lopping works conducted in Cambridge Street, Penshurst. The subsequent heat and noise from the extended King Georges Road is unbearable.	<p>A community education campaign is currently in progress and lead by Council's Communication and Media Team to highlight the importance of trees within the environment. The focus of the education campaign will be on the value of trees, tree canopy cover and will detail how the community can contribute to Council's endorsed tree canopy targets. Council will continue as part of its business-as-usual process to deliver widespread community education regarding trees and advocate for tree canopy enhancement on both private and public land.</p> <p>Council currently hosts a number of incentives for resident and community including a free tree giveaway to residents and local schools annually. In addition to free tree giveaways, ongoing tree planting events are organised through Council's Bushcare</p>

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		<p>volunteer program and Planet Arks National Tree Day. Additionally, at the Council Meeting dated 18 December 2023, Council resolved to consider future funding allocations to the establishment of a tree giveaway for commemorative and celebratory purposes.</p> <p>The reported tree works on Young and Cambridge Streets in Penshurst have been forwarded to Council's Compliance Team for investigation.</p> <p>No change to the exhibited documents.</p>
Your Say	<p><u>Proposed changes to the Fees and Charges</u> Proposes the suggestions in red below:</p> <ol style="list-style-type: none"> 1. Replacement Street Tree Fee: <i>\$10,000 per tree, or perhaps more</i> (currently proposed \$1,000) 2. Offset Fee for Replacement Trees on Private Land: <i>minimum of \$10,000, per tree, or as valued by the Thyer (2011) Tree Valuation Method, whichever is higher.</i> 3. Offset Fee for Replacement Trees on Public Land: <i>\$10,000, per tree, or as valued by the Thyer (2011) Tree Valuation Method, whichever is higher.</i> 4. Include "Tree destruction and poisoning fee of \$1.1M at a minimum". This is already displayed on Council signs at the poisoned casuarinas at the West Crescent boat ramp, Hurstville Grove. <p>Rationale:</p> <ul style="list-style-type: none"> * We need street trees more than ever for tree canopy cover, cooling and habitat * Fees should be the same no matter if the tree is on public or private land 	<p>The Thyer Method of Valuation was designed to calculate the monetary value of individual trees growing on public or community owned land, and it is not intended to value trees on private land. The IACA STARS method replaces the Thyer Method for private trees in line with industry best-practice. The Thyer Method of Valuation will continue to be used for trees on public land.</p> <p>With regards to the offset fees for privately owned trees, Council has established a cap of \$10,000 per tree removed under the existing Policy. Due to the nature of the Thyer Method of Valuation, most trees are valued beyond \$10,000 as the method is intended to be used for public trees. Therefore a \$10,000 cap has been applied to ensure the fees are reasonable.</p> <p>The proposed fee structure applies to each individual replacement tree and is consistent with the cost of Council to procure and maintain the replacement tree on public land for a minimum of 3 months. The collection of offset fees higher than the required replacement costs by Council may be perceived as being unethical.</p>

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	* Penalties have to be high enough to deter tree destroyers from profiting from their crime.	<p>Increasing the offset fees to \$10,000 without justification is likely to cause unintended consequences as the offset fee then becomes significantly higher than a fine for tree vandalism. This is likely to entice residents to remove their tree illegally as the cost of the fine will be less than paying \$10,000 per replacement tree.</p> <p>No change to the exhibited documents.</p>



Tree Management Policy

Version X.0 –
For adoption

Insert year approved

Policy administration

Dates	Policy approved xx/xx/xxxx (date to be added by Policy Specialist) This policy is effective upon its approval. Policy is due for review xx/xxxx (If a particular review date is required, please specify, otherwise the Senior Policy Specialist will set a review date at 3 years from the date the policy is approved which is the maximum review period)
Approved by	Council Meeting xx/xx/xxxx Council Resolution xxx
Policy Type	<input type="checkbox"/> Executive Policy <input checked="" type="checkbox"/> Council Policy
Exhibition Period	xxxxxxxxxxxxxxxx 31 January to 1 March 2024 inclusive
Policy Owner	Director, Assets and Infrastructure
Related Documents	<ul style="list-style-type: none"> Georges River Development Control Plan 2021 Georges River Council Community Strategic Plan Georges River Local Strategic Planning Statement 2040 Georges River Council Vegetation Mapping Report 2018 Sydney Green Grid – South District Georges River Biodiversity Study Volumes 1 and 2 Tree Planting Specification (Internal Use) Georges River Street Tree Master Plan Significant Tree Register- (draft, under preparation) <p>Note: any amendments to this Policy must also be reflected within the Georges River Development Control Plan 2021</p>
Appendices	<p>Appendix 1 – IACA Significance of a Tree, Assessment Rating System (STARS)</p> <p>Appendix 2 – Sub-criteria for the Assessment of Tree for inclusion within the Significant Tree Register</p>
References & Legislation	<ul style="list-style-type: none"> Biodiversity Conservation Act 2016 Environmental Planning and Assessment Act 1979 State Environmental Planning Policy (Exempt and Complying Development) 2008 State Environmental Planning Policy (Biodiversity and Conservation) 2021 NSW Rural Fires Amendment (Vegetation Clearing) Act 2014 10/50 Vegetation Clearing Code of Practice Regional Strategic Weed Management Plan Georges River Local Environmental Plan 2021 Roads Act 1993 Work Health and Safety Act 2011 Electricity Supply Act 1995 Australian Standard AS 4373 – Pruning of Amenity Trees

	<ul style="list-style-type: none"> <i>Australian Standard AS 4970 – Protection of Trees on Development Sites</i> <i>Georges River Council Schedule Fees and Charges</i>
Document Identifier	Policy #: Pol-058.02 (TBC) Record #: D24/99196
Breaches of Policy	Breaches of any policy will be dealt with and responded to in accordance with adopted codes and/or relevant legislation.
Record Keeping	All documents and information obtained in relation to the implementation of this policy will be kept in accordance with the NSW State Records Act 1998, Georges River Council's Corporate Records Policy and adopted internal procedures.

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Georges River Tree Management Policy

1 Purpose

The purpose of this Policy is to provide direction and a consistent approach to the management of trees on both public and private lands within the Georges River Local Government Area.

2 Vision

Our vision is to adopt best practice principles in tree management to ensure the urban tree canopy across the LGA is enhanced through practicable tree retention and revegetation.

3 Policy Statement

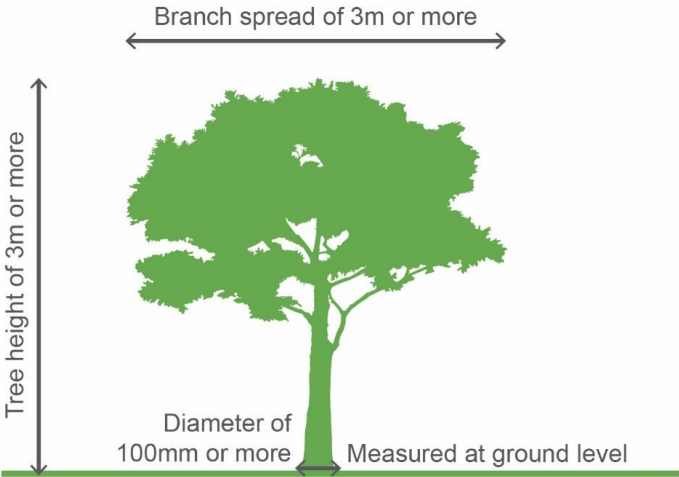
The objectives of this Policy are to:

- Recognise the importance of the tree canopy across the LGA through a holistic framework for protection and management.
- Increase and enhance the extent of urban tree canopy to facilitate the delivery of endorsed canopy cover targets.
- Improve the diversity and quality of canopy cover to maximise the benefits of trees in the urban landscape.
- Provide workable assessment criteria for the management of trees on private and public land.
- Provide a consistent methodology for managing and enhancing the canopy cover on private land.
- Outline Council's procedures and processes for maintaining, managing and increasing tree canopy on public land.
- Guide Council's actions on unauthorised works on trees on private and public land.

4 Scope

The Policy applies to all trees located within the Georges River LGA – on both private and public land.

5 Definition of Terms

Term	Meaning
Authorised person	Person who has been permitted to undertake required works by the relevant statutory authority, owner or custodian relevant to the infrastructure, asset, or utility.
Canopy cover	The area of land covered by tree canopy when viewed from above. This is often represented as a percentage (%).
LGA	Local Government Area
Significant Tree (as nominated by the <i>Significant Tree Register</i>)	A tree deemed significant in accordance with the defined categories of significance, including: visual/aesthetic significance, botanic/scientific significance, ecological significance and historical, commemorative, cultural or social significance.
Tree	<p>A tree is defined as vegetation having a:</p> <ul style="list-style-type: none"> • Height of 3 metres or more, or • Diameter of 100mm or more when measured at ground level, or • Branch spread of 3 metres or more. <p><i>Note: This definition relates to this Policy only and other definitions may be used in other policies.</i></p> <p>See diagram below for visual reference of what is defined as a tree.</p> 

6 Policy Context

The Georges River LGA is approximately 38 square kilometres covering an undulating landform with a distinct ridgeline close to the foreshore edge. It is predominantly residential, complemented by industrial, commercial and recreational areas.

6.1 Benefits of Trees

Trees and bushland are highly valued by the Georges River community for their ecological, aesthetic, social and economic contribution.

Trees play an important role in creating a healthy and attractive urban environment, providing a sense of place for the community, reducing impacts of the urban heat island effect and sustaining the local wildlife population.

6.2 Existing Canopy Cover

The LGA has an estimated urban canopy cover of 29.17% not including mangroves, or 35% including mangroves (Vegetation Mapping Report 2018). The majority of the existing canopy cover is being provided on public land, including street trees (there are more than 32,000 street trees in the LGA), reserves and bushlands.

6.3 Canopy Cover Target

Council has an adopted target of achieving 40% urban canopy cover by 2038 in line with the *Greater Sydney Region Plan*.

Council has a *Street Tree Master Plan* aimed at enhancing the tree canopy cover on public land to achieve the maximum ecological, aesthetic, economic and social benefits of trees. The plantings are guided by the findings of the *Vegetation Mapping Report (2018)*.

Whilst Council is responsible for increasing tree planting on public land, the enhancement of canopy cover on private land is equally as important to achieve the adopted urban canopy cover target.

6.4 Practical Retention and Revegetation

The ecological, aesthetic, social and economic contribution of trees in the urban landscape is widely recognised by the community. Everyone plays a part in contributing to the urban forest by managing the trees on their land – Council for trees on public land and residents for trees on private land.

Despite the significant benefits delivered by trees, there will also be costs and issues associated with the presence of trees including the potential damage to footpaths and buildings by their roots and invasive species threatening indigenous biodiversity. It is therefore acknowledged tree retention may not be practicable in all scenarios.

Nonetheless, it is crucial that an appropriate revegetation framework is in place to ensure trees are replenished in areas with a deficiency in canopy cover so the adopted urban canopy

cover target can be achieved.

Indigenous tree species are highly valued by the community for the habitats they provide for native fauna. However, having a low species diversity is likely to make the LGA more vulnerable to diseases and pests. To maximise the sustainability and resilience of the urban forest across the LGA, a diverse mix of appropriate tree species including locally indigenous, native, exotic, evergreen and deciduous trees is necessary.

7 Determination Framework for the Management of Trees

Council has an obligation to preserve trees and vegetation under legislation. This Policy sets out when a permit is required for pruning or removing a tree and when no Council approval is needed (i.e. exempt works).

The *State Environmental Planning Policy (Biodiversity and Conservation) 2021* requires a permit to be issued by Council for the clearing of vegetation within the Georges River LGA, including tree removal and pruning.

Additionally, threatened species and threatened ecological communities are protected under the *NSW Biodiversity Conservation Act 2016* and/or the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999*. Approval from the NSW Department of Planning and Environment may be required for the pruning or removal of these species and communities. The record of threatened species communities is accessible on Council's website.

The NSW Rural Fire Services (RFS) *10/50 Vegetation Clearing Code of Practice* permits some extent of vegetation clearing on bushfire prone land. The eligibility of the 10/50 Vegetation Clearing Scheme is determined by RFS and can be verified on the RFS website.

This Policy is to be read in conjunction with the provisions of the following Council plans and guidelines:

- *Georges River Local Environmental Plan 2021*
- *Georges River Development Control Plan 2021*
- *Georges River Street Tree Master Plan*
- *Significant Tree Register*

The approval requirements for undertaking work (removal or pruning) on any part of the tree above or below ground are outlined under the respective headings of **Section 8 Trees on Private Land** and **Section 9 Trees on Public Land**.

8 Trees on Private Land

Council approval is required for works to any part of a tree, above or below ground, with the exception of exempt works.

This section of the Policy outlines the management framework for trees located on private land and contains the following:

- Exempt works
- Tree works that require approval
- Complying development and trees
- Vegetation clearing under RFS 10/50
- Native vegetation clearing under the Biodiversity Offset Scheme
- Assessment of proposed works
- Replacement of trees
- Trees and views
- Tree disputes between neighbours
- Private trees overhanging Council land
- Review of a tree decision
- Penalties and compliance
- Tree vandalism.

8.1 Exempt Works

The following works to trees located on private land (i.e. privately owned tree) are Exempt Works and can be carried out without approval from Council (i.e. via a development consent or a tree permit):

- Pruning and reshaping of hedges.
 - A hedge is defined as two or more trees planted in close proximity that have been deliberately established and maintained through continued pruning and shaping.
- Pruning to remove deadwood (i.e. dead branches or dead fronds) only.
 - Deadwood is specified as dead branches, which are non-conductive branches devoid of any live green leaves, buds, flowers, or living cambium,
 - This work must not include the removal of dying or dead trees, and
 - This work must be undertaken in accordance with *AS 4373 Pruning of Amenity Trees*.
- Pruning or removal of any commercial or domestic tree grown for the purpose of fruit or fodder production, excluding native tree species including but not limited to; Macadamia (*Macadamia integrifolia*), Lilly Pilly (*Acmena spp*, *Syzygium spp*), Blueberry Ash (*Elaeocarpus spp*).
- Pruning or removal of trees recognised as Priority Weeds by the Greater Sydney Local Land Services Regional Weed Management Plan under the *Biosecurity Act 2015*.

- Pruning or removal of trees that have been declared “exempt species” by this Policy – see **Table 1** below.
- Removal of imminently dangerous trees as assessed by an AQF5 arborist and accompanied by the completion and submission of the **Exempt Tree Works Form** within 72 hours of the tree’s removal.
 - To show the tree is in this condition, the following must be provided:
 - A record of the tree’s condition, including photographs detailing the issue,
 - The high and imminent level of risk the tree presents,
 - A statement from a qualified arborist with a minimum AQF5 in Arboriculture, verifying how current or future works are the minimum actions necessary to manage the risk.
 - In incidences where a tree has been or it is suspected has been vandalised, this exemption does not apply.
 - Failure to submit the Form will result in the tree removal being treated as tree vandalism.
 - The **Exempt Tree Works Form** is available on Council’s website.
- Trees subject to an order under the *Local Government Act 1993*, *Land and Environment Court Act 1979*, *Environmental Planning and Assessment Act 1979* and *Trees (Disputes between Neighbours) Act 2006*.
- Tree work in response to an emergency undertaken by Council, State Emergency Service (SES), Rural Fire Service of NSW, when undertaken by an authorised person. Evidence of attendance (e.g. SES) at site with reference numbers must be provided.
- Pruning of branches from electrical wires as required by the *Electrical Supply Act 1995* when undertaken by an authorised person.
- The removal/trimming of trees and vegetation is in accordance with the *Roads Act 1993* when undertaken by an authorised person.
- Works carried out by state or federal government departments or authorities under current legislative requirements.

Note: Landowners carrying out exempt works are required to keep suitable evidence for a minimum of 2 years to prove the condition of the tree and the works undertaken in the event of a subsequent inspection by Council.

Table 1 Exempt Species List

Common Name	Botanical Name
Bamboo	<i>Bambusa spp</i>
Black Locust	<i>Robinia pseudoacacia</i>
Black Mulberry	<i>Morus nigra</i>
Camphor Laurel (with height < 6m)	<i>Cinnamomum camphora</i>
Canary Island Date Palm (with height < 6m)	<i>Phoenix canariensis</i>
Chinese Hackberry (with height < 6m)	<i>Celtis sinensis</i>
Cocos Palm	<i>Syagrus romanzoffianum</i>
Common Willow	<i>Salix babylonica</i>
Contoneaster	<i>Contoneaster spp.</i>
Cootamundra Wattle	<i>Acacia baileyana</i>
Coral Tree	<i>Erythrina x sykesii</i>
Cockspur Coral Tree	<i>Erythrina crista-galli</i>
Hibiscus, excluding: - Native Rosella - Cottonwood Hibiscus	<i>Hibiscus spp</i> , excluding: - <i>Hibiscus heterophyllus</i> - <i>Hibiscus tiliaceus</i>
Honey Locust	<i>Gleditsia triacanthos</i>
Norfolk Island Hibiscus	<i>Lagunaria patersonii</i>
Lombardy Poplar	<i>Populus nigra 'Italica'</i>
Oleander	<i>Nerium oleander</i>
Privet – broad leaf	<i>Ligustrum lucidum</i>
Privet – narrow leaf	<i>Ligustrum sinense</i>
Running bamboo	<i>Phyllostachys spp</i>
Rhus tree	<i>Toxicodendron spp</i>
Rubber Tree	<i>Ficus elastica</i>
Silky Oak (with height < 6m)	<i>Grevillea robusta</i>
Tree of Heaven	<i>Ailanthus altissima</i>
Umbrella Tree	<i>Schefflera actinophylla</i>
Wild Olive/African Olive	<i>Olea europaea subsp cuspidata</i>

8.2 Tree Works that Require Approval

Works to any part of a tree, above or below ground will require approval, except for those works listed in **Section 8.1 Exempt Works**.

Council will not grant approval for tree works such as removing or pruning of trees to:

- Improve a view or vista.
- Reduce blockage to pipes, sewer or drainage lines – where the roots of trees that have entered the drainage or sewer systems where the system is found to be earthenware, in poor condition or disrepair.
- Reduce debris occurring through the shedding of leaves, flower, fruit, bark and small branches. The shedding of debris a natural part a trees lifecycle.
- Reduce litter from fauna naturally inhabiting the tree.
- Reduce causing or likely to cause minor damage to driveways and paths.
- When the request for the works is not substantiated or considered appropriate.

Approval is granted through either the issuing of a **tree permit** or a **development consent** as part of a development application. The following tree works require approval from Council:

- Removal of dying and dead trees, ~~except in incidences where a tree has been or suspected has been vandalised.~~
- Removal of hazardous trees where remedial pruning/treatment will not eliminate the hazard.
- Pruning of the live canopy of a tree.
- Selective pruning to remove branches in **structural** conflict with existing or proposed built structures, where all engineering alternatives have been considered and not feasible.
- Root pruning.
- Installation of root barriers.
- Removal of tree(s) in conflict with built structures, where all engineering and practicable management alternatives have been considered and not feasible.
- Removal of tree(s) for construction or extension of buildings where there is no feasible alternative that will allow for the retention of the tree(s).

Note: in incidences where a tree is suspected to have been vandalised, enforcement investigation will be undertaken by Council.

8.2.1 Tree Permit

If the proposed works cannot be carried out as Exempt Works, approval through a Tree Permit is required for the following:

- Pruning or removal of a tree, including trees which are:
 - Located on a private property,
 - Listed on the Significant Tree Register and located on a private property,
 - Located within a Heritage Conservation Area under the *Georges River Local Environmental Plan 2021*,

- Pruning only of a tree located within a listed State Heritage Item, Heritage Item or Interim Heritage Order under the *Georges River Local Environmental Plan 2021*,
- Tree works that are beyond the development standards specified by the *State Environmental Planning Policy (Exempt and Complying Development) 2008*.

The following works cannot be carried out through a Tree Permit:

- Removal of a tree located within a listed State Heritage Item, Heritage Item or Interim Heritage Order under the *Georges River Local Environmental Plan 2021*,
- Tree works on any site containing a threatened ecological community (TEC), or classified as being part of a vulnerable threatened or endangered ecological community, or has the potential to provide habitat for native fauna under the *Biodiversity Conservation Act 2016*,
- Tree works that accompany proposed development activity on a property.

Details on the information required to be submitted with a tree permit application to Council is outlined on Council's website.

8.2.2 Development Consent

If the proposed works cannot be carried out as Exempt Works, approval through a Development Consent (i.e. lodgement of a development application) is required for the following:

- Removal of a tree located within a listed State Heritage Item, Heritage Item or Interim Heritage Order under the *Georges River Local Environmental Plan 2021*,
- Tree works on any site containing a threatened ecological community (TEC), or classified as being part of a vulnerable threatened or endangered ecological community, or has the potential to provide habitat for native fauna under the *Biodiversity Conservation Act 2016*,
- Tree works that accompany proposed development activity on a property.

Details on the information required to be submitted with a development application to Council is outlined in the DA Guide on Council's website.

Where development activity on a property has the potential to impact trees on public land (e.g. the removal of a public tree), refer to **Section 9.4 Request for Tree Pruning and Removal** for requirements relating to trees on public land.

8.3 Complying Development and Trees

If development is being undertaken as complying development under *State Environmental Planning Policy (Exempt and Complying Development) 2008* (the Codes SEPP), approval to undertake works to a tree beyond the development standards specified by the Codes SEPP is required to be obtained through a tree permit.

Work to a public or street tree will also require approval from Council as the Codes SEPP does not apply to these trees. Information on requesting street tree works and the approval framework is found in **Section 9.4 Request for Tree Pruning and Removal**.

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8.4 Vegetation Clearing under RFS 10/50

The NSW Rural Fire Services (RFS) *10/50 Vegetation Clearing Code of Practice* permits some extent of vegetation clearing on bushfire prone land. The eligibility of the 10/50 Vegetation Clearing Scheme is determined by RFS and can be verified on the RFS website.

It is the responsibility of the property owner to ensure all works under this scheme comply with the relevant legislation and requirements.

8.5 Native Vegetation clearing under the Biodiversity Offset Scheme

The clearing of any native vegetation on an area mapped on the biodiversity values map is regulated by the *State Environmental Planning Policy (Biodiversity and Conservation) 2021*. The map forms part of the Biodiversity Offsets Scheme threshold, which is one of the factors for determining whether the Biodiversity Offset Scheme (BOS) applies to a clearing or development proposal.

The biodiversity values map and threshold tool are used to determine if a Biodiversity Development Assessment Report (BDAR) must accompany a development application. The area clearing thresholds are set out in clause 7.2(1) of the *Biodiversity Conservation Regulation 2017*. It is the responsibility of the property owner to ensure all works under the Biodiversity Offset Scheme comply with the relevant legislation and requirements.

8.6 Assessment of Proposed Works

Assessment by Council of proposed works to trees is based on two primary considerations:

8.6.1 Visual Tree Assessment (VTA)

This is a widely accepted arboricultural industry standard of assessing trees. It is an assessment looking for external signs of decay, physical damage, pest and diseases, potential structural defects, and the health and vigour of the tree.

In some instances, Council may require diagnostic methods that are beyond the VTA.

~~The significance of a tree in the landscape is determined through best industry practice using the IACA Significance of a Tree Assessment Rating System (STARS) or TreeAZ methods.~~

~~The assessment may include a hazard and risk assessment using best practice and industry recognised methods such as Tree Risk Assessment Qualification (TRAQ) or Quantified Tree Risk Assessment (QTRA) and if required, further investigation or testing may be necessary.~~

8.6.2 Arboricultural Significance Assessment

This is an assessment of the tree within its location and the contribution the tree makes to the local area. This can include the trees age, its size, contribution to the character of the area, uniqueness, habitat link or food source for native fauna and/or its heritage value.

The significance of a tree in the landscape is determined through best industry practice using

the IACA Significance of a Tree Assessment Rating System (STARS) or TreeAZ methods.

The assessment may include a hazard and risk assessment using best practice and industry recognised methods such as Tree Risk Assessment Qualification (TRAQ) or Quantified Tree Risk Assessment (QTRA) and if required, further investigation or testing may be necessary.

8.6.3 Additional Considerations

Considerations will also be given towards the following:

- For trees located on properties containing a listed State Heritage Item, Heritage Item or Interim Heritage Order under the *Georges River Local Environmental Plan 2021* or located within a Heritage Conservation Area under the *Georges River Local Environmental Plan 2021*, whether the proposed tree works will affect the heritage significance of the heritage item or heritage conservation area in accordance with Clause 2.10 of the *SEPP Biodiversity and Conservation 2021*.
- Whether the tree is part of a threatened, vulnerable or ecologically protected community or part of a wildlife corridor identified in Council's *Vegetation Mapping Report 2018*.
- The occurrence (or lack of) other vegetation nearby and whether appropriate replacement species can be planted.
- Whether the tree is the identified cause of structural damage to a building, ancillary structure, water main or sewer and if all alternative options of remedying the damage have been considered and exhausted.
- Damage to the tree following a significant storm event and whether this damage compromises the integrity and structure of the tree.
- Whether alternate management strategies can be considered such as redesign of a development in order to protect the tree.
- Impact on the health, stability and natural form of trees on neighbouring properties and/or public land.

8.6.4 Historical Issues

Where an application to undertake pruning or removal is based on historic problems or hazards not evident at the time of inspection i.e. damage to buildings, blocked sewers, previously fallen branches, etc, it is the applicant's responsibility to provide sufficient information and background to support the application. This information may be in the form of a report from an AQF level 5 arborist, a registered building inspector, or structural engineer depending on the nature of the problem.

If there is insufficient information, the tree permit application or development application may be refused or deferred until further evidence is supplied.

Further details on the information required to be submitted with an application to Council is outlined on Council's website.

8.7 Replacement of Trees

The enhancement of canopy cover on private land is an important part of achieving Council's adopted urban canopy cover target. Appropriate replacement plantings must be provided to

ensure there is always a net increase in tree canopy in the Georges River LGA.

8.7.1 Replacement Ratio

To ensure the urban tree canopy cover within the LGA is maintained and enhanced to meet Council's adopted targets, consent for tree removal may be granted subject to the provision of replacement trees at a ratio of 2:1 on the subject property – two (2) replacement trees are to be provided for each tree removed.

The replacement ratio may be reduced by Council in exceptional circumstances subject to considerations of the remaining tree canopy cover on the subject property and Council's adopted canopy targets. Alternative understorey planting will be encouraged in circumstances where the replacement ratio requirement is reduced by Council.

8.7.2 Replacement Planting Requirements

The replacement tree must have a minimum pot size of 45L at the time of planting and must be maintained until the minimum mature height is attained for the selected species.

Conditions will be imposed by Council at the issue of the consent to specify the required minimum mature height of the replacement tree in accordance with the following categories:

- Small tree: 3-7m high, up to 4m crown spread at maturity
- Medium tree: 7-12m high, up to 8m crown spread at maturity
- Large tree: 12-18m high, up to 16m crown spread at maturity

Refer to Council's website for a list of recommended species for replacement tree(s).

Council may impose conditions specifying timeframes for planting, species and locations of replacement plantings.

The planting is to occur within six (6) weeks from the date of removal, or in accordance with the timeline as outlined by the consent.

Audit checks for the replacement plantings may be carried out by Council.

8.7.3 Offset Fee

Council may determine the payment of an offset fee in lieu of the provision of some or all of the replacement trees. Applicants cannot elect this option.

The offset fee will only be offered by Council where the site conditions do not allow for adequate soil volumes to be provided for some or all of the required replacement plantings. The offset fee enables Council to provide the replacement tree(s) on public land and ensure its establishment and maintenance is ongoing.

The offset fee is charged in accordance with the replacement ratio of 2:1 (i.e. two replacement trees must be provided for every tree approved for removal).

The calculation of the offset fee of each replacement tree is based on the significance of the tree approved for removal as evaluated by Council. The evaluation will be carried out in accordance with the Institute of Australian Consulting Arboriculturists (IACA) *Significance of a Tree, Assessment Rating System (STARS)*¹. Refer to **Appendix 1** for the IACA STARS document.

The offset fee of each replacement tree is determined based on the level of significance assigned to the tree approved for removal, which is as follows:

Tree Approved for Removal - Level of Significance	Offset Fee per Replacement Tree as set out by Council's Schedule of Fees and Charges
Low	Low Significance Tree Replacement Fee
Medium	Medium Significance Tree Replacement Fee
High	High Significance Tree Replacement Fee

The payment of any offset fee will be levied through the execution of a Deed of Agreement with Council. A Deed of Agreement must be executed with Council prior to the issue of consent for tree removal.

All offset fees collected will be dedicated to the planting and maintenance of public trees.

8.8 Tree Disputes Between Neighbours

Neighbours have the right to prune the branches of a tree overhanging their property, however they must ensure any pruning work is permissible through a tree permit application or classified as exempt works under **Section 8.1 Exempt Works**. It is advisable to approach the neighbour prior to pruning.

Conflict over the management of private trees on neighbouring properties is the responsibility of both neighbours to discuss and resolve. Council does not have the regulatory powers to compel neighbours to prune or remove trees that may be causing damage or a nuisance to their neighbour, nor can Council mediate in disputes.

Residents are firstly advised to contact their local Community Justice Centre to seek mediation. If that avenue is unsuccessful they can make an application to the Land and Environment Court under the *Trees (Disputes between Neighbours) Act 2006*. The Act only applies to trees on private property and not Council owned trees.

8.9 Private Trees Overhanging Council Land

Private trees and vegetation that overhang Council property, footpaths or roadways are the owner's responsibility. Where it is found that private trees and vegetation are causing an

¹ Source: IACA, 2010, *IACA Significance of a Tree, Assessment Rating Systems (STARS)*, Institute of Australian Consulting Arboriculturists, Australia, www.iaca.org.au

obstruction to footpaths or roadways or is a risk to public safety, Council will issue notice that the owner must undertake pruning of their trees.

Should the owner not comply with the notice, Council will undertake the necessary enforcement steps or undertake the required tree works and then recover the cost of the works from the tree owner.

8.10 Review of a Tree Decision

8.10.1 Review of Development Application

Under the provisions of the *Environmental Planning and Assessment Act (1979)*, an applicant may ask Council to review the determination of development consent or a condition within that consent:

- If they are dissatisfied with Council's assessment of their tree, they can submit an application for Review of Tree Determination.
- The application must provide a report from a consulting arborist (AQF5) with any additional reports requested by Council relevant to the stated problem e.g. a structural engineer or licensed plumber report.
- The review of the original determination will then be conducted by another Council Official or consent authority.

Should the review uphold the original determination there is a right to appeal the decision in the Land and Environment Court.

8.10.2 Review of a Tree Permit Determination

If an applicant is unsatisfied with the outcome of a private tree permit assessment, they can request a review of the determination of the application for tree works. Please note the following:

- The review/appeal must be lodged within 6 months of the date of determination,
- The review/appeal must be accompanied by additional information or report(s) not already provided in support of the application,
- A fee applies to all reviews/appeals in accordance with Council's Schedule of Fees and Charges.

The review process has 2 stages:

Stage 1 - The review will be undertaken by an alternate qualified and delegated Council Officer, who will review the provided information and may undertake an additional assessment of the tree, including:

- The environmental, cultural and amenity value of the tree.
- The effect on the health of the tree from branch and/or root pruning.
- Whether the tree shows poor form and shape/vigour typical of the species.
- Whether the tree is located in a habitat corridor and provides habitat or fauna canopy

connectivity.

Stage 2 - If a person is not satisfied with the outcome of the Stage 1 Review, they can request, via a Review Tree Management Application Form and associated fee, a Stage 2 Review – where the determination is reviewed by an Internal Panel comprising of senior staff from across Council.

The Panel will review the determination based on criteria such as:

- Contribution to the streetscape.
- The evaluation and recommendations of any arborist reports.
- The occurrence (or lack of) other vegetation nearby and whether appropriate replacement species can be planted.
- Part of a group or series of street trees.
- Applicant's reason for requiring the works to the tree – pruning or removal.
- Assessment and recommendation of the Tree Management Team.
- Whether the tree is located in a habitat corridor and provides habitat or fauna canopy connectivity.

8.11 Penalties and Compliance

Any work carried out on trees without approval or not in accordance with a tree permit approval or development consent will be dealt with in accordance with the relevant legislation and Council's Enforcement Policy. This may result in a Penalty Notice or legal action through either the Local Court or the Land and Environment Court against all parties involved.

Penalties vary depending on the severity of the offence. Penalties can be up to a maximum of \$5 million for an offence against the *Environmental Planning and Assessment Act 1979*.

Where penalties have been applied and the developer or landholder is required by the Court to plant a replacement tree, Council will enforce compliance in this matter and will require written proof and photographic evidence of the replacement trees' ongoing health and maintenance from an AQF5 arborist.

8.12 Tree Vandalism

Council investigates incidents of tree vandalism in accord with Council's internal investigation procedures, Council will gather information and undertake the required actions to rectify the situation. Legal action including prosecutions will be undertaken in accordance with the relevant legislation.

9 Trees on Public Land

Where a tree is located on public land, any works that involve the pruning or removing of any tree and/or its roots requires prior approval by Council.

This part of the Policy contains the following in relation to trees on public land:

- Exempt works
- Street tree species and selection
- Canopy clearances and pruning standards
- Request for tree pruning and removal
- Street tree replacement
- Tree assessment and approval framework
- Review of a Council decision on works to a street tree
- Tree vandalism and penalties
- Compliance

9.1 Exempt Works

The following works to trees located on public land (e.g. Council-owned tree) do not require approval via a development consent or a permit:

- Pruning of branches from electrical wires as required by the *Electrical Supply Act 1995* when undertaken by an authorised person.
- The removal/trimming of trees and vegetation, in accordance with the *Roads Act 1993* when undertaken by an authorised person.
- Works carried out by state or federal government departments or authorities under current legislative requirements.
- Works carried out by Council that relate to:
 - Pruning/ removal of dead wood and crown raising for vehicle and pedestrian access.
 - Pruning to remove storm damaged, dead, or crossing branches; and
 - Removal of trees if causing property damage.
- Removal of trees to allow room for public infrastructure projects.
- Works undertaken by persons authorised by Council where it can be demonstrated that the tree is dying, dead or has become dangerous to properties or persons and is undertaken in accordance with relevant Australian Standards.
- Works to trees completed by Council on public land for the purpose of maintaining tree health or public safety.

9.2 Street Tree Species and Selection

Appropriate species selection is the most effective way of reducing the potential for damage caused by trees in the built environment such as footpaths, sewers and storm water infrastructure.

In considering suitable species selection the site, criteria include:

- Width of planting opportunity on nature strip
- Street orientation and aspect for shade and sun.
- Existing character or 'avenue of trees' in the street.
- Traffic volume and speed.
- Location of crossings, traffic lights and road signage
- Overhead obstructions or constraints and underground services.
- Pedestrian and vehicle use and need for visibility.
- Access for street cleaning equipment and service vehicles.

In species selection, criteria include:

- Habit of growth
- Physical form
- Visibility around trunk and canopy
- Growth rate and longevity
- Leaf or fruit drop and invasive roots

New tree plantings undertaken on any land owned or managed by Council are to be undertaken in accord with the following Council documents:

- 1) *Street Tree Master Plan* - provides species type and location of street tree plantings for ongoing and future street tree planting themes, preventing conflict with footpaths, roads and infrastructure.
- 2) *Tree Planting Specification* - ensures all trees planted within the LGA are done in a manner that is consistent with industry best practice and to ensure successful future tree canopy establishment.

9.3 Canopy Clearances and Pruning Standards

Council aims to manage its street tree program to ensure, where possible the following canopy clearances and pruning standards are maintained:

- **Buildings** - 3m height clearance from any approved building (where possible), measured from the surface of the structural component, such as a wall or roof on the building's edge.
- **Major Arterial Road** - 4.5m height clearance above the kerb and roadway.
- **Local Roads** - 3.5m height clearance above the kerb and roadway.
- **Council Pedestrian Footpaths** - 2.5m height clearance above the footpath.
- **Telecommunication Lines** - 500mm minimum clearance from the service line.

- **Traffic Lights** - a clear line of sight for visibility of the traffic lights must be achieved with a 1m clearance around the lighting bracket.
- **Streetlights** - 1m clearance around the light and in some cases to allow light dissipation to the ground.
- **Street and Parking Signage** - 1m clearance around the sign to allow visibility of the sign.
- **Deadwood** - removal of canopy deadwood with a diameter of 30mm and greater.
- **Epicormic Growth** (basal and aerial) - removal of epicormic growth at the base, on the trunk or within the canopy.

Pruning practices are aimed principally at preserving the overall health and vigour of the tree. All pruning works are undertaken in accordance with Australian standard *AS 4373 Pruning of Amenity Trees*.

Pruning under electricity cables to the minimum clearances is authorised under Section 48 of the *Electricity Supply Act 1995* which effectively overrules Tree Preservation Orders or Development Control Plans and other environmental planning instruments, but not State heritage or protection orders. Pruning works within 3m of power lines can only be carried out by qualified service provider authorised personnel.

9.4 Request for Tree Pruning and Removal

The majority of urban trees have a life span of between 20 to 80 years due to the constraints of growing in a built environment. Trees may need to be removed for a variety of reasons including, poor species performance, damage to underground utilities that cannot be repaired and associated risk beyond practical management options.

The pruning of street trees can be instigated by Council or can be requested by the community. Council's arborist will consider the following in relation to pruning requests:

- The pruning history of the tree e.g. previous pruning in response to branch failure or request,
- Location of the tree in relation to buildings and structures,
- Whether the tree forms part of an avenue planting or habitat corridor, and
- The suitability of the species to the location.

Unplanned (reactive) tree works may occur to trees that are damaged, have branch failures and where substantiated issues have been raised by residents. Council will assess and specify appropriate works.

Removal of a street tree will be considered if the tree poses significant risk to public safety, due to it being damaged or in poor health.

9.4.1 Notification of Tree Removal

If a coordinated removal of two or more street trees in close succession is approved, notification of residents in the street will be undertaken via a sign placed on the trees prior to the scheduled removal.

Where a single street tree that is 10 metres or higher is approved for removal, notification is undertaken via a sign placed on the tree prior to the scheduled removal.

9.4.2 Trees for Habitat

In line with Council's commitment to the preservation of native fauna habitat, where trees in parks, reserves and bushlands are dead or in decline, an assessment of the tree's location relevant to the roads and footpaths will be undertaken. Where possible and when assessed as low risk potential to cause harm to persons or damage to property, dead trees will be left in situ and allowed to naturally decay providing food and habitat for native fauna.

9.4.3 Augmentation and Habitat Creation

When located in bushland, reserves, or areas of low pedestrian activity and following assessment of the structural stability, the augmentation to create hollows within a stag tree will be considered. Street trees will not be considered for habitat augmentation.

9.4.4 Tree Pruning or Removal for Development

Council is under no obligation to prune or remove a Council tree asset to accommodate development or installation of services. Where a request to prune or remove a public tree for development is received, Council will undertake an assessment of the proposal and the health and structural condition of the public tree in accordance with the *Environmental Planning and Assessment Act 1979* and **Section 9.6 Tree Assessment and Approval Framework** of this Policy.

If approval is granted, all costs associated with pruning or removal and replacement are at the applicant's expense. The applicant will be required complete and submit an **Application to Prune or Remove Tree(s) on Public Land for Development** and pay the associated fees. Council will then provide a permit outlining the relevant specifications and conditions of the consent. The pruning or removal of a public tree must be undertaken by one of council's approved contractors provided with the permit. The pruning or removal of a public tree without the appropriate public tree permit or by others not approved by council will result in the works being treated as unauthorised works penalties will apply.

If development is being undertaken as complying development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, approval to undertake works to a tree beyond the development standards specified is required to be obtained through a Tree Permit Application prior to any site works or clearing.

Any work to a public or street tree will require prior approval from Council. *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* does not apply to trees on public owned or managed land. Circumstances where publicly owned or managed trees may be impacted by exempt and complying development, it is advised that the development should be designed to minimise impacts on the subject trees.

9.4.5 Development Activity, Vehicle Access and Cross-Overs

Development activity, vehicle access and driveways can sometimes generate issues relating to mature and established trees on public land. Construction activity associated with the development of a site such as truck movements, storage of materials and approaches to construction can compromise the health and vitality of a street tree.

Where any development works are being undertaken within 5 metres of a public tree, tree protection including trunk and branch protection in accordance with *AS4970 Protection of trees on development sites* must be installed prior to commencement of any site works.

Applications for crossovers and driveways which will impact trees on public land will be assessed by Council on its merits. Consideration will be given to alternatives to vehicle crossovers including amending designs to maintain the tree or to ensure on going vitality.

To allow a comprehensive assessment of the proposed works, the applicant may be required to provide a Tree Impact Assessment Report including root mapping by a qualified AQF5 Arborist.

9.4.6 Tree Removal for Infrastructure Upgrades or State Significant Works

Where it is required to remove a Council tree asset for vital infrastructure upgrade works such as a State Significant Infrastructure development, Council will require the loss of the asset to be compensated by the public agency / authority responsible for the proposed works. In accordance with Council's Schedule of Fees and Charges, the tree asset value will be determined via the Thyer Tree Valuation Method.

9.5 **Street Tree Replacement**

To ensure there is no net loss of urban canopy cover as trees are removed, replacement tree planting will be undertaken as soon as practicable. If tree removal occurs late in the planting season, replacement planting(s) may be held over until the planting next season. Planting season is typically **between March and September in the cooler months of the year.**

Where a private view is likely to be affected by the planting or replacing of trees in a street or park, Council will continue its policy that no individual exclusively owns a view, but rather that the amenity provided by trees outweighs the amenity of views. New planting in public open spaces will consider the impact on views and species will be selected and placed to frame and complement views.

Occasionally, residents may request a replacement tree, which is unable to be planted. Street trees may not be able to be planted where there is:

- Sightline restrictions
- A history of damage to underground services that are unable to be repaired adequately to allow for replacement tree planting
- Insufficient clearance from utilities
- Shop awnings and other structures
- Existing trees or canopies that are likely to cause overcrowding.

9.6 Tree Assessment and Approval Framework

Council's qualified arborists conduct inspections using the following:

9.6.1 Visual Tree Assessment (VTA)

This is a widely accepted arboricultural industry standard of assessing trees. It is an assessment looking for external signs of decay, physical damage, pest and diseases, potential structural defects, and the health and vigour of the tree.

The significance of a tree in the landscape is determined through best industry practice using the *IACA Significance of a Tree Assessment Rating System (STARS)* or *TreeAZ* methods.

The assessment may include a hazard and risk assessment using best practice and industry recognised methods such as *Tree Risk Assessment Qualification (TRAQ)* or *Quantified Tree Risk Assessment (QTRA)* and if required, further investigation or testing may be necessary.

9.6.2 Arboricultural Significance Assessment

This is an assessment of the tree within its location and the contribution the tree makes to the local area. This can include the tree's age, its size, contribution to the character of the area, uniqueness, habitat link or food source for native fauna and its heritage value.

9.6.3 Approval Framework

The procedure for the approval process for works to public trees is outlined below:

- The approval for the removal of a tree under 10 metres is determined by a qualified and delegated Council Officer from the Tree Management team.
- The approval for the pruning to the canopy and works to the root system of a tree is determined by a qualified and delegated Council Officer from the Tree Management team.
- The approval for the removal of a tree 10 metres and over is determined by the Director Assets and Infrastructure following advice and recommendation from a qualified and delegated Council Officer from the Tree Management team and documented tree assessment report. Record of Director's approval and tree assessment report is to be recorded on Council's record management system.
- The approval for the removal of multiple street trees (two or more) over 10 metres in a single street is determined by the Director of Assets and Infrastructure.
- The approval for the removal of trees proposed as part of Council's capital works tree replacement program is determined by the Director of Assets and Infrastructure.
- The removal of a public tree in an emergency is to be documented and determined by a qualified and delegated Council Officer from the Tree Management Department.

9.7 Review of a Council Decision on Works to a Street Tree

A review of Council's decision can be requested in writing to Council including information and evidence relating to the subject tree.

9.8 Tree Vandalism

Vandalism of public and private trees not only affects adjacent neighbours but also whole streetscapes. The wider community also suffers through the gradual attrition of mature trees from the urban landscape.

Where Council identifies or suspects that a public tree has been vandalised, it will undertake appropriate action to investigate the matter in accordance with Council's internal investigation procedures. Legal action including prosecutions will be undertaken in accordance with the relevant legislation.

In dealing with vandalised trees, Council will reduce any risk the tree may pose to public safety. However, Council will not remove the tree or allow for any development or activities that will benefit from the removal of the tree.

If a public tree is found or suspected to have died as a result of vandalism, Council will undertake reduction of the tree to reduce any risk associated with tree parts falling, however, the structural scaffolding of the tree will be left in situ for as long as the tree remains a low risk. The tree will be registered on Council's Tree Vandalism Database and an annual inspection will be undertaken.

Depending on the severity of the incident, Council will consider the installation of signage informing the community of the vandalism and the installation of ~~view-impeding banners~~ within the vandalised trees for a period no less than 12 months or until the area has revegetated or recovered.

9.9 Penalties and Compliance

Any work carried out on trees without approval will be dealt with in accordance with the relevant legislation and Councils Enforcement Policy. This may result in a Penalty Notice or legal action through either the Local Court or the Land and Environment Court against all parties involved.

Penalties vary depending on the severity of the offence. Penalties can be up to a maximum of \$5 million for an offence against the *Environmental Planning and Assessment Act 1979*.

10 Significant Tree Register

The Significant Tree Register is designed to list all trees of significance across the LGA.

10.1 Assessment of Tree for inclusion within Council's Significant Tree Register

Council has established four criteria used to determine the significance of a tree;

1. Visual/Aesthetic
2. Botanic/Scientific
3. Ecological
4. Historical/Commemorative/Cultural/Social.

An independent qualified consultant will be engaged to undertake the assessment of significant tree nominations aligned with the above assessment criteria through a combination of detailed research, desktop analysis, field work and documentation. Where further information is required to satisfy the criteria, an on-site Visual Tree Assessment (VTA) will be carried out to inspect the tree.

Trees considered for inclusion within the Significant Tree Register must satisfy a minimum of two (2) sub-criteria within each category. The sub-criteria are detailed in **Appendix 2**.

10.2 Exclusions to the Significant Tree Register

Exclusions may be updated from time and time. A complete list of exclusions will be published on Council's website.

10.3 The Published Register

The Significant Tree Register will be published on Council's website.

A Significant Tree located on private land will also be included on the Section 10.7(5) Planning Certificate for the applicable Lot.

10.4 Management of Significant Trees

Trees listed on the Significant Tree Register will be protected and managed like all other trees in the LGA under this Policy.

Removal **and/or addition** of Significant Trees (on both private and public land) will require review by the Internal Panel comprising senior staff from across Council.

Additional information regarding the management of Significant Trees will be published on Council's website.

11 Responsibilities

Position	Responsibility
Director Assets & Infrastructure	Maintenance and review of Policy
Tree Maintenance Team	Implementation of Policy
Compliance Team	Implementation of Policy
Environmental Sustainability & Waste Team	Maintenance and implementation of <i>Significant Tree Register</i>
Strategic Planning Team	Maintenance of the <i>Georges River Development Control Plan 2021</i> – any updates to this Policy must be referred to Strategic Planning.

12 Version Control and Change History

Version	Amendment Details	Policy Owner	Period Active
1.0	Complete new Georges River Council Interim Tree Management Policy (Council Resolution ENV003-19)	Director Assets and Infrastructure	25/02/2019 – 22/04/2019
2.0	Amendments to Interim policy addressing the resolutions of Council at its meeting on 25/2/19. Policy no longer considered 'interim' & re-named "Tree Management Policy".	Director Assets and Infrastructure	23/04/2019 – XX/XX/XXXX
3.0	Draft revised Tree Management Policy for public exhibition	Director Assets and Infrastructure	XX/XX/XXXX

Appendix 1 – IACA Significance of a Tree, Assessment Rating System (STARS)

DRAFT

Appendix 2 – Sub-criteria for the Assessment of Tree for inclusion within the Significant Tree Register

DRAFT

IACA Significance of a Tree, Assessment Rating System (STARS)© (IACA 2010)©

In the development of this document IACA acknowledges the contribution and original concept of the Footprint Green Tree Significance & Retention Value Matrix, developed by Footprint Green Pty Ltd in June 2001.

The landscape significance of a tree is an essential criterion to establish the importance that a particular tree may have on a site. However, rating the significance of a tree becomes subjective and difficult to ascertain in a consistent and repetitive fashion due to assessor bias. It is therefore necessary to have a rating system utilising structured qualitative criteria to assist in determining the retention value for a tree. To assist this process all definitions for terms used in the *Tree Significance - Assessment Criteria and Tree Retention Value - Priority Matrix*, are taken from the IACA Dictionary for Managing Trees in Urban Environments 2009.

This rating system will assist in the planning processes for proposed works, above and below ground where trees are to be retained on or adjacent a development site. The system uses a scale of *High*, *Medium* and *Low* significance in the landscape. Once the landscape significance of an individual tree has been defined, the retention value can be determined. An example of its use in an Arboricultural report is shown as Appendix A.

Tree Significance - Assessment Criteria



1. High Significance in landscape

- The tree is in good condition and good vigour;
- The tree has a form typical for the species;
- The tree is a remnant or is a planted locally indigenous specimen and/or is rare or uncommon in the local area or of botanical interest or of substantial age;
- The tree is listed as a Heritage Item, Threatened Species or part of an Endangered ecological community or listed on Councils significant Tree Register;
- The tree is visually prominent and visible from a considerable distance when viewed from most directions within the landscape due to its size and scale and makes a positive contribution to the local amenity;
- The tree supports social and cultural sentiments or spiritual associations, reflected by the broader population or community group or has commemorative values;
- The tree's growth is unrestricted by above and below ground influences, supporting its ability to reach dimensions typical for the taxa *in situ* - tree is appropriate to the site conditions.

2. Medium Significance in landscape

- The tree is in fair-good condition and good or low vigour;
- The tree has form typical or atypical of the species;
- The tree is a planted locally indigenous or a common species with its taxa commonly planted in the local area
- The tree is visible from surrounding properties, although not visually prominent as partially obstructed by other vegetation or buildings when viewed from the street,
- The tree provides a fair contribution to the visual character and amenity of the local area,
- The tree's growth is moderately restricted by above or below ground influences, reducing its ability to reach dimensions typical for the taxa *in situ*.

3. Low Significance in landscape

- The tree is in fair-poor condition and good or low vigour;
- The tree has form atypical of the species;
- The tree is not visible or is partly visible from surrounding properties as obstructed by other vegetation or buildings,
- The tree provides a minor contribution or has a negative impact on the visual character and amenity of the local area,
- The tree is a young specimen which may or may not have reached dimension to be protected by local Tree Preservation orders or similar protection mechanisms and can easily be replaced with a suitable specimen,
- The tree's growth is severely restricted by above or below ground influences, unlikely to reach dimensions typical for the taxa *in situ* - tree is inappropriate to the site conditions,
- The tree is listed as exempt under the provisions of the local Council Tree Preservation Order or similar protection mechanisms,
- The tree has a wound or defect that has potential to become structurally unsound.

Environmental Pest / Noxious Weed Species

- The tree is an Environmental Pest Species due to its invasiveness or poisonous/ allergenic properties,
- The tree is a declared noxious weed by legislation.


Hazardous/Irreversible Decline

- The tree is structurally unsound and/or unstable and is considered potentially dangerous,
- The tree is dead, or is in irreversible decline, or has the potential to fail or collapse in full or part in the immediate to short term.

The tree is to have a minimum of three (3) criteria in a category to be classified in that group.

Note: The assessment criteria are for individual trees only, however, can be applied to a monocultural stand in its entirety e.g. hedge.

Table 1.0 Tree Retention Value - Priority Matrix.

		Significance				
		1. High	2. Medium	3. Low		
		Significance in Landscape	Significance in Landscape	Significance in Landscape	Environmental Pest / Noxious Weed Species	Hazardous / Irreversible Decline
Estimated Life Expectancy	1. Long >40 years					
	2. Medium 15-40 Years					
	3. Short <1-15 Years					
	Dead					
Legend for Matrix Assessment						
						
		Priority for Retention (High) - These trees are considered important for retention and should be retained and protected. Design modification or re-location of building/s should be considered to accommodate the setbacks as prescribed by the Australian Standard AS4970 <i>Protection of trees on development sites</i> . Tree sensitive construction measures must be implemented e.g. pier and beam etc if works are to proceed within the Tree Protection Zone.				
		Consider for Retention (Medium) - These trees may be retained and protected. These are considered less critical; however their retention should remain priority with removal considered only if adversely affecting the proposed building/works and all other alternatives have been considered and exhausted.				
		Consider for Removal (Low) - These trees are not considered important for retention, nor require special works or design modification to be implemented for their retention.				
		Priority for Removal - These trees are considered hazardous, or in irreversible decline, or weeds and should be removed irrespective of development.				

USE OF THIS DOCUMENT AND REFERENCING

The IACA Significance of a Tree, Assessment Rating System (STARS) is free to use, but only in its entirety and must be cited as follows:

IACA, 2010, *IACA Significance of a Tree, Assessment Rating System (STARS)*, Institute of Australian Consulting Arboriculturists, Australia, www.iaca.org.au

REFERENCES

Australia ICOMOS Inc. 1999, *The Burra Charter – The Australian ICOMOS Charter for Places of Cultural Significance*, International Council of Monuments and Sites, www.icomos.org/australia

Draper BD and Richards PA 2009, *Dictionary for Managing Trees in Urban Environments*, Institute of Australian Consulting Arboriculturists (IACA), CSIRO Publishing, Collingwood, Victoria, Australia.

Footprint Green Pty Ltd 2001, *Footprint Green Tree Significance & Retention Value Matrix*, Avalon, NSW Australia, www.footprintgreen.com.au

IACA 2010, *IACA Significance of a Tree, Assessment Rating System (STARS)*, Institute of Australian Consulting Arboriculturists, www.iaca.org.au

Appendix A

The following example shows the IACA **Significance** of a **Tree, Assessment Rating System** (STARS) used in an Arboricultural report.

Tree Significance

Determined by using the Tree Significance - Assessment Criteria of the *IACA Significance of a Tree, Assessment Rating System* (STARS)© (IACA, 2010), Appendix B.

Trees 14, 16, 17/3, 19 and 20/4 are of high significance with the remaining majority of medium significance and a few of low significance. Tree 14 is significant as a prominent specimen and a food source for indigenous avian fauna. Tree 16 as a non-locally indigenous planting is of good form and prominent *in situ*; Tree 17/3 as a stand of 6 street trees along the Davey Street frontage screening views to and from the site and contiguous with trees in Victoria Park extending the aesthetic influence of the urban canopy to the site. Similarly for Trees 20/4 as street trees in Long Road and Tree 19 as an extant exotic planting as a senescent component of the original landscaping. The trees of low significance are recent plantings as fruit trees – Avocados, and 1 Cootamundra Wattle as a non-locally indigenous tree in irreversible decline and potentially structurally unsound.

Significance Scale

1 – High
2 – Medium
3 – Low

Significance Scale	1	2	3
Tree No. / Stand No.	14, 16, 17/3, 19, 20/4	1/1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12/2, 15, 18, 21/5	3, 13, 22

Tree Retention Value

Determined by using the Retention Value - Priority Matrix of the *IACA Significance of a Tree, Assessment Rating System* (STARS)© (IACA, 2010), Appendix B.

Retention Value

High – Priority for Retention
Medium – Consider for Retention
Low – Consider for Removal
Remove - Priority for Removal

Retention Value	High Priority for Retention	Medium Consider for Retention	Low Consider for Removal	Remove Priority for Removal
Tree No. / Stand No.	1/1, 5, 17/3*, 19	2, 4, 6, 7, 8, 9, 10, 11, 14, 15, 16, 18, 20/4*, 21/5	3, 12/2, 13,	22

* Trees located within the neighbouring property and should be retained and protected.



Significant Tree Register Assessment Criteria

Significant Tree Assessment Criteria:

VISUAL / AESTHETIC SIGNIFICANCE

Trees whose age, size, form, seasonal beauty and/or placement is such that they are not only magnificent examples of their species but are also a significant aesthetic component of the streetscape, park, garden or natural landscape in which they grow. This includes trees that:

- a) Are outstanding for their height, trunk circumference or canopy spread;
- b) Occur in a prominent location (such as civic spaces or reserves);
- c) Contribute significantly to the landscape in which they grow [including streetscapes, parks, gardens or natural landscapes];
- d) Form part of a significant avenue or group;
- e) Exhibit an unusual growth form or physical feature; or
- f) Are particularly old or vulnerable.

BOTANIC / SCIENTIFIC SIGNIFICANCE

Trees that could provide important and valuable propagating stock for scientific research, forestry or horticulture industries because their genetic characteristics differ from those typically associated with the species. Including trees that:

- a) Are of important genetic value which could provide valuable propagating stock. This could include unique specimens that are particularly resistant to disease or climatic extremes or have a particular growth form; or
- b) Are unique and have the capacity to act as an information resource that will contribute to a wider understanding of natural or cultural history by virtue of its use as a research site, teaching site, type locality or benchmark site.



ECOLOGICAL SIGNIFICANCE

Trees that have outstanding value as habitat for indigenous wildlife, including providing breeding, foraging or roosting habitat, or forming a key part of a wildlife corridor including trees that:

- a) Are priority, rare, threatened or locally uncommon species or ecological community;
- b) Indigenous remnant trees that predate the urban development in its immediate proximity;
- c) Make a significant contribution to the integrity of an ecological community, including its role as a seed source or specialised habitat;
- d) Are a remnant specimen now reduced in range or abundance, which indicates the former extent of the species, particularly range limits; or
- e) Are a significant natural habitat element for rare, threatened, priority or locally uncommon or common native species.

Note: Advice from a suitably qualified Ecologist may be required in order to demonstrate the Ecological significance of a nominated tree.

HISTORICAL, COMMEMORATIVE, CULTURAL OR SOCIAL SIGNIFICANCE

Trees that commemorate, are associated with or are reminders of, cultural practices, historic events or notable people including trees that:

- a) Are associated with public significance or important historical event;
- b) Are highly valued by the community or cultural group for reasons of strong religious, spiritual, cultural or other social associations, including trees associated with aboriginal heritage and culture;
- c) Are associated with a heritage listed place and representative of that same historic era; or
- d) Have local significance and are important to the local community and/or are recognised features of the immediate landscape.

Note: Advice from a suitably qualified heritage expert as well as local community/cultural groups may be required to demonstrate the Historical, Commemorative, Cultural or Social significance of a nominated tree



PART 3

General planning considerations



Part 3 General Planning Considerations

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3.1 Introduction

This part contains objectives and design controls for the protection of the environment and applies to all forms of development.

In the event of a discrepancy between the controls specified in this Part of the DCP and other parts, the specific requirements identified within other parts shall prevail.

Note: Where reference is made to a published Australian/New Zealand Standard, it is the most recent version.

3.2 Biodiversity

3.2.1 Trees & Vegetation

Objectives

- (a) Ensure the protection of existing trees which contribute to the visual amenity and environment of the LGA.
- (b) Protect trees within and adjacent to all development sites.
- (c) Maximise healthy tree canopy coverage across the LGA, so as to maximise reduction in the urban heat island effect.
- (d) Identify responsibilities and requirements with respect to the protection, retention and replacement of trees.
- (e) Provide processes which enable and facilitate citizen compliance with these provisions.
- (f) Ensure all applications for tree removal and pruning are assessed on the basis of the best practice tree management principles.

Controls

1. Development is to comply with the provisions of the *State Environmental Planning Policy (Biodiversity and Conservation) 2021*.
2. Development is to comply with the provisions of the *Biodiversity Conservation Act 2016* and the *Biodiversity Regulation 2017*.
3. All works are to comply with Council's *Tree Management Policy*.
4. For the purpose of this section, a tree is defined as vegetation having a:
 - Height of 3 metres or more, or
 - Diameter of 100mm or more when measured at ground level, or
 - Branch spread of 3 metres or more.

See **Figure 1** below for visual reference of what is defined as a tree.

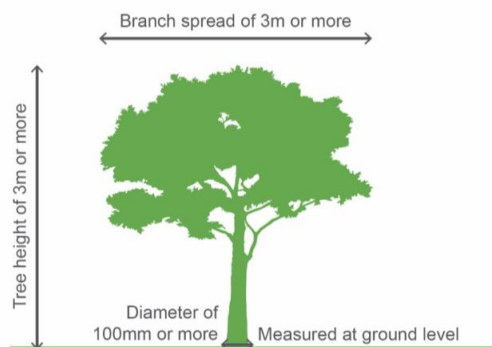


Figure 1: Definition of a tree

Works that Require Approval – Trees on Private Land

5. Under the provisions of *Chapter 2 Vegetation in non-rural areas of the State Environmental Planning Policy (Biodiversity and Conservation) 2021*, Council approval is required for works to any part of a tree, above or below ground.
6. Trees defined by Control 4 above are declared as requiring approval, with the exception of Exempt Works as specified by **Appendix 8** of this DCP. Exempt works are to be carried out in accordance with the requirements of Council's *Tree Management Policy*.
7. Approval is granted through either the issuing of a **tree permit** or a development consent as part of a **development application**. The following tree works on private land require approval from Council:
 - Removal of dying and dead trees, except in incidences where a tree has been or is suspected of been vandalised. Note: in incidences where a tree is suspected to have been vandalised, enforcement action investigation will be undertaken by Council.
 - Removal of hazardous trees where remedial pruning/treatment will not eliminate the hazard.
 - Pruning of the live canopy of a tree.
 - Selective pruning to remove branches in conflict with existing or proposed built structures, where all engineering alternatives have been considered and not feasible.
 - Root pruning.
 - Installation of root barriers.
 - Removal of tree(s) in conflict with built structures, where all engineering and practicable management alternatives have been considered and not feasible.

- Removal of tree(s) for construction or extension of buildings where there is no feasible alternative that will allow for the retention of the tree(s).

8. Approval through a **Tree Permit** is required for the following works:

- Pruning or removal of a tree, including trees which are:
 - Located on a private property,
 - Listed on the Significant Tree Register and located on a private property,
 - Located within a Heritage Conversation Area under the *Georges River Local Environmental Plan 2021*,
- Pruning only of a tree located within a listed State Heritage Item, Heritage Item or Interim Heritage Order under the *Georges River Local Environmental Plan 2021*,
- Tree works that are beyond the development standards specified by the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Note: Details on the information required to be submitted with a tree permit application to Council is outlined on Council's website.

9. Approval through a **Development Application** is required for the following works:

- Removal of a tree located within a listed State Heritage Item, Heritage Item or Interim Heritage Order under the *Georges River Local Environmental Plan 2021*,
- Tree works on any site containing a threatened ecological community (TEC), or classified as being part of a vulnerable threatened or endangered ecological community, or has the potential to provide habitat for native fauna under the *Biodiversity Conservation Act 2016*,
- Tree works that accompany proposed development activity on a property.

iv) Tree works that do not comply with *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Note: Details on the information required to be submitted with a development application to Council is outlined in the DA Guide on Council's website.

Development and Trees

- In planning the design of a development, consideration must be given to existing trees on the subject site and on the adjoining land, including:
 - Designs to minimise or avoid potential conflict between trees and structures – on site and on any neighbouring property,
 - Existing trees are retained and incorporated as part of the design within an enforceable Tree Protection Zone (TPZ) of 12 x trunk diameter (DBH) when measured at 1.4 metres from ground level,

iii) Driveways must be suitably distanced from existing street trees,

iv) Awnings must be suitably distanced to reduce conflicts with canopy trees and future tree plantings.

v) Stormwater suitably distanced from trees and not within the deep soil zone area to allow for potential tree planting,

vi) Vitality and stability of the tree(s) in the long term,

vii) Sufficient landscape area and deep soil planting areas to allow for planting of replacement trees if an existing tree is proposed to be removed,

viii) Protection of the tree during the demolition and construction phases,

ix) Building construction methods that will minimise the impact on trees and their root systems, and

x) Trees identified to be retained on the site and on adjoining land are to be protected in accordance with *AS4970 Protection of trees on development sites*.

11. Where works are proposed within 5m of the trunk of the tree or within the TPZ, whichever is greater, of an existing tree, an Arboriculture Impact Assessment Report must be prepared and submitted as part of the development application in accordance with Council's DA Guide.

Works that Require Approval – Trees on Public Land

12. Any work to a tree on public land (e.g. street trees) requires prior approval from Council. Refer to Council's Tree Management Policy for further information.
13. Where the proposed development activity on a property involves works to a public tree (e.g. pruning or removal), the proposed works to the public tree must be included within the subject development application.
14. Any proposed development works within 5m of a public tree must include tree protection in accordance with *AS4970 Protection of trees on development sites* as part of the subject development application.
15. Some works to trees on public land may be carried out as Exempt Works by public authorities and authorised persons in accordance with **Appendix 8** of this DCP and the requirements of Council's *Tree Management Policy*.

3.2.2 Green Web

Introduction

The Green Web seeks to conserve and enhance Georges River's bushland and biodiversity by identifying and appropriately managing key areas of bushland habitat and establishing and maintaining interconnecting linkages and corridors.

The Green Web is mapped to include:

- Habitat Corridor
- Habitat Reinforcement Corridor

The objectives and controls in this chapter will affect the siting of development on parcels of land; determine what vegetation is retained and how the proposed landscape elements are integrated with new development.

Objectives

- (a) Prevent direct loss of habitat in and adjoining Green Web areas and enhance long term sustainability.
- (b) Prevent fragmentation of bushland.
- (c) Enhance biodiversity and ensure ecological resilience through greater connectivity of bushland areas.
- (d) Improve the function of riparian zones and foreshores to provide linkages and corridors between areas of habitat.
- (e) Minimise weed invasion and spread within Green Web areas.
- (f) Revegetate habitat or corridors to compensate for detrimental impacts accruing from the development of land.
- (g) Enhance vegetation corridors in urban areas
- (h) Re-establish corridors in urban areas.

Controls

All Green Web Areas

1. Green Web areas are those areas mapped on the maps contained within **Appendix 1**.
2. Green Web areas are to be landscaped with species indigenous to the Georges River Council area, listed in Council's Backyard Biodiversity Guide on Council's website and Council's Tree Management Policy (and its Appendix 1 – Tree Planting). Trees and landscaping should be provided in a form and configuration that maintains and enhances the core habitat and vegetated linkages.
3. Development should contribute to the maintenance of local habitats and connectivity between bushland remnants.
4. Development should seek to retain unique environmental features of the site including:
 - i. Rock outcrops;
 - ii. Wetlands and the like;
 - iii. Watercourses, drainage lines and riparian land;

- iv. Groups of significant trees and vegetation; and
- v. Mature trees with hollows and other fauna habitat features on the site.
- 5. Bushfire asset protection zones must not be in identified area of key habitat and corridors, except in the case of development or redevelopment of single dwellings and secondary dwellings on existing lots or alterations and additions to existing dwellings.
- 6. Development should ensure that off-site impacts into adjoining bushland are minimised, such as weed invasion, increased runoff and stormwater pollutants.

Controls for Green Web Habitat Corridor Areas

- 7. Development should maintain habitats in a size and configuration that ensures their ongoing viability and sustainability.
- 8. Development should ensure connectivity between bushland remnants. To achieve this, corridors should be of a scale commensurate with the habitats they connect.

Controls for Green Web Habitat Reinforcement Corridor Areas

- 9. Development should, through its siting, design and landscape treatment, maximise habitat values and minimise disruption to connectivity through:
 - i. Allocating one boundary of the site to planting of indigenous vegetation of a mix of canopy species (over 3m height at maturity) and understorey species (less than 3m height at maturity, or
 - ii. Retention and revegetation of remnant bushland elements.
- 10. The required treatment will depend upon the scale of the bushland remnants linked by the land or the quality of the remnants to be retained on site.

Note:

No Green web mapping was previously undertaken for the former Hurstville LGA. As such additional mapping will be required for the entire Georges River LGA.

3.3 Landscaping

Objectives

- (a) Contribute to the creation of a distinct landscape character for the Georges River LGA.
- (b) Protect existing significant trees and vegetation as outlined in Council's Tree Management Policy and Appendices.
- (c) Promote healthy growth of canopy trees.
- (d) Reduce the visual and environmental impact of buildings, structures and hardstand.

- (e) Create attractive, comfortable, functional and safe streets, public domain and private domain.
- (f) Complement and enhance the function of communal open space, private open space and setback areas.
- (g) Provide habitat corridors for local wildlife species.
- (h) Encourage infiltration of rainwater to the water table.
- (i) Reduce urban heat.
- (j) Protect existing natural rock outcrops.

Controls

1. Landscaping on site should be incorporated into the site planning of a development to (where appropriate):
 - i. Reinforce the desired future character of the locality;
 - ii. Maintain significant landscape features;
 - iii. Be consistent with any dominant species in the adjoining area of ecological significance;
 - iv. Incorporate fire resistant species in areas susceptible to bushfire hazard;
 - v. Provide planting within setback zones (setbacks identified within the relevant applicable parts of the DCP);
 - vi. Soften the visual impact of buildings, carparks and roads;
 - vii. Cater for outdoor recreation areas;
 - viii. Separate conflicting uses;
 - ix. Screen undesirable elements;
 - x. Provide opportunities for on-site stormwater infiltration, in particular around existing trees and vegetation;
 - xi. Consider the future maintenance requirements of landscaped areas;
 - xii. Protect the effective functioning of overhead, surface level or underground utilities; and
 - xiii. Improve the aesthetic quality of the development.
2. Landscape planting should achieve a mature height in scale with the structures on the site.
3. Where canopy trees, shrubs and groundcovers are required, preference should be given to incorporating locally indigenous plants listed in [GRDCP 2021 Backyard Biodiversity Guide](#) on Council's website [and Council's Tree Management Policy \(and its Appendix 1 – Tree Planting\)](#).

4. Hydrological issues should be considered at the early stages of design for development around and close to trees on development sites.
5. Public domain works including street tree planting should comply with Council's relevant policies including:
 - i. Kogarah North Public Domain Plan
 - ii. Kogarah Street Tree Management Strategy and Masterplan 2009;
 - iii. Hurstville Street Tree Management Study 2015; and
 - iv. Georges River Public Domain Streetscape works specifications 2019.
6. Topsoil and mulch should be included in landscape areas and should contain organic matter to support plant growth.

Planting on Structures

7. Where landscaping is provided in a structured environment such as a raised planter box or 'on slab' they should include waterproofing, drainage and automatic irrigation. The minimum plant material pot container sizes for trees should be 75 litres and minimum soil depth for shrubs 200mm and groundcovers 150mm.
8. Green roofs and walls must be provided in higher density urban environments where opportunities for deep soil landscaping are limited and/or where large walls face active areas of the public domain.

Note: Trees rely on natural seepage for survival and placement of structures, dwellings etc. can impede these flows and adversely impact tree health.

3.4 Bushfire Prone Land

Objectives

- (a) Locate and design development to minimise the risk to life and property from bushfires.
- (b) Balance the conservation of native vegetation and bushfire protection.

Controls

1. Development should be located and designed to minimise the need for bushfire hazard reduction within native vegetation areas.
2. Bushfire Asset Protection Zones should be located entirely within the development site.

Note: Development on land identified as bushfire prone on Council's Bushfire Prone Land [Map](#) should address the bush fire protection measures in the publication *Planning for Bushfire Protection* (2019).

3.5 Earthworks

3.5.1 Excavation (including cut and fill)

Objectives

- (a) Ensure that the natural topography and landform is maintained, and the amount of excavation is minimised.
- (b) Minimise the visual impact of new development, particularly when viewed from the public domain.
- (c) Minimise earthworks to maintain the existing landform and protect the integrity and stability of geological elements in the vicinity of the site.
- (d) Minimise impacts on surrounding vegetation and provide increased opportunities for tree retention, including trees on neighbouring properties.
- (e) Ensure earthworks do not detrimentally impact on stormwater flows or flood conditions on adjacent land.

Controls

1. Natural ground level should be maintained within 900mm of a side and rear boundary.
2. Cut and fill should not alter natural or existing ground levels by more than 1m (see **Figure 42**).
3. Habitable rooms (not including bathrooms, laundries and storerooms) are to be located above existing ground level.
4. Rock outcrops, overhangs, boulders, sandstone platforms or sandstone retaining walls are not to be removed or covered.
5. Development is to be located so that clearing of vegetation is avoided.
6. Cut and fill within a tree protection zone (TPZ) of a tree on the development site or adjoining land, must be undertaken in accordance with Australian Standard AS 4970 (Protection of trees on development sites).
7. Soil depth around buildings should be capable of sustaining trees as well as shrubs and smaller scale gardens.
8. Earthworks are not to increase or concentrate overland stormwater flow or aggravating existing flood conditions, on adjacent land.
9. Fill material must be virgin excavated natural material (VENM) or fill that meets all of the conditions of a recourse recovery order issued by the NSW Environmental Protection Authority (EPA).

10. For sites identified as flood affected, any cut and fill works, included in the development are to comply with the requirements of Council's Stormwater Management Policy, specifically Chapter 6 – Flooding and Overland Flow.

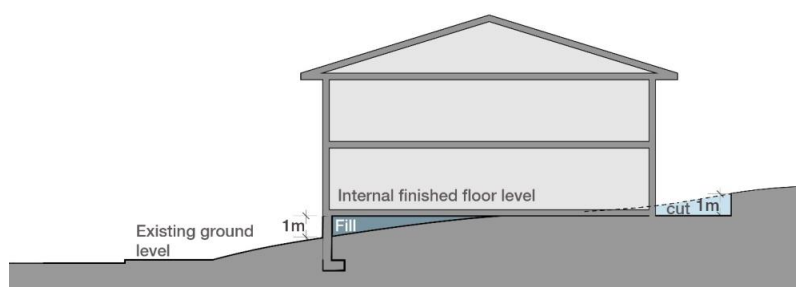


Figure 42: Maximum Cut and Fill

3.5.2 Construction Management / Erosion and Sediment Control Objectives

- Protect the environmental quality of waterways.
- Reduce erosion hazard and prevent soil, building material and pollutants leaving the site and entering waterways.
- Prevent reduction in the hydraulic capacity of drainage systems.
- Enable the community to reuse, repair, recycle or dispose of waste at safe, clean and easily accessible facilities.

Controls

- Development must minimise any soil loss from the site to reduce impacts of sedimentation on waterways through the use of the following:
 - Sediment fencing
 - Water diversion
 - Single entry / exit points
 - Filtration materials such as straw bales and turf strips

Refer to NSW Guidelines for Erosion and Sediment Control on Building Sites for further guidance.

- Development that involves site disturbance is to provide an erosion and sediment control plan which details the proposed method of soil management and its

implementation. Such details are to be in accordance with The Blue Book – Managing Urban Stormwater: Soils & Construction by Landcom.

3. Development is to minimise site disturbance, including impacts on vegetation and significant trees and the need for cut and fill.
4. Construction works within a tree protection zone (TPZ) of a tree on the development site or adjoining land, must be undertaken in accordance with AS 4970 (Protection of trees on development sites).
5. Development which has high potential risk to groundwater must submit a geotechnical report to address how possible impacts on groundwater are minimised.
6. Work must not be carried out in a public road or footpath unless a permit has been granted by Council (or other relevant roads authority) under s.138 of the *Roads Act 1993*, and / or s.68 of the *Local Government Act 1993*. These are separate approvals to development consent or a Complying Development Certificate. Consult with Council to determine if a permit is required.

3.6 Contaminated Land

Objectives

- (a) Ensure that the development of contaminated or potentially contaminated land does not pose a risk to human health or the environment

Controls

1. Each development application is to include information sufficient to allow Council to meet its obligation to determine whether development should be restricted due to the presence of contamination.
2. Proposals for the development of contaminated land or potentially contaminated land will need to determine:
 - i. The extent to which land is contaminated (including both soil and groundwater contamination);
 - ii. Whether the land is suitable in its contaminated state (or will be suitable after remediation) for the purpose for which the development is proposed to be carried out;
 - iii. Whether the land requires remediation to make the land suitable for the intended use prior to that development being carried out; and
 - iv. If the land has been previously investigated or remediated, development cannot be carried out until Council has considered the nature, distribution and levels of residues remaining on the land and Council has determined that the land is suitable for the intended use.

3. Operating practices and technology must be employed to prevent contamination of groundwater.

Note: For requirements related to Contaminated Land, refer to State Environmental Planning Policy (Resilience and Hazards) 2021 and the Managing Land Contamination: Planning Guidelines.

3.7 Heritage

Notes:

Any application for a property identified in the Georges River LEP 2021 as a heritage item or in the vicinity of a heritage item or heritage conservation area, must be accompanied by a Heritage impact statement. Refer to Council's Development Application Guide for further details.

A Conservation Management Plan (CMP) may be required for works relating to State heritage items subject to advice from Council's Heritage advisory service.

3.7.1 Aboriginal Cultural Heritage

Objectives

- (a) Acknowledge the importance of Aboriginal heritage as part of Georges River heritage resources.
- (b) Protect Aboriginal objects and Aboriginal Places of heritage significance by minimising the likelihood of disturbance from development.
- (c) Minimise potential for interference with archaeological objects as a result of development by encouraging relics to be preserved in-situ.
- (d) Minimise disturbance and exposure of areas along the foreshore including excavations for swimming pools, jetties, and boat sheds.
- (e) Minimise disturbance to rock outcrops and overhangs.

Controls

1. Obtain relevant approvals from other agencies prior to commencing work where a site contains, or has potential for Aboriginal objects.
2. Building and landscaping works, including paths and driveways are not to disturb any Aboriginal objects.
3. New works including excavations for swimming pools, jetties and boat sheds is to be sited away from the foreshore where possible.
4. New works are to be sited away from rock outcrops and overhangs.

3.7.2 Non-Aboriginal Heritage

Objectives

- (a) Ensure changes to heritage items are based on an understanding of the heritage significance of the heritage item.
- (b) Allow change to occur to heritage items to meet amenity and contemporary safety, sustainability or technological standards, provided that those changes are sympathetic to and does not detrimentally affect the heritage significance of the heritage item.
- (c) Ensure significance features of heritage items are retained and that development is sympathetic to these features with particular regard to bulk, form, style, character, scale, setbacks and materials.
- (d) Acknowledge changes over time to heritage items, as subsequent layers may also be of significance.
- (e) Encourage reinstatement of missing details and the removal of past unsympathetic changes, to improve overall outcomes to the heritage significance of the heritage item.
- (f) Allow changes to the rear of heritage items where the new work does not impact the heritage significance of the item.
- (g) Ensure that new uses of heritage items are compatible with the fabric and heritage significance of the item.
- (h) Encourage changes to be reversible where possible and appropriate.

Controls

1. Retain features (including landscape features) that contribute to the significance of the item.
2. Remove unsympathetic elements, especially where substantial changes are proposed to a heritage item, and there is potential for an improved heritage outcome.
3. New work is to be consistent with the setback, massing, form and scale of the significant features of the heritage item.
4. Retain significant fabric, features or parts of the heritage item that represent key periods of the item's history or development.
5. Locate change away from original areas of the heritage item that are intact. For example, where a building's significance is related to the front of a building, locate new work to the rear.
6. All works are to be consistent with an adopted Conservation Management Plan/s where applicable.

3.7.3 Archaeological Management

Objectives

- (a) Acknowledge the importance of archaeology as part of the Georges River heritage.
- (b) Minimise potential for interference with archaeological heritage as a result of development by encouraging relics to be preserve in-situ.

Controls

1. Minimise the depth and extent of any excavation and locate new work away from areas known to contain archaeological relics.
2. Ensure reversibility of changes (as relevant).

3.7.4 Heritage Items - Site Specific Requirements

Note: The following site-specific requirements including diagrams are provided separately in **Appendix 2**.

- No. 24 Penshurst Avenue, Penshurst
- No. 211-217 Rocky Point Road, Ramsgate

3.7.5 Heritage Conservation Areas

Objectives

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

Controls

1. Any development in the Heritage Conservation Areas is to address and respond to the requirements of the relevant Heritage Conservation Area Guidelines contained in **Appendix 3**.

2. New development must demonstrate how it respects the heritage values of the Heritage Conservation Area (as detailed in the Heritage Conservation Area guidelines).
3. Demolition of dwellings in the Heritage Conservation Areas identified as Contributory or Neutral will generally not be supported, unless a structural assessment has been undertaken by a suitably qualified professional and a report is submitted to Council confirming that the building is structurally unsound.

3.7.6 Development in the vicinity of a Heritage Item or Heritage Conservation Area

Objectives

- (a) Ensure development in the vicinity of a heritage item or heritage conservation area is designed and sited to protect the heritage significance of the item or heritage conservation area.

Controls

1. Respect and respond to the curtilage, setbacks, form, scale and style of the heritage item or heritage conservation area in the design and siting of new work.
2. Maintain significant public domain views to and from the heritage item or heritage conservation area.
3. Ensure compatibility with the orientation and alignment of the heritage item.
4. Provide an adequate area around the heritage item to allow for its interpretation.
5. Retain original or significant landscape features that are associated with the heritage item or that contribute to its setting.
6. Protect and allow interpretation of archaeological features as appropriate.

Note: The following conservation areas guidelines are provided in **Appendix 3**.

- Penshurst Heritage Conservation Area
- Kogarah South Heritage Conservation Area
- O'Brien's Estate Heritage Conservation Area

3.8 Views Impacts

Objectives

- (a) Protect vistas and public views from streets and public places.

- (b) Ensure views to and from the site are considered at the site analysis stage.
- (c) Recognise the value of views from private dwellings and encourage view sharing based on the Tenacity Planning Principle.
- (d) Recognise the value of view sharing whilst not restricting the reasonable development potential of the site.
- (e) Recognise the value of trees and vegetation in improving or framing views.

Controls

1. Development shall provide for the reasonable sharing of views.
2. View pruning is to comply with Council's Tree Management Policy.

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

3.9 Coastal Hazards and Risks

3.9.1 Coastal Management

Objective

- (a) Protect and manage the coastal environment of the LGA.

Control

1. Development is to comply with the provisions of the State Environmental Planning Policy (Resilience and Hazards) 2021 and the *Coastal Management Act 2016*.

3.9.2 Sea Level Rise

Objectives

- (a) Ensure that development adequately considers and responds to sea level rise projections, and the predicted effects on inundation, flooding, coastal and foreshore recession, and on groundwater levels.
- (b) Ensure that development on land vulnerable to sea level rise is situated and designed to minimise the risk from future inundation, flooding, coastal and foreshore recession, and from rises in groundwater levels during the expected life of the development.

- (c) Ensure that development is designed to enable future adaptation if projections are realised, or that measures are implemented to mitigate any adverse impacts of climate change or sea level rise.

Controls

1. Development on land identified on the Georges River LEP 2021 'Coastal Hazard and Risk Map' must implement measures to mitigate the adverse effects of projected sea level rise and increases in flood levels on the development.
2. Development should be designed and situated to reduce the risk from the effects of sea level rise. For example, structures should be located on the highest part of the Lot and/ or located on the lot away from the foreshore or coastline while still satisfying other controls and objectives of the DCP.
3. Development on land adjacent to tidal waters, including the Georges River and Salt Pan Creek, should be designed to minimise the risk to property and the environment from sea level rise in the event of a 1% AEP flood by:
 - i. Siting the floor level of habitable rooms, wet areas and other sensitive uses (e.g. on-site wastewater disposal areas) 1.4m above the 1% AEP riverine flood level. The 1.4m is to allow for the 2100 (year) NSW sea level rise planning benchmark of 0.9m and 0.5m freeboard.
 - ii. Siting other non-habitable structures (e.g. sheds, decks, pergolas) 0.7m above the 1% AEP riverine flood level. The 0.7m is to allow for the 2050 (year) NSW sea level rise planning benchmark of 0.4m and 0.3m freeboard.
 - iii. Siting all garages and basements 1.2m above the 1% AEP riverine flood level. The 1.2m is to allow for the 2100 (year) NSW sea level rise planning benchmark of 0.9m including 0.3m freeboard.

Notes:

For best practice guidelines refer to:

- i. NSW Floodplain Development Manual (2005),
- ii. NSW Coastal Planning Guideline: Adapting to Sea Level Rise (2010),
- iii. Flood Risk Management Guide – Incorporating sea level rise benchmarks in flood assessments (2010), and
- iv. Australian Rainfall and Runoff: A Guide to Flood Estimation

* AEP (measured as a percentage) is a term used to describe flood size. It is a means of describing how likely a flood is to occur in a given year. For example, a 1% AEP flood is a flood that has a 1% chance of occurring or being exceeded, in any one year.

* A Section 10.7 Planning Certificate will identify whether or not the site is subject to exposure to tidal inundation and/ or flood hazard risk.

* In cases where land is also affected by overland flooding, the appropriate flood levels will be the higher of the required floor levels as determined necessary due to overland flooding and those determined through the application of Section 3.9 - Coastal Hazards and Risks of the DCP.

3.10 Water Management

Objectives

- (a) Ensure development has minimal impacts on the natural water cycle and the environment, including natural water systems, water quality and surface / ground water flow regimes.
- (b) Ensure development has minimal impacts on Council's existing drainage network and adjoining properties.
- (c) Minimise run-off volumes and discharge rates to ensure no 'net' increase in stormwater drainage flows and flood risk in urban areas relative to the existing.
- (d) Ensure the safety of people in flood risk areas and limit the potential damage to property and infrastructure.
- (e) Manage continuing flood risk and cumulative impacts of developments.
- (f) Reduce the development's reliance on mains supplied water and encourage more efficient use of water.
- (g) Encourage water conservation and reuse through the provision of water reuse facilities, conservation practices, recycling and groundwater recharge.
- (h) Minimise pollution from the development during and after construction.
- (i) Minimise public drainage infrastructure costs.
- (j) Minimise impacts of on-site stormwater detention on existing ground levels and streetscape quality.
- (k) Minimise conflicts between stormwater management and landscaping.

Controls

Stormwater Management

1. Development must comply with Council's [Stormwater Management Policy](#) which provides detail of drainage requirements for different development types. Consultation with Council is recommended.
2. Water Sensitive Urban Design (WSUD) principles are to be incorporated into the design of stormwater drainage, on-site retention and detention, landscaping and within the overall design of the development.
3. Where on-site detention (OSD) is proposed within the front setback area, the OSD:
 - i. Must be located below ground,

- ii. Must not encroach into the deep soil zone provided for trees, and
- iii. Maintain a minimum soil depth of 400mm above to enable landscaping if it is proposed within the landscaped area, supported by irrigation and sub-surface drainage.
- 4. Above ground OSD within the front setback area will only be considered by Council where it can be demonstrated that the development can satisfy the required landscaping and deep soil zone controls (if applicable).
- 5. Stormwater runoff must be contained, collected and managed within the drainage network system of the development.
- 6. Impact of stormwater runoff on neighbouring properties must remain substantially unchanged or improved after the development.

Flood Risk Management

- 3. Development must comply with the Flooding and Overland Flow Section of Council's Stormwater Management Policy which provides guidelines of controlling developments in different flood risk areas. It should be read in conjunction with the NSW Government's 'Floodplain Development Manual 2005'.
- 4. Flood risk areas are identified as follows:
 - i. Flood Planning Area has the same meaning as it has in the Floodplain Development Manual.
 - ii. 1% AEP flood event affected areas in Council's adopted Overland Flow Flood Studies. Refer to Council's website www.georgesriver.nsw.gov.au, specifically the Flood Management section.
 - iii. Probable maximum flood (PMF) affected areas in Council's adopted Overland Flow Flood Studies. Refer to Council's website www.georgesriver.nsw.gov.au, especially the Flood Management section.
- 5. Development consisting of sensitive land uses should not be undertaken in PMF affected areas. In the case that such a development is permitted, the floor levels must be set at 1% AEP floor level plus 500 mm freeboard or the PMF, whichever is the greater. Sensitive land uses, in terms of flood consideration, means development for the following purposes:
 - 1. boarding houses,
 - 2. caravan parks,
 - 3. correctional centres,
 - 4. early education and care facilities,
 - 5. eco-tourist facilities,
 - 6. educational establishments,
 - 7. emergency services facilities,
 - 8. group homes,
 - 9. hazardous industries,

10. hazardous storage establishments,
11. hospitals,
12. hostels,
13. information and education facilities,
14. respite day care centres,
15. seniors housing,
16. sewerage systems,
17. tourist and visitor accommodation,
18. water supply systems.

Notes:

Refer to Council's Stormwater Management Policy 2020, specifically Section 6 Flooding and Overland Flow for further guidance.

Water Quality

6. Measures to control pollutants in stormwater discharge from development sites are to be included in any development. Refer to Section 3.5.2 – Construction Management / Erosion and Sediment Control of this DCP.
7. Runoff entering directly to waterways or bushland is to be treated to reduce erosion and sedimentation, nutrient and seed dispersal.

3.11 Ecologically Sustainable Development

3.11.1 Energy and Water Efficiency

Objectives

- (a) Ensure development incorporates environmentally sustainable design and construction.
- (b) Reduce the impacts of development on the environment.
- (c) Reduce the cause and impacts of the urban heat island effect.
- (d) Increase the resilience of development to the effects of climate change.
- (e) Ensure that greenhouse gas emissions will be reduced.
- (f) Reduce the use of potable water.
- (g) Ensure that development can adapt to climate change.
- (h) Reduce the environmental impact from building materials through reduction, re-use and recycling of materials, resources and building components.

Controls

Residential Buildings

1. All BASIX affected development must comply with [State Environmental Planning Policy \(Sustainable Buildings\) 2022](#) ~~SEPP (Building Sustainability Index: BASIX) 2004~~.

Commented [A1]: Update from SEPP BASIX 2004. Sustainable Buildings SEPP 2022 comes into effect 1 October 2024.

Non BASIX Residential Buildings

2. Additional or replacement ceiling/roof and walls must be fitted with insulation. Ceiling/roof insulation must be rated R3.0 or equivalent and wall insulation must have an R1.5 or equivalent rating. Insulation of cavity brick walls is not required.
3. Any hot water system(s) installed as part of a development or as a replacement must consider the most efficient option available to minimise greenhouse gas emissions.
4. Water Efficient Fixtures: where new or replacement fittings are required shower heads shall be at least 3 star rated water efficient 4 star dual flush toilets and 4 star taps (for all taps other than bath outlets and garden taps), bathroom and kitchen taps shall be fitted with aerators; and water closets shall have a dual flush cistern.
5. Any products installed as part of a development or as a replacement that are regulated for water efficiency under Water Efficiency Labelling and Standards (WELS) Scheme must obtain a Minimum WELS rating of 4.5 stars. Products that carry a star water label and are regulated under WELS include clothes washing machines and dishwashers. The water star rating as well as date of purchase of the product should be visible on the product at all times. The Federal Governments WELS website has a comprehensive list of efficient appliances based on star ratings available at www.waterrating.gov.au.
6. Wherever practicable, orient the development to reduce the need for artificial lighting by maximising daylight in habitable areas, whilst minimising heat and glare. Ways to achieve this includes skylights, atriums or light shafts and adjustable shading.

Non-Residential Buildings

7. Development must comply with *Clause 6.10 Design Excellence* of Georges River LEP 2021.
8. All development must comply with Section J Energy Efficiency of the BCA/NCC.
9. The energy efficiency provisions of the Building Code of Australia should be incorporated into the design of non-residential buildings. This may require the inclusion of the following:
 - i. Windows that are appropriately sized and shaded to reduce summer heat load and permit entry of winter sun.
 - ii. Building materials selected to assist thermal performance and ceiling insulation used where appropriate.
 - iii. Natural ventilation.

- iv. Buildings should have an area, orientation and roof pitch that is suitable for the installation of solar collectors.
- v. Low energy, high efficiency plant, fittings and appliances should be specified.
- vi. The use of photovoltaic panels/solar collectors for hot water heating and power is encouraged to reduce energy consumption.
10. Water conservation principles should be incorporated into non-residential developments, including the following:
 - i. Water efficient fittings and appliances including: 4 star dual-flush toilets and taps, 3 star showerheads and urinals, water efficient washing machines and dishwashers.
 - ii. Rainwater tanks should be provided to meet 80% of non-potable demand including outdoor use, toilets and laundry.
 - iii. Cooling Towers are designed in accordance with best practice guidelines to reduce potable water consumption.
 - iv. Water use within open spaces (for irrigation, water features etc.) should be supplied from sources other than potable mains water (e.g. stormwater, greywater or wastewater) to meet 80% water use demand.
11. Development is to demonstrate how the design has sought to reduce the urban heat island effect through the following:
 - i. Use of reflective or light coloured building materials;
 - ii. Provision of permeable surfaces; and
 - iii. Planting of increased vegetation to achieve substantial tree canopy and shading.
12. Building design is to demonstrate that the indoor environmental quality has been considered through:
 - i. Use of passive design elements i.e. natural lighting and natural cross ventilation;
 - ii. Provision of shading devices to reduce heat load and for glare control; and
 - iii. Use of cross ventilation for thermal comfort.
13. Ecologically sustainable, second hand and recycled building materials should be considered for use in building construction.
14. Developments should seek to reduce car dependence through the provision of end of trip facilities, bicycle parking, car share and small vehicle parking spaces, electric vehicle charging stations and green travel plans.

Note: In achieving the desired outcomes of this element, applicants for non-residential developments are encouraged to demonstrate that the development is designed to achieve a minimum 4 star rating under the Green Building Council of Australia's Green Star Rating Tool. Go to www.gbca.org.au for more details on the green star rating tool.

Sydney Water's best practice guide for cooling towers is available at www.sydneywater.com.au.

Photovoltaic solar panels

15. The use, location and placement of photovoltaic solar panels are to consider the potential permissible building form on adjacent properties.
16. Where possible proposals for new buildings, alterations and additions and major tree plantings are to maintain solar access to existing photovoltaic solar panels having regard to the performance, efficiency, economic viability and reasonableness of their location.

Environmental Sustainability Calculator

17. The Environmental Sustainability Calculator must be completed by development types required to address environmental sustainability considerations under **Clause 6.11 Environmental Sustainability** of the *GRLEP 2021*.
18. The Calculator will not apply to change of use and internal alterations that do not increase the external building footprint.
19. Utilisation of the Calculator is only optional for proposals that demonstrate a certified Green Star Building rating.

Note: Refer to Council's website for the online Calculator and the DA Guide for more information.

3.12 Waste Management

For all development categories, the on-going management of waste must be considered. This is not only a waste reduction initiative, but also a design measure ensuring that the management and collection of waste and recyclables is user friendly for all stakeholders (i.e. building occupants, neighbours, waste contractors, and other service providers).

Refer to Council's website www.georgesriver.nsw.gov.au, specifically the Waste and Recycling Section for waste bin requirements.

Objectives

- (a) Ensure that adequate provision is made for waste storage and recycling facilities within development.
- (b) Ensure that waste storage and recycling facilities are integrated into the design of new development and do not have negative impacts on streetscape or the amenity of neighbouring properties.

- (c) Ensure that waste storage and recycling facilities are suitably sited for the convenience of the occupants and servicing requirements.
- (d) Maximise reuse and recycling of household waste and industrial / commercial waste.

Controls

1. Development must comply with Council's Waste Management requirements regarding construction waste and ongoing management of waste materials (see **Appendix 4**).

3.13 Parking Access and Transport

Objectives

- (a) Minimise traffic congestion and ensure adequate traffic safety and management.
- (b) Ensure an adequate environmental quality of parking areas (including both safety and amenity).
- (c) Provide adequate car parking for building users and visitors, depending on building use and proximity to public transport.

Controls

Parking Rates

1. The car parking rate for development types are outlined in **Table 1 – Parking Requirements**. In the event of a discrepancy between the parking rates specified in this Part of the DCP and any another, the specific requirements identified within the detailed controls for a locality/area shall prevail.
2. Development types not listed in **Table 1** would be subject to a merit assessment based on the provisions set out in the Roads and Traffic Authority – Guide to Traffic Generating Developments. Council may require a detailed Traffic & Parking Study to be prepared for major development types or types of development not listed in the Guide.
3. It should be noted that the parking spaces required by this DCP are minimum numbers. Some uses, due to the nature of their operation, may warrant additional parking spaces and these may be required by Council.
4. Where a development is unable to provide the number of off street parking spaces required under **Table 1**, some of the required parking may be provided in the form of a contribution to public parking provision where required under an applicable Section 7.11 Plan.
5. In calculating the total number of car parking spaces required for a development type, the total should be rounded up to the nearest whole number (i.e. 0.5 or greater).

Land Use Types	Parking Rate (Minimum)
Residential Accommodation	
Attached Dwelling	<ul style="list-style-type: none"> 1 space per 1 and 2 beds 2 spaces per 3 beds or more 1 visitor space per 4 dwellings or part thereof for developments of 4 dwellings or more
Boarding House	<ul style="list-style-type: none"> Refer to the car parking rates for boarding houses in State Environmental Planning Policy (Housing) 2021. Clause 29(2) of the SEPP states: <i>A consent authority must not refuse consent to development to which this Division applies of any of the following grounds –</i> (e) parking <i>If–</i> <i>(i) in the case of development carried out by or on behalf of a social housing provider in an accessible area – at least 0.2 parking spaces are provided for each boarding room, and</i> <i>(ii) in the case of development carried out by or on behalf of a social housing provider not in an accessible area – at least 0.4 parking spaces are provided for each boarding room, and</i> <i>(iia) in the case of development not carried out by or on behalf of a social housing provider – at least 0.5 parking spaces are provided for each boarding room, and</i> <i>(iii) in the case of any development – not more than 1 parking space is provided for each person employed in connection with the development and who is resident on site.</i>
Dual Occupancy	<ul style="list-style-type: none"> 1 garage space and 1 driveway space per dwelling
Dwelling House	<ul style="list-style-type: none"> 1 space per 1 and 2 beds 2 spaces per 3 beds or more
Group Homes	<ul style="list-style-type: none"> Refer to the car parking rates for boarding houses in State Environmental Planning Policy (Housing) 2021
Hostels	<ul style="list-style-type: none"> Identify car parking demand through a Transport and Parking Assessment Study based on a survey of similar developments

Land Use Types	Parking Rate (Minimum)
Secondary Dwellings	<ul style="list-style-type: none"> N/A for secondary dwellings NB: Car parking rate for principal dwelling is to be achieved
Manor Houses	<ul style="list-style-type: none"> 1 space per dwelling
Multi-dwelling housing (terraces)	<ul style="list-style-type: none"> 1 space per dwelling 1 visitor space per 5 units or part thereof and 1 designated car wash bay which may also be a visitor space
Multi-dwelling housing (excluding terraces)	<ul style="list-style-type: none"> 1.5 spaces per dwelling 1 visitor space per 5 units or part thereof and 1 designated car wash bay which may also be a visitor space
Residential flat building	<ul style="list-style-type: none"> 1 space per 1 and 2 beds 2 spaces per 3 beds or more 1 visitor space per 5 units or part thereof and 1 designated car wash bay which may also be a visitor space
Semi-detached dwelling	<ul style="list-style-type: none"> 1 space per 1 and 2 beds 2 spaces per 3 beds or more
Seniors housing – self-contained dwellings	<ul style="list-style-type: none"> 1.5 spaces per dwelling. 1 visitor space per 5 units or part thereof and 1 designated car wash bay which may also be a visitor space
Seniors housing – residential care facility / respite day care centre	<ul style="list-style-type: none"> 1 space per 10 beds 1 space per 2 employees 1 designated ambulance space
Shop-top housing / mixed use development (residential component)	<ul style="list-style-type: none"> 1 space per 1 and 2 beds 2 spaces per 3 beds or more 1 visitor space per 5 units or part thereof and 1 designated car wash bay which may also be a visitor space
Home Based Land Uses	
Home Based Child Care	<ul style="list-style-type: none"> 1 space per employee 1 space per child intake capacity
Home Business	<ul style="list-style-type: none"> 1 space per employee not resident at the site
Home Industry	<ul style="list-style-type: none"> 1 space per employee not resident at the site
Specific Commercial / Retail – Non-residential accommodation development within Hurstville and Kogarah Strategic Centres	

Land Use Types	Parking Rate (Minimum)
Business and Office	<ul style="list-style-type: none"> 1 space per 60m² (GFA)
Retail Premises (Shops)	<ul style="list-style-type: none"> 1 space per 60m² (GFA)
Restaurant or Cafés	<ul style="list-style-type: none"> 1 space per 40m² (GFA)
Medical Centre	<ul style="list-style-type: none"> 1 space per 50m² (GFA) NB: Transport and Parking Assessment Study required
Specific Commercial / Retail – Non-residential accommodation development outside the Hurstville and Kogarah Strategic Centres	
Business and Commercial	<ul style="list-style-type: none"> ≤800m walking distance of Railway station - 1 space per 60m² (GFA) ≥800m walking distance of Railway station - 1 space per 40m² (GFA)
Retail Premises (Shops)	<ul style="list-style-type: none"> ≤800m walking distance of Railway station - 1 space per 60m² (GFA) ≥800m walking distance of Railway station - 1 space per 40m² (GFA)
Restaurant or Cafés	<ul style="list-style-type: none"> ≤800m walking distance of Railway station - 1 space per 40m² (GFA) ≥800m walking distance of Railway station - 1 space per 30m² (GFA)
Medical Centre	<ul style="list-style-type: none"> ≤800m walking distance of Railway station - 1 space per 40m² (GFA) ≥800m walking distance of Railway station - 1 space per 30m² (GFA) NB: Transport and Parking Assessment Study required
All Other Commercial / Retail Land uses	
Retail Premises (Car Tyre Retail Outlet)	<ul style="list-style-type: none"> 3 spaces per 100m² (GFA) or 3 spaces per work bay (whichever is greater)
Retail Premises (Garden Centres, Hardware and building supplies, Landscaping material supplies, Specialised retail premises)	<ul style="list-style-type: none"> 1 space per 50m² (GLFA), or Identify car parking demand through a Transport and Parking Assessment Study based on a survey of similar developments
Retail Premises - supermarket	<ul style="list-style-type: none"> 1 space per 20m (GLFA), or Identify car parking demand through a Transport and Parking Assessment Study based on a survey of similar developments
Retail Premises (Take away)	Developments with no on-site seating or drive-

Land Use Types	Parking Rate (Minimum)
food and drink premises)	<p>through:</p> <ul style="list-style-type: none"> 1 space per 100m² (GFA) <p>Developments with no-site seating but no drive-through:</p> <ul style="list-style-type: none"> ≤800m walking distance of Railway station - 1 space per 40m² (GFA) ≥800m walking distance of Railway station - 1 space per 30m² (GFA) <p>Developments with on-site seating and drive-through:</p> <ul style="list-style-type: none"> 1 space per 2 seats (internal), or 1 space per 3 seats (internal & external) (whichever is the greater)
Service stations – convenience store	<ul style="list-style-type: none"> 6 spaces per work bay (NB: stacked parking acceptable) 1 space per 30m² of convenience store (GFA)
Vehicle sales or hire premises	<ul style="list-style-type: none"> 1.5 spaces per 200m² of site area, 6 spaces per work bay (NB: stacked parking acceptable), 1 space per 25m² of sales area (GFA) NB: Customer / visitor parking spaces must be readily accessible from the principal road frontage and appropriately signposted and marked. These spaces must not be used for the display of vehicles or other merchandise or for the loading/unloading of vehicles onto or from car floats or trucks.
Tourist and Visitor Accommodation	
Backpackers' accommodation	<ul style="list-style-type: none"> 1 space per manager 1 space per two employees 1 space for a mini-bus
Bed and Breakfast accommodation	<ul style="list-style-type: none"> 1 space for resident owner or manager; plus 1 space per guest room
Hotel or motel accommodation and serviced apartments	<ul style="list-style-type: none"> 1 space per 5 bedrooms / unit of accommodation plus the requirements of any associated restaurant/ function room, etc. Provision to be made for off street accommodation of buses and taxis.
Industrial	

Land Use Types	Parking Rate (Minimum)
Warehouse or distribution centre	<ul style="list-style-type: none"> 1 space per 100m²
Freight Transport facilities	<ul style="list-style-type: none"> Identify car parking demand through a Transport and Parking Assessment Study based on a survey of similar developments
Industrial training facilities	<ul style="list-style-type: none"> Identify car parking demand through a Transport and Parking Assessment Study based on a survey of similar developments
Light Industrial	<ul style="list-style-type: none"> 1 space per 300m² (Warehouse component) 1 space per 100m² (Factory / Manufacturing component) 1 space per 40m² (Office component)
Vehicle body repair workshop and vehicle repair station	<ul style="list-style-type: none"> 6 spaces per work bay (stacked parking acceptable)
Educational Establishment	
Primary School	<ul style="list-style-type: none"> 1 space per 100m² (GFA) Primary educational establishments are to have a drop off and pick up parking facilities for cars and buses in addition to the DCP parking requirements.
Secondary School	<ul style="list-style-type: none"> 2 spaces per classroom 1 space per 10 students over 17 years Secondary educational establishments are to have a drop off and pick up parking facilities for cars and buses in addition to the DCP parking requirements
Recreation	
Recreation Facilities (indoor)	<ul style="list-style-type: none"> Squash / cricket / netball / soccer courts – 3 spaces per court Bowling Alley – 3 spaces per lane Gymnasium – 4.5 (min) to 7.5 (preferred) spaces per 100m² (GFA) Others - Identify car parking demand through a Transport and Parking Assessment Study based on a survey of similar developments.
Recreation Facilities (outdoor)	<ul style="list-style-type: none"> Lawn Bowls club – 30 spaces for first green plus 15 spaces per additional green or 1 space per 18.5m² (whichever is greater) Tennis courts – 3 spaces per court

Land Use Types	Parking Rate (Minimum)
	<ul style="list-style-type: none"> Golf course – 1 space per hole, plus 1 space per 2 staff, plus 1 space per 5m² GFA (clubhouse) Others - Identify car parking demand through a Transport and Parking Assessment Study based on a survey of similar developments.
Recreation Facilities (major)	<ul style="list-style-type: none"> Identify car parking demand through a Transport and Parking Assessment Study based on a survey of similar developments.
Other land uses	
Centre-based Child Care Facility	<ul style="list-style-type: none"> 1 space per 2 staff plus: <ul style="list-style-type: none"> Centres with 20 to 39 Children – 1 space per 4 children Centres with 40 to 69 Children – 1 space per 5 children Centres with 70-100 children – 1 space per 6 children. Transport and Parking Assessment Study required
Community Facilities; information and education facilities; public administration building	<ul style="list-style-type: none"> Identify car parking demand through a Transport and Parking Assessment Study based on a survey of similar developments
Entertainment facility	<ul style="list-style-type: none"> 1 space per 10m² or 1 space per 6 seats (whichever is greater)
Function Centre (Catering and Reception Centre)	<ul style="list-style-type: none"> 1 space per 10m² (dining area) 1 space per 2 employees
Funeral Chapels, Funeral Homes	<ul style="list-style-type: none"> 1 space per 10 seats or 1 space per 10m² (GFA) (whichever is greater)
Health Consulting Rooms	<ul style="list-style-type: none"> 1 space per practitioner 1 space per consulting room
Hospital	<ul style="list-style-type: none"> Identify car parking demand through a Transport and Parking Assessment Study based on a survey of similar developments
Passenger Transport Facilities, Transport Depots	<ul style="list-style-type: none"> Identify car parking demand through a Transport and Parking Assessment Study
Place of Public Worship	<ul style="list-style-type: none"> 1 space per 10 seats or 1 space per 10m² GFA (whichever is greater) <p><u>Note:</u></p> <ul style="list-style-type: none"> Some places of public worship operate with no

Land Use Types	Parking Rate (Minimum)
	seating arrangement and as such the use of the word "seat" relates to patronage level (e.g. prayer mats) <ul style="list-style-type: none"> Transport and Parking Assessment Study required
Pubs (Food and drink premises)	<ul style="list-style-type: none"> 1 space per 50m²
Restricted Premises	<ul style="list-style-type: none"> 1 space per 50m² (excluding drive-in liquor stores) 1 space per 50m² and queuing space for 3 vehicles for drive-in liquor stores
Registered clubs (excluding residential) and nightclubs	<ul style="list-style-type: none"> Identify car parking demand through a Transport and Parking Assessment Study based on a survey of similar developments
Sex Services Premises	<ul style="list-style-type: none"> 1 space per 25m² (GFA)
Small Bar	<ul style="list-style-type: none"> Identify car parking demand through a Transport and Parking Assessment Study based on a survey of similar developments
Veterinary Hospitals	<ul style="list-style-type: none"> 1 space per practitioner 1 space per consulting room

Table 1: Off-street Car Parking requirements

Parking Credits

6. A parking credit is available when developing a site already occupied by a building. Provided the development retains the structure of the existing building, the proposed development will be exempted from the parking requirements for the existing floor space.
7. Where the development is for the change of use of an existing building and the new use requires more parking than the old use, the credit is for the original use, even though the floor space may not be increasing. For example, converting a warehouse with no parking into a shop, with no increase in floor space would still be required to provide extra parking but this will be for the shop requirement minus the warehouse requirement.

Bicycle Parking

8. All Commercial, Place of Public Worship, Residential flat building and Shop-top housing development is to provide on-site bicycle parking as outlined in **Table 2 – Bicycle Parking Requirements**.

Land use	Bicycle Parking rate (minimum)
Commercial development including commercial component of a mixed use development	<ul style="list-style-type: none"> 1 space per 5 car parking spaces
Places of Public Worship	<ul style="list-style-type: none"> 1 space per 5 car parking spaces
Residential flat building	<ul style="list-style-type: none"> 1 space per 3 dwellings plus 1 space per 10 dwellings (visitors)
Shop-top housing / mixed use development (residential component)	<ul style="list-style-type: none"> 1 space per 3 dwellings plus 1 space per 10 dwellings (visitors)

Table 2: Bicycle Parking requirements

9. In calculating the total number of bicycle spaces required for a development type, the total should be rounded up to the nearest whole number (i.e. 0.5 or greater).
10. Bicycle parking facilities are to be designed in accordance with Australian Standard AS2890.3 (Parking Facilities – Part 3 Bicycle Parking Facilities).

End of Trip Facilities

11. For non-residential uses, the following facilities for bike parking are to be provided at the following rates:

- i. 1 personal locker for each bike parking space;
- ii. 1 shower and change cubicle for up to 10 bike parking spaces;
- iii. 2 shower and change cubicles for 11 to 20 or more bike parking spaces are provided;
- iv. 2 additional showers and cubicles for each additional 20 bike parking spaces or part thereof;
- v. Showers and change facilities may be provided in the form of shower and change cubicles in a unisex area in both female and male change rooms; and
- vi. Locker, change room and shower facilities are to be located close to the bike parking area, entry and exit points and within an area of security camera surveillance where there are such building security systems.

Design and Layout of Car Parking Areas

12. Internal car park layouts, space dimensions, ramp grades, access driveways, internal circulation aisles and service vehicle areas shall be designed in accordance with the requirements set out in AS 2890.1 (2004) and AS 2890.2 (2002) for off street parking and commercial vehicles.
13. Design vehicular access in accordance with the current Australian Standard for 'off-street parking (Part 1)' and 'off-street carparking for commercial vehicles (Part 2)'.
14. For mixed use development, residential off-street parking facilities shall be separated from the other uses and security roller doors shall be installed to provide security to residents.

Basement Parking

15. Basement car parking is preferable in commercial and residential flat buildings.
16. Basement car parking is to be located within the building footprint.
17. All basement parking areas are to have security doors.
18. Include natural ventilation to basement and semi basement car parking.
19. Integrate ventilation design into the façade of the building, or parking structure, treating it with appropriate features such as louvres, well designed grilles, planting or other landscaping elements.

At Grade Parking

20. Car parking areas may be designed as ground level parking provided that the design results in building frontages level with the street.
21. Parking areas are to include:

- i. Planting beds fronting a street or public place are to have a minimum width of 1 metre, unless otherwise specified elsewhere in this DCP.
 - ii. Shade trees are to be provided in open parking areas at the ratio of 1 shade tree for every 6 spaces.
 - iii. Plants to avoid are those which have a short life, drop branches, gum or fruit or those which interfere with underground pipes.
22. Parking areas are to incorporate a 150mm concrete kerb or edge treatment to reduce the likelihood of vehicles damaging adjoining landscaped areas. The use of bollards should also be considered.

Parking for People with a Disability

- 23. Parking complies with AS 1428 Design for access and mobility and AS/NZS 2890.6.
- 24. All off-street parking facilities shall allocate accessible parking spaces for people with disabilities at the rate in accordance with Section 3.17 – Universal/ Accessible Design of this DCP.
- 25. Accessible parking spaces shall be located close to an accessible lift, ramp or building entrance and be provided with an accessible path of travel.
- 26. Accessible parking spaces shall be indicated by a permanent sign as specified in AS 1428.1.
- 27. For residential development, accessible car parking spaces are to be allocated to adaptable unit, or as visitor parking.

Car Washing Area

- 28. A designated car washing area (which may also be a designated visitor car space) is required residential developments of four or more dwellings.
- 29. Car wash bays which collect waste water must be covered and discharge the water to the sewer in accordance with the requirements of Sydney Water.

Pedestrian

- 30. Design parking to ensure pedestrian safety.
- 31. Pedestrian entrances and exits shall be separated from vehicular access paths.

Access

- 32. Design driveways to minimise visual impact on the street and maximise pedestrian safety.

33. Ensure that all vehicles, including vehicles using loading bays, can enter and leave the site in a forward direction.
34. Avoid locating accessways to driveways adjacent to the doors or windows of habitable rooms.

Materials

35. All driveways are to be finished in plain concrete
36. In streets which have brick paved surfaces, driveways are constructed to Council's Engineering Specification including a concrete base with matching brick paving surface.
37. Large areas of at grade carparking are to be constructed of concrete or a light coloured material to minimise heat load. Tree planting within the carparking will be required to provide shade.

Tandem, stacked and mechanical parking areas

Mechanical parking installations means mechanical car stackers, car lifts and turntables.

Stacked parking means sharing a parking space vertically through use of a mechanical car stacker.

Tandem parking means two or more vehicles sharing a parking space at the same level configured nose to tail.

38. Where development includes a mechanical parking installation, such as car stackers, turntables, car lifts or another automated parking system, the development application is to include a Parking and Access Report including queuing analysis.
39. Access to mechanical parking installations is to be in accordance with the relevant Australian Standards.
40. Tandem or stacked parking will only be permitted where:
 - i. Each tandem or stacked parking arrangement is limited to a maximum of two spaces;
 - ii. The maximum parking limit for spaces is not exceeded;
 - iii. They are not used for service vehicle parking;
 - iv. The spaces are attached to the same strata title in residential buildings and small commercial or retail developments;
 - v. In residential buildings and serviced apartments, they are used for tenant parking only;
 - vi. In commercial or retail development, they are used for staff parking only; and

- vii. The manoeuvring of and queuing for stacked vehicles are able to occur wholly within the premises, without obstructing the entry or egress of other vehicles.
- 41. Mechanical parking installations will be considered for developments involving the adaptive re-use of existing buildings where site or building constraints prevent standard parking arrangements and no inconvenience arises from their use.
- 42. Mechanical parking installations, tandem or stacked parking are not to be used for visitor parking or parking for car share schemes.
- 43. The minimum length of a tandem space is to be 10.8m.
- 44. Car lifts will only be considered where it can be demonstrated that a basement ramp is not feasible/achievable.
- 45. Where a car lift is required, car lifts are to be provided at a minimum rate of 1 lift per 25 spaces or part thereof.

Note: Queuing analysis must be completed in accordance with Australian Standard AS2890.1 and Ausroads "Guide to Traffic Management". The assessment is to establish whether the mechanical lift requires queuing to be accommodated on the property noting that queuing of vehicles on public roads will not be supported.

Car share

- 46. Parking car share spaces are encouraged for:
 - i. Any residential development containing more than 25 residential units, or
 - ii. Any employment generating development with a floor space of 5,000m², and
 - iii. Is located within 800 metre radial catchment of a railway station, or within a transit node entre that is serviced by a strategic bus corridor.
- 47. A car share parking proposal is to be supported by a parking study.
- 48. Council may consider car share spaces in lieu of some resident parking, subject to evidence of an appropriate arrangement with a car share scheme provider.
- 49. Clearly marked plans identifying the location of all car share parking spaces must be submitted with the development application.
- 50. All car share parking spaces are to be:
 - i. Publicly accessible 24 hours a day seven days a week;
 - ii. Located together;
 - iii. Located near and with access from a public road and integrated with the streetscape through appropriate landscaping where the space is external; and
 - iv. Clearly designated by signs as being for car share scheme use.

51. Car share parking spaces located on private land are to be retained as common property by the Owners Corporation of the site and not to be sold or leased to an individual owner or occupier at any time.

Loading Requirements

52. Planning and design layout of loading and manoeuvring areas should be provided in accordance with AS2890.2 and:
- Preferably be located to the side or rear of buildings;
 - Screened from view from local and main roads; and
 - Located so that vehicles stand wholly within the dedicated loading/unloading area and do not obstruct the car parking on the subject property or public road, footway, laneway or service road.

53. Loading bay facilities are to be provided at the following rates:

Retail	Floor area >100m ² to 500m ² – 1 bay required Floor area > 500m ² to 1500m ² – 2 bays required
Commercial	Floor area 1000m ² to 5000m ² – 1 bay required Floor area > 5000m ² to 10000m ² – 2 bays required

Table 3: Loading bay parking requirements

54. The design of loading bay facilities are to be in accordance with Australian Standard AS2890.2 and **Table 4** below.

Vehicle Class	Bay length m Min.	Platform height m	Vertical Clearance m Min.
SRV	7.4	0.75 to 0.90	3.5
MRV	9.8	0.95 to 1.10	4.5 ^a
HRV	13.5	1.10 to 1.40	4.5 ^a
AV	21.0	1.10 to 1.40	4.5 ^a
^a 4.8m for animal transport vehicles, vehicle carriers and 4.6m high vehicles or where access to the top of a tall vehicle, e.g. pantechicon or load is required.			

Table 4: Service bay dimensions

3.14 Utilities

Objectives

- (a) Ensure that the necessary services are provided to cater for future occupants.
- (b) Ensure that development that integrates required services in building and site design to minimise impacts on the streetscape.

Controls

1. Applicants should consult service providers for energy, electricity, gas, water, telephone, national broadband network (NBN) fibre cables and fire requirements.
2. Any services and structures required by the providers should be located within the basement, or concealed within the facade, with appropriate access. Where this is not possible, an alternative method of minimising street impact should be demonstrated, such as screening with landscape or built elements.
3. With the exception of dwelling houses, all buildings should accommodate proposed or future air conditioning units within the basement or on rooftops, with provision of associated vertical/ horizontal stacks to all sections of the building.
4. Air conditioning units and mechanical plant located on the roof should be well screened and integrated into the building form.
5. Air conditioning units and mechanical plant should be sited away from adjacent sensitive land uses and/or screened by walls or other acoustic treatments.
6. Car parking areas are to be designed and constructed so that electric vehicle and bicycle charging points can be installed now or at a later date. This will include the provision of 3 phase power to car parking areas for residential flat buildings, shop top housing and non-residential buildings.
7. For all future roaded subdivisions, electricity supply is to be installed underground.
8. The existing above ground electricity and telecommunication cables within the road reserve and within the site will be replaced, at the applicant's expense, by underground cable and appropriate street light standards, in accordance with the Energy and Communication Provider's guidelines.

3.15 Public Domain

3.15.1 Infrastructure

Objectives

- (a) Create an integrated space that is attractive, legible, comfortable, safe and engaging.
- (b) Encourage pedestrian and cyclist use.
- (c) Increase the amount and quality of public leisure spaces.
- (d) Ensure increased urban greening.

Controls

1. All proposed public domain works are to be undertaken in accordance with the relevant Council Public Domain Plan.
2. Where there is no public domain plan for the precinct, a public domain plan for the site and associated public domain is to be prepared and submitted with the development application in consultation with Council.
3. Embellishment of the public domain should include new street furniture, new street plantings and footpath improvements.
4. New street furniture should comply with the relevant Council Public Domain Plan in respect of its material, colour, size, shape and location. This is subject to aspects of safety and compatibility with the development and adjacent development being considered.
5. Where there is no Public Domain plan, Council's use of a particular style of street furniture as a signature of the Council area or suburb must be respected.
6. The installation of hostile architectural features in areas accessible to the public is not permitted. Hostile architecture includes a restriction on the design and installation of items such as: slanted or curved benches, rocky pavements, spiked windowsills, segmented benches, street spikes, awning gaps, barred corners, street dividers, raised grate covers, tiered seating, fence grates, retractable spikes and the like.
7. The cost of all public domain works will be borne by the applicant.

3.15.2 Public Art

Objectives

- (a) Enhance the sense of place through the provision of public art.
- (b) Promote sustainability through public art in new development.
- (c) Ensure that public art is an integrated and cohesive part of new development.

- (d) Recognise and build on the cultural identity and diversity through interpretive public art.

Controls

1. Major developments (commercial, public administration, and retail development) and mixed-use developments with a capital investment value of \$5 million or more are to include an element of public art.
2. A minimum of 1% of the total cost of the development is to be allocated to the public art budget.
3. Details of the nature of the work, its approximate location and size are to accompany the development application.
4. Developers should consult the Georges River Council Public Art Guidelines, to determine any requirements for including public art in new developments, and to review what constitutes public art.
5. The application must include a Public Art Plan which addresses how the proposed public art meets the following Design Selection Criteria:
 - i. Standards of excellence and innovation.
 - ii. Relevance and appropriateness of the work in relation to its site.
 - iii. Its contribution to creating sense of place, and integration into the built form.
 - iv. Where possible, participation of local artists, local groups, youth or indigenous groups.
 - v. Consideration for public safety and the public's use of and access to the public space.
 - vi. Consideration of maintenance and durability requirements of materials, including potential for vandalism and graffiti.
 - vii. Where applicable, consistency with current planning, heritage and environmental policies and plans of management.
 - viii. Evidence of appropriate Public Liability Insurance to cover construction and installation of work.

3.16 Subdivision

3.16.1 Lot Size and Shape

Objectives

- (a) Ensure that lot sizes and street frontages can support the desired building type and use and achieve internal spaces appropriate to their function.

Controls

1. Development is to comply with the minimum Lot Standard as prescribed in Clauses 4.1 through to 4.1B of the Georges River LEP 2021 and associated maps where applicable.
2. New allotments for dwelling houses are to have a minimum width of 15m for the entire allotment.
3. Battle-axe allotments are to comply with the access requirements outlined below in **Table 5**.

Zone	Number of lots per access corridor (Maximum)	Width of access handle (Minimum)
R2 Low Density Residential	6	≤ Two (2) lots – 3m
R3 Medium Density Residential		> Two (2) lots – 6m
IN2 Light Industrial	2	6m

Table 5: Battle-axe lots – access requirements

4. Easement widths are to comply with Council's Stormwater Management Policy, specifically 3.5.2 Required Easement Widths.
5. Where the topography of a site requires separate pedestrian access or is only accessible by the use of an inclinator, an accessway with a minimum width of 2 metres is to be provided.
6. Corner allotments may be required to provide a 3m x 3m splay corner (road to road), or 1.5m x 1.5m (lane to road).

Note: Applicants are advised to consult with Council staff prior to lodgement of any development application to determine specific requirements.
7. Newly created allotments must include an indicative building envelope to demonstrate how solar access, vehicular access, setbacks, landscaped areas and tree preservation can be achieved.

3.16.2 Roads, Vehicular Access and Car Parking

Objectives

- (a) Ensure road design takes into account connectivity, legibility and permeability whilst catering for the safety of all road users (i.e. motor vehicles, pedestrians and cyclists).
- (b) Ensure road construction meets minimum standards.
- (c) Ensure adequate vehicular access and car parking is provided to allotments, relative to subdivision type and site constraints without adversely impacting the natural environment.

Controls

1. Public roads are to be constructed in accordance with the relevant Australian Standards and relevant road authority's policy and specifications on road design and safety guidelines.
2. Pedestrian footpaths or shared pathways / cycle ways are to be designs in accordance with AS 1428 Design for access and mobility.
3. Consent should be obtained from the relevant road authority under the *Roads Act 1993* for each opening of a public road associated with development.
4. Driveways and car parking are to be constructed in accordance with AS 2890.1- (2004), Parking facilities – Off-street car parking and with the relevant road authority's policy and specifications on vehicle and driveway crossings.
5. Driveways and car parking must satisfy the requirements in Section 3.13 – Parking and Access of this DCP and comply with the relevant DCP controls according to the development type.

3.16.3 Utilities and Services

Objectives

- (a) Ensure that allotments are adequately serviced by appropriate utility services.

Controls

1. Development is to comply with requirements outlined in Clause 6.9 Essential services of the Georges River LEP 2021.
2. Service supply to multiple battle-axe subdivisions is to be provided by underground cable. Confirmation that this has been arranged is required in writing from the relevant authority before approval and release of plans.
3. Adequate space for the storage of waste and recycling bins is to be provided on the site in an accessible location as outlined in Council's Waste Management

Requirements Policy (**Appendix 4**) and Section 3.12 – Waste Management of this DCP.

3.16.4 Drainage

Objectives

- (a) Ensure subdivisions are fully drained to Council standards according to subdivision type.

Controls

1. Comply with the requirements outlined in Council's Stormwater Management Policy.

3.17 Universal / Accessible Design

Objectives

- (a) Ensure all publicly accessible buildings provide a safe and continuous path of travel for people with impaired mobility.
- (b) Provide residential development that includes adaptable units and accessible residential accommodation to address potential demand.

Controls

General

1. All new building work should comply with the accessibility provisions of the Building Code of Australia (BCA) and the Disability (Access to Premises - Buildings) Standards 2010 where required.
2. Continuous unobstructed paths of travel should be provided from public footpaths, accessible car parking, and set down areas to public building entrances. Paths of travel should be designed in accordance with the Disability (Access to Premises - Buildings) Standards 2010.
3. Accessways for pedestrians and for vehicles are to be separated.

Seniors Housing

4. Access is to be provided in accordance with the requirements of SEPP (Housing for Seniors or People with a Disability) 2004.

Heritage Buildings

5. Access to heritage buildings should be provided that is sympathetic to the heritage significance of the building and its curtilage.

Medium and High Density Residential Developments

6. Refer to detailed requirements outlined in Part 6.2 – Multi dwelling housing, Multi-dwelling housing (terraces) and Manor Houses and 6.3 – Residential Flat Buildings of this DCP and below in **Table 6**.

Accessible Parking

7. All off-street parking facilities shall allocate accessible parking spaces for people with disabilities outlined below in **Table 6**.

Land Uses	Accessible Parking rate (minimum)
Commercial premises	1-2% of total car parking spaces
Passenger Transport Facility e.g. railway stations, bus/ rail interchanges	1-3% of total car parking spaces
Community and Recreation Facilities e.g. civic centres and gyms	2-3% of total car parking spaces
Educational Establishments	2-3% of total car parking spaces
Entertainment Facilities e.g. theatres, libraries, sport centres	3-4% of total car parking spaces
Health Service Facilities e.g. medical centres, clinics, community health centres	3-4% of total car parking spaces
Places of Public Worship	To be provided as needed in consultation with management of the premises.
Medium and High Density Residential Development	1 space per Adaptable unit as per AS2890.6

Table 6: Accessible parking requirements

Notes: For further information, refer to the Disability (Access to Premises - Buildings) Standards 2010 available at www.ag.gov.au.

An access report, prepared by a relevantly qualified access consultant may be required for development that involves the following:

- i. Medium to high density residential developments with 10 or more dwellings, or

- ii. Housing for Aged or People with Disabilities, or
- iii. Other developments that are required to comply with the Disability (Access to Premises - Buildings) Standards 2010.

Adaptable Housing is defined by Australian Standard AS 4299, which is specifically designed to allow for the future adaptation of a dwelling to accommodate the occupant's needs.

Accessible Car Parking Provision Universal Design is an international design philosophy that enables people to continue living in the same home by ensuring that apartments are able to change with the needs of future occupants.

Universally designed apartments provide design features such as wider circulation spaces, larger car parking spaces, reinforced bathroom walls and easy to reach and operate fixtures in accordance with the Liveable Housing Guidelines (2017) available online at livablehousingaustralia.org.au.

3.18 Advertising and Signage

Objectives

- (a) Ensure signage is compatible with the character of the locality and protects the amenity of the area.
- (b) Promote signage that complements the scale, size and architecture of the building or structure on which it is displayed.
- (c) Ensure signage does not compromise pedestrian, cyclist or motorist safety.

Controls

1. Signs should be designed and located to:
 - i. Relate to the use of the premises.
 - ii. Be consistent with best practice guidelines.
 - iii. Be integrated with the architecture of the supporting building, not obscure significant architectural features and maintain the dominance of the architecture.
 - iv. Be limited in number to avoid cluttering, distraction and unnecessary repetition.
 - v. Not cover mechanical ventilation inlets or outlets.
 - vi. Not comprise a roof sign.
 - vii. Not comprise an above awning sign.
 - viii. Not comprise a flag pole sign.
 - ix. Not compromise road or pedestrian safety including cyclists.

- x. Be a minimum of 2.6 metres above any footpath where the sign is not flush with the wall.
- xi. Be at least 600mm from a kerb or roadway edge where the sign is over a public road.
2. Signs must be securely fastened to the structure or building to which they are attached and must comply with the applicable requirements of the BCA and relevant Australian Standards.
3. In addition to the above, illumination of signage should:
 - i. Be integrated with the design of the sign.
 - ii. Not cause light spillage into nearby residential properties.
 - iii. Not use complex displays, moving signs, flashing lights or the like that hold driver's attention beyond 'glance appreciation', and
 - iv. Be fitted with an automatic timing device, controlling the illumination hours.
4. In residential zones, signage should not be illuminated.
5. All commercial advertising should comply with SEPP No.64-Advertising and Signage.

Business Identification Signs

6. Business identification signs (refer to **Figure 2-3** below) should:
 - i. Identify the significant owners, tenants and uses of buildings.
 - ii. Consolidate signs for multiple tenancies.
 - iii. Be displayed in English, but may include a translation in another language not larger than the English message.
 - iv. Not incorporate advertising of products and services that are not directly related to the approved use of the premises.
 - v. Comply with the general controls and the relevant prescriptive measures in **Table 7**.

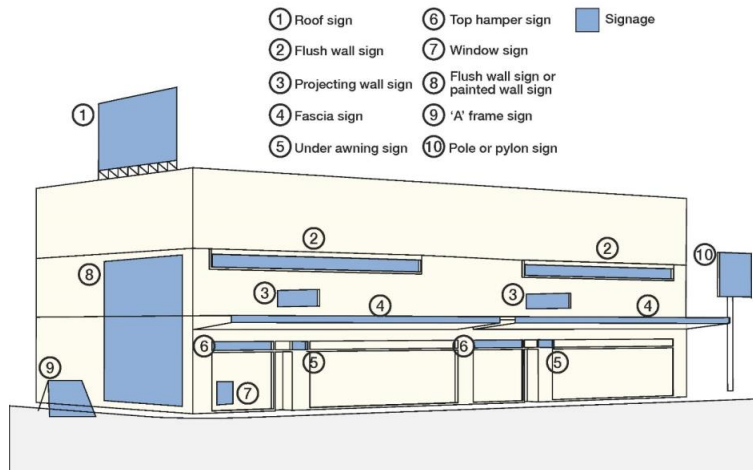


Figure 23: Signage Type as marked in blue

Signage Type	General Requirements
Above awning	Not supported.
Awning fascia	(a) Should not project above or below the fascia (b) Should not be illuminated
Under Awning	(a) Should be erected below the awning fascia, horizontally to the ground and at right angles to the building (b) Should not exceed 0.4m in width (c) Should not exceed a vertical height of 0.5m (d) Should be located 2m from the side property boundary, and not closer than 3m to another under awning sign

Signage Type	General Requirements
Flush wall	<p>Must comply with all of the following controls, otherwise prohibited:</p> <ul style="list-style-type: none"> (a) Only one sign per building elevation; (b) Must not have an area greater than: <ul style="list-style-type: none"> i. 10% of the elevation, if the elevation is >200m² ii. 20m² if the elevation is greater than 100m² but <200m² iii. 20% of the elevation for elevations of <100m². (c) Must not project above or beyond the wall to which it is attached; (d) Must not extend over a window or other opening, or architectural feature; (e) Must not be located on a building wall if there is an existing building or business identification sign on the building elevation.
Painted Wall	<ul style="list-style-type: none"> (a) Size and shape must relate to the architectural features of the building; (b) Not permitted on unpainted masonry on heritage items or buildings in conservation areas. (c) Painted wall signs to be painted at least once every three years, or at the Council's discretion.
Vertical projecting wall	<p>Must comply with all of the following controls, otherwise prohibited:</p> <ul style="list-style-type: none"> (a) One per premises; (b) Maximum height of 3.1m above ground level, or below the first floor windowsill level where there is no awning; (c) Maximum area of 2m²; and (d) Erected at right angles to the building.
Pole or pylon	<p>Must comply with all of the following controls, otherwise prohibited:</p> <ul style="list-style-type: none"> (a) Must not project over footpath or roadway; (b) Maximum area of 8m²; (c) Maximum height 7.5m to the top of sign, above natural ground level; (d) Where more than one pole or pylon sign is provided, they must have the same setback and be of uniform design and spacing; (e) Message must relate to use of the premises; and (f) The requirements of SEPP 64 should also be consulted.
Roof or Sky Sign	Refer to State Environmental Planning Policy (Industry and Employment) 2021, otherwise not supported.

Signage Type	General Requirements
A-frame, sandwich and board signs	<ul style="list-style-type: none"> (a) Where site constraints make it difficult to provide a fixed sign, a moveable sign may be supported. (b) Sign must be portable, free standing, stable, windproof and of high quality. (c) Signs must be between 0.75m - 1.1m in height and a maximum width of 0.65m. (d) Should be located to maintain an unencumbered pedestrian thoroughfare of 2 metres where located on a public footpath. (e) Maximum of one sign per street fronted premises unless combined frontage exceeds 11m. (f) Signs must only be displayed during approved trading hours and are to be removed at the close of business. (g) All signs must display a current Approved Sign/Stand sticker (under development). (h) Signs are not to be placed within 3 metres of a street corner or an arcade. (i) Signs must not be fixed to the footway, poles or infrastructure
Moving sign/video sign/electronic message board	Well-designed "moving image" signs may be acceptable in special circumstances where there is no nuisance to traffic or pedestrians and where it can be considered as a "landmark" sign.
Temporary Community Banner	Refer to SEPP (Exempt and Complying Development Codes) 2008.
Billboard (free standing)	Refer to SEPP 64.
Business Directory Board	Only one per premise.

Table 7: Signage Requirements

Signs on Parked Vehicles

7. Advertising signs on parked vehicles (cars, trucks, motorcycles, trailers etc.) are prohibited where the vehicle is unregistered or the principal purpose of the vehicle is for advertising purposes.

Large Developments

8. Advertising signs for large commercial type developments and those that contain multiple tenancies should be the subject of a co-ordinated approach to the design and siting of signs.

New Developments

9. For new buildings, the location, type and total number of advertising signs should be considered at the development application stage so that they can be integrated into the design of buildings. This information is to be included as part of any development application for a new building.

Specific Criteria for the Light Industrial Zone

10. The total advertising area on each site is not to exceed 0.5m² per linear metre of road frontage for premises with a single road frontage and 0.25m² per linear metre for premises with two street frontages.
11. Multiple occupancy buildings or sites may be identified at the entrance by freestanding directory boards within the front setback, identifying the names and activities of occupants.
12. Signs displayed on units in multiple occupancies should be of a uniform shape, size and general presentation. No more than one identification sign and number is permitted for each approved unit or occupancy.
13. No sign is permitted to stand higher than the roof line of the building to which it is affixed.
14. The content of any advertising sign must relate to the premises on which the sign is erected or the activities carried out within the premises, except in the case of a Billboard Sign where it can be demonstrated that general advertising will have no detrimental impact on nearby residential areas or pedestrians, or cause a distraction to motorists.

3.19 Crime Prevention / Safety and Security

Objectives

- (a) Provide a safe environment and minimise opportunities for criminal and anti-social behaviour.

Controls

Surveillance

1. Active spaces and windows of habitable rooms within buildings are to be located to maximise casual surveillance of streets, laneways, parking areas, public spaces and communal courtyard space.
2. In commercial, retail or public buildings, facilities such as toilets and parents rooms are to be conveniently located and designed to maximise casual surveillance to facility entries.

3. Minimise blind-corners, recesses and other external areas that have the potential for concealment or entrapment.
4. Building entries are to be clearly visible, unobstructed and easily identifiable from the street, other public areas and other development. Where practicable lift lobbies, stairwells, hallways and corridors should be visible from the public domain.
5. Ground floors of non-residential buildings, the non-residential component of mixed use developments, and the foyers of residential buildings, are to be designed to enable surveillance from the public domain to the inside of the building at night.
6. Pedestrian routes from car parking spaces to lift lobbies are to be as direct as possible with clear lines of sight along the route.

Access Control

7. Where dwelling units have individual main entries directly from a public space, the entry is to include a clearly defined transitional space between public and private areas.
8. Development should comprise elements that contribute to effective access control by creating:
 - i Landscapes and physical locations that channel and group people into public areas;
 - ii Public spaces that attract, rather than discourage people from gathering; and
 - iii Restricted access to high crime risk areas such as car parks and other rarely visited areas.
9. Building details such as fencing, drainpipes and landscaping are to be designed so that illegitimate access is not facilitated by the opportunity for foot or hand-holds, concealment and the like.

Territorial Reinforcement

10. Development should incorporate design elements that contribute to the creation of a sense of community ownership of public spaces by:
 - i Encouraging people to gather in public spaces and feel some responsibility for its use and condition;
 - ii Clearly defining transitions and boundaries between public and private spaces; and
 - iii Clearly defining the use of public spaces.

3.20 Noise and Vibration

3.20.1 Aircraft Noise and OLS

Objectives

- (a) Minimise adverse impacts from noise from Sydney Airport and Bankstown Airport.
- (b) Ensure that developments do not adversely impact on the Procedures for Air Navigation Systems Operations (PANS-OPS) and Obstacle Limitation Surfaces (OLS) for Sydney (Kingsford Smith) Airport and Bankstown Airport.

Controls

1. Buildings exposed to aircraft noise are to be designed and constructed in accordance with the relevant Australian Standard (i.e. AS 2021-2000 – Acoustics- Aircraft noise intrusion – Building siting and construction).
2. If the building is located within a specific area identified on the OLS map or seeks to exceed the height limit specified in the map the application must be referred to Civil Aviation Safety Authority and Airservices Australia for assessment.
3. Developments must consider the operating heights of all construction cranes or machinery (short term controlled activities) that may exceed the OLS height limits thereby penetrating the prescribed airspace. Consideration should be given to the timing and location for the proposed controlled activity on site for referral to Civil Aviation Safety Authority and Airservices Australia.
4. Approval to operate construction equipment (i.e. cranes) shall be obtained prior to any commencement of construction, where the prescribed airspace is affected.

Note: Please contact Council for advice to whether or not your Development Application is required to be referred to SACL. Proposals with a height of RL15.24 or greater will be referred to SACL for approval.

3.20.2 Development near Road and Rail Corridors

Objectives

- (a) Ensure an appropriate acoustic amenity can be achieved for development near transport corridors, particularly residential development and other noise sensitive land uses.
- (b) Provide additional acoustic design or mitigation measures that may be necessary.
- (c) Development fronting a busy road or a rail corridor should be designed and sited to minimise noise impacts.

Controls

1. Acoustic assessments for noise sensitive developments as defined in clauses 87 and 102 of the Infrastructure SEPP may be required if located in the vicinity of a rail corridor or busy roads.

3.20.3 Noise Generating Development

Objectives

- (a) Development designed and managed to minimise noise and vibration impacts on the occupants of residential dwellings and other noise sensitive land uses.

Controls

1. Development should be sited and designed so that noise is kept to a minimum and does not create offensive noise as defined by the *Protection of the Environment Operations Act 1997*.
2. Noise generating developments should be accompanied by an acoustic report that demonstrates the development is sited and designed to:
 - i. Minimise the effect of noise and vibration on surrounding sensitive landuses; and
 - ii. Comply with relevant State Government and Council guidelines.
3. The location and design of noise generating activities, such as loading and unloading areas, garbage collection areas, driveways, parking areas, active recreation areas, air conditioning or mechanical plants, should be sited away from adjacent sensitive landuses and/or screened by walls or other acoustic treatments.
4. In addition to physical noise mitigation measures, noise impact management measures should be used to further limit potential noise impacts on sensitive landuses such as:
 - i. Scheduled times to undertake noise generating activities and/or use of noise generating machinery; and
 - ii. Reasonable hours of operation including delivery hours. Notes: Noise generating development may include, but is not limited to the following: child care centres, schools, places of public worship, industrial uses, commercial developments, hotels, backpackers' accommodation, and some active recreational facilities.

For further information on relevant guidelines refer to:

- State Government Guidelines, including the NSW Industrial Noise Policy (EPA 2000) and the NSW Environmental Criteria for Road Traffic Noise (EPA 1999), available at www.environment.nsw.gov.au; and
- SEPP (Infrastructure) and the associated guidelines Development Near Rail Corridors and Busy Roads - Interim Guideline (DoP 2008) available at www.planning.nsw.gov.au.

3.21 Dedication of Land to Council for Road/Lane Widening

Objectives

- (a) Extend existing land and street frontage alignments to improve public amenity and access.
- (b) Provide clear lines of sight between existing roads in designated locations to allow for improved footpaths, vehicle movement and parking.

Controls

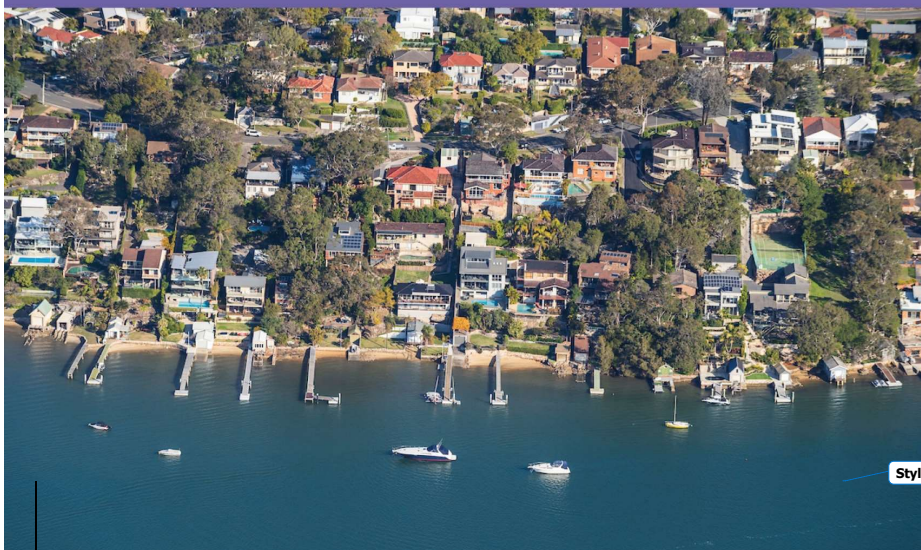
1. Approval for development in the locations listed in the table below will be subject to dedication of land (for road/lane widening) without cost to Council. A method for the dedication of land is by planning agreement under s 7.4 of the *Environmental Planning and Assessment Act 1979*. Council's planning agreements policy is available on [Council's website](#).

Suburb	Location	Land Dedication
Beverly Hills	Land fronting McCreedy Lane <ul style="list-style-type: none">7 Edgbaston Road10 Melvin Street18 Melvin Street24 Melvin Street32 Melvin Street44 Melvin Street	Any redevelopment of lots is to include a 3m land strip to be dedicated to Council to enable the widening of McCreedy Lane.
Hurstville	Land fronting Woniara Road <ul style="list-style-type: none">36 Woniara Road64 Woniara Road66 Woniara Road	Any redevelopment of lots is to include a 3m land strip to be dedicated to Council to enable the widening of Woniara Road.
Hurstville	Land fronting Finney Lane <ul style="list-style-type: none">15 West Street17 West Street19 West Street	Any redevelopment of lots is to include a 3m land strip at the rear to be dedicated to Council to enable the widening of Finney Lane.

2. The area of the land to be dedicated can be included in the site area when calculating the maximum permissible gross floor area of the development.

PART 6

Residential controls



Style Definition: TOC 3

Part 6 Residential Controls

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

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6.1.1 Introduction

This part applies to dwelling houses, dual occupancy development, secondary dwellings and narrow lot housing. This part of the DCP should be read in conjunction with Part 1 - Introduction, Part 3 – General Planning Considerations, Part 5 – Residential Locality Statements, Part 6.4 Ancillary Development and Part 6.5 – Foreshore Locality Controls.

6.1.2 Single Dwellings

1. Streetscape Character and Built Form

Objectives

- Reflect the dominant and transitioning building pattern of the streetscape with regard to the location, spacing and proportion of built elements in the streetscape.
- Complement, conserve and enhance the visual character of the street and neighbourhood through appropriate building scale, form, setting, details and finishes.
- Ensure that all elements of development visible from the street, waterways and public domain make a positive contribution to the foreshore, streetscape and natural features of the area.

Controls

- New buildings and additions are to consider the Desired Future Character statement in Part 5 of this DCP.
- New buildings and additions are to be designed with an articulated front façade.
- Developments on sites with two (2) or more frontages are to address all frontages.
- Dwelling houses are to have windows presenting to the street from a habitable room to encourage passive surveillance.
- Development must be sensitively designed so as to minimise adverse impacts on the amenity and view corridors of neighbouring public and private property while maintaining reasonable amenity for the proposed development and is to balance this requirement with the amenity afforded to the new development.
- The maximum size of voids at the first floor level should be a cumulative total of 15m² (excluding voids associated with internal stairs).

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2. Building Scale and Height

Objectives

- (a) Ensure that buildings are compatible with the height, bulk and scale of the desired future character of the locality.
- (b) Minimise adverse visual impact, disruption of views, loss of privacy and loss of sunshine to existing residential developments.
- (c) Minimise adverse impact on Heritage Conservation Areas, Heritage Items and contributory buildings.
- (d) Reduce the visual dominance of development when viewed from waterways, as well as other public places such as parks, roads and community facilities.

Controls

1. 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.
2. On sites with a gradient or cross fall greater than 1:10, dwellings are to adopt a split-level approach to minimise excavation and fill. The overall design of the dwelling should respond to the topography of the site.
3. A maximum of two (2) storeys plus basement is permissible at any point above ground level (existing). Basements are to protrude no more than 1m above existing ground level.
4. Where topography conditions require a basement, the area of the basement should not exceed the area required to meet the car parking requirements for the development, access ramp to the parking and a maximum 10m² for storage and 20m² for plant rooms. Additional basement area to that required to satisfy these requirements may be included as floor space area when calculating floor space ratio.
5. Where the entry to the basement carpark is visible from the street, the entry should be recessed a minimum of 1m (from the edge of the external wall or balcony) from the levels above and the external walls of the garage differentiated from the walls above through articulation and external materials.

3. Setbacks

Objectives

- (a) Preserve significant vegetation, which contributes to the public domain, and allows for street landscape character to be maintained.
- (b) Integrate new development with the established setback character of the street by ensuring front setbacks are not inconsistent with adjoining buildings.
- (c) Provide opportunities for landscape planting and private open space.

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- (d) Maintain a reasonable level of privacy and amenity for neighbours together with adequate access to sunlight.
- (e) Ensure adequate separation between buildings, consistent with the desired character and rhythm of built elements in the street.

Controls

Front Setbacks

1. The minimum setback from the primary street boundary is:
 - i. 4.5m to the main building wall / façade;
 - ii. 5.5m to the front facade of a garage or carport, or at least 1m behind the main building wall / façade, whichever is the greater;
 - iii. Where the prevailing street setback is greater than the minimum, the average setback of dwellings on adjoining lots is to be applied.

Note: The "Prevailing Street Setback" is the setback calculated by averaging the setback of two (2) adjoining residential properties on both sides of the development.

2. Balconies cannot encroach into the front setback space.
3. For corner lots, the setback from the secondary street boundary is to be at least:
 - i. 1.2m to the building line if the site is less than 15m in width (see **Figure 1**); or
 - ii. 2.0m to the building line if the site is 15m or greater in width (see **Figure 2**).



Figure 1: Setback from secondary street boundary for sites less than 15m in width



Figure 2: Setback from secondary street boundary for sites 15m or greater in width

Side and Rear Setbacks

1. Buildings are to have a minimum rear setback of 15% of the average site length, or 6m, whichever is the greater (excluding detached secondary dwellings – see Point 12 in Section 6.1.2.12- Secondary Dwellings of this DCP).
2. The minimum side setbacks for ground and first floor are:
 - i. 900mm for lots up to 12.5m in width measured at the front building line for the length of the development.
 - ii. 1.2m for lots greater than 12.5m in width measured at the front building line for the length of the development.
 - iii. 1.5m for all lots within the Foreshore Scenic Protection Area measured at the front building line for the length of the development.
3. Where alterations and additions (ground and first floor) to an existing dwelling are proposed, an existing side setback less than the setback required in Control 2 can be maintained, provided the reduced setback does not adversely affect compliance with the solar access and landscaped area controls or adversely impact upon the visual and acoustic amenity of neighbouring dwellings.
4. For battle-axe lots, minimum side and rear boundary setbacks apply, except the front setback of the battle-axe lot without a street frontage, where a minimum setback of 4.0m is to be provided as illustrated in **Figure 3**.
5. Any garages or parking structures fronting rear lanes may encroach upon the rear setback areas but are still to provide a minimum setback of 1m from the lane.

Note: The definition of "building line or setback" is provided in the Georges River Local Environmental Plan 2021 (GRLEP 2021).

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Figure 3: Single dwelling battle-axe street facing (Note: dimensions are in metres)

4. Private Open Space

Objectives

- (a) Ensure that private open space is designed to provide residents with quality usable and functional private outdoor living areas for recreational and outdoor activities.
- (b) Ensure that private open space is designed for privacy, solar access, and is well integrated to be accessed from living areas.
- (c) Provide private open space that facilitates opportunities for active and passive recreation, landscaping and tree planting.

Controls

- 1. Private open space is to be located at the rear of the property and/or behind the building line and is to have a minimum area of 60m² with minimum dimensions of 6m and located on the same level (not terraced or over rock outcrops).
- 2. Private open space is to be provided for all dwellings, (with the exception of secondary dwellings, which are able to share the private open space of the principal dwelling).
- 3. Private open space is to be located so as to maximise solar access.
- 4. Private open space is to be designed to minimise adverse impacts upon the privacy of the occupants of adjacent buildings.

5. Landscaping

Objectives

- (a) Enhance the existing streetscape.
- (b) Enhance the quality and amenity of the built form by reducing the visual and environmental impacts of buildings, structures and hardstand areas.
- (c) Provide privacy and shade.
- (d) Minimise the extent of hard paved areas and facilitate rainwater infiltration to the water table.
- (e) Preserve and enhance native wildlife populations and habitat through appropriate planting of indigenous vegetation.
- (f) Retain and provide for mature vegetation and the healthy growth of canopy trees, particularly large and medium sized trees.
- (g) Provide continuous vegetation corridors.
- (h) Protect existing natural rock outcrops.

Controls

1. Landscaped area (has the same meaning as GRLEP 2021) is to be provided in accordance with the table contained within *Clause 6.12 Landscaped areas in certain residential and conservation zones* of the GRLEP 2021.
2. Soft soil landscaping is to be provided in all landscaped areas as required by the GRLEP 2021 and must have a minimum dimension of 1.2m in all directions. Existing natural rock outcrops can be counted towards the calculation of soft soil landscaping.
3. Provide a landscape setting within the primary and secondary street frontages, where impervious areas are minimised. Impervious areas include hard paving, gravel, concrete, artificial turf, rock gardens (excluding natural rock outcrops) and other material that does not permit soft soil landscaping.
4. Impervious areas are to occupy no more than:
 - (i) 60% of the street setback area where the front setback is less than 6m, or
 - (ii) 50% of the street setback area where the front setback is 6m or greater, or
 - (iii) 50% of the primary street setback area on corner allotments.
5. The front setback area must accommodate at least one (1) tree capable of achieving a minimum mature height of 6-8m with a spreading canopy. A schedule of appropriate species to consider is provided on Council's website.
6. Preference is to be given to incorporating locally indigenous plants.

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6. Excavation (Cut and Fill)

Objectives

- (a) Have regard to existing natural ground levels and existing landform.
- (b) Create consistency along streetscapes.
- (c) Minimise the extent of excavation and fill.
- (d) Ensure that excavation and fill does not result in an unreasonable loss of privacy or security for neighbours.
- (e) Must not impact the height of the swimming pool fence on the subject site or adjoining sites to ensure compliance with AS1926.

Controls

1. Any excavation must not extend beyond the building footprint, including for any basement car park.
2. The depth of cut or fill must not exceed 1.0m from existing ground level, except where the excavation is for a basement car park.
3. Developments should avoid unnecessary earthworks by designing and siting buildings that respond to the natural slope of the land. The building footprint must be designed to

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minimise cut and fill by allowing the building mass to step in accordance with the slope of the land.

Note: Refer to Part 3 – General Planning Considerations of the DCP for detailed excavation (cut and fill) requirements.

7. Vehicular Access, Parking and Circulation

Objectives

- (a) Ensure car parking is provided to meet the requirements of Council.
- (b) Ensure vehicular access routes and parking areas are easily accessible and visible to motorists.
- (c) Ensure car access areas and garages/carports do not visually dominate either the development or the streetscape.
- (d) Ensure car parking spaces are designed to ensure ease of access, egress and on-site manoeuvring.

Controls

1. Car parking is to be provided in accordance with the requirements in Part 3 of this DCP.
2. A dwelling is to provide one (1) garage and one (1) tandem driveway parking space forward of the garage (unless otherwise accommodated within the building envelope).
3. Driveways, garages and basements should be accessed from a secondary street or rear lane where this is available.
4. Entry to parking facilities off the rear lane must be setback a minimum of 1m from the lane.
5. Driveway crossings are to be positioned so that on-street parking and landscaping on the site are maximised, and removal or damage to existing street trees is avoided.
6. The maximum driveway width at the street boundary is 4.0m. The driveway width may increase to a maximum of 6.0m to accommodate double garages at the front building line in accordance with **Figure 4** below to the extent required for a B99 vehicle entry and exit from the garage in accordance with *AS2890.1 Parking Facilities* (note: forward entry and exit from a site is not required unless the development is on a major road or as advised by Council). This does not apply to rear lanes.
7. Basements are permitted where the LEP height development standard is not exceeded, and it is demonstrated that there will be no adverse environmental impacts (e.g. affectation of watercourses and geological structure).
 - (i) Basements on land where the average grade is less than 12.5% are permitted only where they are not considered a storey (see definition in the LEP) and the overall development presents as two (2) storeys to the street.

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8. Car parking layout and vehicular access requirements and design are to be in accordance with the Australian Standards, in particular AS 2890.1 (latest edition).
9. The maximum width of a garage opening is 6.0m.

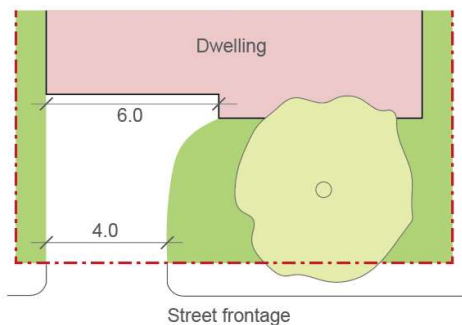


Figure 4: Maximum width of driveways at the street boundary and front building line

8. Visual Privacy

Objectives

- (a) Ensure the siting and design of buildings provides a high level of visual and acoustic privacy for residents and neighbouring dwellings and their private open space.
- (b) Minimise direct overlooking from windows, decks, balconies and terraces.
- (c) Minimise direct overlooking between primary living rooms and private open space on the subject site and that of the adjoining sites.

Controls

1. Windows from active rooms are to be offset with windows in adjacent dwellings, or appropriately treated so as to avoid direct overlooking onto neighbouring windows.
2. For active rooms or balconies on an upper level, the design should incorporate placement of room windows or screening devices to only allow oblique views to adjoining properties.
3. Upper level balconies should not project more than 1500mm beyond the main rear wall alignment so as to minimise adverse visual privacy impacts to adjoining properties.
4. Windows for primary living rooms must be designed so that they reasonably maintain the privacy of adjoining main living rooms and private open space areas.

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5. Development applications are to be accompanied by a survey plan or site analysis plan (to AHD) of the proposed dwelling showing the location of adjoining property windows, floors levels, window sill levels and ridge and gutter line levels.
6. Roof top terraces are not permitted on top of dwelling houses, secondary dwellings and ancillary structures, such as boat sheds and garages.

9. Noise

Objectives

- (a) Minimise the intrusion of noise from external sources into habitable rooms, in particular bedrooms.
- (b) Minimise noise transmission between dwellings within the development and from the development to adjoining dwellings.

Controls

1. Noise generators such as plant and machinery including air conditioning units and pool pumps are located away from windows or other openings in habitable rooms; they are to be screened to reduce noise or acoustically treated.

10. Solar Access

Objectives

- (a) Minimise loss of sunlight to adjacent buildings.
- (b) Ensure the required level of mid-winter solar access to main living areas and areas of principal private open space within the site and adjoining sites is provided.
- (c) Maximise mid-winter sunlight to windows of neighbouring living rooms and to the primary private open spaces of adjacent properties.
- (d) Minimises adverse impacts on the overshadowing of neighbouring buildings and primary private open spaces.

Controls

1. New buildings and additions are sited and designed to facilitate a minimum of 3 hours direct sunlight between 9am and 3pm on 21 June onto living room windows and at least 50% of the minimum amount of private open space.
2. To facilitate sunlight penetration to adjoining development, building bulk may be required to be articulated to achieve the required sunlight access.

3. Direct sunlight to north-facing windows of habitable rooms and 50% of the principal private open space area of adjacent dwellings should not be reduced to less than 3 hours between 9.00am and 3.00pm on 21 June.
4. Note: Variations will be considered for developments that comply with all other requirements but are located on sites with an east-west orientation or steeply sloping sites with a southerly orientation away from the street.
5. Shadow diagrams are required to show the impact of the proposal on solar access to the principal private open space and living rooms of neighbouring properties. Existing overshadowing by fences, roof overhangs and changes in level should also be reflected in the diagrams. It may also be necessary to provide elevations or views from sun diagrams to demonstrate appropriate solar access provision to adjoining development.
6. Consider and minimise overshadowing impacts on the solar photovoltaic panels of neighbouring buildings where a variation to the building setbacks or number of storeys is sought.

11. Materials, Colour Schemes and Details

Objectives

- (a) Ensure that the choice of external materials, colour schemes and building details of new development and existing houses visible from a public place, reinforces and enhances any identifiable visual cohesiveness or special qualities evident in the street and the adjoining locality.

Controls

1. Large expansive surfaces of predominantly white, light or primary colours which would dominate the streetscape or other vistas should not be used.
2. New development should incorporate colour schemes that have a hue and tonal relationship with the predominant colour schemes found in the street.
3. Matching buildings in a row should be finished in the same colour or have a tonal relationship.
4. All materials and finishes utilised should have low reflectivity.

12. Secondary Dwellings

Objectives

- (a) Maintain a reasonable level of amenity to the principal dwelling, the site, and surrounding properties.
- (b) Ensure the scale and type of development is compatible with the surrounding built form, the significance and the scale of heritage items and heritage conservation areas.

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Controls

1. Where a secondary dwelling is being attached to or incorporated into the building envelope of a new dwelling, or where part of an existing dwelling is being converted into a secondary dwelling, the secondary dwelling and principal dwelling must comply with the height and setback requirements for single dwellings.
2. For a dwelling that includes a secondary dwelling, the minimum private open space requirements for the principal dwelling must be complied with.
3. For properties with rear lane access, a detached secondary dwelling may address the rear lane and incorporate a nil setback from the lane.
4. If a secondary dwelling to a lane is incorporated with garaging, the maximum height of the structure is to be 6m above existing ground level.
5. The maximum building height is one (1) storey where the secondary dwelling is detached from the principal dwelling and not incorporated with a garage to a laneway.
6. The minimum setback to side and rear boundaries is 1500mm, (excluding laneways where a nil setback is permitted).
7. The secondary dwelling is to be located behind the main building setbacks required for a single dwelling to a primary and secondary street frontage.
8. Car parking for the principal dwelling of this DCP must be provided in accordance with the requirements outlined in Part 3 General Issues of this DCP.
9. The minimum landscaped area specified in the Georges River LEP 2021 for single dwelling development is to be provided on the site.
10. Stormwater management is to be provided in accordance with the provisions contained in Dwelling Houses.

Note: Secondary dwellings are to comply with the requirements of clause 5.4(9) of GRLEP 2021. A secondary dwelling cannot be subdivided, including strata subdivision.

13. Site Facilities

Objectives

- (a) Ensure adequate provision is made for site facilities to support residential occupation.
- (b) Ensure that services do not detract from the amenity of neighbourhoods and streets.
- (c) Facilitate a safe, efficient and comfortable living environment.
- (d) Ensure site utilities are accessible, visually unobtrusive and require minimal maintenance.

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Controls

1. All dwellings are to be provided with adequate and practical internal and external storage (garage, garden sheds, etc.).
2. Provision for water, sewerage and stormwater drainage for the site shall be nominated on the plans to Council's satisfaction.
3. Each dwelling must provide adequate space for the storage of garbage and recycling bins (a space of at least 3m by 1m must be provided) and this space is not to be located within the front setback.
4. Letterboxes are to be located on the frontage where the address has been allocated in accordance with Australia Post requirements.

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6.1.3 Dual Occupancy

1. Streetscape Character and Built Form

Objectives

- (a) Ensure dual occupancy development contributes to the creation of cohesive yet varied and visually interesting streetscapes.
- (b) Ensure development is consistent with the desired future character of the area.
- (c) Ensure development is appropriately setback from the site boundaries to achieve a balance between buildings and open space around buildings.
- (d) Ensure development uses materials, colours and textures that are compatible with the dominant form in the streetscape in terms of type, form and colour.
- (e) Protect the natural scenic landscape qualities of sensitive areas such as the Georges River foreshore.
- (f) Create a high amenity living environment and to maintain existing residential amenity for adjoining or nearby residential development.

Controls

1. Dual occupancies are to have windows in all street-facing elevations. Service rooms such as bathrooms and ensuites are not to be within primary or secondary street frontages.
2. Driveways and accessways should not dominate the streetscape and located to comply with AS2890 (latest edition).
3. The design of the street facing elevation of any dual occupancy development should seek to incorporate design features such as:
 - (i) A defined entry feature;
 - (ii) Awnings, louvers, shutters or other features over windows;
 - (iii) Balcony or window box treatment to any first floor element;
 - (iv) Recessed or projected prominent architectural elements to visibly break up the facade and avoid an expansive blank wall;
 - (v) Open verandahs;
 - (vi) Use of bay windows or similar features along the façade
4. Each dwelling entrance is to be clearly identifiable from the street and recessed a maximum of 1m into the façade of the dwelling.
5. Access to garaging and additional parking spaces for dual occupancy dwellings should not result in large expanses of paved surfaces within the street setback of the development.
6. The maximum size of voids at the first floor level should be a total of 15m² (excluding voids associated with internal stairs) for each of the two dwellings.

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7. Garages for each dwelling within an attached dual occupancy development must be a single car space wide only. Two car garages in a tandem arrangement may be acceptable.

2. Building Scale and Height

Objectives

- (a) Ensure that buildings are compatible with the height, bulk and scale of the desired future character of the locality.
- (b) Minimise adverse visual impact, disruption of views, loss of privacy and loss of sunshine to existing residential development.
- (c) Minimise the adverse impact on Heritage Conservation Areas, Heritage Items and contributory buildings.
- (d) Reduce the visual impact of development when viewed from waterways, as well as other public places such as parks, roads and community facilities.

Controls

1. New buildings are to consider and respond to the predominant and desired future scale of buildings within the neighbourhood; and respond to the topography and form of the site.
2. On sites with a gradient or cross fall greater than 1:10, dwellings are to adopt a split-level approach to minimise excavation and fill. The overall design of the dwelling should respond to the topography of the site. On sloping allotments, dwellings are to adopt a split-level approach in the design of the development to minimise excavation and fill and to achieve a design response that relates appropriately to the sloping topography of the site.
3. A maximum of two (2) storeys over a basement is permissible at any point above ground level (existing). Basements are to protrude no more than 1m above the existing ground level.
4. Where topography conditions require a basement, the area of the basement should not exceed the area required to meet the car parking requirements for the development, access ramp to the parking and a maximum 10m² for storage and 20m² for plant rooms. Additional basement area to that required to satisfy these parking requirements may be included as floorspace area when calculating floorspace ratio.
5. Where the entry to the basement carpark is visible from the street, the entry should be recessed a minimum of 1m (from the edge of the external wall or balcony) from the levels above and the external walls of the garage differentiated from the walls above through articulation and external materials.

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3. Setbacks

Objectives

- (a) Preserve significant vegetation, which contributes to the public domain, and allows for street landscape character to be enhanced.
- (b) Integrate new development with the desired setback character of the street by ensuring front setbacks are consistent with adjoining buildings.
- (c) Provide opportunities for landscape planting and private open space.
- (d) Maintain a reasonable level of privacy and amenity for neighbours and adequate access to sunlight.
- (e) Ensure adequate separation between buildings, consistent with the desired character and rhythm of built elements in the street.

Controls

Front Setbacks (all street facing dual occupancies)

1. Minimum setback from the primary street boundary for ground and first floor is:
 - i. 4.5m to the main building wall / facade;
 - ii. 5.5m to the front wall or door of the garage, carport or on-site parking space;
 - iii. Where the prevailing street setback is greater than the minimum, the average setback of dwellings on adjoining lots is to be applied.

Note: The "Prevailing Street Setback" is the setback calculated by averaging the setback of the two (2) adjoining residential properties on either side of the development.

Side setbacks (attached dual occupancy)

2. The minimum side setbacks for ground and first floor are:
 - i. 1.2m for development outside the Foreshore Scenic Protection Area; and
 - ii. 1.5m for lots within the Foreshore Scenic Protection Area.

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Figure 5: Attached dual occupancy in a 'side by side' configuration. Note: all dimensions are in metres

Side setbacks (detached dual occupancy)

3. For detached dual occupancies in a 'side-by-side' configuration where both dwellings address the primary street, the minimum side setback (ground and first floor) to the external side boundaries and the internal allotment boundary is to be a minimum 1.2m for lots outside a Foreshore Scenic Protection Area (creating a separation of 2.4m between dwellings).

For lots within a Foreshore Scenic Protection Area, side setbacks for a detached dual occupancy are to be a minimum of 1.5m (creating a separation of 3m between dwellings).

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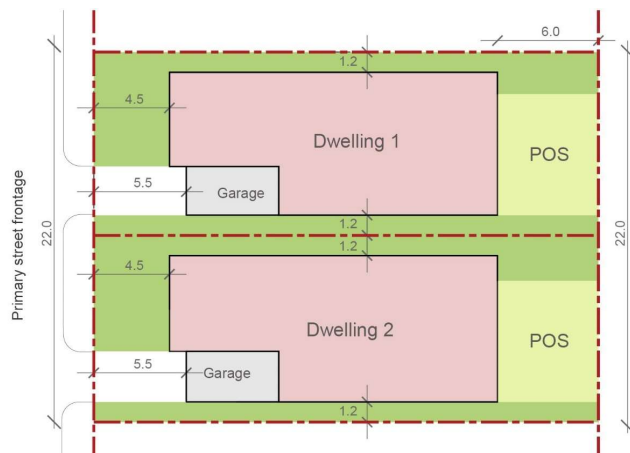


Figure 6: Detached dual occupancy in a 'side by side' configuration. Note: all dimensions are in metres

Rear setbacks (attached and detached dual occupancy in 'side by side' configuration)

4. For attached **and detached** dual occupancies in a 'side-by-side' configuration where both dwellings address the street, each dwelling is to have a minimum rear setback (ground and first floor) of 15% of the average site length, or 6.0m, whichever is greater.

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Side and Rear Setbacks – (detached dual occupancy in a battle axe configuration)

5. The minimum rear setback (ground and first floor) is 4m to the rear boundary of the lot fronting the primary street. The minimum rear setback for the rear lot is 6m.
6. The minimum front setback (ground and first floor) of any building on the non-primary street fronting lot is to be 2.0m, creating a minimum separation of 6.0m between the dual occupancy dwellings.
7. Minimum side boundary setbacks of 1.2m (for lots outside a Foreshore Scenic Protection Area) are to be provided. Within Foreshore Scenic Protection Area zone, minimum side setbacks of 1.5m are to be provided. See **Figure 7**.
8. The minimum side setback of the dwelling with frontage to a primary street to the access handle is to be 1.2m.

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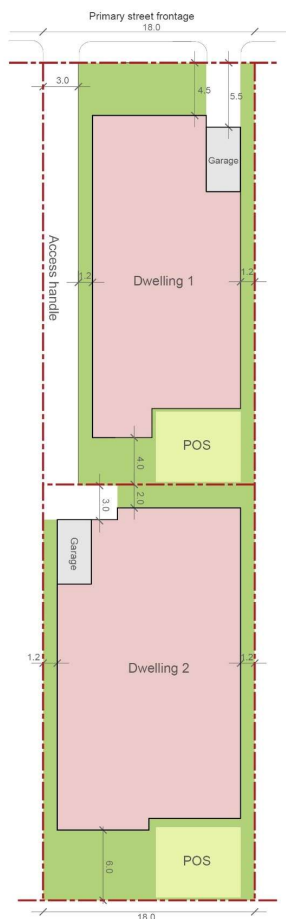


Figure 7: Detached dual occupancy in a battle axe configuration. Note: all dimensions are in metres.

Corner site setbacks (dual frontage) – detached dual occupancy

9. The minimum setback (ground and first floor) to a secondary street is 3m. Garages accessible from the secondary street must be setback a minimum of 5.5m.
10. A minimum side setback (ground and first floor) of 1.2m is required from the internal allotment boundary for the dwelling addressing the secondary frontage for lots outside

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the Foreshore Scenic Protection Area. A minimum side setback of 1.5m is to be provided for lots within a Foreshore Scenic Protection Area.

11. The minimum side setback of the dual occupancy dwelling addressing the secondary frontage is 3m, while the minimum rear setback of the dual occupancy dwelling addressing the secondary frontage is 4m. See **Figure 8**.



Figure 8: Detached dual occupancy - Corner site (dual frontage). Note: all dimensions are in metres.

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12. The minimum rear setback of the dwelling fronting the primary street to the proposed internal allotment boundary is 4m. The front and side setbacks in accordance with Points 1 and 2 in Sections 6.1.3.3 (1) and 6.1.3.3 (2) of this DCP will apply to this dwelling. See **Figure 8**.
13. The minimum front setback of the dwelling fronting the primary street (ground and first floor) is:
 - i. 4.5m to the main building wall / façade.
 - ii. 5.5m to the front facade of a garage or carport; or on-site parking space.
14. The minimum side setback of the dwelling fronting the primary street (ground and first floor) are:
 - i. 1.2m for development outside the Foreshore Scenic Protection Area.
 - ii. 1.5m for lots within the Foreshore Scenic Protection Area.

Corner site setbacks (dual frontage) – attached dual occupancy

15. The minimum setback (ground and first floor) to a secondary street is 3.0m. Garages accessible from the secondary street must be setback a minimum of 5.5m.
16. The minimum side setback of the dwelling addressing the secondary frontage is to be 3m, while the rear setback of the dwelling addressing the secondary frontage requires a minimum setback of 4.0m. See **Figure 9**.



Figure 9: Attached dual occupancy – Corner Site (dual frontage). Note: all dimensions are in metres.

17. The minimum front setback of the dwelling fronting the primary street (ground and first floor) is:
 - i. 4.5m to the main building wall / façade.

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- ii. 5.5m to the front wall or door of the garage, carport or on-site parking space.
18. The minimum side setbacks of the dwelling fronting the primary street (ground and first floor) are:
 - i. 1.2m for development outside the Foreshore Scenic Protection Area.
 - ii. 1.5m for lots within the Foreshore Scenic Protection Area.

Attached dual occupancy - duplex configuration (one dwelling above another) – single frontage

19. Front, side and rear setbacks for an attached dual occupancy will apply, including setbacks of the garage/s behind the street facing building line.

Attached dual occupancy - duplex configuration (one dwelling above another) – corner site

20. Front, secondary, side and rear setbacks for an attached dual occupancy will apply, including setbacks of the garage/s behind the street facing building line.

Dual frontage (laneway) - Attached or Detached Dual Occupancy

21. A side by side configuration is recommended with parking to be accessed from the laneway. The dwellings are to address the primary frontage. See **Figure 10**.



Figure 10: Attached or Detached Dual Occupancy Dual frontage (laneway). Note: all dimensions are in metres

22. Front and side setbacks for an attached or detached dual occupancy as outlined in Points 1 and 2 in Sections 6.1.3.3 (1) and 6.1.3.3 (2) of this DCP apply.

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23. Any garages or parking structures fronting rear lanes must be setback a minimum 1m from the lane. However, where a dwelling addresses the laneway, front setbacks of 4.5m to the wall of the dwelling and 5.5m to any garage, will apply.
24. A separation of at least 6m must be provided between the rear wall of a dwelling and the wall of any garage addressing the laneway.

4. Solar Access

Objectives

- (a) Minimise loss of sunlight to adjacent buildings and minimise adverse amenity impacts on adjoining development.
- (b) Ensure an appropriate amount of solar access to main living areas and areas of principal private open space within the site and adjoining sites.
- (c) Encourage the break up and articulation of building bulk to allow sunlight penetration.

Controls

1. New buildings and additions are to provide a minimum of 3 hours direct sunlight between 9am and 3pm on 21 June onto living room windows and at least 50% of the minimum amount of private open space.
2. Direct sunlight to north-facing windows of habitable rooms and 50% of the area of principal private open space of neighbouring dwellings should not be reduced to less than 3 hours between 9.00am and 3.00pm on 21 June.
Note: Variations will be considered for developments that comply with all other requirements but are located on sites with an east-west orientation.
3. Shadow diagrams are to be submitted demonstrating the shadow impacts for the winter solstice (21 June) between 9.00am and 3.00pm.
4. Shadow diagrams are required to show the impact of the proposal on solar access available to the living rooms and main open space of neighbouring properties. Existing overshadowing by fences, roof overhangs and changes in level should also be reflected in the diagrams. It may also be necessary to provide elevational or view from the sun diagrams to demonstrate appropriate solar access provision to adjoining development.
7. Consider and minimise overshadowing impacts on the solar photovoltaic panels of neighbouring buildings where a variation to the building setbacks or number of storeys is sought.

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5. Visual Privacy

Objectives

- (a) Ensure development minimises direct overlooking between main living areas and main private open space within the site and adjoining sites.

Controls

1. Windows and balconies of main living areas are to be directed toward the front and rear of a site.
2. Windows and balconies of habitable rooms are not to directly overlook windows, balconies and the open space of adjacent dwellings. To ensure appropriate privacy, consideration should be given to including:
 - i. Physical screening devices such as fixed external timber battens;
 - ii. Splaying or staggering the location of windows;
 - iii. Use of level changes;
 - iv. Use of increased window sill heights or the use of glazing such as frosted glass or glass blocks;
 - v. Avoiding elevated decks or balconies; and
 - vi. Increasing building setbacks from the side boundary.
4. First floor balconies located at the rear of dwellings must not project more than 1500mm beyond the main rear wall alignment and must incorporate fin walls or privacy screens on the sides to prevent overlooking of the living rooms and main private open space areas of adjoining properties.
5. Roof top terraces are not permitted on top of dual occupancies and ancillary structures, such as boat sheds and garages.

6. Noise

Objectives

- (a) Development is to be sited, designed and constructed to:
 - i. To minimise the intrusion of noise from external sources into habitable rooms, in particular bedrooms; and
 - ii. To minimise noise transmission between dwellings within the development and from the development to adjoining dwellings.

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1. In developments sharing a common wall between dwellings, the co-location of quiet uses (such as bedrooms) with noisier rooms (such as bathrooms, laundries and living rooms) should be avoided.
2. Noise generators such as air conditioning units, pool pumps and other plant or equipment are to be located away from windows or other openings in habitable rooms. These are also to be screened or otherwise acoustically treated.

7. Excavation (Cut and Fill)

Objectives

- (a) Retain natural ground levels and existing landform.
- (b) Create consistency along streetscapes.
- (c) Minimise the extent of excavation and fill.
- (d) To ensure that excavation and fill does not result in an unreasonable loss of privacy or security for neighbours.
- (e) Must not impact the height of the swimming pool fence on the subject site or adjoining sites to ensure compliance with AS1926 (latest edition).

Controls

1. Any excavation must not extend beyond the building footprint, including any basement car park.
2. The depth of cut and fill must not exceed 1.0m from existing ground level, except where the excavation is for a basement car park.
3. Developments are to avoid unnecessary earthworks by designing and siting developments to respond to the natural slope of the land. The building footprint must be designed to minimise cut and fill by allowing the building mass to step in accordance with the slope of the land.

8. Vehicle Access, Parking and Circulation

Objectives

- (a) Ensure car parking is provided to meet the requirements of Council.
- (b) Ensure vehicular access routes and parking areas are easily accessible and visible to motorists.
- (c) Ensure car access areas and garages/carports do not visually dominate either the development or the streetscape.
- (d) Ensure car parking spaces are designed to ensure ease of access, egress and on-site manoeuvring.

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- (e) Limit the width of driveways and hard surfaces depending on the site frontage.

Controls

1. Each dwelling is to provide one (1) garage and one (1) tandem driveway parking space forward of the garage (unless otherwise accommodated within the building envelope).
2. Car parking is to be provided in accordance with the requirements in Part 3 General Issues of this DCP.
3. Garages should be accessed directly from a rear lane where this is available. Entry to parking facilities off the rear lane must be setback a minimum of 1m from the lane.
4. Driveway crossings are to be positioned so that on-street parking and landscaping on the site and the public domain are maximised, and the removal or damage to existing street trees is avoided.
5. The maximum driveway width between the street boundary and the primary building setback alignment of the garage is 4 metres.
6. For a detached dual occupancy development in a battle-axe allotment configuration, all vehicles must be able to enter and exit the site in a forward direction. Applications are to be supported by a swept path analysis to demonstrate that all required manoeuvring complies with the relevant Australian Standard.
7. Internal driveway grades are to be in accordance with Australian Standard 2890.1 (latest edition).
8. Any basement parking provided is to comply with the setbacks for development at Point 3 in Section 6.1.3.3 – Setbacks of this DCP.
9. Dual occupancy developments are to have only one (1) single width garage per dwelling. Where garaging is provided for two (2) cars, this must be in a tandem parking configuration.

9. Subdivision

Subdivision of dual occupancy development is permitted with consent. The suitability of the dual occupancy development and its impacts upon streetscape and general amenity will guide the suitability of the underlying lots to be created.

The minimum lot sizes that will apply to subdivision of a dual occupancy is contained within the GRLEP 2021 as referenced at Clauses 4.1A Minimum subdivision lot size for dual occupancies.

10. Private Open Space

Objectives

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- (a) Ensure that private open space is designed to provide residents with quality useable private outdoor living areas for recreational and outdoor activities.
- (b) Ensure that private open space is designed for privacy, solar access, and is well integrated with living areas.
- (c) Provide private open space that facilitates opportunities for active and passive recreation, landscaping and tree planting.

Controls

1. An area of Private Open Space is to be provided which:
 - i. Is located at ground level;
 - ii. Has a minimum dimension of 4m x 5m;
 - iii. Is not steeper than 1 in 20;
 - iv. Is directly accessible from a main living area; and
 - v. May include a covered patio area.
2. The private open space is to be located at the rear of the property and/or behind the building line established by the front setback.
3. Private open space is to be provided for all dwellings.
4. For an attached dual occupancy in a duplex configuration (one dwelling above another) private open space for the upper dwelling is to be provided in the form of a balcony with a minimum area of 12m² and minimum depth of 2.5m. This form of private open space is to be oriented towards the primary or secondary street.
5. Private open space is to be located so as to maximise solar access.
6. Private open space is to be designed to minimise adverse impacts upon the privacy of the occupants of adjacent sites and within the proposed development.

11. Landscaping

Objectives

- (a) Enhance the existing streetscape.
- (b) Enhance the quality and amenity of the built form by reducing the visual and environmental impacts of buildings, structures and hardstand areas.
- (c) Provide privacy and shade.
- (d) Minimise the extent of hard paved areas and facilitate rainwater infiltration to the water table.

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- (e) Preserve and enhance native wildlife populations and habitat through appropriate planting of indigenous vegetation.
- (f) Retain and provide for mature vegetation and the healthy growth of canopy trees, particularly large and medium sized trees.
- (g) Provide continuous vegetation corridors.
- (h) Protect existing natural rock outcrops.

Controls

1. Landscaped area for dual occupancies (has the same meaning as the Georges River LEP 2021) is to be provided in accordance with the table contained within *Clause 6.12 Landscaped areas in certain residential and conservation zones* of the GRLEP 2021.
2. Soft soil landscaping is to be provided in all landscaped areas as required by the GRLEP 2021 and must have a minimum dimension of 1.2m in all directions. Existing natural rock outcrops can be counted towards the calculation of soft soil landscaping.
3. To provide a landscape setting within the primary and secondary street frontages, impervious paved areas are to be minimised. Impervious areas include hard paving, gravel, concrete, artificial turf, rock gardens (excluding natural rock outcrops) and other material that does not permit soft soil landscaping.
4. Impervious areas are to occupy no more than:
 - (i) 70% of the street setback area where the front setback is less than 6m, or
 - (ii) 65% of the street setback area where the front setback is 6m or greater, or
 - (iii) 60% of the primary street setback area on corner allotments.
5. The front setback area must accommodate at least one (1) tree capable of achieving a minimum mature height of 6-8m with a spreading canopy. A schedule of appropriate species is provided on Council's website.
6. Preference is to be given to incorporating locally indigenous plants.

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12. Materials, Colour Schemes and Details

Objectives

- (a) To ensure that the choice of external materials, colour schemes and building details in new development and existing houses where visible from a public place, reinforces and enhances any identifiable visual cohesiveness or special qualities evident in the street and the locality.

Controls

1. No large expansive surfaces of predominantly white, light or primary colours would dominate the streetscape or other vista should be used.
2. New development should incorporate colour schemes that have a hue and tonal relationship with the predominant colour schemes found in the street.
3. Matching buildings in a row should be finished in the same colour or have a tonal relationship.
4. All materials and finishes utilised should have low reflectivity.

13. Site Facilities

Objectives

- (a) Ensure adequate provision is made for site facilities to support residential occupation of dual occupancy development.
- (b) Ensure that services do not detract from the amenity of neighbourhoods and streets.
- (c) Facilitate a safe, efficient and comfortable living environment.
- (d) Ensure site utilities are accessible, visually unobtrusive and require minimal maintenance.

Controls

1. All dwellings are to be provided with adequate and practical internal and external storage (garage, garden sheds, etc.).
2. Provision for water, sewerage and stormwater drainage for the site shall be nominated on the plans to Council's satisfaction.
3. Each dwelling must provide adequate space for the storage of garbage and recycling bins (a space of at least 3m x 1m per dwelling must be provided) and are not to be located within the front setback.
4. Letterboxes are to be located on the frontage where the address has been allocated in accordance with Australia Post requirements.

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6.1.4 Narrow Lot Housing – Bellevue Estate

The following provisions apply to nominated sites within Bellevue Estate, which is bounded by Bellevue Parade, Russell Lane, Buraneer Close and First Avenue. The nominated Narrow Lot sites are shown on the following plan:



Figure 11: Map of nominated narrow lot sites

Where applicable, the specific controls of this Part override any other similar provisions of the DCP. Where this section is silent on a matter, the general controls within Section 6.1.2 - Single Dwellings of this DCP will apply.

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Purpose

This estate contains lots that are significantly smaller than the average allotment in the Georges River LGA (previously Kogarah LGA). Some sites within this estate consist of older dwellings that currently straddle multiple lots. Legally these sites (predominantly only 6m wide) can be redeveloped individually. These controls aim to recognise such constraints and to enable development that is contextually appropriate to the scale and character of the existing subdivision pattern and improve the quality and amenity of housing stock within this area.

Objectives

Ensure that good design outcomes and a high level of residential, for both future residents and adjoining neighbours, is achieved.

1. Building Scale

Objectives

- (a) Provide buildings that are proportionate to the existing subdivision pattern and ensure appropriate bulk and scale.

Controls

1. The maximum number of dwellings that may be attached (nil setbacks) is two (2) so as to break up development and minimise bulk.

2. Building Height

Objectives

- (a) Provide consistent and well scaled dwellings and minimise shadowing impacts to adjoining properties.

Controls

1. The maximum permitted number of storeys at any point is two (2).
2. The maximum permitted ceiling height is 6.5m to the underside of the ceiling. This wall height will minimise overshadowing impacts on adjoining properties, which is more substantial due to narrow property widths.
3. Pitched roof forms are strongly encouraged within this area to ensure wall heights are not excessive in relation to property widths.

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3. Setbacks

Objectives

- (a) Ensure consistency with the established character and rhythm of built elements in the streetscape by providing adequate separation between buildings and front setbacks.

Controls

1. The ground floor must be setback a minimum of 5.5m from the front boundary. This would enable one (1) car to stand in the driveway.
2. The first floor must have a minimum front setback of 7.5m to relieve the front façade of bulk and create articulation and variety.
3. Dwellings must be setback 1m from the boundary on one side and a nil setback is permitted on the other where it forms part of a multiple lot development application.
4. Dwellings must be setback 1m on both sides where developed individually.
5. Where courtyards are required, dwellings must be positioned a minimum of 2m from the side boundary at both ground and first floor.
6. The ground floor must be setback 13m from the rear boundary to provide opportunity for adequate private open space.
7. The first floor must be setback 15m from the rear boundary to minimise overshadowing and the impact of a long side elevation as viewed from adjoining properties.
8. Where utilising rear lane access, garage setbacks to the lane must be consistent with adjoining garages.

4. Parking / Access

Objectives

- (a) Encourage parking provision relative to lot sizes.

Controls

1. One (1) garage space must be provided. A reduced rate of parking is permitted to reflect the smaller site areas and encourage a lower rate of car usage.
2. Where there is no lane to the rear, garaging must be incorporated within the dwelling (see Figure 12).
3. If more than one (1) space is required, the space must be tandem with only a single garage door presenting to the street.
4. The front setback must allow for a car to stand in the driveway so as not to force parking onto the street (minimum 5.5m).

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5. Where properties adjoin Burraneer Close to the rear, vehicular access must be via the laneway. Garaging of this nature must be detached from the dwelling and have a maximum floor to ceiling height of 3m.

5. Courtyards

Objectives

- (a) Create courtyards that provide light and ventilation whilst maintaining privacy.

Controls

1. Courtyards are to be incorporated to break up continuous side elevations, provide light wells, ventilation and alternative opportunities for glazing.
2. The maximum length of any wall is 10m. Walls longer than 10m should be articulated by a minimum 300mm projection or indentation in the elevation.
3. For individual dwellings, a courtyard must be located along the setback elevation (see **Figure 12**).
4. For attached dwellings, courtyards are to be provided along both setback elevations (see **Figure 12**).
5. The minimum size required for courtyards is 2m (deep) x 4m (wide).
6. Courtyards are to be offset from courtyards / open space on adjoining properties to maximise privacy.

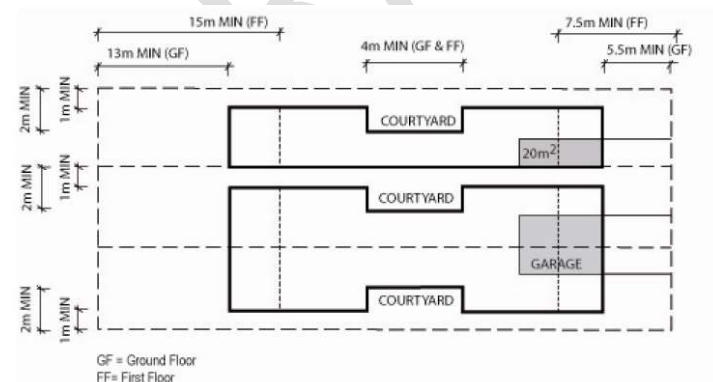


Figure 12: Narrow lot housing setbacks

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6. Privacy

Objectives

- (a) Minimise detrimental privacy and noise impacts to adjoining properties.

Controls

1. The maximum permitted width for rear elevated balconies is 2m. This width is 0.5m less than normally permitted as the 3m setback to the side boundary is not required (or practical).
2. Privacy screens are required along the side of balconies to minimise direct overlooking.
3. Window glazing is to be concentrated to front and rear elevations so as to maximise privacy to adjoining properties.
4. In some instances, first floor glazing alongside elevations must be highlight or obscured to prevent direct overlooking.

7. Common Walls

Objectives

- (a) Ensure that developments with a common wall are structurally sound.

Controls

1. Where it is proposed that dwellings share a common wall, a reciprocating easement for support must be placed on each property title adjacent to the position of a common boundary at the common wall.

6.1.5 Narrow Lot Housing – Kemps Estate (6.5m or less)

This Part applies to development for the purposes of a Dwelling House on a small lot (having a width of less than 6.5m), including alterations or additions, including all Dwelling Houses within Kemps Estate, Mortdale (refer **Figure 13** below). **Appendix 7** provides a history of Kemps Estate and its significance to the Georges River Local Government Area.

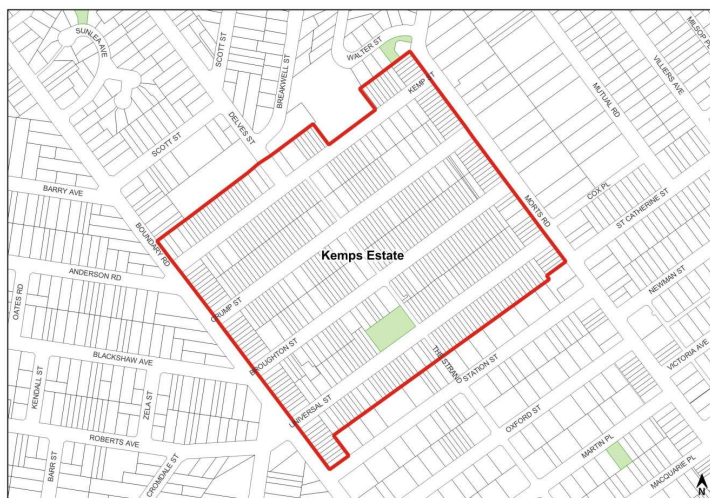


Figure 13: Kemps Estate

Houses on standard lots (having a width of 6.5m or greater) or outside Kemps Estate, Mortdale will be assessed against the requirements of Section 6.1.2 – Single Dwellings of this DCP.

Objectives

- Ensure consistency with low density, suburban environments.
- Ensure dwelling houses have proportioned facades that are appropriately scaled for narrow allotments and emphasise vertical elements.
- Protect the natural scenic landscape qualities of sensitive areas such as the Georges River foreshore.
- Contribute to the creation of attractive, human scale streetscapes.
- Promote an attractive, comfortable, safe and active public domain.
- Maintain a high level of amenity for adjoining residential development.

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- (g) Create a high amenity living environment.
- (h) Achieve a high level of environmental performance.

1. Neighbourhood Character

Objectives

Development is sited and designed to respect existing neighbourhood and streetscape character, including being responsive to:

- (a) The pattern of development of the neighbourhood, including elements that shape the streetscape such as the relationship and interface between the public and private domain.
- (b) The built form, scale and character of surrounding development including height, setbacks, front fencing, roofs and the location and proportions of private open space.
- (c) Notable natural features of the site, including topography and vegetation.

Controls

1. The development application is supported by a Statement of Environmental Effects that:
 - a. Includes a satisfactory neighbourhood and site description, including the identification of the key features of the neighbourhood and site.
 - b. Shows how the siting and design response derives from and responds to the key features identified in the neighbourhood and site description.
 - c. Demonstrates that the residential development proposal respects the existing or preferred neighbourhood character and satisfies objectives of the zone in the GRLEP 2021.
2. The development requirements in **Table 1** are to be complied with. The Statement of Environmental Effects is to indicate how the design applies.

2. Building Height

Objectives

Building height:

- (a) Is compatible with the existing or desired future character of the area.
- (b) Creates low rise streetscapes predominantly comprising buildings of up to two storeys that are surrounded by landscaped open space.
- (c) Is compatible with the scenic qualities of hillside or ridgetop locations and with existing or desired future streetscape character.
- (d) Respects the site's natural topography.

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- (e) Creates function and high amenity internal spaces.
- (f) Enables adequate solar access to the main living areas and principal private open space to the development and adjoining sites.
- (g) Facilitates penetration of desirable natural breezes.
- (h) Facilitate view sharing while not restricting the reasonable development of the site.

Controls

1. The minimum floor to ceiling height is 2.4m.
2. Minimum floor to ceiling height of habitable roof space (if proposed) is 1.7m.

3. Setbacks

Objectives

Setbacks:

- (a) Are compatible with predominant patterns of buildings and gardens that define the existing and desired character of the neighbourhood.
- (b) Engage with and activate the street.
- (c) Reduce the appearance of building bulk.
- (d) Enable adequate solar access to the main living areas and principal private open space.
- (e) Facilitate penetration of desirable natural breezes.
- (f) Achieve adequate visual privacy.
- (g) Minimise noise transmission.
- (h) Facilitate view sharing.
- (i) Create deep soil areas that are sufficient to conserve existing trees or accommodate intensive new landscaping.

Controls

1. Minimum setback from the primary street boundary is:
 - i. 4.5m to the main building face;
 - ii. 5.5m to a garage or other roofed car parking structure;
 - or
 - iii. Within 20% of the average setback of dwellings on adjoining lots.

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2. Minimum side boundary setbacks are in accordance with **Table 1**.
3. Unless specified otherwise in **Table 1**, minimum rear boundary setbacks are:
 - i. 3m to the ground storey.
 - ii. 6m to any other storey.
4. For battle-axe lots, minimum side boundary setbacks apply to all boundaries.

4. Facades

Objectives

Facades:

- (a) Reduce the appearance of building scale and bulk.
- (b) Facilitate engagement with and activation of open space in the street.
- (c) Achieve a high level of design and architectural quality.

Controls

1. The dwelling house has a front door or window to a habitable room facing the primary street frontage.
2. The dwelling house incorporates at least two of the following building elements facing any street frontage:
 - i. Entry feature or portico.
 - ii. Awnings or other features over windows.
 - iii. Eaves and sun shading.
 - iv. Window Planter box treatment.
 - v. Bay windows or similar features.
 - vi. Wall offsets, balconies, verandas, pergolas and the like.

5. Solar Access

Objectives

- (a) Development ensures an appropriate amount of solar access to main living areas and areas of principal private open space within the site and adjoining sites.

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Controls

1. Development allows for at least 3 hours of sunlight on the windows of main living areas and adjoining principal private open space of adjacent dwellings between 9:00am and 3:00pm on 22 June.

Note: Variations will be considered for developments that comply with all other requirements but are located on sites with an east-west orientation or steeply sloping sites with a southerly orientation away from the street.

2. Development to comply with BASIX requirements.
3. Buildings are encouraged to incorporate window shading devices where necessary to minimise exposure to direct summer sun. Alternatively, windows may be shaded by the planting of large trees, including deciduous species. Refer to **Figure 14** below.

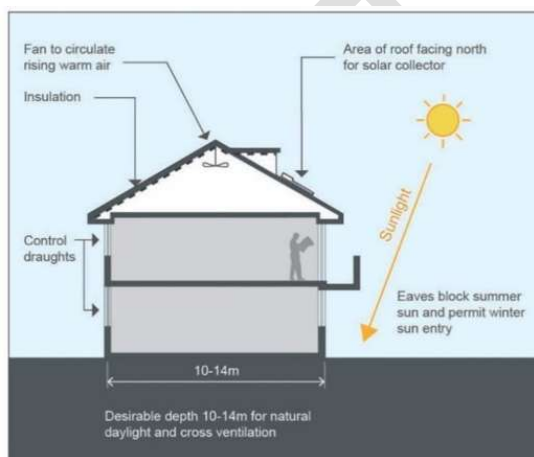


Figure 14: Passive solar design

8. Consider and minimise overshadowing impacts on the solar photovoltaic panels of neighbouring buildings where a variation to the building setbacks or number of storeys is sought.

6. Visual Privacy

Objectives

- (a) Development minimises direct overlooking between main living areas and areas of principal private open space within the site and adjoining sites.

Controls

1. The main windows and balconies of a dwelling are directed toward the front and rear of a site.
2. Windows are not located directly opposite each other.
3. Where windows and balconies cannot be off-set, they are separated by sufficient distance, screened or contain frosted glass or other suitable material.
4. Dormer windows are no wider than 1.5m and are proportional to the roof-scape.
5. First floor balconies located at the rear of dwellings incorporate fin walls or privacy screens on the side.
6. Where privacy screens are used, they are not to be higher than 1.8m and are compatible with the building design.

7. Noise

Objectives

- (a) Habitable rooms, in particular bedrooms, are not subject to unreasonable noise.

Controls

1. Dwellings must be designed so that the internal noise level from outside sources does not exceed the parameters established by the NSW Environment Protection Authority (EPA).
2. Habitable rooms located within 60m of a railway or facing a classified major road satisfy the acoustic criteria contained within the NSW Government's *Development Near Rail Corridors and Busy Roads – Interim Guideline* (2008), or most recent version.

8. Vehicle Access, Parking and Manoeuvring

Objectives

- (a) Vehicle access, parking and manoeuvring is provided on site and:
 - i. Caters for the needs of residents and visitors.
 - ii. Does not visually dominate the streetscape.
 - iii. Enables the safe and efficient movement of vehicles and pedestrians.

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Controls

1. Each dwelling is to provide one (1) garage and one (1) driveway space (unless otherwise provided for the in the building envelope).
2. Garages are to be located a minimum 5.5m from the front property alignment and are recessed a minimum 300mm into the front façade of the building.
3. Carport designs complement the appearance and style of the dwelling.
4. Carport roofs are consistent with the roof pitch of the dwelling house.
5. Carports are designed to appear as lightweight elements of the site, and do not visually dominate the streetscape.
6. On corner sites garages are located at the rear of the site facing the secondary street.
7. Where possible, balconies or roof space is to be placed over garages.
8. Driveways have a minimum width of 3m.
9. Attached dwellings (apart from those on a corner) share the same gutter crossing.
10. Gutter crossings preserve existing street trees.
11. Where possible, internal access from the garage for the movement of furniture is provided, particularly when entry corridors are narrow.
12. Internal driveway grades are in accordance with AS – 2890.1

9. Landscaping and Private Open Space

Objectives

Landscaped open space is provided on site and:

- (a) Develops a building setting that encourages visual privacy between properties.
- (b) Provides sufficient and usable private open space in the rear or side yard for the recreational needs of residents and landscape amenity to dwellings.
- (c) Requires new development to integrate and blend into the existing streetscape and neighbourhood character.
- (d) Ensures that new development does not result in excessive excavation and protects any natural rock formations, cliffs, canopy vegetation, or any other significant vegetation on the subject land or adjoining land.
- (e) Ensures that new development provides areas for deep soil landscaping catering for indigenous native plants and animals.
- (f) Contributes to water and stormwater efficiency by integrating landscape design with water and stormwater management to reduce stormwater runoff.

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Controls

1. Landscaped area for single dwellings (as defined in the GRLEP 2021) is to be provided in accordance with the table contained within *Clause 6.12 Landscaped areas in certain residential and environmental protection zones* of the GRLEP 2021.
2. Principal private open space:
 - i. is provided at ground level
 - ii. has a minimum dimension of 4m x 5m
 - iii. is not steeper than 1 in 20
 - iv. is directly accessible from a main living area

10. Site Utilities

Controls

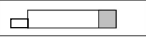
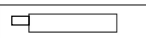

1. All dwellings are to be provided with adequate and practical internal and external storage (garage, garden sheds, etc.).
2. Provision for water, sewerage and stormwater drainage for the site shall be nominated on the plans to Council's satisfaction.
3. Each dwelling must provide adequate space for the storage of garbage and recycling bins (a space of at least 3m x 1m per dwelling must be provided) and are not to be located within the front setback.
4. Letterboxes are to be located on the frontage where the address has been allocated in accordance with Australia Post requirements.

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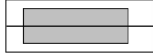


Building Envelope Summary Table (Table 1)

The building envelopes for eight (8) small lot development options are illustrated on the following pages. This part should be read in conjunction with the Development Requirements in Section 6.1.5 - Narrow Lot Housing – Kemps Estate (6.5m or less) of this DCP.

Building Envelopes – Summary Table								
Option	Footprint (indicative only – not to scale)	Housing Type	Front setback (min.)	Rear setback (min.)	Side setback	Max. external wall height	Max. rec. roof pitch	Parking
1 6m frontage		Existing single dwelling with rear single storey addition	4.5m to the main building face 5.5m to a garage or other roofed car parking structure Within 20% of the average setback of dwellings on adjoining lots	3m	900mm	Existing	Existing	Carport / car space
2 6m frontage		Existing cottage with first floor addition or new 2 storey detached	4.5m to the main building faced 5.5m to a garage or other roofed car parking structure Within 20% of the average setback of dwellings on adjoining lots	3m (ground level) and 6m (second level)	Existing or 900mm for a new dwelling	Existing or 6m for new	Existing or 35° for a new dwelling	Existing – carport New garage
3 6m frontage		1 storey detached	4.5m to the main building face 5.5m to a garage or other roofed car parking structure Within 20% of the average	3m	900mm	3m	35°	Carport

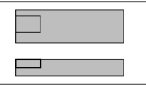
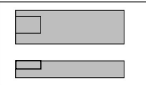
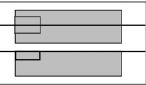
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Building Envelopes – Summary Table								
Option	Footprint (Indicative only – not to scale)	Housing Type	Front setback (min.)	Rear setback (min.)	Side setback	Max. external wall height	Max. rec. roof pitch	Parking
			setback of dwellings on adjoining lots					
4 2 x 6m frontage		1 storey semi- detached	4.5m to the main building face 5.5m to a garage or other roofed car parking structure Within 20% of the average setback of dwellings on adjoining lots	3m	900mm	3m	35°	Carport or garage
5 2 x 6m frontage		1 storey + habitable roof space	4.5m to the main building face 5.5m to a garage or other roofed carparking structure Within 20% of the average setback of dwellings on adjoining lots	3m (ground level) and 6m (second level)	Ground floor 900mm, upper level walls 1.8m	3.7m	35°	Garage
6 2 x 6m frontage		2 storey attached	4.5m to the main building face 5.5m to a garage or other roofed carparking structure Within 20% of the average setback of dwellings on adjoining lots	3m (ground level) and 6m (second level)	900mm	6m	35°	Garage

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Building Envelopes – Summary Table								
Option	Footprint (Indicative only – not to scale)	Housing Type	Front setback (min.)	Rear setback (min.)	Side setback	Max. external wall height	Max. rec. roof pitch	Parking
7a 3 x 6m frontage		Two 2 storey attached dwellings, and one 2 storey dwelling.	4.5m to the main building face 5.5m to a garage or other roofed car parking structure Within 20% of the average setback of dwellings on adjoining lots	3m (ground level) and 6m (second level)	900mm	6m	35°	Garage
7b 3 x 6m frontage		Two 1.5 storey attached dwellings and one 1.5 storey dwelling	4.5m to the main building face 5.5m to a garage or other roofed car parking structure Within 20% of the average setback of dwellings on adjoining lots	3m (ground level) and 6m (second level)	Ground Floor 900mm, upper level walls 1.8m	3.7m	35°	Garage
7c 3 x 6m frontage		Two attached 1 storey dwellings and one attached 1 storey dwelling	4.5m to the main building face 5.5m to a garage or other roofed car parking structure Within 20% of the average setback of dwellings on adjoining lots	3m	900mm and nil internal side setback for the detached dwelling	3m	35°	Garage or carport

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Building Envelopes – Summary Table								
Option	Footprint (Indicative only – not to scale)	Housing Type	Front setback (min.)	Rear setback (min.)	Side setback	Max. external wall height	Max. rec. roof pitch	Parking
Dwelling House Options								
To ensure consistency of form and setbacks in Kemps Estate, an envelope has been prepared that applies to a single dwelling on standard allotment. The controls detailed below override controls in Section 6.1.2 - Single Dwellings of this DCP, however development must comply with Section 6.1.2 in every other respect.								
8 12m frontage		1 storey detached	5.5m	3m	900mm	3m	35°	Garage
		1 storey detached plus habitable roof	5.5m	3m (ground level) and 6m (second level)	Ground floor 900mm, upper level walls 1.8m	3.7m	35°	Garage
		2 storey detached	5.5m	3m (ground level) and 6m (second level)	1.5m	6m	35°	Garage
Note: Reference to 6m or 12m frontage is approximate only. For example, frontage may be about 6.1m wide.								

Table 1: Building Envelope Summary Table

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Appendix 8 Exempt Works for Trees

Council approval is required for works to any part of a tree, above or below ground, with the exception of exempt works. The Exempt Works for trees on private and public land are outlined below.

Trees on Private Land

The following works to trees located on private land (i.e. privately owned tree) do not require approval via a development consent or a permit:

- Pruning and reshaping of hedges.
 - A hedge is defined as two or more trees planted in close proximity that have been deliberately established and maintained through continued pruning and shaping.
- Pruning to remove deadwood (i.e. dead branches or dead fronds) only.
 - Deadwood is specified as dead branches, which are non-conductive branches devoid of any live green leaves, buds, flowers, or living cambium,
 - This work must not include the removal of dying or dead trees, and
 - This work must be undertaken in accordance with *AS 4373 Pruning of Amenity Trees*.
- Pruning or removal of any commercial or domestic tree grown for the purpose of fruit or fodder production, excluding native tree species including but not limited to; Macadamia (*Macadamia integrifolia*), Lilly Pilly (*Acmena spp*, *Syzygium spp*), Blueberry Ash (*Elaeocarpus spp*).
- Pruning or removal of trees recognised as Priority Weeds by the Greater Sydney Local Land Services Regional Weed Management Plan under the *Biosecurity Act 2015*.
- Pruning or removal of trees that have been declared “exempt species” by this Policy – see Table 3 below.
- Removal of imminently dangerous trees as assessed by an AQF5 arborist and accompanied by the completion and submission of the “Exempt Tree Works” Form.
 - To show the tree is in this condition, the following must be provided:
 - A record of the tree’s condition, including photographs detailing the issue,
 - The high and imminent level of risk the tree presents,
 - A statement from a qualified arborist with a minimum AQF5 arborist, verifying how current or future works are the minimum actions necessary to manage the risk, and
 - In incidences where a tree has been or it is suspected has been vandalised, this exemption does not apply.
 - The “Exempt Tree Works” Form is available on Council’s website.
 - The “Exempt Tree Works” Form must be submitted within 72 hours of the tree removal.
 - Failure to submit the “Exempt Tree Works” Form will result in the tree removal being treated as tree vandalism.

- Trees subject to an order under the *Local Government Act 1993*, *Land and Environment Court Act 1979*, *Environmental Planning and Assessment Act 1979* and *Trees (Disputes between Neighbours) Act 2006*.
- Tree work in response to an emergency undertaken by Council, State Emergency Service (SES), Rural Fire Service of NSW, when undertaken by an authorised person. Evidence of attendance (e.g. SES) at site with reference numbers must be provided.
- Pruning of branches from electrical wires as required by the *Electrical Supply Act 1995* when undertaken by an authorised person.
- The removal/trimming of trees and vegetation is in accordance with the *Roads Act 1993* when undertaken by an authorised person.
- Works carried out by state or federal government departments or authorities under current legislative requirements.

Note: Landowners carrying out exempt works are required to keep suitable evidence for a minimum of 2 years to prove the condition of the tree and the works undertaken in the event of a subsequent inspection by Council.

Table 3 Exempt Species List

Common Name	Botanical Name
Bamboo	<i>Bambusa spp</i>
Black Locust	<i>Robinia pseudoacacia</i>
Black Mulberry	<i>Morus nigra</i>
Camphor Laurel (<i>with height < 6m</i>)	<i>Cinnamomum camphora</i>
Canary Island Date Palm (<i>with height < 6m</i>)	<i>Phoenix canariensis</i>
Chinese Hackberry (<i>with height < 6m</i>)	<i>Celtis sinensis</i>
Cocos Palm	<i>Syagrus romanzoffianum</i>
Common Willow	<i>Salix babylonica</i>
Contoneaster	<i>Contoneaster spp.</i>
Cootamundra Wattle	<i>Acacia baileyana</i>
Coral Tree	<i>Erythrina x sykesii</i>
Cockspur Coral Tree	<i>Erythrina crista-galli</i>
Hibiscus, excluding: - Native Rosella - Cottonwood Hibiscus	<i>Hibiscus spp, excluding:</i> - <i>Hibiscus heterophyllus</i> - <i>Hibiscus tiliaceus</i>
Honey Locust	<i>Gleditsia triacanthos</i>
Norfolk Island Hibiscus	<i>Lagunaria patersonii</i>
Lombardy Poplar	<i>Populus nigra 'Italica'</i>
Oleander	<i>Nerium oleander</i>
Privet – broad leaf	<i>Ligustrum lucidum</i>
Privet – narrow leaf	<i>Ligustrum sinense</i>
Running bamboo	<i>Phyllostachys spp</i>
Rhus tree	<i>Toxicodendron spp</i>
Rubber Tree	<i>Ficus elastica</i>

Silky Oak (<i>with height < 6m</i>)	<i>Grevillea robusta</i>
Tree of Heaven	<i>Ailanthus altissima</i>
Umbrella Tree	<i>Schefflera actinophylla</i>
Wild Olive/African Olive	<i>Olea europaea subsp cuspidata</i>

Trees on Public Land

The following works to trees located on public land (e.g. Council-owned tree) do not require approval via a development consent or a permit:

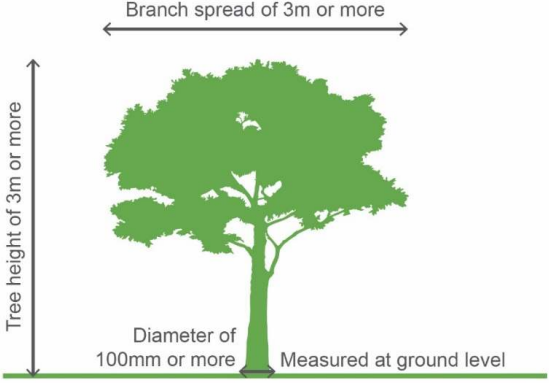
- Pruning of branches from electrical wires as required by the *Electrical Supply Act 1995* when undertaken by an authorised person.
- The removal/trimming of trees and vegetation, in accordance with the *Roads Act 1993* when undertaken by an authorised person.
- Works carried out by state or federal government departments or authorities under current legislative requirements.
- Works carried out by Council that relate to:
 - Pruning/ removal of dead wood and crown raising for vehicle and pedestrian access.
 - Pruning to remove storm damaged, dead, or crossing branches; and
 - Removal of trees if causing property damage.
- Removal of trees to allow room for public infrastructure projects.
- Works undertaken by persons authorised by Council where it can be demonstrated that the tree is dying, dead or has become dangerous to properties or persons and is undertaken in accordance with relevant Australian Standards.
- Works to trees completed by Council on public land for the purpose of maintaining tree health or public safety.

SUMMARY OF CHANGES ADOPTED BY COUNCIL FOR PUBLIC EXHIBITION

Changes to Georges River DCP 2021

Table 1 below provides a summary of the exhibited changes to Part 3 of the GRDCP:

Table 1 – Exhibited Changes to Part 3 of GRDCP

Description of Amendment	New DCP Controls
3.2.1 Trees & Vegetation Update control to remove reference to Green Web Map as this is a duplication of the subsequent section of the GRDCP under heading 3.2.2 Green Web.	3. All works are to comply with Council's Tree Management Policy.
3.2.1 Trees & Vegetation (continued) Insert new controls to provide the definition of a tree.	4. For the purpose of this section, a tree is defined as vegetation having a: <ul style="list-style-type: none"> • Height of 3 metres or more, or • Diameter of 100mm or more when measured at ground level, or • Branch spread of 3 metres or more. See Figure 1 below for visual reference of what is defined as a tree. <div style="text-align: center;">  <p>The diagram shows a green silhouette of a tree. A horizontal double-headed arrow above the canopy is labeled 'Branch spread of 3m or more'. A vertical double-headed arrow to the left of the trunk is labeled 'Tree height of 3m or more'. At the base of the trunk, a horizontal line segment is labeled 'Diameter of 100mm or more' and 'Measured at ground level'.</p> </div> <p>Figure 1: Definition of a tree</p>
3.2.1 Trees & Vegetation (continued) Insert new controls to identify the tree works	<u>Works that Require Approval – Trees on Private Land</u> 5. Under the provisions of <i>Chapter 2 Vegetation in non-rural areas</i> of the <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> , Council approval is

Description of Amendment	New DCP Controls
<p>that require approval when the works are proposed to trees on private land.</p> <p>The Biodiversity & Conservation SEPP specifies that councils may issue permits for the clearing of vegetation. The types of vegetation that requires Council approval to clear must be identified by the respective council's DCP.</p> <p>Accordingly, the new controls outline the types of works that Council may grant approval for either via a tree permit or a development application.</p> <p>These controls are a duplication of the wording contained within the draft revised Policy.</p>	<p>required for works to any part of a tree, above or below ground.</p> <p>6. Trees defined by Control 4 above are declared as requiring approval, with the exception of Exempt Works as specified by Appendix 8 of this DCP. Exempt works are to be carried out in accordance with the requirements of Council's <i>Tree Management Policy</i>.</p> <p>7. Approval is granted through either the issuing of a tree permit or a development consent as part of a development application. The following tree works on private land require approval from Council:</p> <ul style="list-style-type: none"> • Removal of dying and dead trees, except in incidences where a tree has been or is suspected of been vandalised. • Removal of hazardous trees where remedial pruning/treatment will not eliminate the hazard. • Pruning of the live canopy of a tree. • Selective pruning to remove branches in conflict with existing or proposed built structures, where all engineering alternatives have been considered and not feasible. • Root pruning. • Installation of root barriers. • Removal of tree(s) in conflict with built structures, where all engineering and practicable management alternatives have been considered and not feasible. • Removal of tree(s) for construction or extension of buildings where there is no feasible alternative that will allow for the retention of the tree(s). <p>8. Approval through a Tree Permit is required for the following works:</p> <p>i) Pruning or removal of a tree, including trees which are:</p> <ul style="list-style-type: none"> (a) Located on a private property, (b) Listed on the Significant Tree Register and located on a private property, (c) Located within a Heritage Conservation

Description of Amendment	New DCP Controls
	<p style="text-align: center;"><i>Area under the Georges River Local Environmental Plan 2021,</i></p> <ul style="list-style-type: none"> ii) Pruning only of a tree located within a listed State Heritage Item, Heritage Item or Interim Heritage Order under the <i>Georges River Local Environmental Plan 2021,</i> iii) Tree works that are beyond the development standards specified by the <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</i> <p><i>Note: Details on the information required to be submitted with a tree permit application to Council is outlined on Council's website.</i></p> <p>9. Approval through a Development Application is required for the following works:</p> <ul style="list-style-type: none"> i) Removal of a tree located within a listed State Heritage Item, Heritage Item or Interim Heritage Order under the <i>Georges River Local Environmental Plan 2021,</i> ii) Tree works on any site containing a threatened ecological community (TEC), or classified as being part of a vulnerable threatened or endangered ecological community, or has the potential to provide habitat for native fauna under the <i>Biodiversity Conservation Act 2016,</i> iii) Tree works that accompany proposed development activity on a property. <p><i>Note: Details on the information required to be submitted with a development application to Council is outlined in the DA Guide on Council's website.</i></p>
<p>3.2.1 Trees & Vegetation (continued) Insert controls relating to requirements that must be met when development activity is proposed in the vicinity of existing trees. This will ensure all existing trees are protected.</p>	<p><u>Development and Trees</u></p> <p>10. In planning the design of a development, consideration must be given to existing trees on the subject site and on the adjoining land, including:</p> <ul style="list-style-type: none"> i) Designs to minimise or avoid potential conflict between trees and structures – on site and on any neighbouring property, ii) Existing trees are retained and incorporated as part of the design within an enforceable Tree Protection Zone (TPZ) of 12 x trunk diameter

Description of Amendment	New DCP Controls
	<p>(DBH) when measured at 1.4 metres from ground level,</p> <p>iii) Driveways must be suitably distanced from existing street trees,</p> <p>iv) Stormwater suitably distanced from trees and not within the deep soil zone area to allow for potential tree planting,</p> <p>v) Vitality and stability of the tree(s) in the long term,</p> <p>vi) Sufficient landscape area and deep soil planting areas to allow for planting of replacement trees if an existing tree is proposed to be removed,</p> <p>vii) Protection of the tree during the demolition and construction phases,</p> <p>viii) Building construction methods that will minimise the impact on trees and their root systems, and</p> <p>ix) Trees identified to be retained on the site and on adjoining land are to be protected in accordance with <i>AS4970 Protection of trees on development sites</i>.</p> <p>11. Where works are proposed within 5m of the trunk of the tree or within the TPZ, whichever is greater, of an existing tree, an Arboriculture Impact Assessment Report must be prepared and submitted as part of the development application in accordance with Council's DA Guide.</p>
<p>3.2.1 Trees & Vegetation (continued)</p> <p>Insert new controls to identify the tree works that require approval when the works are proposed to trees on public land.</p> <p>This will allow Council to undertake enforcement actions for tree vandalism and illegal tree works to public trees.</p>	<p><u>Works that Require Approval – Trees on Public Land</u></p> <p>12. Any work to a tree on public land (e.g. street trees) requires prior approval from Council.</p> <p>13. Where the proposed development activity on a property involves works to a public tree (e.g. pruning or removal), the proposed works to the public tree must be included within the subject development application.</p> <p>14. Any proposed development works within 5m of a public tree must include tree protection in accordance with <i>AS4970 Protection of trees on development sites</i> as part of the subject development application.</p> <p>15. Some works to trees on public land may be carried out as Exempt Works by public authorities and authorised persons in accordance with Appendix 8 of this DCP and the requirements of Council's <i>Tree Management Policy</i>.</p>

Table 2 below provides a summary of the exhibited changes to Part 6.1 of the Georges River DCP 2021:

Table 2 – Exhibited Changes to Part 6.1 of GRDCP 2021

Description of Amendment	Extract of Amendment
6.1.2 Single Dwellings	
<p>5. Landscaping</p> <p>Enforce the provision of at least 1 tree in the front setback, instead of the existing wording which only requires the space for a tree without a tree being planted.</p> <p>Recommended planting species will be relocated to Council's website for wider accessibility so that all residents can easily access the list and not only the landowners who are lodging a DA.</p>	<p>5. The front setback area must accommodate at least one (1) tree capable of achieving a minimum mature height of 6-8m with a spreading canopy. A schedule of appropriate species to consider is provided on Council's website.</p>
6.1.3 Dual Occupancy	
<p>3. Setbacks</p> <p>Minor typographical amendment to correct the accidental omission - the existing rear setback control applies to both attached and detached dual occupancies in a 'side-by-side' configuration.</p>	<p>4. For attached and detached dual occupancies in a 'side-by-side' configuration where both dwellings address the street, each dwelling is to have a minimum rear setback (ground and first floor) of 15% of the average site length, or 6.0m, whichever is greater.</p>
<p>11. Landscaping</p> <p>Enforce the provision of at least 1 tree in the front setback, instead of the existing wording which only requires the space for a tree without a tree being planted.</p> <p>Recommended planting species will be relocated to Council's website for wider accessibility so that all residents can easily access the list and not only the landowners who are lodging a DA.</p>	<p>5. The front setback area must accommodate at least one (1) tree capable of achieving a minimum mature height of 6-8m with a spreading canopy. A schedule of appropriate species to consider is provided on Council's website.</p>

The public exhibition included a new Appendix 8 Exempt Works to Trees to the GRDCP – refer to **Attachment 5** to this report. This Appendix specifies tree works which are considered to be exempt works (i.e., do not require Council approval). This is a duplication of the draft revised Policy to ensure the DCP is consistent with the Policy in its exemptions. This chapter contains the following headings:

- (a) Exempt works for trees on private land
- (b) Exempt species list
- (c) Exempt works for trees on public land

Council's Fees and Charges

Table 3 below provides the exhibited amendments to Council's 2023/24 Fees and Charges. The changes are shown in **red text**.

Table 3 – Exhibited Changes Fees and Charges 2023/24

Street Tree Removal	
Replacement Street Tree Fee	\$1,000.00 (excl. GST)
Street Tree Removal Fee	Cost of works as determined by Council
Application to Prune or Remove Tree(s) on Public Land	\$165.00 (excl. GST)
Tree Management Inspections (private land)	
Application Fee 1 - 3 trees (per application)	\$165.00 (excl. GST)
Application Fee 4 - 6 trees (per application)	\$250.00 (excl. GST)
Application Fee per tree >6 trees in addition to "Application Fee 4-6 trees"	\$27.00 (excl. GST)
Review of Tree Removal and Pruning Application on Private Land - Stage 1 Review	\$97.50 (excl. GST)
Review of Tree Removal and Pruning Application on Private Land - Stage 2 Review	\$175.00 (excl. GST)
Pensioner Discount for Application Fee	50% of the applicable Application Fee
Tree Removal, Replacement and Pruning	
Offset Fee for Replacement Trees on Private Land	As valued by Thyer (2011) Tree Valuation Method (fee range between \$1,000 and \$10,000)
Low Significance Tree Replacement Fee (per tree)	\$1,000.00 (excl. GST)
Medium Significance Tree Replacement Fee (per tree)	\$2,000.00 (excl. GST)
High Significance Tree Replacement Fee (per tree)	\$3,000.00 (excl. GST)
Offset Fee for Replacement Trees on Public Land	
Offset Fee for Tree Replacement on Public Land (per tree)	As valued by Thyer (2011) Trees Valuation Method

Changes to Council's Tree Management Policy

The changes to the Policy that were exhibited are much more extensive and are detailed in the report to the Environment and Planning Committee held 20 November 2023 (refer Item ENV041-23). An overview of the content of the draft revised Policy is outlined below in **Table 4**.

Table 4 – Overview of the Draft Revised Policy placed on public exhibition

Structure	Overview of Content
Introduction Sections	
1 Purpose	Clarifies the purpose – to provide direction and a consistent approach to the management of trees on both public and private lands within the LGA.
2 Vision	Outlines the vision.
3 Policy Statement	Outlines the objectives of the Policy.
4 Scope	Clarifies the application to all trees in the LGA – on both private and public land.
5 Definition of Terms	Provides the definition of key terms, including what is defined as a 'tree' under the Policy.
6 Policy Context	Provides background information under the following headings: <ul style="list-style-type: none"> 6.1 Benefits of Trees 6.2 Existing Canopy Cover 6.3 Canopy Cover Target 6.4 Practical Retention and Revegetation
7 Determination Framework for the Management of Trees	Outlines the legislative framework for works to trees and associated Council plans and guidelines.
8 Trees on Private Land	
8.1 Exempt Works	Outlines the works to trees located on private land that do not require approval.
8.2 Tree Works that Require Approval	Outlines the tree works that require approval from Council via either a Tree Permit or a Development Application (DA).
8.3 Complying Development and Trees	Clarifies that approval is required via a Tree Permit if the tree works proposed are beyond the development standards specified by the <i>State Environmental Planning Policy (Exempt and Complying Development) 2008</i> (the Codes SEPP).
8.4 Vegetation Clearing under RFS 10/50	Clarifies that some properties may be eligible for the 10/50 Vegetation Clearing Scheme as determined by Rural Fire Service (RFS).
8.5 Native Vegetation clearing under the Biodiversity Offset Scheme	Clarifies that clearing of any native vegetation on an area mapped on the biodiversity values map is regulated by the <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> .
8.6 Assessment of Proposed Works	Outlines the considerations that inform Council's assessment of proposed tree works on private land, including: <ul style="list-style-type: none"> 8.6.1 Visual Tree Assessment (VTA) 8.6.2 Arboricultural Significance Assessment 8.6.3 Additional Considerations 8.6.4 Historical Issues

Structure	Overview of Content
8.7 Replacement of Trees	<ul style="list-style-type: none"> Retains existing replacement ratio of 2:1 (two replacement trees are to be provided for each tree removed) to ensure there is always a net increase in tree canopy in the LGA. Clarifies that the replacement ratio may be reduced by Council in exceptional circumstances subject to considerations of the remaining tree canopy cover on the subject property. This allows each site to be assessed individually, such as when a site with numerous existing trees requires tree removal to address overcrowding issues. Outlines the requirements for replacement plantings. Clarifies offset fees may be offered by Council where the site conditions do not allow for adequate soil volumes to be provided for some or all of the required replacement plantings. Applicants cannot elect this option. For example, a site may only accommodate one large replacement tree so the offset fee option is offered for the other required replacement tree. Introduces a tree replacement fee for trees removed on private land to replace the Thyer Method of Valuation. The new replacement fee is determined via the evaluation of significance in accordance with the Institute of Australian Consulting Arboriculturists (IACA) <i>Significance of a Tree, Assessment Rating System (STARS)</i>. Council's 2023/24 <i>Schedule of Fees and Charges</i> is to be updated to reflect the proposed change. Further information is provided under the heading "<u>Amendment to Council's Schedule of Fees and Charges</u>" of this Report. Clarifies the method of collection for offset fees as being through the execution of a Deed of Agreement prior to the issue of consent for tree removal.
8.8 Trees Disputes Between Neighbours	Outlines the process for resolving conflict over the management of private trees between neighbours.
8.9 Private Trees Overhanging Council Land	Clarifies private trees are the responsibility of the individual landowner.
8.10 Review of a Tree Decision	Outlines the process for appealing Council's determination (e.g., refusal) of tree works for both DAs and Tree Permits.
8.11 Penalties and Compliance	Outlines the penalties associated with unauthorised tree works.
8.12 Tree Vandalism	Outlines Council's procedure for investigating tree vandalism.
9 Trees on Public Land	
9.1 Exempt Works	Outlines the works to trees located on public land (e.g., Council-owned tree) that do not require approval when carried out by public authorities.
9.2 Street Tree Species and Selection	Outlines Council's criteria for selecting appropriate street trees.
9.3 Canopy Clearances and Pruning Standards	Outlines Council's canopy clearances and pruning standards for the maintenance of public trees.

Structure	Overview of Content
9.4 Request for Tree Pruning and Removal	<p>Outlines Council's approach to street tree pruning and maintenance and provides details on the mechanisms for the request and approval for street tree pruning and removal, including the process to request a review of Council's decision. Comprises of the following subheadings:</p> <p>9.4.1 Notification of Tree Removal</p> <p>9.4.2 Trees for Habitat</p> <p>9.4.3 Augmentation and Habitat Creation</p> <p>9.4.4 Tree Pruning or Removal for Development</p> <p>9.4.5 Development Activity, Vehicle Access and Crossovers</p> <p>9.4.6 Tree Removal for Infrastructure Upgrades or State Significant Works (by Public Agencies and Authorities)</p>
9.5 Street Tree Replacement	<p>Outlines the actions undertaken by Council to replace public trees when removals occur to ensure there is no net loss of urban canopy cover.</p>
9.6 Tree Assessment and Approval Framework	<ul style="list-style-type: none"> Outlines the considerations that inform Council's assessment of proposed tree works, including: <p>9.6.1 Visual Tree Assessment (VTA)</p> <p>9.6.2 Arboricultural Significance Assessment</p> Outlines the approval process for works to public trees within subheading 9.6.3 Approval Framework
9.7 Review of a Council Decision on Works to a Street Tree	<p>Outlines the process to review Council's decision on works to a street tree.</p>
9.8 Tree Vandalism	<p>Outlines Council's procedure for investigating tree vandalism to public trees.</p>
9.9 Penalties and Compliance	<p>Outlines the penalties associated with unauthorised tree works to public trees.</p>
10 Significant Tree Register	
10.1 Assessment of Tree for inclusion within Council's Significant Tree Register	<p>Provides information regarding the assessment criteria of significant tree nominations. Further details are provided in Appendix 2 of the revised Policy.</p>
10.2 Exclusions to the Significant Tree Register	<p>Clarifies exclusions may be updated from time and time. A complete list of exclusions will be published on Council's website.</p>
10.3 The Published Register	<p>Clarifies the Significant Tree Register will be published on Council's website.</p>
10.4 Management of Significant Trees	<p>Clarifies that Significant Trees will be protected and managed like all other trees in the LGA, and further information will be located on Council's website.</p>

Structure	Overview of Content
Administrative Sections	
11 Responsibilities	Outlines the ownership of the Policy.
12 Version Control and Change History	Provides a history of the revisions to the Policy.
Appendices	
Appendix 1 – IACA Significance of a Tree, Assessment Rating System (STARS)	Provides a copy of the <i>IACA Significance of a Tree, Assessment Rating System (STARS)</i> document.
Appendix 2 – Sub-criteria for the Assessment of Tree for inclusion within the Significant Tree Register	Outlines the sub-criteria used for the assessment of significant tree nominations.

POST EXHIBITION AMENDMENTS

Tree Management Policy

The following post exhibition changes have been made to the exhibited draft Tree Management Policy:

Table 5 – Post Exhibition changes to Tree Management Policy

Section	Change to exhibited Tree Management Policy
General updates	Update Table of Contents, page numbers, formatting and reference to sections within the Policy.
Policy Administration	In list of related documents remove draft under preparation next to: <i>Significant tree register</i> .
Section 8.1 – Exempt works Table 1 Exempt Species List	<i>Erythrina crista-galli (cockspur coral)</i> as this is exotic, invasive and mildly poisonous.
Section 8.2 Tree Works that Require Approval	To amend the text in the 1 st dot point under the third paragraph: Removal of dying and dead trees, except in incidences where a tree has been or suspected has been vandalised. To add the following note: <i>Note: In incidences where a tree is suspected to have been vandalised, enforcement investigation will be undertaken by Council.</i>
	To provide additional clarity, the following addition is proposed in red text in the 4 th dot point under third paragraph: <i>Selective pruning to remove branches in structural conflict with existing or proposed built structures, where all engineering alternatives have been considered and not feasible.</i>
Section 8.6 – Assessment of Proposed Works Section 8.6.1 Visual Tree Assessment (VTA)	Amend to state: This is a widely accepted arboricultural industry standard of assessing trees. It is an assessment looking for external signs of decay, physical damage, pest and diseases, potential structural defects, and the health and vigour of the tree. <i>In some instances, Council may require diagnostic methods that are beyond the VTA.</i> The significance of a tree in the landscape is determined through best industry practice using the IACA Significance of a Tree Assessment Rating System (STARS) or TreeAZ methods.

Section	Change to exhibited Tree Management Policy
	<p>The assessment may include a hazard and risk assessment using best practice and industry recognised methods such as Tree Risk Assessment Qualification (TRAQ) or Quantified Tree Risk Assessment (QTRA) and if required, further investigation or testing may be necessary.</p>
<p>Section 8.6.2 – Arboricultural Significance Assessment</p>	<p>Add the text in red:</p> <p><i>This is an assessment of the tree within its location and the contribution the tree makes to the local area. This can include the trees age, its size, contribution to the character of the area, uniqueness, habitat link or food source for native fauna and/or its heritage value.</i></p> <p><i>The significance of a tree in the landscape is determined through best industry practice using the IACA Significance of a Tree Assessment Rating System (STARS) or TreeAZ methods.</i></p> <p><i>The assessment may include a hazard and risk assessment using best practice and industry recognised methods such as Tree Risk Assessment Qualification (TRAQ) or Quantified Tree Risk Assessment (QTRA) and if required, further investigation or testing may be necessary.</i></p>
<p>Section 9.5 Street tree replacement</p>	<p>Amend the 1st paragraph to read:</p> <p><i>To ensure there is no net loss of urban canopy cover as trees are removed, replacement tree planting will be undertaken as soon as practicable. If tree removal occurs late in the planting season, replacement planting(s) may be held over until the planting next season. Planting season is typically between March and September in the cooler months of the year.</i></p>
<p>Section 9.8 – Tree Vandalism</p>	<p>Amend last paragraph to read:</p> <p><i>Depending on the severity of the incident, Council will consider the installation of signage informing the community of the vandalism and the installation of of banners within the vandalised trees for a period no less than 12 months or until the area has revegetated or recovered.</i></p>
<p>10.4 – Management of significant trees</p>	<p>Amend the second paragraph to read as follows:</p> <p><i>Removal and/or addition of Significant Trees (on both private and public land) will require review by the Internal Panel comprising senior staff from across Council.</i></p>

Attachment 2 contains a copy of the revised Policy for adoption. **Attachments 3 and 4** are Appendix 1 – IACA Significant of a Tree, Assessment Rating System and Appendix 2 – Sub Criteria for Assessment of a Tree for inclusion in STR to the Policy.

Georges River Development Control Plan 2021

The following post exhibition changes have been made to the exhibited draft GRDCP as shown in **red text**:

Table 6 – Post Exhibition Changes to GRDCP

Section	Changes to exhibited GRDCP
General	Update table of contents, and footers with amendment number and date. Update the numbering of controls as required where new controls have been added or where numbering is not clear.
Part 1 – Introduction and Administration	List this amendment in Part 1.2. List Appendix 8 - Exempt works for Trees in Part 1.9
3.2.1 – Trees and Vegetation	Amend point 1 in Control 7 as follows: Removal of dying and dead trees, except in incidences where a tree has been or is suspected of been vandalised. Note: in incidences where a tree is suspected to have been vandalised, enforcement investigation will be undertaken by Council.
	In Part 3.2.1 – Trees and Vegetation add new Control 9(iv): Tree works that do not comply with State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
	Add in Control 10 - In planning the design of a development, consideration must be given to existing trees on the subject site and on the adjoining land, including: The following: Awnings must be suitably distanced to reduce conflicts with canopy trees and future tree plantings.
	Add in Control 12 - Any work to a tree on public land (e.g. street trees) requires prior approval from Council. Refer to Council's Tree Management Policy for further information.
Appendix 8 – Exempt Works for Trees	Insertion of cockspur coral tree Erythrina crista-galli as an exempt species in Table 3 Exempt Species List.



GEORGES RIVER

Revised employment projections



Prepared for Georges River Council

June 2023



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Report details

Job number	C22076
Version	DRAFT
File name	Georges River, revised employment projections
Date issued	TBA

INTRODUCTION



1.0 INTRODUCTION

Georges River Council (Council) commissioned HillPDA to undertake revised employment projections for Georges River local government area (LGA) to 2036. These revised projections were sought to better understand the likely impact of COVID-19 and its associated lockdown measures upon employment and its future growth within the LGA.

Revised projections were informed by recent employment, population and economic data. Updated population and age profile projections for the LGA were provided by Profile.id. The updated population projections provided were considered in the development of the revised employment projections.

1.1 Report structure

The report is structured in the following manner.

- Chapter 2: review macroeconomic, employment and population trends.
- Chapter 3: reviews historical and projected population data for Georges River to assess its likely impact on employment in the LGA.
- Chapter 4: reviews historical and projected economic and employment data for Georges River to assess its likely impact on employment in the LGA.
- Chapter 5: provides revised employment projections for Georges River LGA.



2.0 MARCOECONOMIC TRENDS

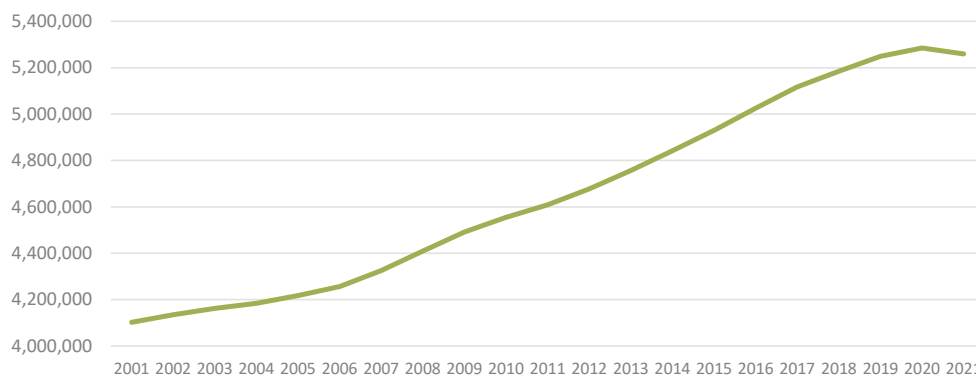
This section reviews macroeconomic, employment and population trends.

2.1 Population

Between 2001-21, Greater Sydney's population increased by around 1.2 million persons or 28%. However, for the first time over this 20-year period, a reduction in the population of around 25,115 persons was recorded between 2020-21.

In fact, applying the annual compound growth rate experienced between 2001-19 it can be estimated that Greater Sydney's population could be up to 100,000 persons lower in June 2021, when compared to a pre-COVID or no-COVID impact scenario.

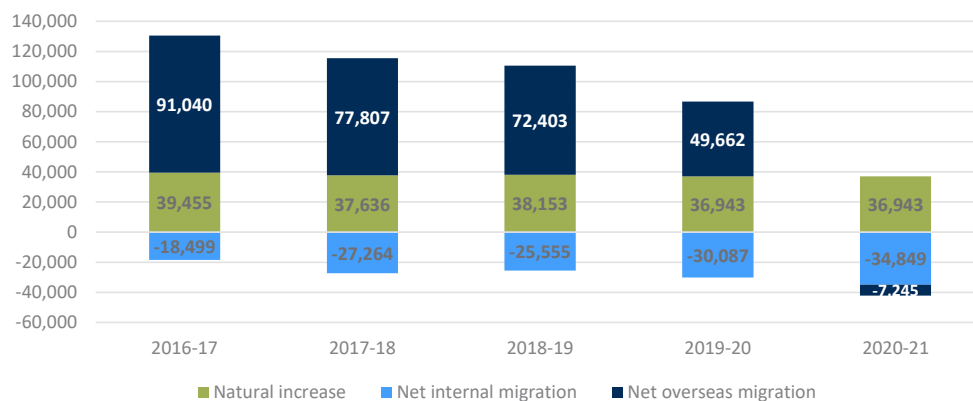
Figure 1: Greater Sydney population estimates June 2001-21



Source: Regional population, 2021 - 26/07/2022

As shown in Figure 2, the primary reason for the reduction in population was the closure of international borders in 2020 and the impact this had on overseas migration. Prior to this, net overseas migration accounted for the majority of Greater Sydney's population growth, with an average net gain of around 80,000 persons per annum between 2016-19.

Figure 2: Greater Sydney net population change by components (financial years)



Source: Regional population, 2021 - 29/03/2022

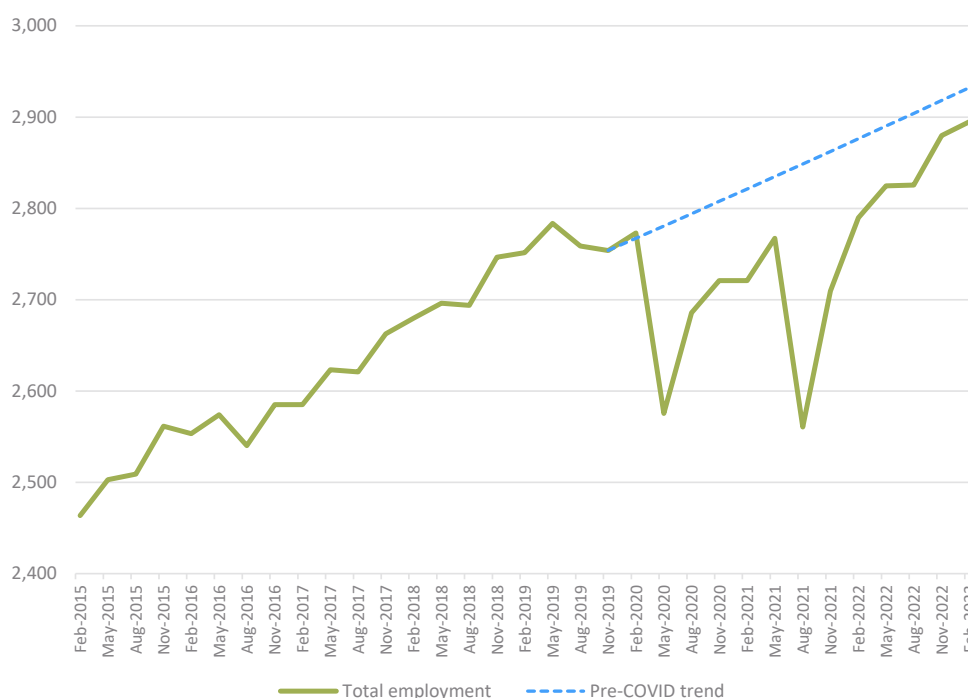


The reduction Greater Sydney's population, both actual (-25,115 persons) and potential (up to 100,000 persons), has implications on employment.

2.2 Employment

Figure 3 shows the total amount of employment generated in Greater Sydney across all industry types.

Figure 3: Greater Sydney total employment (,000)



Source: ABS Labour Force, Australia, Detailed - 20/04/2023, HillPDA

COVID-19 lockdown measures resulted in two sharp declines in employment across Greater Sydney. The first was between February 2020 to May 2020 with a loss of around 200,000 jobs and a second decline between May 2021 and August 2021 with a decline of 207,000 jobs. However, since August 2021 employment has steadily increased with an additional 334,000 jobs being recorded in the months to February 2023. The “rebound” in employment was largely driven by the industries of construction, retail, food and beverage and health care. In fact, by February 2023, total employment was estimated at 2.89 million. This was 121,785 more jobs than the February 2020 just before the impact of COVID-19.

Despite employment recovering, it is estimated that employment levels could be around 37,350 jobs lower when compared to a pre-COVID or no-COVID long term trend forecast.

The following table provides an overview of employment across Greater Sydney by industry type.



Table 1: Greater Sydney employment by industry 2016-2023 -month of February (,000)

Industry	2016	2017	2018	2019	2020	2021	2022	2023	Change 20-23	Change 21-23
Agriculture, Forestry and Fishing	17	11	10	10	11	10	15	11	0	1
Mining	5	7	6	4	7	6	8	4	-3	-2
Manufacturing	196	196	176	176	189	188	160	157	-32	-31
Electricity, Gas, Water & Waste Services	29	17	27	16	18	25	28	27	9	2
Construction	196	241	259	226	254	250	232	271	17	21
Wholesale Trade	92	98	101	97	85	80	68	79	-6	-1
Retail Trade	273	232	274	280	266	258	291	289	23	31
Accommodation and Food Services	156	169	177	203	184	161	160	188	4	27
Transport, Postal and Warehousing	149	151	162	173	165	157	167	168	3	11
Information Media & Telecommunications	68	71	77	63	75	71	66	67	-8	-4
Financial and Insurance Services	155	172	160	166	187	172	214	184	-3	12
Rental, Hiring and Real Estate Services	54	53	56	53	44	52	54	53	9	1
Professional, Scientific & Technical Services	307	313	295	342	334	360	339	376	42	16
Administrative and Support Services	118	100	96	97	100	90	100	98	-2	8
Public Administration and Safety	126	134	112	163	125	150	145	172	47	22
Education and Training	179	191	221	193	204	220	199	212	8	-8
Health Care and Social Assistance	301	290	322	323	368	321	382	392	24	71
Arts and Recreation Services	44	42	55	56	59	54	56	43	-16	-11
Other Services	88	95	92	112	97	95	106	103	6	8
Total	2,553	2,585	2,680	2,752	2,773	2,721	2,790	2,895	122	174

Source: ABS Labour Force

Overall, the initial employment loss between 2020-21 was more than made up February 2023. In fact, employment was 121,785 jobs higher in February 2023 than recorded two year prior (February 2020 just before the impact of COVID-19). The exception to this, are the industries of:

- Mining – 3,000 fewer jobs than 2020 estimate
- Manufacturing – 32,000 fewer jobs than 2020 estimate
- Wholesale trade – 6,000 fewer jobs than 2020 estimate
- Information media and telecommunications – 8,000 fewer jobs than 2020 estimate
- Financial and insurance services – 3,000 fewer jobs than 2020 estimate
- Administrative and support services – 2,000 fewer jobs than 2020 estimate
- Arts and recreation services – 16,000 fewer jobs than 2020 estimate.

Some industries have seen significant employment growth since their initial loss of employment between 2020-21, these being:

- Health care and social assistance – 71,000 additional jobs between 2021-23.
- Retail Trade – 31,000 additional jobs between 2021-23.
- Accommodation and Food Services – 27,000 additional jobs between 2021-23
- Construction – 21,000 additional jobs between 2021-23.
- Professional, Scientific and Technical Services – 16,000 additional jobs between 2021-23.



There are many reasons why some industries experienced a decline or growth in employment over the last few years. These include (but not limited to):

1. Historic trends – such as the long-term trend of declining manufacturing employment versus strong growth in health service industries.
2. Increased automation – changing business practices and new technologies have impacted some industries replacing the need for workers through automation or use of artificial intelligence.
3. The re-opening of business post lockdown – businesses may have temporarily reduced staffing numbers during lockdown periods, particularly part-time staff. This was more likely in industries sensitive to lockdowns such as retail and food and beverage industries. Staffing numbers were quickly reversed at the ending of lockdown with high a demand for retail, construction and health services.
4. No internal or overseas vacations – with Government incentives, people working from home and limited opportunity for travel, there was a surge in home renovations. This increased the demand for construction related services and subsequent labour demand.

The increased amount of disposable income available was also reflected in the high amount of retail expenditure (See Section 2.4) recorded post the lockdown. This increased the demand for retail, food and beverage, distribution, and transport services.

5. Lack of overseas labour – with international borders closed there was a shortage in skilled and non-skilled overseas labour. For example, the lack of overseas students and backpackers was particularly felt in the food and beverage industry which noted finding staff was difficult (see Section 2.3).

2.3 Business sentiment

According to the ABS, around 31% of businesses are having difficulty finding suitable staff. This proportion is highest in:

- accommodation and food services (51%)
- administrative and support services (43%)
- education and training (47%)
- retail trade (39%).

Industries such as retail trade and accommodation and food services have a reliance on a visitor, student and migrant market. This implies that one reason for lower employment levels is a lack of finding suitable employees.

With the opening of borders and renormalisation of migration, visitor/tourism and student patterns, employers will have greater access to suitable employees, with a result being subsequent strong employment growth.



Table 2: Businesses having difficulty finding suitable staff (%)

Industry	%
Mining	22
Manufacturing	21
Electricity, Gas, Water and Waste Services	29
Construction	31
Wholesale Trade	12
Retail Trade	39
Accommodation and Food Services	51
Transport, Postal and Warehousing	26
Information Media and Telecommunications	27
Financial and Insurance Services	19
Rental, Hiring and Real Estate Services	34
Professional, Scientific and Technical Services	26
Administrative and Support Services	43
Education and Training	47
Health Care and Social Assistance	26
Arts and Recreation Services	26
Total	31

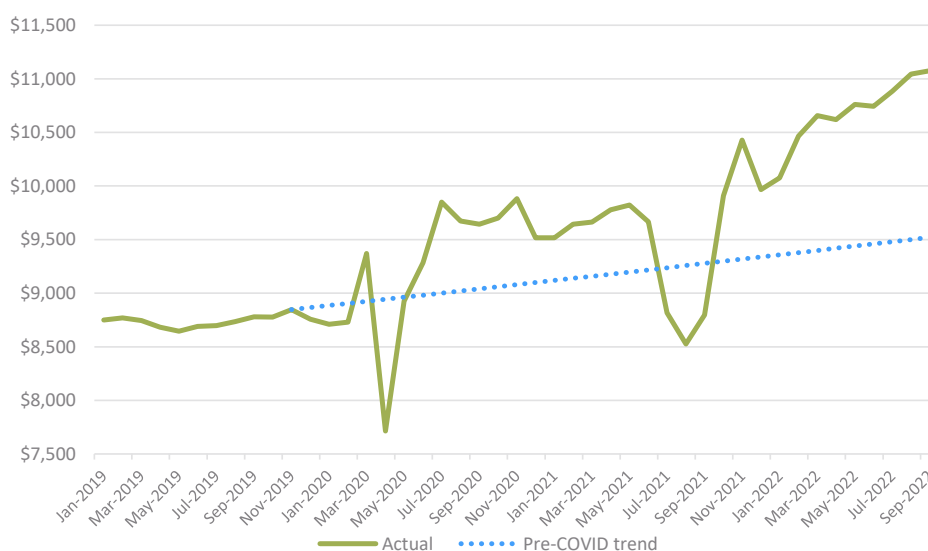
Source: ABS Business Conditions and Sentiments June 2022

2.4 Retail expenditure

Reflective of employment growth, retail expenditure has experienced impacts from the measures implemented to stop the spread of COVID-19. This is evident in three sharp declines in overall retail turnover around April 2020, July 2021 and December 2021 (Northern Beaches lockdown). In each case, the impacts were short, with turnover recovering above pre-decline levels in the proceeding months.

Compared to a no-COVID impact scenario, retail turnover is well above the historical trend.

Figure 4: Retail turnover NSW (\$m)



Source: Retail Trade, Australia 31/10/2022, HillPDA



3.0 GEORGES RIVER POPULATION

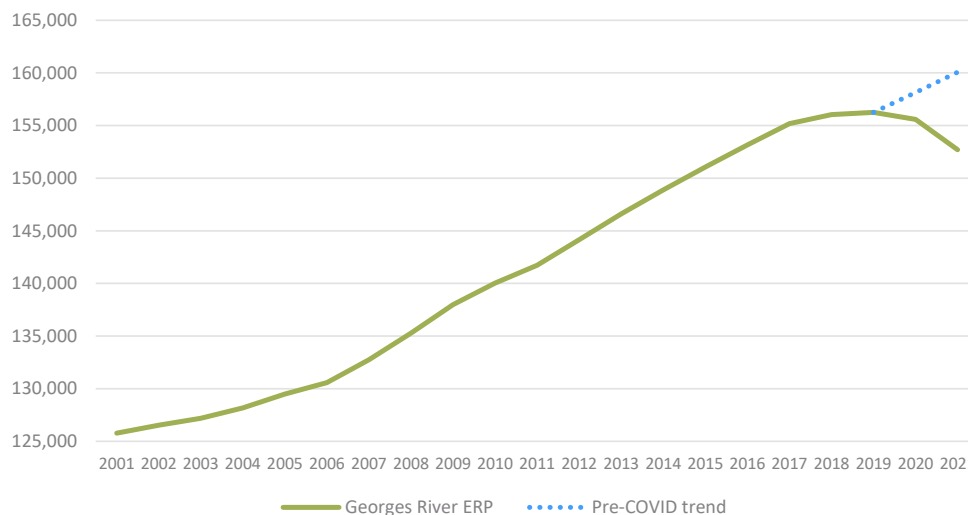
This section reviews historical and projected population data for Georges River to assess its likely impact on employment in the LGA.

3.1 Historic population growth

Between 2001-21, Georges River population increased by around 26,925 persons or 21%, reaching 52,705 residents. However, between 2019-2021 it is estimated that the population of Georges River decreased by around 3,550 persons or 2.3%.

In fact, applying the annual compound growth rate experienced between 2001-19 it is estimated that Georges River's population could be up to 7,350 persons lower in June of 2021, when compared to a pre-COVID or no COVID long term trend.

Figure 5: Georges River LGA estimated residential population 2001-21



Source: ABS Regional Population, 2021 - 26/07/2022

The loss in population would have a direct impact on the amount of employment generated in Georges River. It is estimated that the reduction in population (actual and potential) has reduced potential employment in the LGA occupied by residents of between 345 and 858 jobs¹.

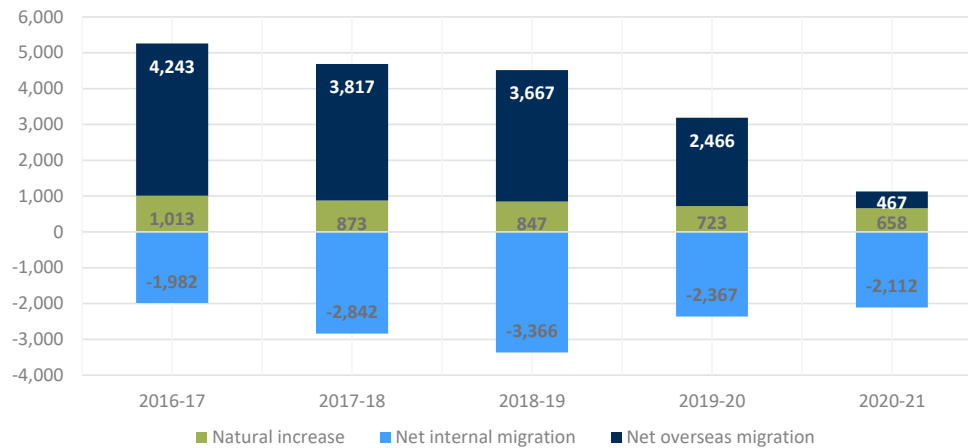
As seen in Figure 6 below, the main component driving Georges River's population growth has been net overseas migration. Between 2016-19, net overseas migration contributed around 4,000 persons per annum, or 11,730 persons total over the three years, to the LGAs population.

Closure of international borders has seen this figure reduce to just 470 persons in 2020-21, coupled with lower net growth from natural increase and continued net negative internal migration Georges River had recorded negative population growth.

¹ Estimate by using/applying ABS Estimated resident population by age, LGAs, persons – 30 June 2001 to 2021, ABS Georges River 2021 participation rate and profile.id 2021 Georges River self-containment rate



Figure 6: Georges River components of population change



Source: Regional population, 2021 - 29/03/2022

3.2 Previous population projections

Figure 7 provides a summary of recent population projections for Georges River.

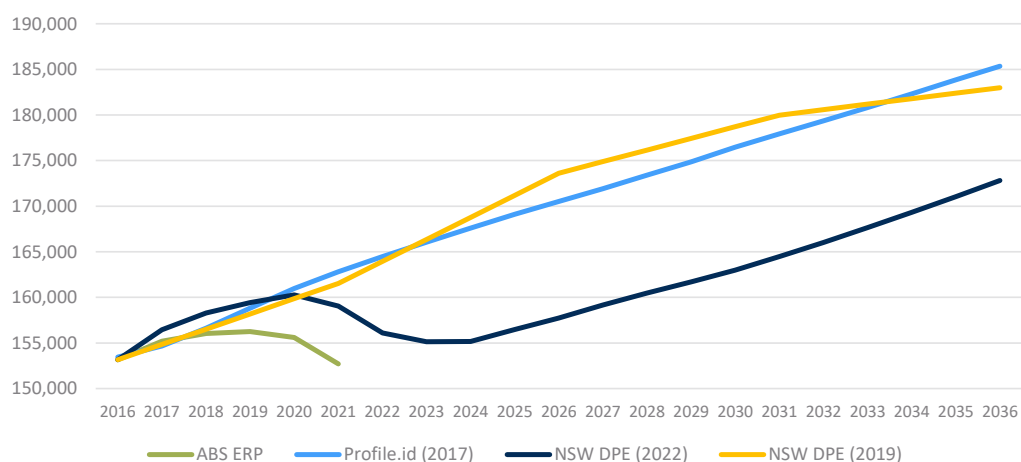
The first was released by NSW DPE in 2019. It projected Georges River's population to increase from 153,160 in 2016 to 182,985 by 2036. An increase of 29,820 persons or 19% over the period.

The second was released by Profile.id in 2017. It projected Georges River's population to increase from 153,450 in 2016 to 185,345 by 2036. An increase of 31,895 persons or 21% over the period.

The latest data set was released by NSW DPE in 2022. It projected that Georges River population would increase from 153,160 in 2016 to 172,815 by 2036. An increase of 19,650 persons or 13% over the period.

Although each data sets start from a similar base in 2016, as seen in the figure, the actual population (refer to ABS ERP) in 2019 declined at a faster rate than each of the projections. This may indicate that the resulting population in 2036 will be below that predicted under the lowest projection (172,815 persons).

Figure 7: Previous population projections versus ABS ERP



Source: ABS, NSW DPE and Profile.id



4.0 GEORGES RIVER ECONOMY

This section reviews historical and projected economic and employment data for Georges River to assess its likely impact on employment in the LGA.

4.1 Employment growth

Between 2016-21, employment within Georges River increased by around 865 jobs, recording a total of 43,395 jobs. Over this period, the top five growth industries were:

- Health Care and Social Assistance - 2,288 additional jobs
- Transport, Postal and Warehousing - 300 additional jobs
- Education and Training - 269 additional jobs
- Construction - 159 additional jobs
- Agriculture, Forestry and Fishing - 31 additional jobs.

Conversely, the five industries that recorded the strongest decline in employment were:

- Accommodation and Food Services - with 556 fewer jobs
- Public Administration and Safety - with 395 fewer jobs
- Retail Trade - with 254 fewer jobs
- Other Services - with 160 fewer jobs
- Electricity, Gas, Water and Waste Services - with 156 fewer jobs.

Table 3: Georges River employment by industry 2016-21

Industry	2016	2021	Change	
			#	%
Agriculture, Forestry and Fishing	31	62	31	100%
Mining	14	15	1	7%
Manufacturing	1,600	1,535	-65	-4%
Electricity, Gas, Water and Waste Services	406	250	-156	-38%
Construction	2,902	3,061	159	5%
Wholesale Trade	1,113	997	-116	-10%
Retail Trade	3,926	3,672	-254	-6%
Accommodation and Food Services	2,919	2,363	-556	-19%
Transport, Postal and Warehousing	983	1,283	300	31%
Information Media and Telecommunications	354	300	-54	-15%
Financial and Insurance Services	3,095	3,007	-88	-3%
Rental, Hiring and Real Estate Services	974	986	12	1%
Professional, Scientific and Technical Services	2,883	2,900	17	1%
Administrative and Support Services	1,209	1,160	-49	-4%
Public Administration and Safety	2,052	1,657	-395	-19%
Education and Training	3,734	4,003	269	7%
Health Care and Social Assistance	10,064	12,352	2,288	23%
Arts and Recreation Services	514	409	-105	-20%
Other Services	1,739	1,579	-160	-9%
Industry not classified	2,017	1,800	-217	-11%
Total	42,529	43,393	864	2%

Source: Profile.id



A closer look at the sub-industries that comprise the broad industries in Table 3, shows the five sub-industries that recorded the strongest decline in employment over the period were:

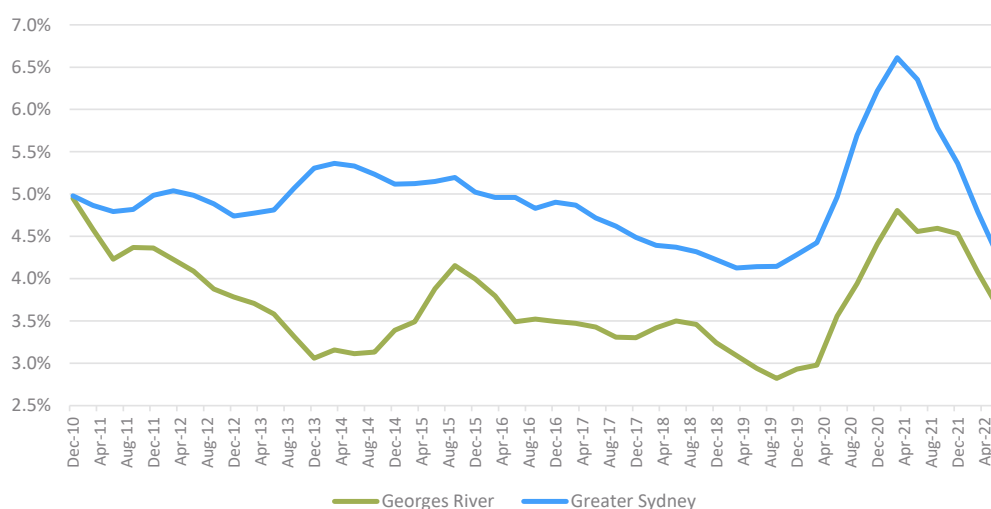
- Cafes, Restaurants and Takeaway Food Services - with 442 fewer jobs
- State Government Administration - with 364 fewer jobs
- Personal Care Services - with 177 fewer jobs
- Finance, not fully defined - with 143 fewer jobs
- Furniture, Floor Covering and Other Goods Wholesaling - with 124 fewer jobs.

4.2 Unemployment rate

The unemployment rate within Georges River has historically been below Greater Sydney.

In December 2019, Georges River unemployment rate was 2.9%. This was 1.4% lower than that of Greater Sydney (4.3%). The unemployment rate peaked at 4.8% in March of 2021. Since then, the rate has declined to around 3.7% by June 2022. However, this rate is still 0.7% higher than its pre-COVID levels. In comparison, Greater Sydney's rate had returned to pre-COVID levels (4.3%) by June 2022.

Figure 8: Georges River and Greater Sydney unemployment rate (smoothed) 2010-22



Source National Skills Commission

4.3 Industry value added

It is estimated that in 2016 industries present in Georges River's contributed around \$5,428 million to its gross regional product (GRP). Over the five years to 2021, this had increased to around \$5,445 million, representing an increase of around \$16 million.

Industry value added would have been around \$207 million higher if each industry had at least maintained their number of jobs.



4.4 Transport for NSW employment projections

Transport for NSW (TfNSW) released updated employment projections in November of 2022 (refer to Table 4). These projections include the impacts of the COVID-19 pandemic. However, they do not include results from the ABS 2021 Census as the relevant data was not released at the time of their production.

The projections estimate that employment within the LGA would reach around 57,870 by 2036. This represents a 4,225 or 8% increase over the 15-year period from 2021.

However, the base of 53,645 jobs in 2021 is around 10,250 jobs higher than that estimated in the 2021 Census (43,395 jobs). Even accounting for an undercount in the ABS census, employment estimated in 2021 seems high.

Table 4: Transport for NSW employment projections - Gorges River LGA

Industry	2021	2026	2031	2036	Change
Agriculture, Forestry and Fishing	15	13	16	17	2
Mining	0	0	0	0	0
Manufacturing	1,940	1,786	1,935	2,035	94
Electricity, Gas, Water and Waste Services	551	581	589	608	57
Construction	4,811	4,813	4,717	4,841	29
Wholesale Trade	1,276	1,266	1,287	1,327	51
Retail Trade	4,886	4,884	4,745	4,801	-86
Accommodation and Food Services	3,407	3,121	3,149	3,265	-142
Transport, Postal and Warehousing	1,213	1,138	1,145	1,166	-47
Information Media and Telecommunications	354	296	319	340	-14
Financial and Insurance Services	3,877	4,148	4,316	4,625	748
Rental, Hiring and Real Estate Services	1,165	1,259	1,275	1,321	156
Professional, Scientific and Technical Services	4,592	5,309	5,206	5,360	767
Administrative and Support Services	1,615	1,698	1,748	1,813	198
Public Administration and Safety	2,495	2,579	2,532	2,560	65
Education and Training	4,752	4,966	5,011	5,059	308
Health Care and Social Assistance	13,675	14,525	15,076	15,391	1,716
Arts and Recreation Services	747	819	833	864	117
Other Services	2,272	2,382	2,417	2,476	203
Total	53,645	55,584	56,314	57,869	4,224

Source: Transport for NSW employment projections 2022



5.0 REVISED EMPLOYMENT PROJECTIONS

This section projects employment within Georges River LG based on revised population projections provided by Profile.id and analysis of various other economic and employment data.

5.1 Revised population projections

Profile.id undertook revised population projections for Georges River LGA, which considered the impacts of COVID-19. These were provided to HillPDA and form the basis of our revised employment projections.

The revised projections forecast Georges River's population to reach 176,750 persons by 2036. This represents an increase of just over 24,000 or 16% from its 2021 population of 152,730 persons.

Although the net increase in population is higher in the revised projections, when compared to previous projections, its base of 152,730 in 2021 is between 6,000 to 10,000 person lower.

Table 5: Revised and previous population projections

Year	2021	2026	2031	2036	Change 2021-36	% change
ABS ERP	152,703					
Revised Profile.id (2023)	152,727	161,614	169,313	176,747	24,020	16%
Profile.id (2017)	162,794	170,524	177,933	185,346	22,552	14%
NSW DPE (2022)	159,048	157,724	164,460	172,813	13,765	9%
TfNSW (2022)	159,134	156,732	163,045	170,948	11,814	7%
NSW DPE (2019)	161,521	173,604	179,982	182,983	21,462	13%

Source: ABS, TfNSW, NSW DPE and Profile .id

5.2 Method and economic data

In undertaking revised population projections, the following data sources were analysed:

1. Revised Profile.id population projections for Georges River LGA prepared in January 2023²
2. Profile.id Georges River total employment estimates³
3. TfNSW employment and population projections (Greater Sydney and Greater Sydney)⁴
4. ABS Labour forecast data – Greater Sydney employment estimates by industry type⁵
5. Historic population estimates for Georges River and Greater Sydney⁶.

From the analysis of the above data sets, the following steps/method was applied in revising Georges Rivers employment forecast:

1. Analysed TfNSW 2022 employment projections for Georges River and their corresponding population projections (persons 15 years and over).
2. Pro rata'd TfNSW 2022 employment projections by industry type to the Profile.id's revised population projections (persons over 15 years and over).

² Source: link: <https://forecast.id.com.au/georges-river>

³ Source: link <https://economy.id.com.au/georges-river/employment-by-industry>

⁴ Transport for NSW provides projections of employment and population at the small area. The latest version is Travel Zone Projections 2022 (TZP22), released November 2022.

⁵ ABS 6291.0.55.001 Labour Force, Australia, Detailed - Released 25/05/2023 Tables 05; 06; EQ03; EQ05; and EQ06

⁶ ABS Regional population, 2021



3. Analysed ABS estimates on Greater Sydney's employment change across industry types between 2002, 2021, 2022 and 2023.
4. Analysed Profile.id employment estimates for Georges River between the financial years of 2015/16 – 2021-22.
5. Applied observed employment structural changes at the Greater Sydney and LGA area level to the revised TPA employment projections.
6. Cross checked employment to population (persons over 15 years) to ensure employment forecasts were reasonable.

5.3 Revised employment forecasts 2021-41

Applying the above methodology, it is estimated that the initial loss in jobs is around 950 between 2020-21. However, employment recovers with an additional 3,150 jobs between 2021-23.

In fact, total employment reaches 53,935 jobs by 2036, this represents an additional 6,205 jobs or 13% from the 2021 low of 47,730 jobs.

Although most industries have an initial reduction in employment between 2020-21, employment growth resumes in the preceding years. The breakdown of employment by industry can be seen in the table below.

Table 6: Revised Georges River employment projections

Industry	2020/21*	2021	2023	2026	2031	2036	Change 2021-36
Agriculture, Forestry and Fishing	95	77	70	69	71	72	-4
Mining	35	19	40	40	40	40	21
Manufacturing	1,888	1,862	1,807	1,751	1,888	1,969	107
Electricity, Gas, Water and Waste Services	318	463	478	507	513	528	65
Construction	4,491	3,503	3,858	4,084	3,985	4,073	570
Wholesale Trade	1,125	1,025	1,067	1,079	1,097	1,127	102
Retail Trade	4,369	4,216	4,612	4,657	4,518	4,543	327
Accommodation and Food Services	2,896	2,456	2,815	2,902	2,923	3,013	557
Transport, Postal and Warehousing	1,514	1,375	1,514	1,498	1,502	1,515	140
Information Media and Telecommunications	317	307	272	260	281	299	-8
Financial and Insurance Services	3,249	2,968	2,960	3,027	3,177	3,440	472
Rental, Hiring and Real Estate Services	1,018	1,177	1,175	1,240	1,252	1,288	111
Professional, Scientific and Technical Services	3,476	3,954	4,360	4,430	4,324	4,438	484
Administrative and Support Services	1,596	1,412	1,491	1,537	1,581	1,632	220
Public Administration and Safety	2,033	2,483	2,959	2,964	2,915	2,927	443
Education and Training	4,646	4,947	4,914	4,998	5,031	5,048	101
Health Care and Social Assistance	12,984	12,954	14,066	14,636	15,127	15,334	2,380
Arts and Recreation Services	562	468	274	305	316	340	-128
Other Services	2,097	2,065	2,146	2,236	2,265	2,305	241
Total	48,708	47,730	50,877	52,218	52,806	53,933	6,203

Source: HillPDA, *Profile .id Total employment estimate



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