

PART E

SPECIFIC AREAS

CONTENTS

Part E

KURRAJONG HEIGHTS VILLAGE

1.1	INTRODUCTION	1-1
1.2	GENERAL PRINCIPLES	1-3
1.3	VILLAGE SETTING AND CONTAINMENT	1-3
1.4	VILLAGE CHARACTER	1-4
1.5	HERITAGE ITEMS AND NEW DEVELOPMENT	1-7
1.6	LAND USE.....	1-9
1.7	TRAFFIC	1-9
1.8	COMMERCIAL ACTIVITY AND TOURISM	1-10
1.9	CONCLUSION.....	1-11

MACDONALD VALLEY

2.1	INTRODUCTION AND GENERAL PRINCIPLES	2-1
2.2	SITING.....	2-1
2.3	BUILDING DESIGN AND MATERIALS	2-2

GROSE WOLD

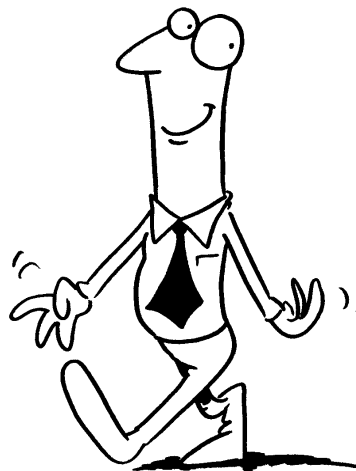
3.1	INTRODUCTION	3-1
3.2	SITE ANALYSIS	3-1
3.3	SUBDIVISION	3-4
3.4	FLORA AND FAUNA	3-5
3.5	EFFLUENT DISPOSAL	3-5
3.6	SCENIC QUALITY.....	3-6

KURRAJONG HEIGHTS VILLAGE



1.1 INTRODUCTION

Kurrajong Heights is an important village in the Hawkesbury local government area. The establishment of the village is linked with the discovery of the second route over the mountains. In September 1823, Archibald Bell Junior blazed a route which is virtually that followed by the Bells Line of Road today. Many legacies of the past are still physically evident in the village and tell the story of its evolution. Such legacies contribute to the inherent character and heritage significance of the village.



This chapter of the Hawkesbury DCP has been prepared to conserve the character and heritage significance of Kurrajong Heights Village and provide an appropriate framework for new development. With careful management, the character and significance of the village can be retained and reinforced for the benefit of future generations.

Objectives and rules in this chapter will ensure that new development does not comprise or detract from the existing natural or built environment. Rather that the character and significance of the village will be conserved and protected.

The preparation of this chapter of the DCP reinforces Council's commitment to heritage conservation not only in Kurrajong Heights Village but also within the wider City. It is hoped that the objectives and guidelines in the plan will foster new development which is compatible in scale form and character with the village and its hinterland.

This chapter of the DCP applies to land defined as Kurrajong Heights Village, including land bounded to the south by the church, to the east by properties fronting the Bells Line of Road, to the north by Tomah Street and to the west by "Belmore Lodge". A plan illustrating land encompassed by this chapter appears on the next page.

1.2 GENERAL PRINCIPLES

The general principles in relation to development within Kurrajong Heights Village are:



- to manage change in Kurrajong Heights Village via the implementation of objectives and guidelines that conserve and protect the character and significance of not only individual heritage items but that of the wider village;
- to conserve and enhance the visual and environmental amenity of Kurrajong Heights Village and its hinterland; and
- to ensure that alterations and extensions to existing buildings and new development in Kurrajong Heights Village are compatible in scale, form and character with the character and significance of the village.

1.3 VILLAGE SETTING AND CONTAINMENT

Since the 1880's there has been limited growth in Kurrajong Heights Village. This growth has resulted in the village being low scale and set within a landscaped rural/residential setting. Significant impressions of the village and its setting are obtained from the Bells Line of Road. The location of the village on the main and secondary ridge and its containment by surrounding undulating lands and bush can be clearly seen from the Bells Line of Road. The Bells Line of Road and the steepness of the topography reinforce the containment of the village.

Aims

- To retain the character and containment of Kurrajong Heights Village within its landscape.

Objectives

- The landscaped setting of the village within its defined topographic space shall be retained.
- Major large scale development will not be supported.
- Small scale development within the escarpment area shall be designed and constructed to blend with the landscape.

1.4 VILLAGE CHARACTER

A number of individual elements contribute to the character of Kurrajong Heights Village. These are:

- individual vernacular nineteenth century buildings with hipped roofs, verandas with spaced posts and weatherboard walls;
- the juxtaposition of vernacular buildings separated by open space;
- open spaces;
- exotic planting;
- bush hinterland;
- views and vistas;
- landmarks; and
- rural and picket fencing.

Aims

- To conserve and enhance the historic, visual and environmental elements and townscape qualities that contribute to the distinctive character of Kurrajong Heights Village.

Objectives

- Conserve sites, buildings, structures and artefacts that contribute to the character and significance of the village.
- Retain the visual amenity of the village.
- New development shall not interrupt or destroy the setting of buildings, village, skylines, townscape details and landmarks.
- New development shall positively contribute to and reinforce the character of the village. Design principles to be addressed in any new development include:
 - relationship to neighbouring buildings;
 - line of vision – skyline and setback;
 - roof form;
 - bulk and scale;
 - windows and doors;
 - verandas;
 - wall and roof finishes;
 - fences;

- landscaping;
 - architectural detail; and
 - car accommodation.
- Fencing should maintain character of existing fencing.
- Commercial and other advertising signage shall be well located on buildings and sympathetic to traditional techniques and styles.

Rules

- (a) Traditional fencing in the village shall be retained, repaired or reinstated. New fencing shall be based on traditional designs.
- (b) Open timber picket paling fencing with supporting posts shall be provided. Brick, asbestos cement, corrugated iron or cyclone mesh fencing shall not be used. For larger areas, split post and rail should be used.
- (c) Signs shall relate to commercial advertising of the 1850 - 1900 period. Restoration or reconstruction of early signs, where physical evidence exists is encouraged. For authenticity, the most important aspects to consider are typeface and location on the building.
- (d) Signs that are clear, simple and symmetrical. Upper case lettering located on spandrels closing the verandah, horizontal fascia or trimming boards and along the outer edge of the verandah facing the street. Signs are not to be placed on the structural elements of a building such as pilasters and architraves, or across the country side.
- (e) The number of signs limited for each establishment. Size of the sign will be dependent on its location. Freestanding signs shall be a maximum of 1.5 metres x 1 metre.
- (f) Street furniture including litter bins, seats and bus shelters to be consistent with village character. Wherever possible existing low grade and inappropriate street furniture shall be replaced with standard street furniture. New shelters erected in the village shall be sympathetic to its character ie. simple hipped galvanised iron roof with timber support posts and detailing.

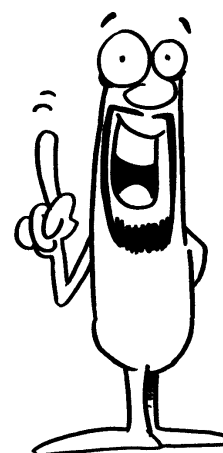
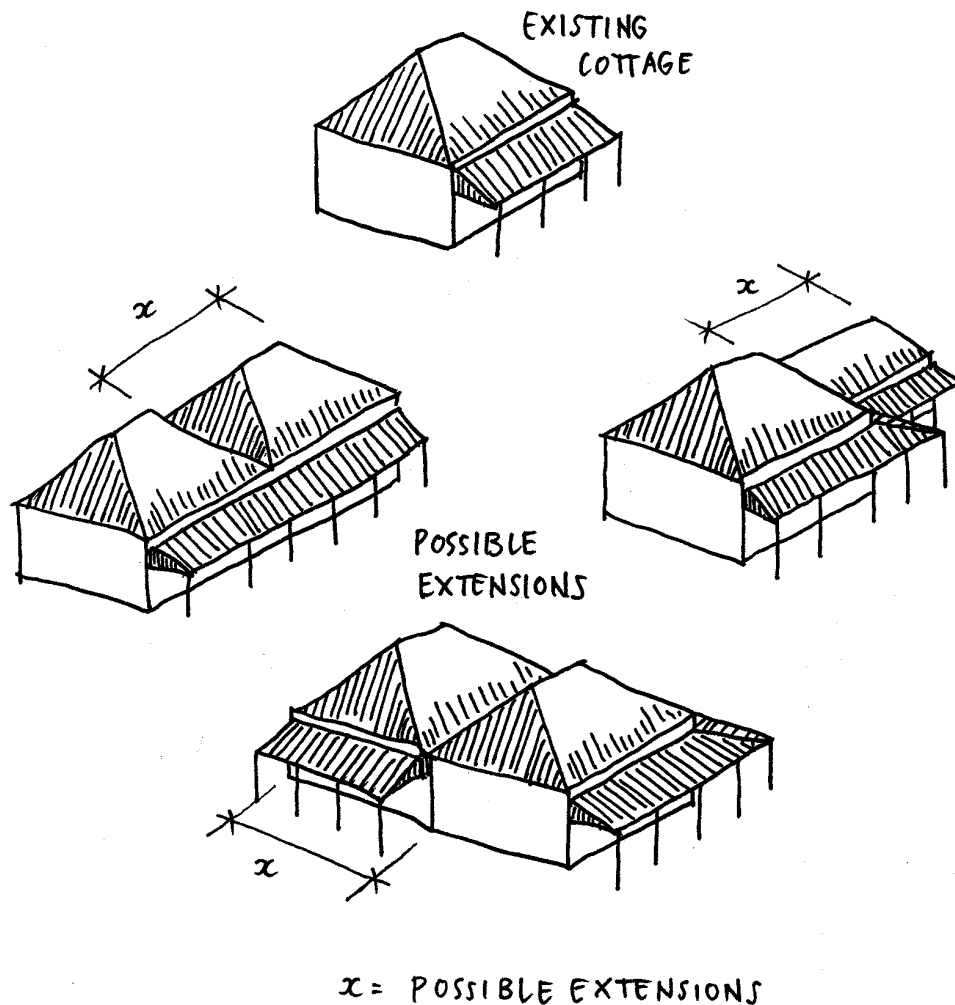


Figure E1.2

SYMPATHETIC EXTENSIONS & ADDITIONS



In terms of signs, the National Trust of Australia (Victoria) Technical Bulletin for Lettering and Signs on buildings circa 1850 - 1900 advises:

"The most common type faces appear to have been:

Egyptian (Antique), Ionic (Fat Clarendon) and Grotesque (Sans Serif). These faces were normally based on a square section for each letter and the letters were not compressed in bold displays required on the exterior of the building."

The following examples of modern type face are considered appropriate for signage in the village:

ABCDEFGHabcdef

Antique

ABCDEFGHabcdef

Egyptian

ABCDEFGHabcdef

Grotesque

ABCDEFGHabcdef

Hans Helvetica

ABCDEFGHabcdef

Clarendon



1.5 HERITAGE ITEMS AND NEW DEVELOPMENT

Many important heritage items are located in Kurrajong Heights Village. The items include simple weatherboard cottages and sandstone and brick buildings. The items together with their curtilages contribute to village character and significance. It is the character and significance of Kurrajong Heights Village which distinguishes it from other villages in Hawkesbury. In order that the inherent character and significance of the village is retained it is essential that new development be carefully designed and located.

- The conservation of items identified in Schedule 1 of the Hawkesbury LEP located in the village is encouraged.

Aims

- To conserve all the elements which contribute to the character and significance of Kurrajong Heights Village and ensure that new development does not compromise its integrity.

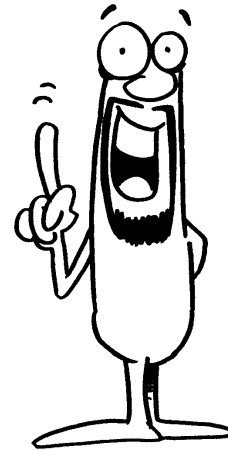
Objectives

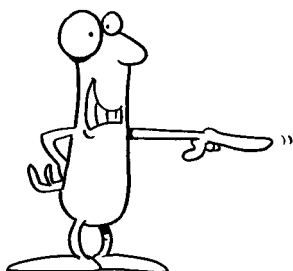
- The principles of architectural "good manners" should be evident in any new work (alterations/additions to existing buildings) and new development. These principles include:
 - relationship to adjoining buildings;
 - line of vision - skyline and setback;
 - roof form;
 - bulk and scale;
 - windows and doors;

- verandas;
 - wall and roof finishes;
 - fences;
 - landscaping;
 - architectural detail; and
 - car accommodation.
- The conservation of items of heritage significance not already identified in the Hawkesbury LEP such as buildings, outbuildings, walls, exotic plantings, fencing as these items also contribute to the character and significance of the village.
- Any new work or development must be compatible with and respect the form of existing buildings. The most important aspects of building form include roof type and pitch, verandas and spacing of posts and positioning of windows and doors. By matching sill, head, fascia, wall/roof junction heights and lines old and new may be related.

Rules

- (a) Generally new work should be subservient to existing work. Where amenities such as kitchens, bathrooms and laundries are required these should be located in discreet wings off the original building rather than in original building fabric. This is because the installation of kitchen, bathroom and sanitary fixtures and services in an original building fabric can severely compromise its integrity and should be avoided wherever possible.
- (b) Ensure that exterior building finishes of new work or developments are sympathetic to adjoining buildings and the character and significance of the village. Materials and finishes which match or approximate the building elements of earlier work in size, style and type of finish should be used. Materials are however of lesser importance than form, siting, scale and colour in ensuring that new work or development is compatible with and reinforces the character of the village. "Pseudo historic" and "new replica" buildings should be avoided.
- (c) Set new development to a building alignment that allows existing buildings to retain their dominance in the village. New development should thus be set behind the building alignment of dominant historic buildings so that the character of street facades is not compromised. The repetition of early fencing on the street facade will not only enclose the buildings and reinstate a dominant townscape element but also link buildings with the village.





1.6 LAND USE

Land uses in Kurrajong Heights have not significantly changed since the evolution of the village. There has always been a concentration of commercial activity in the village as evident today. Past activity was directed towards the provision of accommodation, refreshment and stabling for travellers and drovers.

Aims

- To ensure that land uses in Kurrajong Heights Village are compatible with its special qualities (in particular character and heritage significance) and accordingly reflect the scale of the existing village.

Objectives

- "Infill" buildings accommodating new commercial activity must incorporate appropriate design principles such as:
 - relationship to adjoining buildings;
 - line of vision - skyline and setback;
 - roof form;
 - bulk and scale;
 - windows and doors;
 - verandas;
 - wall and roof finishes;
 - fences;
 - landscaping;
 - architectural detail; and
 - car accommodation.

Rules

- (a) The retention of existing commercial activities located on lands with frontage to Warks Hill Road.

1.7 TRAFFIC

In the past the village of Kurrajong Heights provided a place for drovers to stop and a place where travellers could obtain a meal and overnight accommodation. The Bells Line of Road

around which the village lies now, is a main road with increasing volumes of traffic particularly heavy vehicles. Noise, fumes and dust from the traffic intrude into the otherwise quiet village setting. Traffic from the Bells Line of Road impinges on resident and tourist vehicular and pedestrian movement in the village. A lack of provision of functional car parking for commercial activities, directional signage and visitor maps indicating major vantage points further compound movement problems in the village.

Aims

- To formulate and implement a coordinated system for vehicular and pedestrian movement in and around the village.

Objectives

- Existing and new commercial development shall provide functional car parking commensurate with increased development.
- Provision of directional signage and visitor map in convenient and safe locations.

Rules

- (a) Assessed on merit.

1.8 COMMERCIAL ACTIVITY AND TOURISM

Kurrajong Heights Village has a long history of commercial activity and tourism. Both are necessary for the continued economic viability of the village. Notwithstanding this it is essential that any new commercial or tourist activity in the village not compromise its integrity. The location of large scale commercial activity would destroy the character and significance of the village. Such proposals will not be supported.

Aims

- To promote the special qualities of Kurrajong Heights Village as a means of increasing economic viability and tourism.

Objectives

- The establishment of "tourism" activities sympathetic with the low key nature of the village is encouraged.

Rules

- (a) The re-establishment of past activities which capitalise on the natural and historic character of the village such as "guest house accommodation" and "tea rooms".
- (b) Open spaces used for "visitor purposes" in association with commercial activities.
- (c) Open spaces should be used as outdoor eating places, local produce outdoor markets and places to rest or simply view the surroundings.



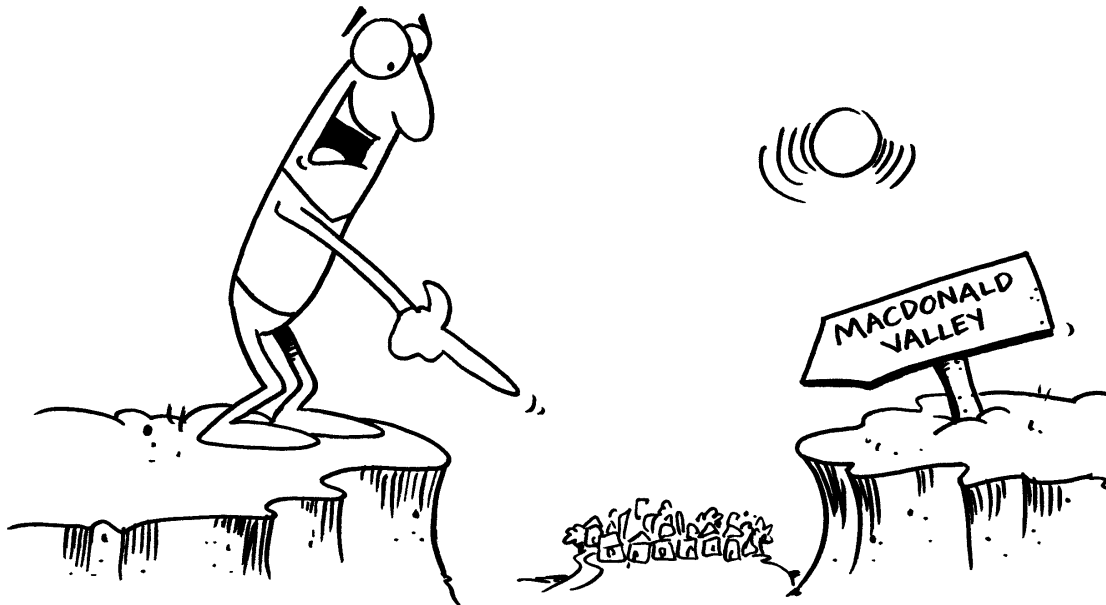
1.9 CONCLUSION

The village of Kurrajong Heights retains much of its early vernacular architecture and as a consequence has inherent character and significance.

As the population of the City grows increased development pressure will be placed on Kurrajong Heights Village. Guidelines and objectives outlined in this plan will ensure that new development can occur in the village without compromise of its special character and significance.

Chapter 2

MACDONALD VALLEY



2.1 INTRODUCTION AND GENERAL PRINCIPLES

- The Macdonald Valley is an area of considerable natural beauty and historical significance, surrounded by national parks.

2.2 SITING

- Council will not permit development on exposed ridgelines nor the laying of slab foundations on steeply sloping ground (slopes greater than 10°). On such slopes, Council will approve the construction, (subject to appropriate soil stability tests) of split-level or pole homes only.
- Buildings should be located on natural benches below ridgelines. On elevated sites requiring levelling, Council must be satisfied, (as a result of soil and slope tests), that cut-and-fill earthworks will adequately support building foundations. These prohibitions and precautions are aimed at protecting ridgelines, reducing earthworks, and avoiding erosion and land slip.

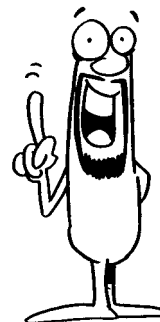


Figure E2.1 Example of Good Hillside Practice on Steep/Unstable Sites

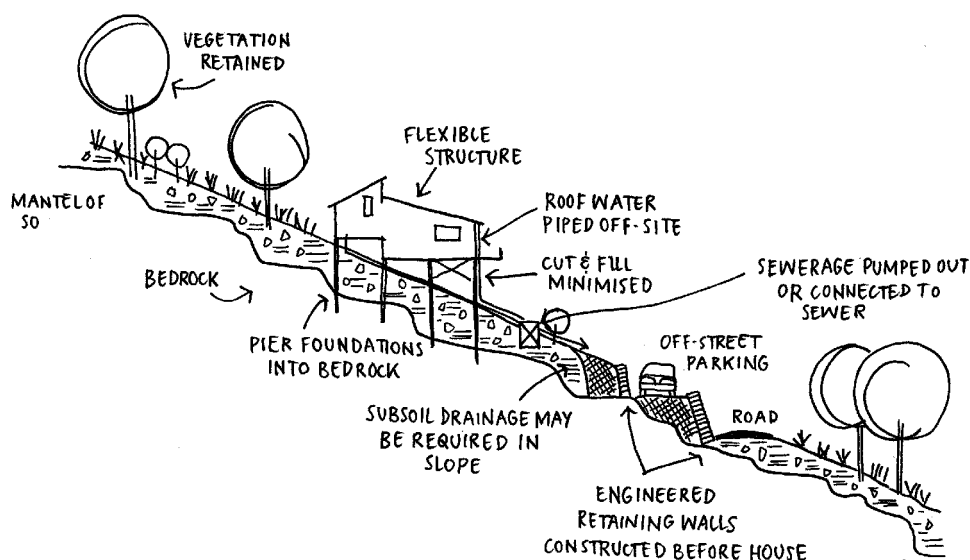
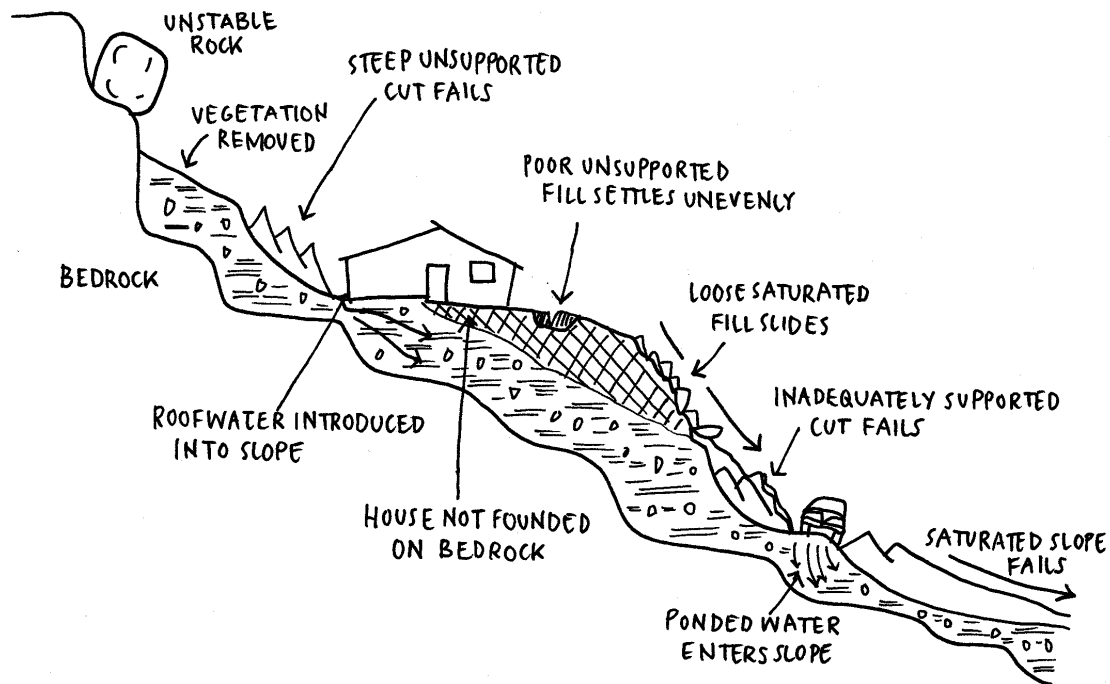


Figure E2.2 Example of Poor Hillside Practice



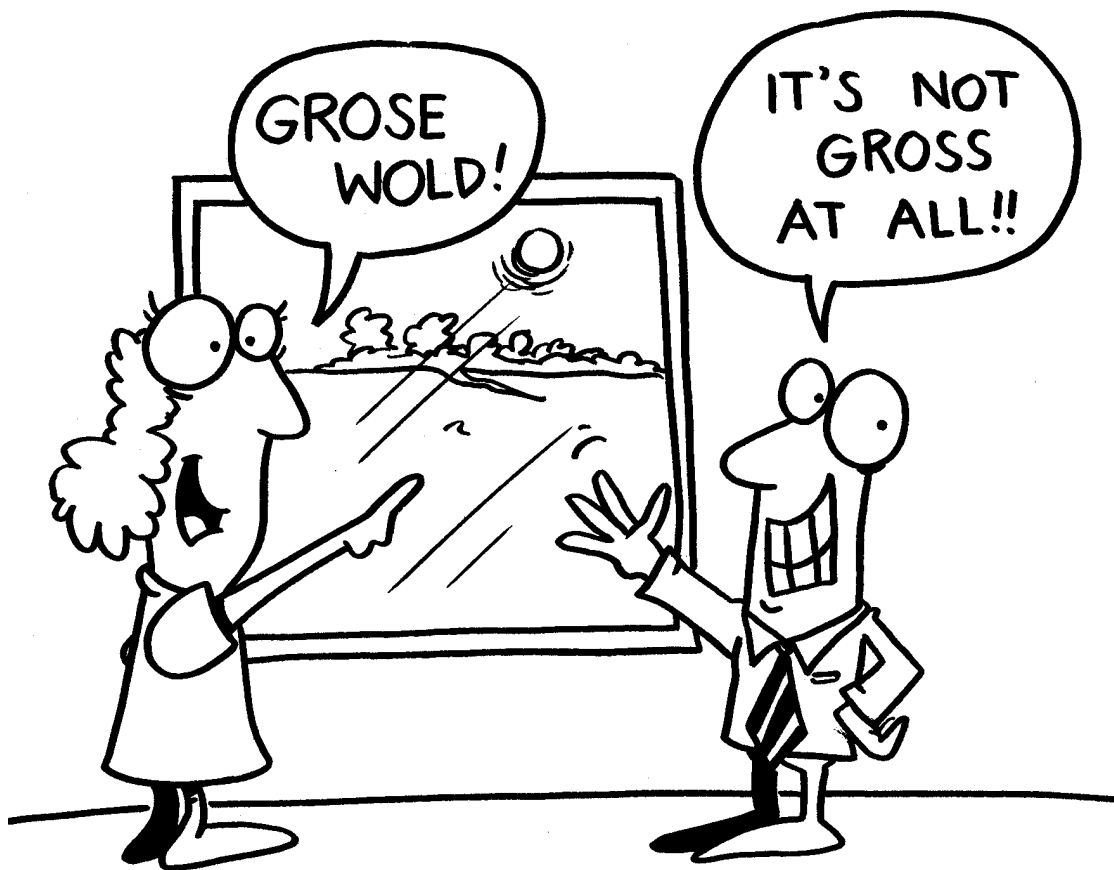
- Driveways should follow natural contours to avoid erosion, to minimise visual impact and to minimise maintenance costs. Diversionary spillways or drains must be provided.
- All buildings should be sited to provide buffer zones and access from all sides in the event of fire.
- In the St Albans village area, buildings should be well clear of boundaries and adjoining structures, so sited that vehicle access can be gained, as appropriate, from front or rear of allotments.

2.3 BUILDING DESIGN AND MATERIALS

- New buildings need not follow historic styles and designs. Council regards innovative design, imaginative use of materials, maintenance of a “village” atmosphere, and protection of natural beauty, as equally essential and challenging aspects of the Macdonald Valley’s special character.

- Within St Albans village, Council will not approve building of more than two storeys, with roof ridges more than 8 metres above natural ground level, or with roofs pitched at less than 22½°. Elsewhere in the valley, roofs should be gently pitched (12°-21°) rather than flat, the increase in exposure to radiation being offset, in the event of bushfire, by the creation of an updraft sufficient to carry the fire over the building. Council recommends the installation of fixed roof sprinkler systems – this may reduce house insurance costs.
- Throughout the Valley, the preferred roofing material, on aesthetic, fire mitigation, and practical (water catchment) grounds, is corrugated iron. Terra-cotta and cement tiles will not be approved on aesthetic grounds, wooden shingles only after review of potential fire risks. All chimneys and flues must be capped.
- Throughout the Valley, the external walls have traditionally been constructed from ironbark slabs, hardwood boards, weatherboard, sandstone, and corrugated iron. Council will readily approve sympathetic use of these materials. The use of other materials will be closely scrutinised. In high fire risk zones, however, the use of timber walling may limit the potential for planting trees and shrubs close to a house. Under-floor areas must be fully enclosed by screen-backed lattice or an acceptable alternative; exposed timber floor joists must not extend through walls to form external decking (thereby reducing the fire protection afforded by the external walls).
- Within the village area, windows should be vertical in proportion, total window space less than 30% of wall surface, larger glazed areas permissible only if screened by verandas. Elsewhere in the Valley, doorways should be positioned in protected elevations, window openings kept to a minimum in exposed elevations. Council recommends that all windows be protected by hinged shutters, and ventilation openings screened with metal gauze.

GROSE WOLD



3.1 INTRODUCTION

This chapter aims to provide guidelines and identify the requirements for the development of the Grose Wold area. The chapter also aims to minimise the impact of development on the locality in relation to vegetation, scenic quality and water quality and manages the design and construction of subdivision in the locality.

This chapter applies to any parcel of land within the Grose Wold area that was rezoned to Rural 1(c1) under Amendment 64 to Hawkesbury Local Environmental Plan 1989. Figure E3.1 Plan of the Area shows the land this chapter applies to.

3.2 SITE ANALYSIS

The first step towards determining the most appropriate development for the site is to undertake an detailed site analysis.

Objectives

- To ensure that development occurs in the most suitable location on the subject land.

Rules

- (a) Preparation of plan drawn to scale showing:
 - Appropriate scale, north point and site area.
 - Location of subject land with respect to adjoining allotments and roads.
 - Location and uses of existing buildings, including sheds, tennis court, horse yards.
 - Location of all vegetation, Environmental Constraint Area, watercourses, dams, drainage lines, rock outcrops and escarpments.
 - Location of services.
 - Location of access to the site, including any rights of carriageway.
- (b) The site analysis should then identify the following:
 - Plan of proposed subdivision, including access to the proposed lots.
 - Dimensions of the proposed subdivision.
 - Details of any proposed roads, including long section and a cross sectional drawing.
 - Building envelope.
 - Details of any associated works such as drainage, earthmoving or fill.

Figure E3.1 Plan of the Area

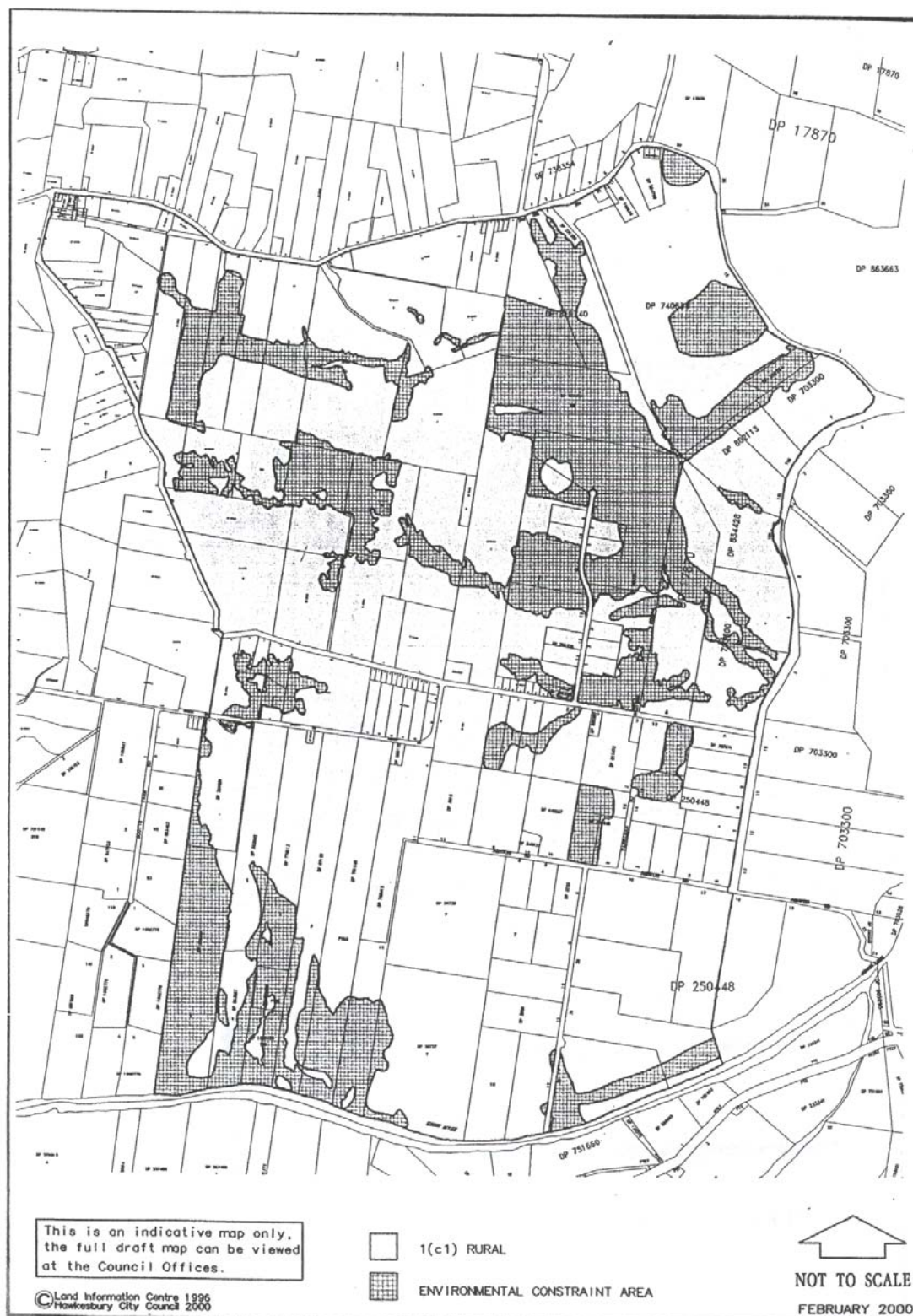
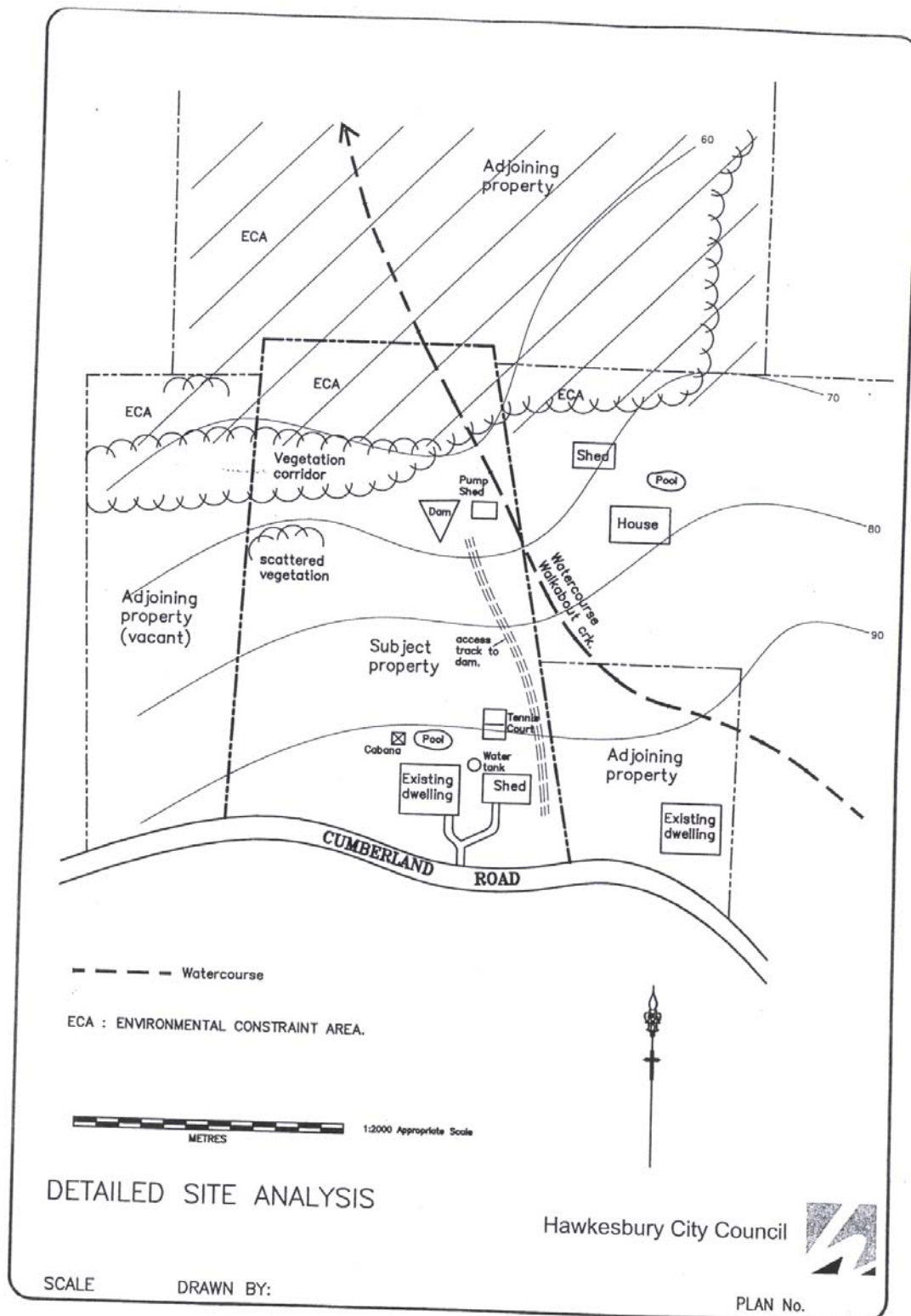


Figure E3.2 Gives an example of a detailed site analysis



3.3 SUBDIVISION

Amendment 64 to Hawkesbury LEP rezoned the Grose Wold area to Rural 1(c1) and provided for the minimum allotment size for subdivision of 4 hectares. The plan also "cross hatches" some areas with an Environmental Constraint Area (ECA) which provides for the protection of threatened vegetation, provides buffer around areas of ecological significance, protect environmentally sensitive land areas of high scenic value in the City and restricts development on land that is inappropriate for development by reason of its physical characteristics or bushfire risk.

Objectives

- To allow appropriate subdivision within the locality.
- To create allotments that minimise the impact on vegetation and watercourse.

Rules

- (a) The minimum allotment size for lots zoned Rural 1(c1) is 4 hectares.
- (b) Where the land contains the Environmental Constraint Area a minimum of 1 hectare must be located outside the Environmental Constraint Area.
- (c) Any Cumberland Plain Woodland and Environmental Constraint Area is to be retained as undivided as possible.

Figures 3 and 4 below provide examples of subdivision proposals.

Figure E3.3 Subdivision within the Rural 1 (c1) Zone

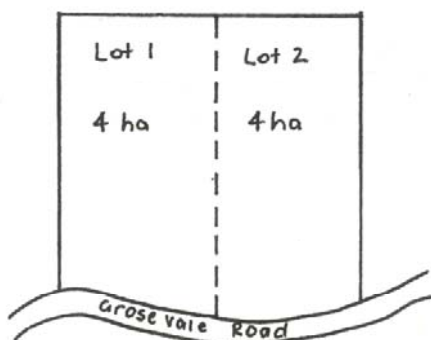
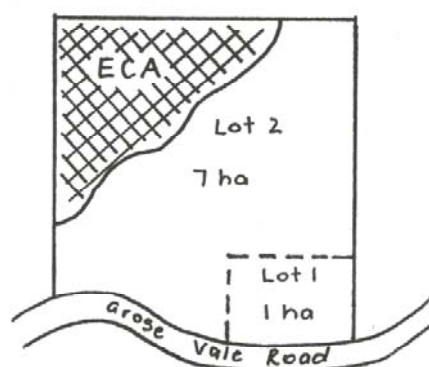


Figure E3.4 Subdivision of Land Containing Environmental Constraint Area



3.4 FLORA AND FAUNA

Council is aware of the presence of Cumberland Plain Woodland in the Grose Wold area which is listed as Endangered Ecological Community under the provisions of the Threatened Species Conservation Act 1995. Other vegetation on the land is also important and should be retained.

Objectives

- To identify and protect land that contains threatened species, population, endangered ecological communities and their habitats.
- To ensure that development does not have a significant adverse impact on threatened species, population, endangered ecological communities and their habitats.
- To protect riparian vegetation, that is vegetation along drainage lines, watercourses, creeks and rivers.

Rules

- (a) Preparation of a fauna and flora report, undertaken by a person or recognised competency in the field which includes an assessment of:
 - Vegetation on the site.
 - Fauna on the site.
 - Fauna which is likely to inhabit the site.
 - Impact of the proposed development.
 - Suggested methods to minimise the impact of the proposed development.
- (b) A fauna and flora assessment may be required to cover the land beyond the development site, particularly if establishing the extent of habitat in the area, or if the site is part of a natural corridor for flora and fauna.
- (c) If Council is in the opinion that the proposed development is likely to have a significant impact in threatened species, population endangered ecological communities and their habitats then a Species Impact Statement will be required.
- (d) The flora and fauna assessment should also address the requirements of State Environmental Planning Policy 44-Koala Habitats.



3.5 EFFLUENT DISPOSAL

Amendment 64 requires a geotechnical assessment to be undertaken to demonstrate the land is suitable for the disposal of effluent on site.

Objectives

- To minimise the impact of development on the water quality of the Grose River and its tributaries.
- To protect any vegetation located downstream of the development.
- To assess the cumulative impact of effluent disposal on vegetation in the locality.

Rules

- (a) Preparation of a geotechnical assessment undertaken by a suitably qualified person. The report will provide the following:
 - Site and soil characteristics determined from a site evaluation.
 - Impact on vegetation located downstream of the proposed development.
 - The cumulative effect on the proposed development and existing on site sewage facilities in the locality on the vegetation.
 - Surface water drainage channels.
 - The land application area.
 - Proximity of the land application facilities to surface waters and surface water drainage channels in the locality.
 - Separation distance between land application area, property boundaries, buildings.
 - Retaining walls, embankments, swimming pools, etc.
 - Reserve application areas/wet weather storage.
 - Area required for dwelling and associated facilities.
 - Provisions of Sydney Regional Environmental Plan No. 20 - Hawkesbury Nepean River (2-1997).
- (b) Design of an appropriate system based on the geotechnical assessment and in accordance with the *Environment and Health Protection Guidelines - On Site Sewage Management for Single Households* (prepared in 1998 by the Department of Local government et al).

Notes: Construction of the effluent disposal system may be required as part of the approved subdivision.

3.6 SCENIC QUALITY

The Grose Wold area is one of high scenic quality and Amendment 64 provides for the protection of scenic quality. The area along the Grose River is located within a regionally significant scenic corridor under Sydney Regional Environmental Plan – Hawkesbury Nepean River (No. 2 – 1997).

Objectives

- To protect the scenic quality of the area through the control of building materials, location of buildings including outbuildings, and height of buildings.

Rules

- (a) Subdivisions and associated building envelopes and roadways should be designed to avoid ridge lines.
- (b) Development should be located so as to minimise the impact on the natural landscape.
- (c) Construction materials used in the locality should blend in with the surrounding natural landscape.

Notes: Scenic quality should be addressed in the Statement of Environmental Effects, including reference to the provisions of *Sydney Regional Environmental Plan – Hawkesbury Nepean River (No. 2 – 1997)*.

