



City Planning & Environment Committee

6:30 PM
Wednesday 5 March 2025

Venue:
Committee Room, Botany Town Hall
1423 Botany Road, Botany
(Corner of Edward Street and Botany Road, Botany)

Contact Us:

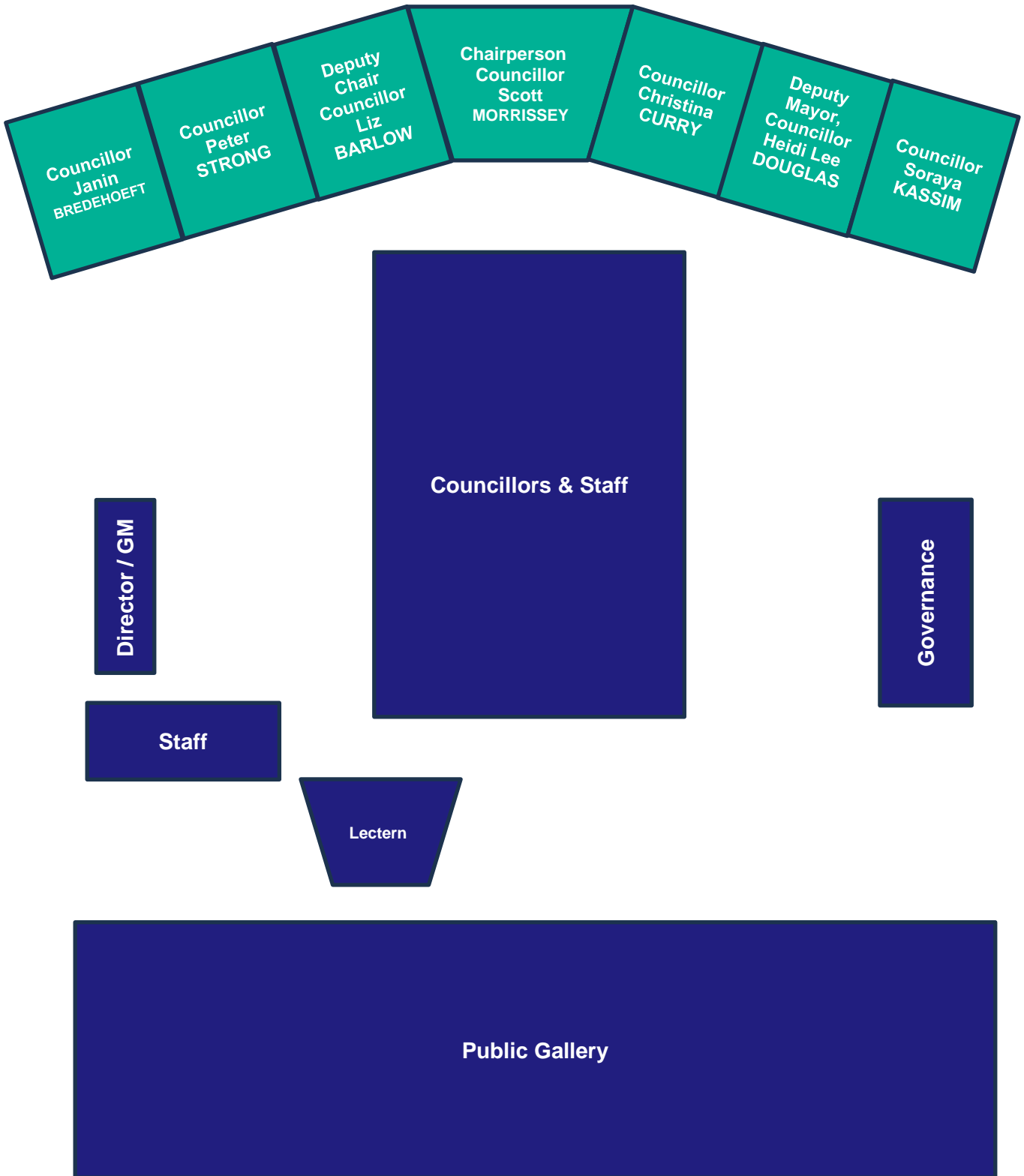
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City Planning & Environment Committee Seating Plan



Statement of Ethical Obligations

Obligations

Oath [Affirmation] of Office by Councillors

Oath

I swear that I will undertake the duties of the office of councillor in the best interests of the people of Bayside Local Government Area and the Bayside Council and that I will faithfully and impartially carry out the functions, powers, authorities and discretions vested in me under the *Local Government Act 1993* or any other Act to the best of my ability and judgment.

Affirmation

I solemnly and sincerely declare and affirm that I will undertake the duties of the office of councillor in the best interests of the people of Bayside Local Government Area and the Bayside Council and that I will faithfully and impartially carry out the functions, powers, authorities and discretions vested in me under the *Local Government Act 1993* or any other Act to the best of my ability and judgment.

Code of Conduct conflict of interests

Pecuniary interests

A Councillor who has a **pecuniary interest** in any matter with which the council is concerned, and who is present at a meeting of the council at which the matter is being considered, must disclose the nature of the interest to the meeting.

The Councillor must not be present at, or in sight of, the meeting:

- a) at any time during which the matter is being considered or discussed, or
- b) at any time during which the council is voting on any question in relation to the matter.

Non-pecuniary conflicts of interests

A Councillor who has a **non-pecuniary conflict of interest** in a matter, must disclose the relevant private interest in relation to the matter fully and on each occasion on which the non-pecuniary conflict of interest arises in relation to the matter.

Significant non-pecuniary interests

A Councillor who has a **significant** non-pecuniary conflict of interest in relation to a matter under consideration at a council meeting, must manage the conflict of interest as if they had a pecuniary interest in the matter.

Non-significant non-pecuniary interests

A Councillor who determines that they have a non-pecuniary conflict of interest in a matter that is **not significant** and does not require further action, when disclosing the interest must also explain why conflict of interest is not significant and does not require further action in the circumstances.

MEETING NOTICE

A meeting of the
City Planning & Environment Committee
will be held in the Committee Room, Botany Town Hall
1423 Botany Road, Botany
(Corner of Edward Street and Botany Road, Botany)
on **Wednesday 5 March 2025 at 6:30 PM**

AGENDA

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The meeting will be video recorded and live streamed to the community via Council's YouTube channel, in accordance with Council's Code of Meeting Practice.

Meredith Wallace
General Manager

1 ACKNOWLEDGEMENT OF COUNTRY

Bayside Council acknowledges the Bidjigal Clan, the traditional owners of the land on which we meet and work and acknowledges the Gadigal people of the Eora Nation. Bayside Council pays respects to Elders past and present.

2 APOLOGIES, LEAVE OF ABSENCE & ATTENDANCE VIA AUDIO-VISUAL LINK

3 DISCLOSURES OF INTEREST

In accordance with Council's Code of Meeting Practice, Councillors are reminded of their Oath or Affirmation of Office made under Section 233A of the Local Government Act and their obligations under the Council's Code of Conduct to disclose and appropriately manage conflicts of interest.

4 MINUTES OF PREVIOUS MEETINGS

City Planning & Environment Committee

5/03/2025

Item No	4.1
Subject	Minutes of the City Planning & Environment Committee Meeting - 5 February 2025
Report by	Richard Sheridan, Director City Performance
File	SF24/8114

Officer Recommendation

That the Minutes of the City Planning & Environment Committee meeting held on 5 February 2025 be noted

Present

Councillor Scott Morrissey, Chairperson
Councillor Liz Barlow, Deputy Chairperson
Councillor Heidi Lee Douglas, Deputy Mayor
Councillor Janin Bredehoeft (via audio-visual link)
Councillor Soraya Kassim
Councillor Christina Curry

Also present

Councillor Vicki Poulos
Councillor Peter Strong
Meredith Wallace, General Manager
Peter Barber, Director City Futures
Rupert Gilroy, Manager Property
David Smith, Manager Strategic Planning
Helen Tola, Manager Governance & Risk (via audio-visual link)
Karen Barrass, Lead Governance
Linda Hackett, Governance Officer
Anh Hoang, Governance Officer
Wolfgang Gill, IT Service Management Officer

The Chairperson opened the meeting in the the Committee Room, Botany Town Hall, at 6:35 pm.

1 Acknowledgement of Country

The Chairperson affirmed that Bayside Council acknowledges the Bidjigal Clan, the traditional owners of the land on which we meet and work and acknowledges the Gadigal people of the Eora Nation. Bayside Council pays respects to Elders past and present.

2 Apologies, Leave of Absence & Attendance via audio-visual link

Apologies

There were no apologies received.

Leave of Absence

There were no applications for Leave of Absence received.

Apologies, Leave of Absence & Attendance via audio-visual link

Committee Recommendation (Councillors Curry and Kassim)

That Councillor Bredehoeft's attendance at tonight's meeting via audio-visual link be granted.

3 Disclosures of Interest

There were no disclosures of interest.

4 Minutes of Previous Meetings

[4.1 Minutes of the City Planning & Environment Committee Meeting - 4 December 2024](#)

Committee Recommendation

Moved by Councillors Barlow and Kassim

That the Minutes of the City Planning & Environment Committee meeting held on 4 December 2024 be noted.

4.2 Business Arising

There was no Business Arising.

The Committee notes that the Minutes of the City Works & Assets Committee of Wednesday 4 December 2024 were received and the recommendations therein were adopted at the Extraordinary Council meeting of 11 December 2024.

5 Items by Exception

Committee Recommendation

There were no items by exception.

6 Public Forum

Details associated with the presentations to the Council in relation to items on this agenda can be found in the individual items.

CPE25.001 Proposed Planning Agreement & Post-Exhibition Report - Planning Proposal at 263-273 and 273A Coward Street, Mascot

The following person spoke at the meeting:

- Mrs Athlene Kyle, Applicant, speaking FOR the Officer Recommendation

CPE25.002 Planning Proposal Request - 251-253 Princes Highway & 6-10 Hattersley St, Arncliffe

A written submission was received from the following person:

- Mr Stephen Kerr, Applicant representative, AGAINST the Committee Recommendation and was distributed to Councillors prior to the Committee Meeting.

CPE25.004 Planning Proposal Request - 204 Rocky Point Road, Kogarah

The following person spoke at the meeting:

- Mr Mason Stankovic, Applicant representative, speaking FOR the Officer Recommendation

7 Reports

[CPE25.001 Proposed Planning Agreement & Post-Exhibition Report - Planning Proposal at 263-273 and 273A Coward Street, Mascot](#)

The following person spoke at the meeting:

- Mrs Athlene Kyle, Applicant, speaking FOR the Officer Recommendation

Mr Joe Bell from Patch Planning representing Council as an independent Planning Consultant attended the meeting via Audio-Visual link for this item only.

Note: A presentation was given by Peter Barber, Director City Futures.

Committee Recommendation

Moved by Councillors Curry and Barlow

- 1 That Council notes the submissions received during exhibition of the Planning Proposal.
- 2 That the Local Environmental Plan amendment be modified to list the site within Clause 6.16 – ‘Development requiring the preparation of a development control plan’ of the *Bayside Local Environmental Plan 2021*.
- 3 That subject to item 2 above, Council exercises its delegation as Local Plan Making Authority to finalise and make the LEP amendment pursuant to Section 3.36 of the *Environmental Planning and Assessment Act 1979*.
- 4 That Council endorses the offer from Perpetual Corporate Trust Limited as the Trustee of the LMLP 1 and 2 Trust to enter into a Planning Agreement dated 8 November 2024.
- 5 That a Draft Planning Agreement, consistent with the Letter of Offer, be drafted and exhibited in accordance with legislative requirements.
- 6 That the General Manager be authorised to negotiate and finalise all documentation necessary following the conclusion of the public exhibition period, taking into consideration any submissions.
- 7 That authority be delegated to the General Manager to execute all documentation (including the final Planning Agreement) necessary to give effect to this resolution.

CPE25.002 Planning Proposal Request - 251-253 Princes Highway & 6-10 Hattersely St, Arncliffe

Committee Recommendation

Moved by Councillors Morrissey and Curry

That the report on Planning Proposal Request – 251-253 Princes Highway & 6-10 Hattersley Street, Arncliffe, be deferred to a future meeting of the City Planning & Environment Committee.

CPE25.003 Post-exhibition report - Le Beach Hut Planning Proposal, 179-183 Russell Avenue, Dolls Point

Mr Adrian Melo from The Planning Studio representing Council as an independent Planning Consultant attended the meeting via Audio-Visual link for this item only.

Note: A presentation was given by Peter Barber, Director City Futures.

Committee Recommendation

Moved by Councillors Douglas and Barlow

- 1 That Council notes the submissions received during exhibition of the Planning Proposal, 179-183 Russell Avenue, Dolls Point.
- 2 That Council exercises its delegation as Local Plan Making Authority to make the LEP amendment pursuant to Section 3.36(2)(a) of the Environmental Planning and Assessment Act 1979.

CPE25.004 Planning Proposal Request - 204 Rocky Point Road, Kogarah

The following people spoke at the meeting:

- Mr Mason Stankovic, Applicant representative, speaking FOR the Officer Recommendation

Note: A presentation was made by Peter Barber, Director City Futures.

Committee Recommendation

Moved by Councillors Curry and Morrissey

That Council

- 1 Notes the advice of the Bayside Local Planning Panel
- 2 Endorses the draft Planning Proposal for amendments to the Bayside LEP 2021 mapping at 204 Rocky Point Road, Kogarah as follows:
 - a) The Height of Buildings Map (HOB) to exclude the site from Area 15.

- b) The Design Excellence Map (DEX) to identify the site as subject to Clause 6.10 Design Excellence.
- 3 Forwards the draft Planning Proposal and supporting documents to the Department of Planning, Housing and Infrastructure for a Gateway Determination with a request that Council be authorised as the Local Plan Making Authority (LPMA);
- 4 Delegate authority to the General Manager to make any amendments to the Planning Proposal and supporting documents required prior to public exhibition;
- 5 Subject to receiving a Gateway determination from the Department of Planning, Housing and Infrastructure, and satisfying any conditions, proceed to public exhibition for community and stakeholder input; and
- 6 Consider a further report following the results of public exhibition to consider any submissions received, and any changes to the draft Planning Proposal arising from the exhibition process.

CPE25.005 Post Exhibition Report - R3 Medium Density Residential Planning Proposal

Note: A presentation was made by Peter Barber, Director City Futures.

Committee Recommendation

Moved by Councillors Kassim and Curry

- 1 That Council notes the submissions received during the exhibition of the R3 Medium Density Residential Planning Proposal.
- 2 That Council proceeds with the Planning Proposal as exhibited, and forwards it to the Department of Planning, Housing and Infrastructure requesting that the LEP amendment be finalised.
- 3 The Council notes that the Minister for Planning and Public Spaces, as the Local Plan-Making Authority, will determine whether the Planning Proposal will be finalised, pursuant to Section 3.36 of the *Environmental Planning and Assessment Act 1979*.
- 4 That all persons and organisations from whom submissions were made be advised of Councils decision.

The next meeting will be held in the Committee Room, Botany Town Hall, on Wednesday, 5 March 2025.

The Chairperson closed the meeting at 7:30pm.

Attachments

Nil

5 ITEMS BY EXCEPTION

These are items that have been identified to be confirmed in bulk in accordance with the Officer Recommendation and without debate. These items will not include items identified in the Public Forum, items in which councillors have declared a Significant Conflict of Interest and a Pecuniary Interest, items requiring a Division and any other item that a Councillor has identified as one they intend to speak on or vote against the recommendation

6 PUBLIC FORUM

Members of the public, who have applied to speak at the meeting, will be invited to address the meeting.

Any item the subject of the Public Forum will be brought forward and considered after the conclusion of the speakers for that item.

7 REPORTS

City Planning & Environment Committee

5/03/2025

Item No	CPE25.006
Subject	Post Exhibition Report - Planning Proposal - Bus Shelter Advertising
Report by	Peter Barber, Director City Futures
File	SF24/7953

Summary

On 24 July 2024, Council resolved to support a Planning Proposal (PP) (**Attachment 1**) to amend the *Bayside Local Environmental Plan 2021* (Bayside LEP 2021) to accommodate advertising on bus shelters, by making signage permissible.

The PP amends the Bayside LEP 2021 by permitting *Advertising Signage* on bus shelters as Exempt Development under Schedule 2.

On 30 August 2024, a Gateway determination (**Attachment 2**) was issued for the proposal by the NSW Department of Planning, Housing and Infrastructure (DPHI), allowing the proposal to proceed to public exhibition, subject to conditions, and it also authorised Council as the Local Plan Making Authority (LPMA).

The PP was exhibited from 14 October 2024 to 11 November 2024, satisfying the minimum 20 working day community consultation requirement in the Gateway determination. During the exhibition period, 16 submissions were received including 12 community submissions opposing and 4 supporting the proposed changes. Transport for NSW was required to be consulted as part of the Gateway determination and provided a submission supporting the PP, subject to considering their advice. A detailed response is provided in the Community Consultation section of this report.

Key themes of the submissions included visual impacts, public benefit and inadequate condition of bus shelters, obstruction of views and footpath, and risk of vandalism. Responses to submissions (**Attachment 3**) are included in the Community Consultation section within this report.

Following a review of all the submissions, a provision is included in the draft LEP Clause to consider sight lines of drivers, cyclists and pedestrians to address any potential impacts. It is considered that there are no further matters raised in the submissions that need to be addressed, and it is recommended that the PP be finalised.

Officer Recommendation

1. That Council notes the submissions received during exhibition of the Planning Proposal – Bus Shelter Advertising.
2. That Council notes the changes to the Planning Proposal made prior to and post exhibition.

3. That Council exercises its delegation as Local Plan Making Authority to make the LEP amendment pursuant to Section 3.36(2)(a) of the *Environmental Planning and Assessment Act 1979*.
 4. That all persons and organisation by whom submissions were made be advised of Council's decision.
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Background

Planning Proposal History

Council's Land and Property Strategy (L&PS) identifies opportunities for Council to review and uplift its property portfolio. An opportunity identified in the L&PS is to encourage advertising on bus shelters. Council has previously sought to engage bus shelter advertising providers, however, the current planning pathways for installing new bus shelters with advertising are restrictive and prohibit establishing new locations.

On 21 February 2024, Council's Strategic Land and Property Working Group endorsed proceeding with a Planning Proposal to simplify the planning approval pathway for advertising on bus shelters, and to overcome the restrictive provisions. Council endorsed the Working Group's recommendation on 27 March 2024.

Planning Pathways

Under the New South Wales planning framework, advertising on bus shelters can be installed via two pathways. The first pathway is via Exempt Development under Section 2.83 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, but only if all prerequisites are met. In the case of Bayside, these prerequisites are very limiting.

The second pathway is via a Development Application (DA) made under the Bayside LEP 2021. However, Signage is not a permissible use in every zone in which bus shelters are, or might be, located in Bayside. Only bus shelters within E1, E2, E3, E4, MU1, and RE1 zones can contain advertising signage, subject to DA approval.

Both pathways presented substantial limitations to installing advertising on bus shelters, and did not offer the flexibility required. As an alternative, the PP was initiated by Council to include advertising on bus shelters as Exempt Development under Schedule 2 of the Bayside LEP 2021. This allows Council to install advertising on bus shelters that satisfy the exempt criteria without further approval.

This approach is consistent with other Council LEPs such as the Woollahra LEP 2014, Campbelltown LEP 2015, Sutherland LEP 2015, Inner West LEP 2022, and Waverley LEP 2012, which all list advertising on bus shelters as Exempt Development in Schedule 2.

Planning Proposal

The PP (**Attachment 1**) seeks an amendment to Schedule 2 relating to Exempt Development in the Bayside LEP 2021. The updated proposed draft provisions to be inserted into Schedule 2 of the Bayside LEP 2021 are as follows:

Signage – Bus Shelter Advertising

- (1) *Must not extend beyond the perimeter of the bus shelter.*
- (2) *Must not contain neon, flashing or continuously moving electronic content.*
- (3) *Must not adversely impact the amenity of a heritage item or a heritage conservation area.*
- (4) *Must not obstruct sight lines for drivers, cyclists or pedestrians.*
- (5) *Must be erected by or on behalf of Council.*

An outline of key milestones associated with the PP is provided below:

- **11 June 2024:** The Bayside Local Planning Panel (BLPP) considered the proposal and advised Council that the draft Planning Proposal should be supported and submitted to DPHI for Gateway determination.
- **10 July 2024:** City Planning and Environment Committee (CP&EC) considered the advice of the BLPP and recommended that Council submit the PP for Gateway determination, and that Council requested to be authorised as the Local Plan Making Authority (LPMA).
- **24 July 2024:** Council endorsed the CP&EC's recommendation, and the proposal was subsequently submitted to DPHI seeking Gateway determination.
- **30 August 2024:** Gateway determination issued by DPHI setting a finalisation date of 11 July 2025 with Council authorised to carry out LPMA functions.

Gateway Determination

The PP was received by DPHI on 12 August 2024, with a Gateway determination (**Attachment 2**) issued on 30 August 2024. The Gateway determination recommended that the PP should proceed subject to certain conditions being satisfied. A comment on each of the Gateway conditions is provided in **Table 2** below:

Table 2: Status of Gateway conditions

#	Requirement	Status
1.	Prior to community consultation, the planning proposal is to be updated to clarify whether the planning proposal will apply to heritage conservation areas.	<p>Satisfied. The PP Report was amended (23 September 2024) prior to exhibition to ensure inclusion of HCAs to the draft Clause to consider whether bus shelter advertising would be appropriate in these locations instead of applying a blanket prohibition.</p> <p>The provision related to heritage item within the draft Clause is amended as follows:</p> <p><i>(3) Must not be located on land that comprises a heritage item or adversely impact the amenity of a heritage item or a heritage conservation area.</i></p>
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:		
(a)	the planning proposal is categorised as standard as described in the <i>Local Environmental Plan Making Guideline</i> (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 working days; and	Satisfied. The PP was publicly exhibited for a minimum of 20 working days between 14 October 2024 and 11 November 2024 (inclusive).
(b)	the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in <i>Local Environmental Plan Making Guideline</i> (Department of Planning and Environment, August 2023).	Satisfied. The PP was exhibited in accordance with Council's Community Participation Plan and the Department of Planning's <i>Local Environmental Plan Making Guideline</i> .
3.	Consultation is required with Transport for NSW under section 3.34(2)(d) of the Act. Transport for NSW is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 30 working days to comment on the proposal.	<p>Satisfied. Transport for NSW was consulted and given at least 30 working days to comment. Transport for NSW submitted a response (Attachment 4) on 31 October 2024 and raised no objections to the proposal subject to advice.</p> <p>Feedback is discussed in detail within the Community Consultation section of this Report and Response to Submissions (Attachment 3).</p>
4.	A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public	Noted. No public hearing was required nor held for the PP.

	hearing (for example, in response to a submission or if reclassifying land).	
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Revisions of the draft exempt provisions for bus shelter advertising at different stages of the PP are provided in **Table 1** below:

Table 1: Changes to the draft Clause

	Pre-Gateway	Post-Gateway Determination (For Exhibition)	Post-Exhibition
Draft Clause	<p>Signage – Bus Shelter Advertising</p> <p>(1) Must not extend beyond the perimeter of the bus shelter.</p> <p>(2) Must not contain neon, flashing or continuously moving electronic content.</p> <p>(3) Must not be located on land that comprises a heritage item or adversely impact the amenity of a heritage item.</p> <p>(4) Must be erected by or on behalf of Council.</p>	<p>Signage – Bus Shelter Advertising</p> <p>(1) Must not extend beyond the perimeter of the bus shelter.</p> <p>(2) Must not contain neon, flashing or continuously moving electronic content.</p> <p>(3) Must not adversely impact the amenity of a heritage item or a heritage conservation area.</p> <p>(4) Must be erected by or on behalf of Council.</p>	<p>Signage – Bus Shelter Advertising</p> <p>(1) Must not extend beyond the perimeter of the bus shelter.</p> <p>(2) Must not contain neon, flashing or continuously moving electronic content.</p> <p>(3) Must not adversely impact the amenity of a heritage item or a heritage conservation area.</p> <p>(4) Must not obstruct sight lines for drivers, cyclists or pedestrians.</p> <p>(5) Must be erected by or on behalf of Council.</p>
Comment	Draft Clause in original PP as endorsed by Council (for public exhibition) on 24 July 2024.	Draft Clause amended to respond to Gateway Determination condition 1, requiring the PP to be updated to clarify whether the PP will apply to heritage conservation areas.	Draft Clause amended to include an additional provision to address concerns raised in submissions relating to obstruction of sight line for drivers, cyclists or pedestrians.

The changes to the draft Clause do not alter the intent of the PP. The final draft Clause will be subject to drafting by Parliamentary Counsel when the PP is being finalised.

Community Consultation

The PP was exhibited from 14 October 2024 to 11 November 2024. The PP was exhibited on Council's *Have Your Say (HYS)* webpage as well as the NSW Planning Portal.

Exhibition of the proposal resulted in 16 submissions from the community, of which 12 submissions objected and the remaining 4 submissions were either in full support or partial support. Transport for NSW was required to be consulted as part of the Gateway determination and provided a response through the NSW Planning Portal (**Attachment 4**). A summary of the submissions received, and response to the issues raised is provided at **Attachment 3**.

Community Submissions Summary

Submissions were received throughout the exhibition process as detailed below:

- 15 submissions through Council's Have Your Say Portal;
- 1 submission through the NSW Planning Portal; and
- Nil submissions provided directly to Council via Email.

15 submissions were received through the *Have Your Say* website, of which 11 submissions were not in support of the proposal. Also, 1 submission received through the NSW Planning Portal was not in support.

A response to each submission is provided in **Attachment 3** of this report, however, the key issues raised are summarised below:

Visual Impacts

Concern was expressed regarding the potential impacts of advertising on landscape and visual appeal of the areas within the LGA.

To address these concerns, the PP includes exempt development provisions to ensure the advertising remains integrated within the perimeter of the bus shelter and does not flash or constantly move. This would limit visual impacts.

Contractual Agreements / Public Benefit of signage on Bus Shelters

Issues raised related to bus shelters typically provided under contracts being of an inadequate condition in terms of seating, shading and protection, and damaged glass. Questions around whether advertising revenue offers a public benefit.

The PP will enable development for advertising on Council's bus shelters, which will support the ongoing sustainable management of bus shelters in the LGA. Council's Property Team will be managing the tender process, which will be reported and assessed as part of the tendering process. This process will incorporate details of the structures, maintenance, replacement and renewals of bus shelter sites and advertising opportunities.

Accessibility

Concern was expressed regarding the obstruction of footpaths and views of the road and buses approaching the stops, as well as distraction caused to vehicle drivers. The

submissions both in support and objecting required Council to ensure other users (e.g. cyclists and pedestrians) have easy accessibility around bus shelters.

The PP includes exempt development provisions to ensure the advertising remains within the perimeter of the bus shelter to ensure pedestrian paths of travel for all users will be unobscured. The level of distraction is regulated by restricting neon, and flashing and continuously moving electronic content.

The PP Report has been amended post-exhibition to include provisions to ensure that sight lines for drivers, cyclists and pedestrians are not obstructed. This provision addresses concerns related to views of roads and buses approaching the stops.

The PP only relates to the advertising component of bus shelters and accessibility around bus stops is associated with the design components and construction of the bus shelter structure itself. Any newly constructed and renewed bus shelter structure would require compliance with relevant legislation and Australian Standards for access.

Vandalism

Responses in community submissions both opposing and in support raised matters regarding acts of vandalism associated with bus shelters. Managing anti-social behaviour at bus stops is beyond the scope of this PP, and requires a comprehensive management approach including the terms of a future contract in regard to maintenance and involvement of law enforcement.

Incorporation of Art

Consideration of incorporating art instead of advertising was raised.

The PP acts on the recommendation in Council's L&PS, which identified advertising on bus shelters as a strategic uplift opportunity for Council's property portfolio. Incorporation of art is not within the scope of the PP, though can be considered by Council separately if desired. Council has used public art as a means of beautifying unattractive enclosed bus shelter structures recently.

Public Authority Submissions Summary

Transport for NSW provided their support for the PP via the NSW Planning Portal on 31 October 2024. The agency has raised no objections to the PP subject to consideration of their advice.

Transport for NSW noted the experience across some other LGAs regarding the placement of advertising panels prioritising the visibility to passing motorists over the amenity of passengers and footpath users. The placement and design of bus shelter advertising must not obstruct the driver's view of the road, must not be illuminated and ensure adequate clearance for pedestrian and wheelchair access, including compliance with the Disability Discrimination Act 1992.

Transport for NSW recommended that the requirements in the following documents are met for bus shelter advertising:

- i. State Environmental Planning Policy (Industry and Employment) 2021,
- ii. Transport Corridor Outdoor Advertising & Signage Guidelines 2017 (TCOASG),
- iii. Walking Space Guide, Towards Pedestrian Comfort and Safety 2020, and
- iv. Design of roads and streets, A guide to improve the quality of roads and streets in NSW 2023.

To address the community and agency submissions regarding obstruction of views, the PP has been amended post-exhibition to include the sub clause '*Must not obstruct sight lines for drivers, cyclists or pedestrians*' in the draft provisions. Other draft provisions regulate the illumination and size of the advertising.

The documents and guidelines outlined by Transport for NSW are noted, however, are not required to be referenced in the draft Clause. They will be addressed when considering the placement of bus shelter structures in the future, whether or not they contain advertising.

A detailed response to agency submission is provided in **Attachment 3** of this report.

Conclusion

The Planning Proposal was publicly exhibited from 14 October to 11 November 2024, and 16 community submissions were received (12 oppose and 4 support).

From the review of submissions received, it is considered that there are no outstanding objections raised that preclude the Planning Proposal from proceeding to finalisation. The concerns related to the obstruction of views and sight lines of footpaths, roads and approaching buses have been resolved by including a proposed draft provision in the revised Planning Proposal.

Financial Implications

- | | |
|--------------------------------------|-------------------------------------|
| Not applicable | <input checked="" type="checkbox"/> |
| Included in existing approved budget | <input type="checkbox"/> |
| Additional funds required | <input type="checkbox"/> |

Community Strategic Plan

- | | |
|--|-------------------------------------|
| Theme One – In 2032 Bayside will be a vibrant place | <input type="checkbox"/> |
| Theme Two – In 2032 Our people will be connected in a creative City | <input type="checkbox"/> |
| Theme Three – In 2032 Bayside will be green, resilient and sustainable | <input type="checkbox"/> |
| Theme Four – In 2032 Bayside will be a prosperous community | <input checked="" type="checkbox"/> |

Risk Management – Risk Level Rating

No risk	<input type="checkbox"/>
Low risk	<input checked="" type="checkbox"/>
Medium risk	<input type="checkbox"/>
High risk	<input type="checkbox"/>
Very High risk	<input type="checkbox"/>
Extreme risk	<input type="checkbox"/>

Community Engagement

Community engagement has been undertaken as required by the Gateway determination and as discussed within the Community Consultation section of this report.

Attachments

- 1 ⇒ Planning Proposal – Post-Exhibition (Version 3.0) (Under separate cover Attachments Part One)
- 2 ⇒ Gateway Determination – 30 August 2024 (Under separate cover Attachments Part One)
- 3 ⇒ Response to Submissions (Under separate cover Attachments Part One)
- 4 ⇒ Transport for NSW Submission – 31 October 2024 (Under separate cover Attachments Part One)
- 5 ⇒ Examples of Schedule 2 Exempt Clauses for Bus Shelter Advertising (Under separate cover Attachments Part One)
- 6 ⇒ Council Meeting Minutes (Pre-Gateway) – 24 July 2024 (Under separate cover Attachments Part One)

City Planning & Environment Committee

5/03/2025

Item No CPE25.007
Subject **Bexley Heritage Survey Results**
Report by Peter Barber, Director City Futures
File SF24/2835

Summary

On 25 October 2023, Council resolved to seek feedback from property owners and the community, via a survey, on the proposal to undertake a heritage study to explore the possibility of establishing a new heritage conservation area in certain parts of Bexley.

Council's resolution specifically referenced the following area:

- Within the boundaries of Forest Road, both sides of Halley Avenue, Stoney Creek Road, Kinsel Grove, including all streets enclosed in the area including Highworth Avenue, Besborough Avenue, Bowood Avenue and Kinsel Grove.
- The area including Carrington, Lymington and Glenfarne Streets.

The survey was not to commence until after the Planning Proposal to establish Heritage Conservation Areas in Bayside had been finalised. The Planning Proposal was finalised on 21 June 2024.

The survey was open for submissions from 1 November 2024 to 29 November 2024 (28 days) on the Council Have Your Say online engagement platform. Residents within the investigation area were notified of the survey by letter.

During the engagement period, 103 contributions were received from property owners and residents within the proposed study area, residents within the Bayside LGA, and other interested individuals. Of the 88 property owners within the study area who submitted feedback, 69 (78.41%) were opposed to their property being included as part of a HCA, 15 (17.05%) responded in support and 4 (4.55%) responded as unsure. Detailed responses are provided in the Community Consultation section of this report.

Key themes included concerns regarding future development restrictions, negative impacts on property value and financial burden, consequences on housing supply and lack of heritage significance within the study area. Responses to submissions are included in the Community Engagement Outcomes Report (**Attachment 1**).

The results of the survey conducted at the request of Council are provided for Council's information.

Officer Recommendation

That Council receives and notes the Bexley Heritage Engagement Summary report.

Background

Council commissioned the Bayside Heritage Study – Review of Potential Heritage Conservation Areas (HCAs) in 2019. This study consolidated the findings of earlier heritage studies and reviewed 13 recommended HCAs across the Bayside LGA. Four of the recommended HCA's were included in Bayside LEP 2021 Amendment 4 and came into effect on 21 June 2024.

Prior to finalisation of the 4 new HCA's, on 25 October 2023, Council considered a Notice of Motion regarding heritage in Bexley. The Notice stated that Bexley residents have raised concerns that many affordable family sized character homes that have been replaced with duplexes, and that the character of the area was being lost.

Council resolved to seek the views of the community and landowners via a survey on whether an additional HCA should be progressed in the Bexley Area. The areas to be surveyed were listed as:

- Within the boundaries of Forest Road, both sides of Halley Avenue, Stoney Creek Road, Kinsel Grove, including all streets enclosed in the area including Highworth Avenue, Besborough Avenue, Bowood Avenue and Kinsel Grove.
- The area including Carrington, Lymington and Glenfarne Streets.

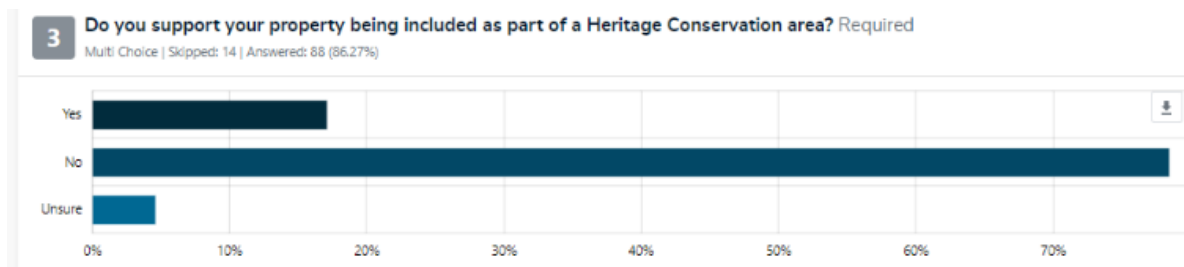
In late 2024, feedback was sought from property owners to explore the possibility of establishing a new HCA. The community were advised that if the investigations were to proceed, the next step would be an initial study to understand the heritage value and conservation potential of the area, and that no decision had been made at this point.

Community Consultation

The survey was open for submissions from 1 November 2024 to 29 November 2024 (28 days) on the Council Have Your Say online engagement platform. Residents within the investigation area were notified of the survey with a letter.

The consultation resulted in 103 submissions being received from the community, including from 88 property owners and 1 rental resident within the proposed study area, 11 residents from the Bayside LGA, 1 participant with interest in the project, and 1 other interested individual. All responses were made via the Have Your Say platform.

Among the 88 property owners who participated:



- 15 responses were in support of their property being included as part of a heritage conservation area (17.05%);
- 69 responses objected (78.41%); and

- 4 responses were unsure (4.55%).

The engagement summary report and full qualitative responses are provided in **Attachment 1 and 2**, respectively. However, the key issues raised are summarised below:

The 17.05% who are in support of further heritage investigations are concerned with:

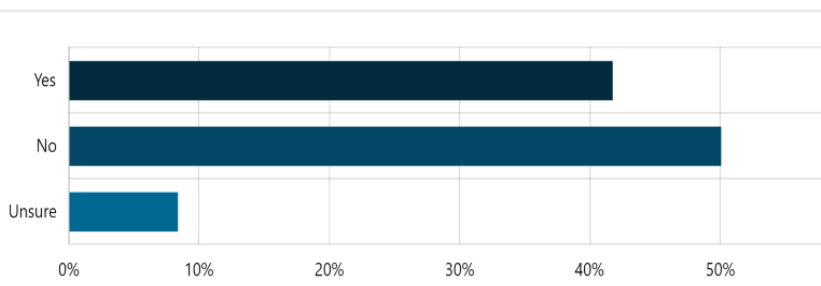
- Preservation of heritage significance and architectural characters of the area; and
- Protection from overdevelopment and its environmental impacts.

The 78.41% who oppose further heritage investigations are concerned with:

- Restrictions on property redevelopment, alterations and renovations;
- Negative impact on housing supply associated with restrictions to future development;
- Financial burdens and increased maintenance cost to property owners associated with properties within HCAs;
- Negative impact on property values and marketability; and
- Evolution of the area already rendering any heritage values of the area to be eroded.

The remaining participants, who are non-property owners, were prompted with a question to gauge general support for conservation areas in Bexley:

7. Do you support Heritage Conservation Areas in Bexley? Required
Multi Choice | Skipped: 89 | Answered: 12 (11.9%)



Based on the feedback received, the majority of property owners in the area surveyed do not see merit in proceeding with a heritage study to explore the possibility of a new Heritage Conservation Area in Bexley.

Conclusion

Heritage Conservation Areas listed in an LEP must be justified on the basis of the heritage quality and value of the buildings and places within them. This assessment is typically undertaken through a Heritage Study carried out by a heritage practitioner. This assessment has not been undertaken of the area identified by Council for this survey.

Council requested preliminary community engagement be undertaken to determine the level of community interest in progressing to a Heritage Study of the area. The results of the survey are presented in this report for the consideration of Council.

Financial Implications

- Not applicable
- Included in existing approved budget
- Additional funds required
-

Community Strategic Plan

- Theme One – In 2032 Bayside will be a vibrant place
- Theme Two – In 2032 Our people will be connected in a creative City
- Theme Three – In 2032 Bayside will be green, resilient and sustainable
- Theme Four – In 2032 Bayside will be a prosperous community
-

Risk Management – Risk Level Rating

- No risk
- Low risk
- Medium risk
- High risk
- Very High risk
- Extreme risk
-

Community Engagement

Community engagement has been undertaken as discussed within the Community Consultation section of this report.

Attachments

- 1 [↓](#) Engagement Summary Report
- 2 [↓](#) Table of Qualitative Responses

Proposed Bexley Heritage Conservation Study

Community Engagement Outcomes Report

Communications and Engagement Team

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1. Project Background

Council is seeking feedback from property owners within a defined area, on a proposal to undertake a heritage study to explore the possibility of establishing a new heritage conservation area in a defined area in Bexley.

2. Community Engagement Purpose and Scope

A Communication and Engagement Plan was formulated to collect community feedback on the proposed strategy. A "Have Your Say" page was established to outline the proposal, exert below:

Council is seeking feedback from property owners on the proposal to undertake a heritage study to explore the possibility of establishing a new heritage conservation area in certain parts of Bexley.

The proposed area and potentially impacted residential properties are outlined in the map below.

Are you a property owner in the proposed study area? we would like to hear your thoughts on creating a potential new Heritage Conservation Area.

Have Your Say!




3. Engagement and Communication Methods

In the table below, we have outlined the methods used to gather feedback on the draft strategy and communicate project information to the Bayside community.

Engagement Methodology	Communication Channels
Have Your Say project page	Council website "Have Your Say"
Feedback Form (Have Your Say)	Council website "Have Your Say"



4. Dashboard Demographics

Engagement Have Your Say (Online Engagement Platform)		
Letter mail out (approx 400 homes)		Letter to residents in the proposed area, outlining the project and requesting they go to HYS and provide feedback.
685		Project page views on the Have Your Say (Online Engagement Platform)
28		Number of days on exhibition 1 November 2024 – 29 November 2024.
103		Feedback Contributions



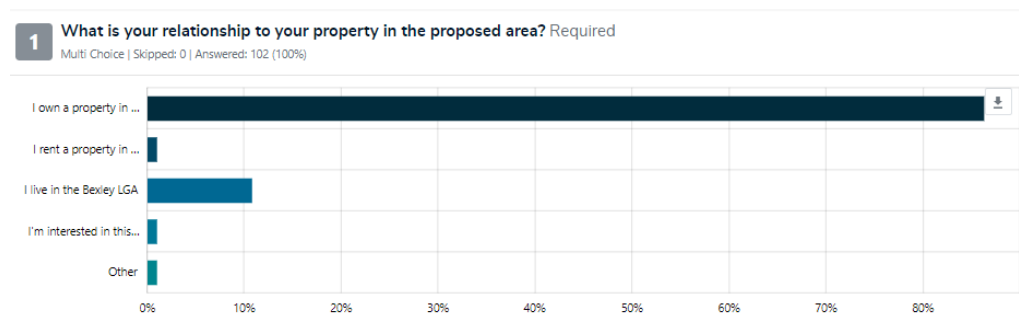
5. Have Your Say Engagement Outcomes

Below are the Have Your Say tools which were used on the project page. The survey consisted of several questions, those questions and response are outlined below.

Online survey/feedback form.

103 contributions were made to the Have Your Say tools.

Question - What is your relationship with your property in the proposed area?



Choices	Percent	Count
I own a property in the proposed study area in Bexley	86.27%	88
I rent a property in the proposed study area in Bexley	08.98%	1
I live in Bexley LGA	10.78%	11
I'm just interested in this project	08.98%	1
Other	0.98%	1

Question – Please provide your address

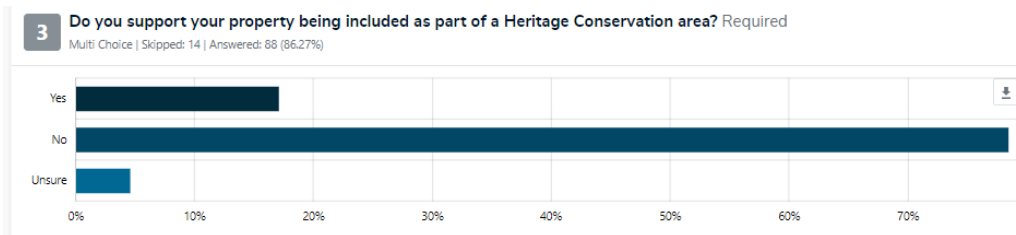
The question asked participants who owned or rented a property in the proposed area to provide their address, their details are included in this report.



Question - Do you support your property being included as part of a Heritage Conservation Area ?

This question was based on logic. Meaning participants who confirmed in the previous question that they “ I own a property in the proposed study area in Bexley”, were prompted to respond to this question.

Resulting in **only property owners** responding to the question.



Choices	Percent	Count
Yes	17.05%	15
No	78.41%	69
Unsure	4.55%	4

Question - Please provide any additional feedback below

A summary of the qualatative responses are below. Full qualatative responses are outlined in Appendix B.

Summary of responses from property owners are below:

Five Key Themes for **Support of Heritage Conservation Area (HCA)** Designation.

YES 17.05% - Those that owned a property and said YES to their property being part of the Heritage Conservation Area :

1. **Preservation of Architectural Character & Heritage**
 - o A strong desire to maintain and protect original architectural styles, such as Federation, Victorian, and Californian Bungalows.
 - o Concern that historically significant homes are being demolished and replaced with developments that are out of character with the area.
2. **Protection from Overdevelopment & Unsympathetic Design**
 - o Opposition to duplexes, townhouses, and high-rise developments that don't integrate well with the area's character.
 - o Fear that unchecked redevelopment could lead to a dense, uniform environment that diminishes the area's appeal and character.



3. **Environmental & Community Impact**
 - Concerns about the loss of local wildlife and green spaces due to overdevelopment.
 - Emphasis on how heritage areas provide a sense of place, greater amenity, and green space, improving livability for residents.
4. **Cultural & Historical Significance**
 - Recognition of the area's historical importance, particularly buildings from the late 19th and early 20th centuries, which contribute to the local identity.
 - Comparisons to successful international heritage conservation efforts, such as those in the UK, to highlight the importance of protecting heritage assets for future generations.
5. **Council Responsibility & Planning Concerns**
 - Frustration with past council decisions that allowed inappropriate developments and changes to the area.
 - A call for stronger protections through Heritage Conservation Areas to ensure future development aligns with the community's values and vision.

Five Key Themes for **Opposition to Heritage Conservation Area (HCA)**

Designation

NO 78.41% - Those that owned a property responded **NO** to their property being part of the Heritage Conservation Area :

1. **Restrictions on Property Modifications and Development**
 - Owners want the flexibility to renovate, extend, or rebuild homes to suit modern living standards.
 - Heritage controls would impose strict limitations on materials, designs, and structural changes, making approvals more complex.
2. **Financial Burden and Increased Costs**
 - Heritage regulations add significant expenses to renovations, maintenance, and compliance processes.
 - Rising construction costs make heritage-related requirements an added financial strain, particularly for long-term homeowners.
3. **Negative Impact on Property Value and Marketability**
 - Many fear HCA status could reduce property values and make it harder to sell.
 - Potential buyers may be discouraged due to additional restrictions, costs, and challenges associated with heritage-listed properties.
4. **Lack of Heritage Significance and Inconsistent Classification**
 - The area has already evolved, with many homes modernised or redeveloped, reducing any cohesive heritage character.



- Owners argue that only individual properties with historical significance should be considered rather than imposing broad restrictions on the entire area.

5. Impact on Urban Growth and Housing Supply

- HCA designation is seen as a barrier to development, limiting opportunities for urban renewal, duplexes, and increased housing density.
- With Sydney's housing challenges, owners believe the area should allow for future growth rather than restricting redevelopment.

Question - Do you support Heritage Conservation Areas in Bexley??

This question was based on logic. Meaning participants who confirmed in the previous question that they:

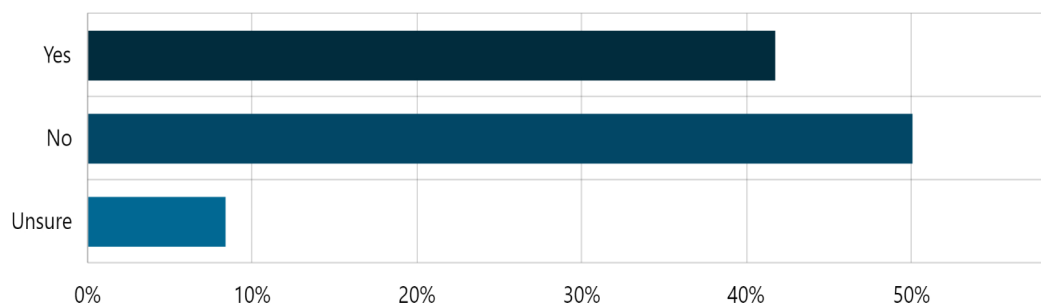
- I rent a property in the proposed study area in Bexley
- I live in Bayside LGA
- I'm just interested in this project
- Other,

were prompted an alternate question, which aims to gauge general support for conservation areas in Bexley. The logic in this question results in only non-property owners responding to this question.

This meant that only 11.9% of total participants answered this question.

7. Do you support Heritage Conservation Areas in Bexley? Required

Multi Choice | Skipped: 89 | Answered: 12 (11.9%)



6. Next Steps

Bayside Council thanks everyone who was involved in the engagement process for the Proposed Bexley Heritage Conservation Study.

Community feedback will be reviewed and evaluated by the Strategic Planning team and community input will help inform the outcome of the report to Council meeting.



7. Appendix A – Engagement and Communications Collateral

Letter sent to directly impacted residents:



23 October 2024

Our ref: 24/186904
Contact: Strategic Planning – (02) 9562 1608

Re: Survey regarding potential Heritage Conservation Area within parts of Bexley

Council is conducting a survey to seek your views on the potential of including your property in a new Heritage Conservation Area.

The Council resolved to ask property owners for their views on undertaking further investigations for a potential Heritage Conservation Area in the following parts of Bexley:

- Within the boundaries of Forest Road, both sides of Halley Avenue, Stoney Creek Road, Kinsel Grove, including all streets enclosed in the area including Highworth Avenue, Besborough Avenue, Bowwood Avenue and Kinsel Grove.
- The area including Carrington, Lymington, and Glenfame Streets.

Heritage Conservation Areas aim to protect areas valued by the community for their historic character. Before creating a new Heritage Conservation Area, Council would undertake a detailed heritage study, followed by more community consultation.

As your property is located the above area, it is important to us to hear your feedback before Council decides whether to proceed further. Answers to questions you may have about how a Heritage Conservation Area affects properties within it are available at the links below or you can call us on the phone number provided below.

You are invited to complete the survey by 20th November 2024, via Council's Have Your Say page. To assist you in completing the survey, we have included further information, including frequently asked questions, which can be accessed at <https://haveyoursay.bayside.nsw.gov.au/proposed-bexley-heritage-conservation-study> or using the QR code below.

If you have any issues with completing the survey or questions, please contact our Strategic Planning staff on 9562 1608 and we will assist you.

Yours sincerely,

Peter Barber
Director City Futures



Have Your Say
Scan the QR code or go to
<https://haveyoursay.bayside.nsw.gov.au>



Snapshot of Have Your Say - Project Page

Proposed Bexley Heritage Conservation Study

Council is seeking feedback on potential Heritage Conservation Study for Bexley

+ Follow



Home / CLOSED-Proposed Bexley Heritage Conservation Study

Background

Council is seeking feedback from property owners on the proposal to undertake a **heritage study** to explore the possibility of establishing a new heritage conservation area in certain parts of Bexley.

The proposed area and potentially impacted residential properties are outlined in the map below.

Are you a property owner in the proposed study area? we would like to hear your thoughts on creating a potential new Heritage Conservation Area.

Have Your Say!

Frequently Asked Questions (FAQS)

- ? What is a heritage conservation area?
- ? Which areas are being investigated?
- ? What stage is the decision making?
- ? Why is Council seeking the views of landowners in this area?
- ? What if my house has no heritage characteristics and is in a conservation area?
- ? Can you make Alterations and Additions to make the house more modern in a HCA?

ENGAGEMENT CLOSED

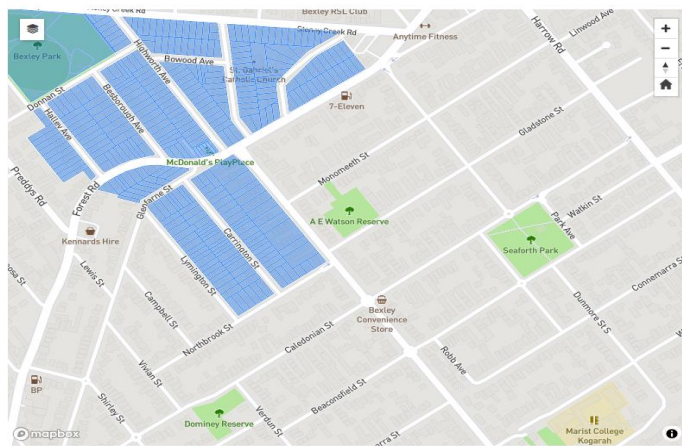
Key dates

- 📅 1 November 2024 to 29 Nov 2024
Open for feedback

Lifecycle

- ✅ **Open**
This consultation is open for contributions.
- 🌟 **Under review**
Contributions to this consultation are closed for evaluation and review. The project team will report back on key outcomes.
- 🌟 **Final decision or outcome**

The proposed streets to be included in the proposed Bexley Heritage Conservation study are highlighted on the map below in blue.
You can also see a list of the addresses here.



- 📄 **Council's resolution- Notice of Motion Bexley Heritage 25 October 2023**
PDF (1.43 MB)
- 📄 **Disclosure Statement of Political Donations and Gifts**
PDF (89.63 KB)
- 📄 **Addresses proposed study area**
PDF (92.35 KB)

Related Projects

- 🔗 [Planning Proposal to Create Heritage Conservation Areas](#)

Translation and Access Services

For a free interpreter
Please call the Translation and Interpreter Service on 131 450 and ask for Bayside Council in NSW.

Accessibility
Please contact the [National Relay Service](#).
Voice Relay number: 1300 555 727
TTY number: 133 677
SMS relay number: 0423 677 767
For more accessibility features click the purple icon at the top of the page.



If you would like the key information and submission form in another format, please contact us on 9562 1597.

Easy English and Hard Copy
Easy to read and hard copy versions of the key documents are available upon request. Please contact Council's Community Engagement team via:
Email: haveyoursay@bayside.nsw.gov.au
Phone: (02) 9562 1597



**8 Appendix B – Qualitative response all questions.
(separate report)**



Proposed Bexley Heritage Conservation Study

Appendix A Table of Qualitative Responses

Communications and Engagement Team

Appendix B – Table of Qualitative Responses

Do you support your property being included as part of a Heritage Conservation area? - *Property Owners were asked this question.

Reasons for saying 'Yes'

Feedback Comments:

<p>Every other week, a house with character and history is being torn down and replaced with duplexes and townhouses. The replacement houses are not adding much to the housing stock and are also very expensive, well out of the price range of most buyers, so the only people that are benefiting are the developers. They are mostly from out of area and don't follow any planning rules, and skirt every rule, plus build shoddy buildings thereby leaving the area and existing residents worse off than before.</p>
<p>I prefer to maintain existing architecture and single-storey houses in my area.</p>
<p>Far too many new builds, particularly duplexes, that do not fit within the existing character of these streets. It is particularly concerning when many builds are simply sold off immediately after being built, returning a profit, and hence the builders have little care and consideration in building something that is for the greater good of the suburb. Eventually all blocks will become duplexes as it is financially beneficial, more congestion and the character homes e.g. California bungalows will all be gone.</p>
<p>Heritage areas need to be preserved before these types of architecture disappear from our suburbs and all we are left with is a cold cement jungle.</p>
<p>The original core of my property is in good condition and unmodified since being built in around 1918. Improvements include an attic store, cellar and rear ground level extension which are not visible from the street. There is also a sympathetically constructed carport at the side driveway.</p>
<p>I like properties that are old and interesting.</p>
<p>Due to ugly and out of character continual housing developed being created that has taken away beauty of our original architecture and devalued our properties. Properties unsuitable to the surroundings have been accepted by council erroneously and so now we need to protect our heritage and style of federation and bungalows and to avoid flats apartments and units and high rise and unsympathetic design. I rely on my previous letter re same to Council. Preserve our streets !! Council have already allowed a change of building out of sync with this area so please stop further development unsuitable to Bexley</p>
<p>I want to protect the aesthetic of the area.</p>
<p>I live in part of the former Bexley Fire station, which consists of unit x and x, built circa 1910. It is a heritage listed building, so it makes sense that it should fall within a Heritage Conservation area, as not only my property but many nearby properties should be protected from being bulldozed.</p>
<p>Our property is over 100 years old, we have kept the integrity of the building with colours and brick facing. There are not many of them left and we feel it is critical to keep them as part of the landscape. Following the UK for this.</p>



If we do not look at the past, we will make the same mistakes in the future. The change to the local environments in recent years has caused the Nature of these environment to be destroyed. No longer do you hear the chirp of Sparrows in the yard nor see the antics of the Willy Wage Tail, the Silver Eye darting through the rose bush after aphids. The environment that supports this local wildlife has been destroyed along with the corridors that allow it to transit.

To eliminate having MacMansions in the surrounding areas.

Heritage Conservation Areas have demonstrated increased amenity for those fortunate enough to live within them. Sadly, the former Rockdale City Council had none, despite a number of areas demonstrating worthy examples of Victorian, Federation and Californian Bungalow homes.

The area identified represents prime examples of late 19th century and early 20th century Australian architecture that is imperative we preserve. Over the years that we have lived in the area we have noticed the steady removal of these premium heritage properties. The character of the area has been impacted as development and inappropriate architecture has made its way into the heritage proposed area.



Do you support your property being included as part of a Heritage Conservation area? *Property Owners were asked this question.

Reasons for saying 'No'

Feedback Comments:

<p>I purchased this property almost 15 years ago with a view to continuing to live here with my growing family of five children (some who are already in their teens). If such a plan is to proceed, there should be a minimum 5year grace period so that families who have made long-term plans to live in this community have sufficient time to sell or otherwise adjust their living circumstances. Property values are likely to be impacted by this. There will also be increased costs associated with complying with heritage conservation requirements at a time when construction is already very high, and it is very difficult for younger people to purchase homes. The proposed area lacks the uniformity or distinctiveness typically required for HCA designation. So many homes have already been updated in this area, or new ones built, it can't really be said that we are preserving the character of the area anymore. Existing regulations are sufficient to protect significant properties without designating an entire area.</p>
<p>I DO NOT want my property being included as part of a heritage conservation area. My house is not original and there has been modification to it. I don't want it included because I'm planning to further renovate and conduct more modification to keep up with today's styles and themes.</p>
<p>The street is already full of mixed developments, including duplexes, modern houses and double storey houses. My house is older, and therefore would limit my ability to develop in line with the rest of the street in the future.</p>
<p>I do not wish to have my home registered as heritage as it will de value my property.</p>
<p>If I want to sell in the future buyers may be deterred and doesn't make sense, it's already 5 new houses in our street. More paperwork, time and money to complete works, simple as an extension.</p>
<p>There are no houses in our street that have historical significance that need protection. Although we built our house in a Federation style, it is contemporary and does in no way warrant any local government restrictions other than the usual height and building limitations.</p>
<p>(I am speaking on behalf of my family who owns a property in Bexley) We are strongly opposed to having our property listed as a Heritage Conservation Area due to the significant restrictions it imposes on future property modifications and development. Designation as a heritage area could severely limit our ability to modernise or renovate our home to meet evolving personal and practical needs. For example, our house is over 100 years old and maintaining its structural and functional integrity may soon require substantial updates, which could unavoidably involve altering its appearance. The added regulatory hurdles, such as needing approvals for changes, can be time-consuming, expensive, and burdensome. Furthermore, the requirement to use specific materials or adhere to rigid guidelines for restorations can increase maintenance costs and limit our ability to incorporate sustainable or energy-efficient upgrades. These restrictions not only reduce the flexibility to improve our property but may also lower its appeal to potential buyers in the future.</p>
<p>My house is more than 100 years old and needs renovation. In the future, possibly build a second floor.</p>
<p>Unfortunately, this should have been done many years ago. The area has way too many newly modern built homes therefore there is no point it would look out of order. It would look better as people start to develop their new homes.</p>
<p>My property holds no heritage value - all characteristics of the original dwelling have been removed through previous alterations and additions including the façade, floor plans,</p>



<p>ceilings and new additions. Adding my property to the HCA would be of no benefit to myself or to council and would severely impact my development potential on my site to a development consistent with our tasteful dwellings in the locality.</p> <p>In the street there are 21 properties that face Besborough Avenue and 14 of those properties have either been redeveloped to new dwellings, dual occupancies or have unsympathetic alterations and additions with modern finishes internally and externally that have removed any significance that is mentioned in the Motion put to council. If there are specific dwellings of interest in the street listing those as heritage items would be more beneficial in retaining the dwellings than a heritage conservation area classification on the entire street. Listing a street with 14 dwellings out of 21 that are of modern duplexes or large two storey dwellings or have uncharacteristic features to Bexley's heritage would be a far stretch to save the current few that would salvage heritage character.</p>
<p>Too many limitations and forms to fill in if we want to change something. A selling disadvantage. Need approval to do anything.</p>
<p>A Heritage Conservation area for this area of Bexley would prevent future developments that may occur. There are already many of these in Sydney, and there is no practical benefit to making this area part of a Heritage Conservation area. I believe that the council should not establish a new Heritage Conservation area, and a lack of such area would not immediately impact the character of the suburb, but rather would make it possible for future developments to occur when the situation arises.</p>
<p>I believe that a heritage conservation area is unnecessary for Bexley and would not fit in with the suburb. There are already many Heritage Conservation areas all across Sydney. With the current housing crisis, a Heritage Conservation area would simply make it harder if not outright block all future developments that may occur in this area. This area of Bexley is in close proximity to parks such as Bexley Oval, schools, and public transport at Kogarah, Hurstville, and Bexley North stations, making it a desirable location. By leaving the area as-is, it would be possible to develop this area further in the future as the city grows and allow it to realise its full potential. Future projects, such as a metro line running from Kogarah to Parramatta and the northwest that passes through the area, can allow for transit-oriented development to take place if a station is constructed here. This would not be possible if the area is included as part of a Heritage Conservation area. Something like this may only be built in many years, but when the time comes, it would be a missed opportunity if upzoning and urban renewal is blocked by a Heritage Conservation area. These developments may only occur within a long-time frame, but all developments will, and the area will not be immediately redeveloped within the next few years if it is not part of a Heritage Conservation area. Many of these already exist throughout Sydney, and there is little to no benefit for anyone currently, as well as in the future.</p>
<p>This will restrict the ability to develop my property in the future and restrict the land use. I don't believe this kind of imposition is fair and will de-value my property considerably in the future.</p>
<p>We are business building does not have heritage building.</p>
<p>As stated in your letter, it will be more time, money and effort to complete works in my home. I do not consent for my property to be included in the Heritage conservation area.</p>
<p>Devaluation of property value and having to incur additional costs and/or consultation whenever building work is done.</p>



I don't want to be restricted to those strict/certain rules and regulations when I renovate, or I want to alter My property.
As stated in your letter works completed to my house will take more time, money and effort to complete. I do not consent to my home being included in a heritage conservation area.
Should I elect to sell my home in the future, I fear that potential buyers may be deterred from buying a property in Heritage Conservation Area, thereby reducing the value of my home.
I do not support as my property is built only before 10-14 year. It will reduce my resale value in future.
The property is an old house that is nearing the end of its life. The street scape is a brick wall, so the building is not visible from the road. The practical solution at some point in the future is to demolish and rebuild. Restrictions imposed by a heritage conservation would add the cost, time schedule and possibly make redevelopment uneconomic.
I selected NO as I wish to leave this property to my son, and I don't want it inhibited by any authority that may be detrimental to a future sale price should he wish to sell it.
Lost of value due to unable to modify house.
My house is already remodelled and isn't original most of the houses around me are all remodelled as well. I will also need to remodel in the future due to my growing family. If my house gets heritage listed my property will be harder to sell and I will have to sell at a loss due to the banks deem these properties as high risk, which is totally unfair to me.
Dear Bayside council, I am writing to express my strong disagreement with the recent idea to designate X Glenfarne street, Bexley as a heritage and conservation area. While I appreciate the importance of preserving historical and cultural sites, I firmly believe that this idea is not in the best interest of the residents and the community at large. One of the primary concerns I wish to highlight is the significant restrictions on property renovations or developments. This could severely impact homeowners by limiting their ability to make necessary improvements or modernise their properties to meet current living standards. These restrictions may also lead to increased costs for maintenance and compliance, placing an undue financial burden on residents. Additionally, I am deeply concerned about potential negative impacts on property values and changes to the neighbourhood's dynamics. While the preservation of heritage is important, it is essential to balance this with the practical needs and rights of those who live in the area. Furthermore, I find it fundamentally unfair to apply heritage and conservation status to my property, especially when there are already numerous new modern houses in the vicinity. This inconsistency raises serious questions about the equity of such ideas and how they align with the current development landscape. I strongly urge the council to not consider this designation or, at the very least, engage in further consultation with residents to fully understand the implications and explore more flexible approaches. Thank you for considering my concerns. I look forward to your response and any opportunities for community dialogue on this matter.
No heritage properties in this street and concerned about if listing it as a heritage area how it will affect marketability if I decide to sell.
The proposal places restrictions on those houses within the proposed area while the remainder of Bexley would be permitted to knock down older properties with historic characteristics. Council should focus on protecting the Bexley area from alleged "compliant developments" which result in older houses being demolished to build large modern houses (which should be subject to DA approval but manage to avoid that process). Also focus on developments where older houses are demolishes without approval. If Council really wants to protect the heritage nature of the area it should restrict the number of large modern developments which necessitate the demolition of the historic



<p>houses and nature of the area. Restricting a small area and placing strict requirements in respect to any extensions or additions will only restrict those residents while enable others across the area to demolish and destroy the heritage nature of the entire area.</p>
<p>I do not believe these measures would be necessary if the council more closely policed what was built in the area. Beautiful vintage homes have been bulldozed to be replaced by total eyesores. One wonders how this can occur.</p> <p>Also why is has my street being targeted whilst those around me haven't been? What was the criteria? and how was the decision made?</p> <p>Also, as a homeowner with a family and mortgage, I really do not need an increase in building costs. From my reading this is what occurs when an area is included in a Heritage Conversation Area. It would be different if the value of my property had increased in value in line with other areas that have received this Heritage Status. my interests and those of other residents would be better served if the State government and the Council focused its resources in improving the facilities of the area and hence its desirability and value.</p>
<p>My house is falling apart, don't you dare make this area heritage.</p>
<p>Sadly, this proposal is decades too late. There are now too many houses that bear no resemblance to the original street architecture.</p> <p>An early education building in progress overwhelms the streetscape, diminishing the street character.</p>
<p>I do not believe the heritage listing would be required if more stringent rules were adhered to by council through their DA and CC process.</p> <p>We have seen beautiful vintage homes destroyed and replaced by total eye sores that are not in keeping with the Bexley heritage and history. I can give you countless examples of this.</p> <p>These properties have been built with no greenery land around them. I really don't understand how this has been allowed. I can only assume that certifiers have been used.</p> <p>Also, why is my street in the proposed heritage listing when streets around me like Campbell St, Vivian Street and the top of Northbrook Street are excluded. What is the criteria? How was this determined? And by who?</p>
<p>Don't want the property to become conservation due to limitations around changing aspects of the property in the future, lowering value of property and its marketability</p> <p>My property is very very old and due to financial situation, I have not been able to do anything to the property if it becomes heritage conservation, we will not be able to renovate which is already in the plan. it would cost us even much more just to maintain it and ensure its features are maintained.</p>
<p>Firstly, not sure who's heritage - first nations or European?? Secondly this liberal arts rubbish does very little to improve people's lives and instead leads to increased restrictions, regulations and fees. I implore you to use our rate payments to improve amenities rather than fund studies.</p>
<p>I do not believe this is necessary given the affected homes in the area are already extremely old and not in the best condition and will need redevelopment at some point in the near future anyway. Many of these homes have already been redeveloped for this exact reason.</p> <p>There are many older homes from the early 1900s all over Sydney and we do not believe there is anything unique about this particular area. Classifying a whole region as a heritage conservation area will not serve any rational purpose other than unnecessarily restricting the current owners.</p>
<p>I do not agree with Heritage conservation order, because I do not need council to tell me how my house should look if I decide to renovate or rebuild. A conservation order would most probably would stop homeowners from building new homes or stop homeowners from developing duplexes. Homeowners have invested a large amount of monies to buy their homes and should be entitled to reap any financial rewards if they decide.</p>



<p>I see a heritage conservation as adding more paperwork more added expense and to be honest council does not need the extra headache and we as homeowners should have the right to how our properties are developed to increase there values.</p>
<p>I do not believe the subject area in Bexley should be considered as a Heritage Conservation Area. (HCA). It is very clear that there are a wide array of homes and buildings that do not share evidence of being of a particular period of development or share one architectural style. The streetscape is a key factor when demonstrating whether an area is of heritage conservation significance. Again, there is no clear evidence of consistent built form, sitting and scale. In the past years, there are a number of brand-new homes that have been built, especially homes of ultra-modern/contemporary design, again not meeting the guidelines of a HCA. On Besborough Avenue for example, there is 6 duplexes already built with another home approved to add 2 more. This does not contribute any heritage significance to the streetscape. Further analysing Besborough Avenue, Highworth Avenue, Halley Avenue and Forest Road, there is upwards of 25+ lots that are 'uncharacteristic' rather than 'contributory' to a HCA If an older home is considered of Heritage significance, then either the owner or council should consider labelling this home heritage listed, joining the only circa 5 properties within the subject area that are heritage listed. Undergoing a heritage study would be a waste of council resources. If this location is to be considered an HCA, then approx. 90% of the whole LGA should be under HCA.</p>
<p>I don't believe that the aesthetic value of the nominated streets warrants a conservation classification. There are only 4 heritage listed properties in the proposed area, one of which being a church. Many of the homes have already been redeveloped and are out of place with a heritage aesthetic. If council believes that there are remaining dwellings in the nominated area that are worthy of being protected for historical value, then those dwellings should be assessed on an individual basis, whereby the owners understand what elements of their home require protection. Whereas council is proposing to cast restrictions over a substantial amount of homes without, in my opinion, good reason to do so.</p>
<p>Modern home built in 2017 which should have potential for future owner to rebuild if necessary. Nil characteristics of historical architecture presented and unnecessary to retain. We don't take anything with us when we die. Homes are designed with the style for that period. Holding onto a particular style to remember its "history" is outdated. Go to the library if you want to see the history of Bexley. If the architectural characteristics of the buildings created a nostalgic sense and wonder(like they do in the city- old commonwealth building or those aged sandstone buildings that look way too curated for a bunch of English prisoners or Aboriginals to have built) I would say keep these buildings in tact...but we are in Bexley...in modern homes...in shitty locations...we are nowhere near what heritage looks like.</p>
<p>I strongly oppose this measure. I am not sure where this suggestion has come from but if there is a resident that is for this proposal then their house should be made heritage. There is no need to make the whole street/area heritage. Kinsel grove houses are a mixed bag and making the street heritage will basically stop any future developments or improvements. Leaving the street more likely to stay in its current state, keeping the houses unappealing. I strongly oppose this and would like to be at the next council meeting when this will be discussed.</p>
<p>It is inappropriate for Local Governments to introduce restrictions, including limiting the redevelopment option, a property owner is able to do on their property.</p>



No heritage to conserve
I do not wish my property to be part of a heritage conservation area as my property has had too many changes and upgrades e.g. to be classified as heritage. Also, I am aware that there will be many restrictions and limitations.
I do not believe this is positive to the area or property prices. I should be allowed to make improvements and or build if I choose to. The council has a lot to answer for with the buildings and landscape of the area after so many years and it is arrogant that this is a proposal this year. They have ruined the area with duplex sites being allowed and unauthorised buildings and removal of trees by 'doggy' builders and developers and now it seems too little and too late.
This is backwards, regressive policy. If other people can control what we do on land we bought and pay for, then we are no longer living in a free country! People live to work these days to pay their mortgages, bills, to put food on the table and get their kids through school and eventually University. Get out of our lives!!! Go away!!! People need to be able to knock down a house and rebuild it. We need to allow developers to place duplexes on land that is suitable so that people can afford a house.
The area has too many homes that have significantly altered. It will be too hard to pass things through council if we want to make changes to our property. Others have already modified their homes, and they did so with easy rules from council. If property is heritage listed, we will miss out modifying house the way we want and it will cost triple (this has happened to someone I know) Property prices in those areas will fall. There is a McDonald's and a big childcare centre on that street. So many big double story houses.
Firstly, my house is newly constructed and actually many houses in the street are new houses - heritage listing does not make sense. There are already enough hurdles to improving your house, I don't know why you would want to make these remaining old homes heritage listed - it will only reduce the value esp as it limits how it can be developed. Use resources better!
I am happy with the progress of Bexley and don't want any restrictions on my property. It wasn't heritage listed when I chose to purchase in the area, and I don't want this forced upon me and my property.
The property will lose value
Nothing heritage about our home. Owners of property should be able to do what they want as long as within general guidelines. Should not be hamstrung by heritage listing.
The property is currently a mechanical workshop, this would not benefit my business in the future.
My property does not look like heritage property to be included as heritage property. It does not have any specific characteristics to be classified as heritage property. Heritage houses have very significant characteristics or are designed different which needs to be preserved.
The entire area already has a large mix of homes and buildings old through to newly modern + industry business sites, so it doesn't make sense to list it as a heritage conservation area for the benefit of a few buildings. Otherwise, what is the reason? It will also only add burden on residents if they wish to make amendments to our own home, some of which are very old and will likely need to in the near future.
Devaluation of Land and Property and suburb.
I strongly oppose this measure. Our street currently has a blend of architectural styles that reflect its natural evolution and diversity. Enforcing a uniform conservation standard might overshadow this unique character and impose a restrictive environment on future residents. I believe it's important to support flexible, responsible development that allows our neighbourhood to adapt while respecting its essence.
I strongly oppose this measure. The current character of our street reflects a dynamic community that has grown and changed over time. Freezing this in a heritage status may undermine the organic, community-driven development that has made it so vibrant. I believe it's crucial to prioritize flexible regulations that allow for responsible growth and



<p>environmental stewardship, ensuring that our neighbourhood remains welcoming and adaptable for years to come.</p>
<p>I have lived in my house for over 40 years, and in that time, I have seen many original houses either demolished or renovated. New dwellings have absolutely no relationship to the original. The three new duplex constructions look ridiculous in this street - no hint of 'heritage' architecture at all. For the few of us who remain in Besborough Avenue in our original homes, the changes have been very upsetting. The land may be heritage, but the majority of the dwellings are not.</p>
<p>I purchased this property under condition to be able to upgrade and to implement changes accordingly to my growing family therefore I strongly and vigorously object to a heritage preservation order to my property. I see no benefits in such an order to be implemented and such I decline your survey request Thank you for your attention to this matter.</p>
<p>I want to maintain current flexibility of what I can do to my house. Having a heritage listed house could potentially reduce the value of my house when I try to sell. I see no benefit.</p>
<p>It is 1960s building and does not have any heritage significance. There are at least 6-8 new houses built in 2023/24 in the street. The previous house would have had heritage significance but now the street has a more modern feel.</p>
<p>I'm writing about the proposed heritage conservation area that includes my property on X Highworth Avenue. I strongly disagree with this proposal for several reasons: Our street is already changing naturally - you just need to look at the modern homes recently built at X and X Highworth Avenue to see that the character of the street is moving towards a more contemporary style. This shows that the old heritage character is already shifting as residents update their properties to suit modern living. Making this a heritage conservation area would create huge headaches for homeowners like me. We'd have to pay for expensive heritage impact statements and possibly other heritage reports just to do basic work on our homes. Plus, we wouldn't be able to use the simpler complying development process that other homeowners can use. The biggest issue for me is that I might not be able to add a first floor to my home. This is particularly frustrating because we already have a sewer pipe running through our backyard (which affects lots of properties on the eastern side of Highworth Avenue) that limits where we can build. Adding heritage restrictions on top of this would make it nearly impossible to develop my property in a way that meets my family's needs.</p>
<p>Our house is old and will require replacement in the coming years. The bricks are "chalky" and reaching the end of their life. I would say this would be the same with many other properties in the area. I do not want to be bound by the restrictions and additional layers of requirements when undertaking works on my property. I have worked hard my whole life to own this property and am approaching a position to finally have it developed to ensure my families future. Further, the area does not make sense to make heritage. There are already numerous new developments in this area including modern duplexes and 2 storey dwellings. If Council was looking to make this area heritage, it should have been done 20 years ago. It is too late now. A simple drive through of the area will show this.</p>
<p>Because I have no preference for it.</p>
<p>Heritage listing would devalue my property. Selling my property would be more difficult as people are put off from property that are heritage listed. Heritage listing adds more stress to homeowners and trouble when trying to renovate their property. Many houses in the area need extensive repairs and renovations and heritage listing is just going to complete many area.</p>
<p>I don't see any benefits in having this area as a Heritage Conservation area as there is a mish mash of houses in the area. There are plenty of recently built homes that don't reflect</p>



the original homes, hence I fail to see how you are preserving heritage when numerous homes are of a more recent modern design.
Leave things that ain't broke alone and engage your resources to more useful areas, such as alleviating traffic congestion in the area which has been a problem for over 40 years and has never been adequately addressed.
we are lucky to still have some sort of a shopping centre.
I am 100% against this area being made a Heritage Conservation Area.



Do you support your property being included as part of a Heritage Conservation area?

Reasons for saying 'Unsure'

Feedback Comments:

Concern about property value
I am not sure whether this will affect significantly the value of my property.
As long as the Heritage Conservation plan doesn't restrict me from doing minor improvements to my property! Also, if I wish to do these improvements I can do them without having to go through any permission or bureaucratic process with the Council!
At this stage I am unsure because council has not really provided enough information on why this broad area is being listed and what the consequences will be for listed properties within the area.
I require more information regarding this proposal and it's ramifications.my home was built in 1910 and still has all its original features.

All participants were asked to provide any additional feedback

It should also be noted that Council recently made upgrades to Bexley Park (including the construction of entirely new structures) which impeded the traditional viewing lines from some homes into the cricket oval, without regard to heritage concerns. It seems like quite a double standard.
I DO NOT WANT my property included
Bexley's heritage has been dying a slow and undignified death with knockdown rebuilds and heinous modifications. This should have been long ago and more needs to be done to protect our heritage. We need mass heritage listings and increased HCAs. I don't know why this doesn't include the other side of forest road with some incredible Victorian and federation homes.
Carrington St has already lost the character of a heritage street, therefore adding restrictions to the few households that are older in the street would cause a decrease in value to those houses and be unfair in comparison to the other houses in the street.
I am writing to express my concerns regarding the proposed designation of a Heritage Conservation Area within Bexley. While I understand the intent to preserve historical and architectural significance, implementing this designation may have unintended consequences for residents and the local community. Adding a conservation area could impose additional regulatory constraints on property owners, affecting potential renovations to property values, and limiting individual rights to make necessary adjustments to homes. Furthermore, it could lead to increased maintenance costs and bureaucratic processes that may not be feasible for all residents. Instead, I suggest that heritage preservation efforts be focused on specific sites or landmarks with significant historical value, rather than encompassing an entire area with varying architectural characteristics. A more selective approach would protect the community's heritage without overly burdening residents or limiting sustainable growth and development. Thank you for considering my perspective on this important matter. I hope that a balanced solution can be found to address the needs of both heritage preservation and the community.
I find it actually laughable that such a proposal has been put forward in streets that already various houses spanning various modern styles.



<p>We do not wish such heritage orders placed on our property as it will also affect our financial position greatly. This property was not heritage listed when we purchased it and the house we built has no historical significance at all.</p> <p>The only historical significance for the surrounding streets is that The Rhineland Estate was initially intended to be an orchard by the first pioneer owner of the land. No buildings here have historical importance apart from the Jack and Jill Preschool which was once Bexley Council chambers. Protect that but to apply that to all the surrounding streets is ridiculous.</p>
<p>If my house is in a new heritage conservation area, the value of my house will be decreased and I can't sale this property.</p>
<p>While heritage conservation is desirable for maintaining an area's character, which will be possible in many sections of the proposed Bexley HCA, Northbrook Street should not be included because it has lost any of its original character.</p> <p>The proposed HCA includes properties on the north side of Northbrook Street between Queen Victoria Street and Lymington Street. None of these properties have significant characteristics of heritage value. Most of the buildings date from recent times. There are no "contributory buildings", and only a few older buildings which have either been altered significantly or been allowed to fall into disrepair. There is no reason to seek heritage conservation for this street.</p> <p>Please consider excluding Northbrook Street from the proposed Bexley HCA as it would create an unnecessary and unwarranted extra level of administration and also disadvantage its residents.</p>
<p>It's heartbreaking to see the beautiful older houses being demolished and replaced with duplex and large Gold Coast style residences that are devoid of any architectural merit and overshadow existing dwellings.</p>
<p>Besborough Avenue has large dual occupancies that of modern finish that are a stark contrast to any original form of dwelling in the street that is trying to be retained and placing dwellings like that in a HCA would be a blanket approach to salvaging the few heritage characteristics remaining in the street. A HCA in my opinion should have been in place 20 years ago if council had a real interest in maintaining its heritage. Focus on dwellings that face Bexley Oval or Halley Avenue that has much less development than Besborough Avenue and provides an almost cohesive resemblance of dwellings dating back to the 1920s as discussed in the motion.</p> <p>It should be questioned if the character of Besborough Avenue will actually meet the objectives of a HCA rather than providing a blanket HCA prescribed control and nominating 14 of the 21 dwellings as neutral or uncharacteristic, as was done around Seaforth Park, would have no benefit to council or the owners of the properties.</p> <p>Council's strategic department should spend time investigating why Bexley's heritage is of importance and which developments actually contribute to that. If there are residents who are interested in a HCA in Besborough Avenue then maybe their site should be investigated as a heritage item rather than a HCA. In my opinion a HCA is a blanket approach to salvage very minimal heritage characteristic's remaining in Besborough Avenue.</p>
<p>In my experience all conservation areas make it difficult to make changes to anything within and outside the home, making everything more expensive and having to jump through hoops every time the owner wants to make changes. Resale value goes up due to the Heritage Tag and then nobody wants to purchase the property due to the extra cost of everything! I own my home and I will vote against this because i am going to retire in the next few years and everything will cost more to do!</p>
<p>If there are any heritage conservation restrictions, this should be on a case by case basis and up to the landowner's right to refuse.</p> <p>Especially when there are contaminants such as asbestos in the older homes. We should have the right and ability to make modifications, demolish and remove these harmful elements.</p>



<p>This area has a few old-looking and beautiful house, it can be an heritage itself, but these streets not need to be conservation area, more and more new buildings make these area look modern.</p>
<p>Being in the Heritage list area will protect very well the characteristic and cultural heritage of the street where I live and prevent buildings of good characteristics being demolished. In other word the heritage list protects old houses which provide cultural appearance.</p>
<p>I strongly urge this survey to consider the impacts of duplex builds not just heritage. That is the main concern.</p>
<p>This proposed heritage area is extremely important to the people of Bexley. Some of the houses are approximately 100 years old or more and the architecture displays a variety of building skillsets that are not available today. Some of the stonework is magnificent as is the Federation Roofing and verandas.</p>
<p>While I do not support being part of a Heritage Conservation Area, I do urge Council to tighten planning requirements around building duplexes and large overbearing dwellings. Please keep my name redacted if publishing any survey responses online.</p>
<p>On looking around the proposed area there is a lot of houses in similar condition. There is also a number of sites that have been rebuilt on with modern 2 story houses so the area will never attain a consistent visual appeal. I consider that council would be wasting valuable resources if it continues with this.</p>
<p>Due to the M5 east tunnel Toll and all the extra traffic using Stoney Creek Rd to avoid the toll I'm already at a disadvantage cause of these and if this heritage listing goes ahead I will be at a greater disadvantage which again is totally unfair. We are already dealing with unbearable truck and car noise day and night cause of the m5 east tunnel toll which was introduced a few years ago.</p>
<p>I have also received letters from neighbours who also expressed strong disagreement about including our properties as part of a Heritage Conservation area. There are lots of the properties on our street have been knocked down and rebuilt into modern houses. For example, xx Glenfarne St (a federal house with similar age as my house), a property opposite to my house, has been knocked down recently, which is unfair to us. In addition, I realized only a few properties on Glenfarne St Bexley have been included into this proposal. In conclusion, I strongly disagree with getting my property being included as part of the heritage conservation area.</p>
<p>I suggest Council look at the number of approved or "compliant" demolitions within the area as it is these which are destroying the heritage value of Bexley and not those houses which have had additions or renovations. This proposal does nothing to restrict the manner in which developers are permitted to knock down older houses as they will simply continue to do so outside of the zone identified. Council should take a broader view on the issues and actually monitor the number of houses being demolished across the Bexley area.</p>
<p>Planting inappropriate trees has destroyed lovely heritage features of homes e.g. fences and private pathways.</p>
<p>There is history in our areas around Sydney that a Heritage Conversation listing has increased the desirability of the properties in those areas and hence the value. I do not believe this will occur in Bexley, one just needs to look at the demographics of the area, the properties that are being built and how the area has not developed greatly during my lifetime, I am nearly 60 and have lived in the area all my life. I believe that the State government and our council should focus their resources on improving facilities in Bexley and hence improving the desirability of the area rather wasting money on the proposal at hand.</p>
<p>I am NOT supportive at all of this.</p>
<p>Why is the donation question below relevant? Will it improve my chances of being heard by Council? Sounds like corruption.</p>



<p>There is a significant shortage of housing in Sydney, and we believe this will lead to this problem getting even worse as it will restrict future development in this area.</p>
<p>I think it is very important to retain the charm and character of heritage buildings. They were built well and they are historic.</p>
<p>The Heritage Conservation are needs to be widened to include the current building at 502 Forest Road, "Forest Manor". This building is to be bulldozed under DA 2023/365. I spoke at Council against the order, but the proposal was greenlighted by Council. I believe this is wrong, and a clear example of why a Heritage Conservation area should be created. If council really wants to protect the heritage in Bexley, it should put a stop to the demolition of xxx Forest Road.</p>
<p>I have no plans to build a duplex on my land.</p>
<p>Do I really need to say more?</p>
<p>I am TOTALLY fed up with watching beautiful old homes in the area being demolished and 2 storeys cheap looking 'boxes' being built on the destroyed property's land! It has happened in Highworth, Besborough Streets and Halley Avenue and will only continue if something drastic isn't done about it, sooner rather than later!! It's very sad to see what is happening in the entire area. I cannot believe the multi storey monstrosity that is being built in Highworth Street. If, as I've been told, it is a commercial venture then why weren't the surrounding residents notified as I, certainly would have strongly objected! It's bad enough that we have McDonald's (which was illegally passed by council back in the late 70's/early 80's) and the cheap Asian car scrap yard on the corner of Besborough and Forest Road. These persons illegally park their overflow cars in Donnan Street on a daily basis but absolutely nothing is done about this commercial venture happening in a residential street, no matter how many times the residents have complained! I'm not sure what use this survey will create and if anything we say will be acted on, as the council does not have a long-term great record for actively looking after its rate payers!!</p>
<p>I would like to be part of the discussions. I have spoken to many of my neighbours on Kinsel grove and all are opposed. Let me know of the meetings.</p>
<p>We love old heritage homes however the streets in the area are a bit of a mix match at the moment & unfortunately many of the large, beautiful heritage homes have been knocked down & rebuilt with new modern homes, this should have been controlled years ago. Also, if your home is heritage or has been renovated to keep the character & heritage look & both sides of your neighbours & the rest of the houses in your street are modern then your house should not be preserved as heritage. The only thing you can do is control the streets like Dunmore, Salisbury Halley, Forest Road etc where the majority are old home & control the new houses that are being built to blend in nicely with the old homes in those particular streets.</p>
<p>Sydney is short on dwellings. Heritage Conservation development restrictions do not lend to 'Higher Density' dwellings, which are required to meet Sydney's shortage of dwellings.</p>
<p>Whilst I believe all building modifications, additions and build should be in keeping with the streetscape or area, I don't believe the heritage listing will assist. Some houses in this area are over 100 years old and whilst it is romantic to think they are beautiful, they are impractical, energy inefficient and costly to upkeep. To return to former glory is way too expensive considering the cost of living. If the council want to heritage list and provide assistance to homeowners to compensate to assist with making these house energy efficient then please put up the proposal.</p>
<p>To the Neocons that want to control every aspect of everyone's life! Grow up and leave us alone!</p>
<p>Heritage is not only bricks and mortar it what surrounds those bricks that brings a heritage to life You cannot truly display a heritage in a sterile environment.</p>



<p>It was not until I looked at the map and lists of affected addresses that I saw Queen Victoria St was actually included in the zone. Queen Victoria St is not listed in the information letter sent out or on the initial website blurb.</p>
<p>MacMansions block natural lights, disturb the views, effect privacy and loss of native trees.</p>
<p>Can we put this effort rather into improving the state of the roads and working with state government to reduce the heavy vehicle traffic through Bexley? It's ruining the roads, air quality, disrupting the neighbour homes and shops, as well as an issue of safety in a suburban area.</p>
<p>Sadly, probably too late for the area now. Should have been done 30 plus years ago, following release of the Kass and Walker report. Many valuable homes have been demolished and replaced with enormous, sterile, office like homes and dual occupancies, ruining the character and amenity of the area. Heritage conservation areas are highly sought after as demonstrated by such zones in other LGA's. I suppose trying to preserve what's left of the fast disappearing period homes is a worthy pursuit, provided it is fine relatively quickly, otherwise it will definitely be too late.</p>
<p>It's greatly saddening me to know this proposal has come at such a late time when the property next door to me was the original home in the area when it was dairy land. All the residents did everything in their power to stop this ugly and not necessary childcare centre now being built. An eyesore that does not belong in a tiny and very busy street especially where there are so many childcare centres in adjoining streets. Its has now caused darkness in my home and I guess in time we will see if there will be structural impact in my home not to mention the impact in the street. As is we have limited parking for the residents.</p>
<p>We strongly support the council's heritage proposal to conserve this area and we encourage the council to endorse an immediate freeze of any development and/or renovation applications that involve the destruction or significant alteration (including cosmetic) of properties in the proposed area. Further to this the council must immediately look into the use of the commercial properties in this zone especially those located between Highworth St and Besborough Avenue, along Forest Road as the current uses, especially the previous garage, is not appropriate for the residential setting.</p>
<p>I would like to highlight as well that my house does not possess historical or architectural value that would warrant heritage protection Additionally, the character and style of my home do not reflect the unique heritage aspects.</p>
<p>I see no benefit of this. It could potentially reduce the price of my property. I see no added value.</p>
<p>There are far too many new houses built with in the proposed zone within the past 12-16 months, including modern duplex and childcare centre.</p>
<p>These restrictions would make it much harder and more expensive for everyone in the area to improve their homes. I don't think it's fair to put these extra burdens on homeowners, especially when our street is naturally evolving anyway.</p>
<p>My mother's home is 100 years old. X Kinsel grove.</p>

