

DCP COMPLIANCE TABLE

PROPOSED SWIMMING POOL & PERGOLA

**200 ANAMBAH ROAD ANAMBAH, NSW, 2320
(LOT: 721 DP: 1191240)**

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Section	Requirement	Proposed	Complies
B General Provisions			
B.2 Domestic Stormwater	<ul style="list-style-type: none"> a) Ensure that compliance with BASIX objectives and requirements are achieved. b) Ensure that an acceptable standard of water quality is maintained within storm water lines and rain water storage tanks. c) Ensure the most suitable rainwater storage method is employed pursuant to the relevant site conditions, including health and safety aspects of the storage installation. d) Ensure the method of laying storm water lines is in accordance with the relevant Australian Standard, (AS/NZS 3500.3:2003). e) Ensure that storm water discharge points at kerbs and inter-allotment drainage pits are of an acceptable standard and location 	Stormwater management will continue on site as it has for many years. Any overflow will be directed to the dams onsite.	Yes
B.3 Hunter River Floodplain	The onus is on the proponent to provide an adequate level of information to support any development on land below the FPL.	Although part of the site is considered flood prone, the proposed development is not located within flood prone land. No physical works are proposed within the flood prone area, and flooding of the site is not considered to affect the proposed.	N/A
B.4 On-site Sewage	This chapter applies to all land within the Maitland City Council Local Government Area that is not capable of being connected to a reticulated sewerage system.	The subject site is connected to reticulated sewer. No additional	N/A

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Management Systems		sewerage connections are proposed by this application.	
B.5 Tree Management	This part applies to all land in the Council area other than land in Zone RU1 Primary Production or RU2 Rural Landscape. Clearing of vegetation in these rural land use zones is administered through Local Land Services: Hunter.	The proposal does not involve the clearing of any significant vegetation.	N/A
B.6 Site Waste Minimisation and Management	Preparation of a site waste minimisation and management plan (SWMMP) is required.	A SWMMP is contained within Appendix 8.	Yes
B.7 Riparian Land and Waterways	Impacts on riparian land and waterways shall be considered during the development assessment process.	The site contains land identified as "Watercourse Land" on the Maitland Local Environmental Plan 2011 Watercourse Map. The development is situated 410m from this watercourse.	N/A
C.4 – Heritage Conservation			
1. Development Process			
1.1 Heritage Impact Statement	Clause 5.10(5) in the Maitland LEP 2011 provides for a consent authority to request the preparation of a Heritage Impact Statement (HIS) to assist in the assessment of a development application.	A Heritage Impact Statement has been provided in Appendix 9.	Yes

Section	Requirement	Proposed	Complies
1.2 Heritage Conservation Management Plan	Clause 5.10(6) in the Maitland LEP 2011 provides for a consent authority to further require the submission of a Heritage Conservation Management Plan before granting consent to the application, where the findings from the HIS warrant this additional conservation outcome	In accordance with the statement provided, a CMP is not considered necessary.	Yes
1.3 Character Assessment	A Character Assessment is required where, in the opinion of Council, the proposed works do not warrant the preparation of a formal HIS.	A HIS has been provided.	Yes
1.4 Engineering Assessment	An Engineering Assessment will be required where it is asserted that the works proposed to a heritage item are required because part or all of the item is beyond repair or unstable. Works include alterations and additions to, and partial or total demolition of, a heritage item. An Engineering Assessment may also be required for partial or total demolition of components within a Heritage Conservation Area.	The proposed development does not include alterations and additions to the heritage buildings. The proposed works are considered a suitable distance from these developments.	Yes
1.5 Schedule of Works	A Schedule of Works will be required for any alterations and additions to a heritage item. The Schedule of Works must itemise the proposed work to the item, cross referenced to appropriate drawings, and include a schedule of external finishes, materials and colours. In the case of an item of State significance, the Schedule of Works must detail all internal alterations.	The proposed works do not include alterations and additions to the heritage buildings.	Yes
1.6 Archaeological Assessment	An Archaeological Assessment will be required with a development application for any proposal which will disturb the surface of an Archaeological Site or Potential Archaeological Site.	The subject site is not considered a potential archaeological site	Yes

Section	Requirement	Proposed	Complies
1.7 Archival or Photographic Record	An Archival or Photographic Record may be required to document the existing structure if part or parts of the heritage item are proposed to be altered.	No alterations or additions to existing structures are proposed.	Yes
1.8 Historic photographs or drawings	Historic photographs or drawings may be required, where available, particularly when the intention is to restore the item back to its former or original state.	No alterations or additions to existing structures are proposed.	Yes
1.9 Other Specialist Reports	Other specialist reports may be required for particular proposals (e.g. historian).	It is not anticipated that any additional specialist report will be required. These reports can be provided at councils discretion.	Yes
2. Owners Responsibilities			
2.1 State Government Provisions	The NSW Heritage Act 1977 and associated Regulation requires owners of a building work, relic or precinct that is listed on the State Heritage Register to maintain minimum standards of maintenance and repair.	The proposed development will be in alignment with the NSW Heritage Act 1977 and associated Regulation	Yes
2.2 Local Provisions	All components of a Heritage Conservation Area including, but not limited to, listed heritage items contribute to its character, regardless of whether they are individually significant. It is for this reason that the controls relating to demolition are quite stringent, and will be applied consistently. Applications for demolition of buildings where there is evidence of intentional neglect or damage are unlikely to be considered favourably.	The proposed development will complement the character of the existing buildings. There is no proposed demolition.	Yes
3. General Requirements for Alterations & Additions			

Section	Requirement	Proposed	Complies
3.1 Sympathetic Design	<ul style="list-style-type: none"> a. An alteration or addition must consider the characteristics of the existing building, and buildings in the surrounding area, and sit comfortably in this context. b. New work should generally not precisely mimic the design and materials of the building, but be recognisable as new work on close inspection. c. Mock historical details should not be applied as they will not be of any heritage value themselves, and can confuse our understanding between the 'new' and the 'old'. d. Alterations and additions should blend and harmonise with the existing building in terms of scale, proportion and materials. e. Alterations and additions should not require the destruction of important elements such as chimneys, windows and gables. 	The proposed pergola and pool have been designed in a heritage conscious manner, seeking to provide additional use while respecting the space and style of the original buildings	Yes
3.2 Siting, Setback & Orientation	<ul style="list-style-type: none"> a. Generally alterations or additions should occur at the rear of the existing building to minimise visual impact on the street frontage of the building, particularly where the additions and alterations involve a listed heritage item or a building which contributes to the heritage character of the Conservation Area. b. Side additions should not compromise the ability for driveway access to the rear of the block. c. No new structures should be built forward of an established building line. 	<ul style="list-style-type: none"> a. The position on the ridge line provides appropriate cover from the roadway, with visibility reduced by the barn and stables. b. The pergola and pool are proposed to the side of the development, with no compromise to driveway positioning. c. The established building line will remain consistent, the proposed development is established to the side of the main residence 	Yes

Section	Requirement	Proposed	Complies
	<ul style="list-style-type: none"> d. An adequate area around the building including landscaping, fencing, and any significant trees should be retained. e. Larger additions can be successful when treated as a separate entity to retain the character of the original building in its own right. f. Front and side setbacks should be typical of the spacing between buildings located in the vicinity of the new development. g. The orientation pattern of buildings existing in the area should be maintained. h. Rear additions are generally best stepped back from side building lines. i. Where the wall of an existing residential building in a Conservation Area is located less than 900mm from a side boundary, additions may be permitted to be constructed at the same setback as the principal building only where: <ul style="list-style-type: none"> i. they are small in scale and no greater than 20% of the existing building floor area; ii. there is no overhang of any part of the addition over the adjoining property; iii. there are no significant impacts on solar access to the adjoining property; iv. access for maintenance of the side wall of the addition can be provided wholly within the property boundaries. j. An addition must be constructed in accordance with the National Construction Code of Australia including 	<ul style="list-style-type: none"> d. The proposed site respects and enhances the buildings landscaping and trees. e. The addition will ensure the original buildings maintain their character, while improving the use of the site. f. The setbacks are consistent with current buildings on site. g. No changes are proposed in building patterns h. No rear additions are proposed i. No setback within 900mm is proposed. j. The pergola and pool will be constructed in accordance with current requirements. k. The site maintains a setback of over 900mm. l. No extensions are proposed m. No car access is available in the proposed site. Access remains consistent with established arrangements. n. Should any objects be uncovered during the development process, all works will cease immediately, and the relevant authority will be notified. 	

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	<p>requirements relating to fire safety, structural stability and termite resistance.</p> <p>k. Any addition greater than 20% of the existing building floor area must be not less than 900mm from the side boundary and comply with the above.</p> <p>l. Extensions to the side elevation will not be appropriate if they alter established patterns of building and garden.</p> <p>m. Additions to the side of a building should not remove or sever car access to the rear, where it is not sympathetically provided elsewhere.</p> <p>n. Archaeological evidence should not be disturbed without consultation with Council and, where required, approval of Heritage NSW.</p> <p>o. Where there has been known building sections which have been removed, and the building fabric has been substantially altered such that only its position on the site maintains its original context, further alterations which remove footprint evidence may not be appropriate.</p>	<p>o. No building sections are proposed to be removed.</p>	
3.3 Size & Scale	<p>a. An alteration or addition should not be of a size or scale which overwhelms or dominates the existing building, substantially changes or destroys its identity or changes its contribution and importance in its surrounds.</p> <p>b. New uses should be chosen which suit the size of the building, not requiring overwhelming changes.</p> <p>c. Unless it can be demonstrated that greater scale would be appropriate in the individual circumstances, additions should be of the same scale as surrounding development.</p>	<p>a. The proposed development provides appropriate use of the site without dominating the heritage buildings.</p> <p>b. No new use is proposed.</p> <p>c. The pergola and pool are appropriately scaled.</p>	Yes

Section	Requirement	Proposed	Complies
3.4 Roof Form & Shapes	<ul style="list-style-type: none"> a. Roofs of extensions should be carefully designed so that they relate to the existing roof in pitch, eaves and ridge height. b. Additional rooms can be added to heritage buildings appropriately where roof forms have been carefully integrated into the existing. c. If it is important that the roof form remains unaltered, additional rooms can be added in a detached pavilion form placed at the rear or possibly the side. Roof pitch, ridge height, height of parapet and eaves on additions should relate to those of the original building. d. Providing the roof space is large enough, attic rooms should be contained in roof forms for non- – habitable uses such as a study or a library. The volume required for habitable uses such as bedrooms may mean unacceptable alteration to roof form. e. New roof elements such as dormer windows and skylights should not be located where they are visually prominent. f. Chimneys should be retained. g. Service utilities such as water heaters, air conditioning units, antennae, satellite dishes must not be located on the principle elevations of buildings. h. Use of roof materials should be the same as materials on the existing heritage building and those typically used in the Conservation Area. 	<p>The site can accommodate all required services and facilities.</p> <p>No additional rooms are proposed as part of the development.</p> <p>The roof material for the pergola will be sympathetic to the existing buildings.</p>	Yes

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3.5 Materials and Colours	<p>3.5.1 General:</p> <ul style="list-style-type: none"> a) Traditional combinations of materials used in heritage buildings should be considered when designing additions. b) It may not be appropriate or necessary to replicate the original combination of materials used in the original work. The use of a complementary material might make the increase in scale less noticeable and also enhance later understanding of the changes. For instance, timber weatherboard extensions to brick houses was a common practice which is still appropriate today, as was the use of corrugated iron roofs at the rear of houses behind main roofs constructed with tile or slate. c) The use of highly reflective materials should be avoided. <p>3.5.2 Doors and Windows:</p> <ul style="list-style-type: none"> a) Timber windows should be retained in existing buildings. New doors and windows should be of materials characteristic to the existing building, locality or an approved alternative. <p>3.5.2 Roofing:</p> <ul style="list-style-type: none"> a. Original roof material should be matched in any addition in material and colour. If, however original roofing is expensive such as slate, corrugated iron is a suitable alternative to the rear. b. Traditional stepped flashings, roof vents, gutter moulds, and rainwater heads should be used. 	<p>The proposed materials will be complimentary to the existing structures on the site.</p> <p>There are no proposed windows or doors involved in the proposed pergola. There will be no impact on the existing structures regarding the windows and doors.</p> <p>The proposed pergola roof will be constructed in material sympathetic to the existing dwelling. As the proposed development is not connected to the heritage item on site, there is no provision to match the roofing material.</p> <p>No brickwork is proposed as part of this development.</p> <p>Imitation cladding is not proposed as part of this development.</p> <p>The colour scheme of the proposed development will be sympathetic to the</p>	Yes

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	<p>3.5.4 Brickwork:</p> <ul style="list-style-type: none"> a. New face brickwork should match the existing brick in colour and texture, and type of jointing and mortar colour. b. Existing face brick or stone on heritage items or heritage buildings in a Conservation Area should remain unpainted and unrendered. <p>3.5.5 Imitation Cladding:</p> <ul style="list-style-type: none"> a. Timber board imitations are not acceptable for additions to heritage items or work visible from the street in Conservation Areas. <p>3.5.6 Colour Schemes</p> <p>Additions should employ colour schemes which do not detract from traditional colour schemes in the area. A number of good reference books on traditional colour schemes are available.</p> <ul style="list-style-type: none"> b. Colour schemes suitable to the period of the building should be used. c. Unpainted brick or stone should remain unpainted. <p>3.5.7 Paving & Driveways:</p> <ul style="list-style-type: none"> a. Preferred materials for driveways include wheel strips and gravel. Plain or stamped concrete should be avoided. b. Paired wheel strips over public footway areas are preferable to solid driveways. 	<p>existing colour schemes of the structures on site.</p> <p>No driveways are proposed as part of the application. Sandstone paving has been proposed for the surrounds of the pool and pergola area.</p>	

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3.6 Design of New Detail and Opening	<p>a. Alterations should avoid arbitrary changes to openings or other features which do not fit in with the symmetry or character of the original design.</p> <p>b. If the street front of the original building is symmetrical, the addition should avoid simply extending the original design across the addition.</p> <p>c. New detail and openings should be simple in character using colour and materials which complements the original fabric.</p>	The proposed development will not physically impact the existing heritage structure on site.	Yes
3.7 Evidence for Authentic Reconstruction	<p>a. The reinstatement of a lost feature should faithfully replicate or copy the original in design, materials, arrangement and position.</p> <p>b. Reconstruction should be identifiable as new work without at the same time making it intrusive.</p>	The proposed development does not relate to reinstatement of previous heritage features.	Yes
3.8 Removal of Unsympathetic alterations and additions	a. Additions which are obviously out of character with the original design may be removed, whereas it may be preferable to retain well integrated additions or substantial alterations to the existing building	The proposed development will not physically impact the existing heritage structure on site including the removal of any features from the site.	Yes
3.9 Services and New Technologies	a. Exhaust vents, skylights, air conditioning ducts and units, solar panels, TV antennae and satellite dishes should not be visible on the main elevation of the building or attached to chimneys where they will be obvious.	The nature of the proposed development means there are no additional services will be connected or visible on the existing structures.	Yes

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	<p>b. In heritage areas they should be hidden from view as much as possible.</p> <p>c. Essential changes to cater for electrical wiring, plumbing or other services should be limited to what is essential to permit the new use to proceed.</p>	<p>Any additional electrical wiring or plumbing will be managed and minimised where possible.</p>	
<p>3.10 Landscaping</p>	<p>a. When designing new gardens, reference should be made to surviving plants which indicate the basic garden structure, and can be worked into new designs.</p> <p>b. When selecting suitable trees, the following should be considered: the varieties that already exist in the area; the size of the tree when mature; the potential of the chosen species to interfere with services, retaining walls and other structures.</p> <p>c. Many heritage garden reference books are available to explain typical settings for houses of different styles and periods.</p> <p>d. Hard surfaces should be kept to a minimum.</p> <p>e. Screening of hard surfaced areas is encouraged.</p> <p>f. Garden structures should be appropriate to main buildings in terms of scale, style and materials. g. Original surfaces such as close jointed brick paving or stone flagging common to Victorian and Federation sites, and pebble aggregate, quarry tile or mosaic tile aprons common to later Californian Bungalow styles should be retained.</p>	<p>The proposed development does not involve additional landscaping of the site.</p> <p>The increase of hard surface will be minimal due to the increased paving area associated with the pool and pergola development.</p>	<p>Yes</p>

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11 Fences	<ul style="list-style-type: none"> a. Original fences should be retained. b. Fences should be located on the building line. c. Fences should be simple with a level of detail comparable with the house. d. Fencing should generally be open or transparent, or backed with a hedge, not solid. e. Fences should be of a scale comparable with the street. f. Front fences should be of materials characteristic to the surrounding area, particular to the street and suitable to the era of the house. Examples include timber picket, low masonry and hedges. g. Plain or colour treated metal fences are not considered to be appropriate for Conservation Areas or Heritage Items on any street frontage or side boundary. 	<p>The proposed development will not affect any existing fencing on site.</p> <p>The proposed fencing is in relation to pool safety and will meet the requirements of AS1926.1 provision of 1200mm high fencing.</p>	Yes
12 Garages, Carports and Sheds	<ul style="list-style-type: none"> a. Garages and carports should preferably be detached and located at the rear or set well back at the side of a building behind the rear building line b. Garages should be set back a minimum of 500mm from the side and the rear boundary. c. Garages and carports should make reference to any established historic patterns in the street. d. The use of landscaping such as screening or planting and front fences may be useful tools in integrating the structure with its site. 	The proposed development does not include any additional garage, carports or sheds.	N/A

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	<ul style="list-style-type: none"> e. If connected to the main dwelling, garages should be positioned well behind the principle building line (ie 5m) or be positioned behind the dwelling. f. Colours and materials should blend into the surrounding landscape. Custom orb iron roof profile and timber board profile cladding wall are common materials used. g. Garages should have simple hipped, gable or skillion roofs depending on the design of the existing main building. h. Gable or hipped roof with skillion roofed attachment is the most appropriate double garage roof form. i. Existing outbuildings should be maintained and reused wherever possible. j. Simple open light construction carports are preferable to solid heavily detailed buildings. k. Tennis courts should not be sited so as to intrude on the setting of the main building. They will almost always be best located to the rear of the main building. l. The pitch of a garage or carport roof should, in most cases, be comparable or slightly lower than that of the main building – generally 25° – 30°. 		
C.4 General Requirements for New Buildings in Historic Areas			
4.1 Siting a New Building	a. New development should have regard to the established patterns of the locality with regard to the typical location and orientation of buildings on an allotment.	The siting of the proposed development is approx. 60m north of the existing dwelling on site. This is anticipated to	Yes

Section	Requirement	Proposed	Complies
	<p>b. The siting of a new residential building allowing for a generously sized front garden will usually assist in its successful integration.</p> <p>c. New development should be sited behind the building line of any adjoining heritage item.</p>	reduce any impact on the existing heritage items	
4.2 Scale	<p>a. The scale of a new house should be related to the size of the allotments laid out in the historical subdivision pattern of the area. This does not apply to consolidated lots. New buildings should be in scale of surrounding dwellings. Large houses on small allotments will tend to look awkward and dominate the surrounding area.</p> <p>b. Large houses may be better located on large allotments in less sensitive areas.</p> <p>c. New houses should generally remain at single storey in areas where the majority of buildings are single storey.</p> <p>d. Landmark buildings in Conservation Areas which may be heritage items, mansions or public buildings will generally be surrounded by single story buildings, or those of a lesser scale. These landmark buildings should not be used as a precedent for increasing the scale of new buildings. New buildings should relate to the scale of existing development around the landmark and respect its prominence.</p>	The scale of the proposed development will be minor. The proposed pergola and swimming pool are not anticipated to impact on the scale of the existing dwelling and ancillary structures.	Yes
4.3 Proportions	<p>a. Openings in visible frontages should retain a similar ratio of solid to void as to that established by the original older buildings.</p>	The proportions of the proposed development are sympathetic and minor in comparison to the existing	Yes

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	<p>b. New buildings should incorporate the typical proportions of surrounding development, even when using modern materials.</p> <p>c. New buildings should establish a neighbourly connection with nearby buildings by way of reference to important design elements such as verandahs, chimneys or patterns of openings.</p>	<p>development on site. The proposed development will provide a visual connection through the proposed design of the structure.</p>	
4.4 Setbacks	<p>a. Where there is a uniform historically based setback, it is generally advisable to maintain this setback in a new building. Where the new building will be obtrusive it should be set well back and heavily screened.</p> <p>b. If the setback varies, the new building should not be set closer to the street than an adjoining historic building (even if it is not an identified heritage item).</p> <p>c. Setback from side boundaries should be consistent with typical buildings in the immediate vicinity.</p>	<p>The setback from the main dwelling will be 60m. This is anticipated to reduce any visual impact from the Anambah Road.</p>	Yes
4.5 Form and Massing	<p>a. New buildings should be designed in sympathy with the predominant form and massing characteristics of the area.</p> <p>b. Houses generally had ridges of the same height. It is therefore important in new buildings to ensure that the width of wings can maintain a consistent ridge and roof height.</p>	<p>The proposed development will be minor in relation to the existing development on site. The proposed structure will be sympathetic to the heritage nature of the dwelling.</p>	Yes
4.6 Landscaping	<p>a. Generous green landscaped areas should be provided in the front of new residential buildings wherever possible.</p>	<p>The proposed development does not involve additional landscaping of the site.</p>	N/A

Section	Requirement	Proposed	Complies
	<p>This will almost always assist in maintaining the character of the streets and Conservation Areas.</p> <p>b. New landscaping should not interfere with the appreciation of significant building aspects such as shopfronts or contributory building facades.</p> <p>c. Important contributory landscape characteristics such as canopy cover or boundary plantings should be retained in new development</p>		
4.7 Detailing	<p>a. Avoid fake or synthetic materials and detailing. These tend to give an impression of superficial historic detail.</p> <p>b. Avoid slavishly following past styles in new development. Simple, sympathetic but contemporary detailing is more appropriate. Original materials and details on older buildings need not be copied, but can be used as a reference point.</p>	The detail of the proposed pergola will be conscious of the heritage nature of the site and will use the existing structures on site as a reference point for the design.	Yes
4.8 Building Elements and Materials	<p>4.8.1. Doors and windows</p> <p>a. New doors and windows should proportionally relate to typical openings in the locality.</p> <p>b. Simply detailed four panel doors or those with recessed panels are generally appropriate.</p> <p>c. Mock panelling, applied mouldings and bright varnished finishes should be avoided.</p>	<p>There are no proposed doors or windows within the proposed pergola.</p> <p>The roof material and colour will be sympathetic to the existing colours and materials on site.</p>	Yes

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	<p>d. Older houses have windows which are of vertical orientation and this approach should be used in new buildings.</p> <p>e. Standard windows often come in modules of 900mm wide. Their use should be limited to single or double format only. The most suitable windows are generally double hung, casement, awning or fixed type.</p> <p>f. If a large area of glass is required, vertical mullions should be used to suggest vertical orientation. A large window could also be set out from the wall to form a simple square bay window making it a contributory design element rather than a void.</p> <p>g. Coloured glazing, imitation glazing bars and arched tops are not encouraged.</p> <p>4.8.2 Roofs</p> <p>a. Corrugated galvanized iron (or zincalume finish) is the most appropriate roofing material for new buildings in historic areas. It is also economical and durable. Pre finished iron in grey or other shades in some circumstances may also be suitable.</p> <p>b. Tiles may be appropriate in areas with buildings dating to the 1900's - 1930's.</p>		