

Hurstville DCP No. 1 (Amendment No.5)

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1.0 Introduction

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1.1 Name of This Plan

The name of this Plan is Hurstville Development Control Plan No. 1 (DCP 1).

1.2 What is a Development Control Plan (DCP)?

A DCP provides guidance and controls for the design and assessment of proposed developments.

This DCP must be considered when carrying out development on any land to which this Plan applies.

1.3 Land to Which This Plan Applies

This Plan applies to all land to which the Hurstville Local Environmental Plan 2012 (Hurstville LEP 2012) applies, excluding land identified as the Hurstville City Centre.

Note: DCP No. 2 (Hurstville City Centre), applies only to land within the Hurstville City Centre and is subject to the Hurstville LEP 2012.

1.4 Aims of this Plan

The aim of this DCP is to encourage and co-ordinate the orderly and economic use and development of land to cater for a variety of residential, retail, commercial and service needs of the community while protecting and enhancing amenity, cultural heritage and ecological sustainability.

This DCP was created to support and supplement the Hurstville LEP 2012 by providing objectives and guidelines for development which encourage design that responds positively to the environment and the context of the locality and generates high quality urban design outcomes.

Specific aims are contained within each Section of the DCP relevant to each development type, application process, site and locality.

1.5 Commencement of the Plan

The DCP No. 1 Hurstville LGA Wide (now known as Hurstville Development Control Plan No. 1) was adopted by Council on 28 March 2007 and is effective from 23 April 2007.

There have been the following amendments to date to this DCP:

- Amendment No.1 – effective from 7 June 2007
- Amendment No.2 – effective from 22 March 2010
- Amendment No.3 – effective from 24 June 2013
- Amendment No.4 – effective from 12 June 2014

- Amendment No.5 – effective from 13 July 2016

1.6 Relationship to Other Plans

DCP 1 has been prepared in accordance with the *Environmental Planning and Assessment Act 1979* and Environmental Planning and Assessment Regulation 2000.

This DCP is to be read in conjunction with the Hurstville LEP 2012 and Council's Section 94 Contribution Plans (as amended from time to time).

The Hurstville LEP 2012 contains the statutory definitions, aims, land use zones and objectives, principal development standards (e.g. height and floor space controls) and associated controls. This DCP provides detailed guidelines and controls to supplement and support Hurstville LEP 2012. In the event of an inconsistency between the provisions of Hurstville LEP 2012 and this DCP, the provisions of Hurstville LEP 2012 shall prevail.

Note: For all controls and associated maps contained within the Hurstville LEP 2012 please use the following link:

<http://www.legislation.nsw.gov.au/maintop/view/inforce/epi+613+2012+cd+0+N>

This DCP supersedes the following Development Control Plan:

DCP No.1 – LGA Wide (Amendment No.4)

This plan is also to be read in conjunction with the following codes and policies (copies of which are contained in Appendix 2 of this DCP):-

- Drainage and On Site Detention Policy
- Fencing adjacent to Public Roads Policy
- Balcony Enclosure in Residential Flat Buildings Policy
- Public Places Local Approvals Policy
- Satellite Dishes Policy
- Code for the Erection of Private Tennis Courts
- Stencilling of Street Driveways Policy.

1.7 Savings and Transitional Provisions

This DCP only applies to development applications lodged on or after 13 July 2016.

1.8 Structure of the Plan

The DCP provides a layered approach – some sections are relevant to all development, some to specific types of development, and some to specific land.

- **All development** must take into account the controls contained within:
 - Section 1 Introduction;
 - Section 2 Application Process;
 - Section 3 General Planning Considerations; and
- **Certain development** must take into account sections relating to specific development types as follows:
 - Specific controls for residential development (Section 4);
 - Specific controls for non-residential development (Section 5); and
 - Controls for specific sites and localities (Section 6).

For each Section of the DCP there are specific aims and within each sub-section or topic of relevance you may find a combination of Objectives, Controls, Performance Criteria and Design Solutions. Refer to Section 1.11 Compliance with the Plan to understand how to comply with these requirements.

1.9 How to Use This Plan

STEP 1 →

Verify if this DCP applies to your development:

Check the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and Sections 3.1 Exempt Development and 3.2 Complying Development of Hurstville LEP 2012 and see whether your development can be classified as complying or exempt, or if you need to lodge a development application. The classification of developments is explained in Section 2.1 Types of Development.

If you need to lodge a Development Application (DA), then this DCP applies to your development and you should move to STEP 2.

Note: It is important that you refer to Council's website www.georgesriver.nsw.gov.au to find detailed information on how to prepare a development application, development application checklists and the assessment process. You can also telephone Council's Customer Service Centre on (02)9330 6400 and request assistance from the Duty Planner. You may also refer to Section 1.10 What Controls Apply to My Proposal and Section 1.12 What Information Do I Need to Provide with a Development Application for general guidance.

STEP 2 →

Verify Council's public notification requirements:

Refer to Section 2.2 Neighbour Notification and Advertising of Development Applications to understand when Council will need to notify neighbouring properties and/or advertise your development.

STEP 3 →

Verify controls applicable to all development:

Understand and apply controls within Section 3_ General Development Controls that apply to all development. This section covers issues such as car parking, subdivision, heritage, access and mobility, energy efficiency and crime prevention through environmental design.

STEP 4 →

For residential development:

Understand and apply Section 4 Specific Controls for Residential Development (also refer to Section 6 for specific sites and localities). This section contains controls relating to development types such as single dwelling houses, dual occupancy, multi dwelling housing and residential flat buildings.

STEP 5 →

For any development that is not residential development:

Understand and apply Section 5 Specific Controls for Non-Residential Development (also refer to Section 6 for specific sites and localities). This section contains controls relating to development types such as commercial and light industrial development, child care centres and food premises.

STEP 6 →

Verify controls applicable to specific sites or localities:

Understand if your development is on any site and/or locality identified in Section 6 Controls for Specific Sites and Localities and apply the correspondent controls. Section 6 includes controls for development in certain areas such as Beverly Hills and Riverwood.

STEP 7 →

Verify the definition of any words or terms you are unsure of:

You can find the definitions of terms in the Hurstville LEP 2012 – Dictionary.

1.10 What Controls Apply to My Proposal?

Development type	Section 1 Introduction	Section 2 Application Process	Section 3 General Planning Considerations	Section 4 Residential Development	Section 5 Non-Residential Development	Section 6 Specific Site and Area Controls
Residential Development						
Single dwellings	yes	yes	yes	yes	–	yes *
Small lot housing	yes	yes	yes	yes	–	yes*
Dual occupancy	yes	yes	yes	yes	–	yes *
Multiple dwellings and residential flat buildings	yes	yes	yes	yes	–	yes *
Residential alterations & additions	yes	yes	yes	yes	–	yes *
Outbuildings (residential zones)	yes	yes	yes	yes	–	yes *
Fences (residential zones)	yes	yes	yes	yes	–	yes *
Commercial & Industrial Development						
Commercial development	yes	yes	yes	–	yes	yes *
Industrial development	yes	yes	yes	–	yes	yes *
Other Development Types						
Swimming pools and spas	yes	yes	yes	–	yes	yes *
Advertising & signage	yes	yes	yes	–	yes	yes *
Subdivision	yes	yes	yes	–		yes*
Child care centres	yes	yes	yes	yes	yes	yes *
Brothels	yes	yes	yes	–	yes	yes *
Restricted premises	yes	yes	yes	–	yes	yes *

** will only apply if your development is on any specific site and/or locality identified in Section 6 which includes controls for land in certain areas e.g. Beverly Hills and Riverwood.*

1.11 Compliance with this Plan

Within each Section or topic of relevance you will find a combination of the items below:

Aims: Identify the reasons why a particular Section of the DCP was created.

Objectives: For each Section or topic of relevance, objectives will clearly state what Council seeks to achieve once the Controls or the Performance Criteria are met.

Controls: Are specific, prescriptive measures required for achieving the desired objectives.

Performance Criteria: Identify how a development should perform so that the desired outcomes can be achieved.

Design Solutions: Indicate how the development can achieve the desired performance and objectives.

Building Envelope: Indicates an area within which the building footprint should be contained so that your property and neighbouring properties can maintain qualities such as adequate privacy, amenity and solar access.

There may be circumstances when it is appropriate to allow flexibility in the application of the Controls in this DCP where strict compliance with the controls is considered unreasonable or unnecessary and variations to the controls may produce better development outcomes for particular sites. Variation to development controls will only be considered where applicants have provided a written submission for each variation (included within the Statement of Environmental Effects – see Section 1.12 What Information Do I Need to Provide with a Development Application) that must clearly:

- Identify the development control to be varied and the general and/or specific objectives of that control;
- Justify why the specific controls of the DCP do not make appropriate provisions with regard to the subject DA;
- Demonstrate that the variation meets all the objectives of this DCP and does not result in any adverse impacts on surrounding properties or the environment.

Council gives no assurance that it will permit any variations to the development controls as specified in this DCP. Variations will only be approved in exceptional circumstances.

Note: *Because every site is unique, compliance with the Controls, Performance Criteria and Design Solutions does not guarantee approval of an application. The Objectives must be achieved in each case. Each application will be considered on its merits and within the guidelines of this DCP.*

1.12 What Information Do I Need to Provide with a Development Application?

The information you need to supply to Council with your development application (DA) will vary considerably, depending on the proposal. It is important that you refer to the detailed information available on the Development Application Section under Building & Development on Council's website www.georgesriver.nsw.gov.au to understand the assessment process, how to prepare a development application and to verify on the development application checklist the detailed information requirements according to the type of development proposed. You can also telephone Council's Customer Service Centre on (02)9330 6400 and request assistance from the Duty Planner.

In summary, the following information is required:

Note: *Items marked with ⚙ are required for all types of development application. Other documents, including but not limited to those listed below may also be required depending on the type of development proposed. As each development is unique, to make a proper assessment Council may require further information after the application is lodged. Understanding and complying with all requirements upfront and/or seeking professional advice will help you submit a high quality Development Application with complete information and avoid delays to the processing time.*

Development Application Forms ⚙

The DA form is required to be completed and signed by the applicant and all relevant property owners (if more than one property owner).

Development Application Fees ⚙

The lodgement of the DA will only be accepted if the prescribed Development Application fees are in accordance with Council's adopted Fees & Charges.

Statement of Environmental Effects (SEE) ⚙

The SEE is a written report that can be prepared by yourself or by a town planner or other suitably qualified professional acting on your behalf. The statement must:

- Outline the full nature of your proposed development;
- Explain how the proposed development addresses and complies with the relevant environmental planning instruments (such as the Hurstville LEP 2012, SEPPs) and this DCP; and
- Identify the potential impacts of the development and the features that have been incorporated into the design to protect the environment.

If the project is expected to have a significant impact on the environment and is classified as a “designated development”, an Environmental Impact Statement (EIS) prepared by a suitably qualified and experienced professional shall be submitted instead.

Site and Context Analysis Plan ☆

Refer Diagram 1. The Site Analysis and Context Analysis (drawing and text) must contain information, where appropriate, about the site and its surrounds, including:

- Site:
 - Site dimensions (length and width);
 - Topography (spot levels and/or contours);
 - North point;
 - Natural drainage;
 - Any contaminated soils or filled areas;
 - Services (easements, connections for drainage and utility services);
 - Existing vegetation (location, height, spread of established tree species);
 - Micro-climates (orientation of prevailing winds);
 - Location of: buildings and other structures, heritage features and items, fences, property boundaries, pedestrian and vehicular access;
 - Views to and from the site; and
 - Overshadowing by neighbouring structures;
- Surrounds:
 - Neighbouring buildings (location, height, use);
 - Privacy (adjoining private open spaces, living rooms, and windows overlooking the site, particularly those within 9m of the site; location of any facing doors and/or windows;
 - Walls built to the site’s boundary (location, height, materials);
 - Difference in levels between the site and adjacent properties at their boundaries;
 - Views and solar access enjoyed by neighbouring properties;
 - Major trees on adjacent properties, particularly those within 9 metres of the site;
 - Street frontage features (poles, trees, kerb crossovers, bus stops, other services);
 - The built form and character of adjacent development (architectural character, front fencing, garden styles);
 - Heritage features of surrounding locality and landscape;
 - Community facilities and public open space (location, use);
 - Adjoining bushland or environmentally sensitive land;

- If on bushfire prone land the bushfire hazard (bushland or vegetation that could threaten properties in a bushfire) and
- Sources of nuisance (flight paths, noisy roads, significant noise sources, polluting operations).

The site analysis must be accompanied by a written statement (that may be supported with additional drawings) explaining how the design of the proposed development has regard to the site analysis, and explaining how the design of the proposed development has regard to the principles set out in the Guidelines and Controls in this DCP.

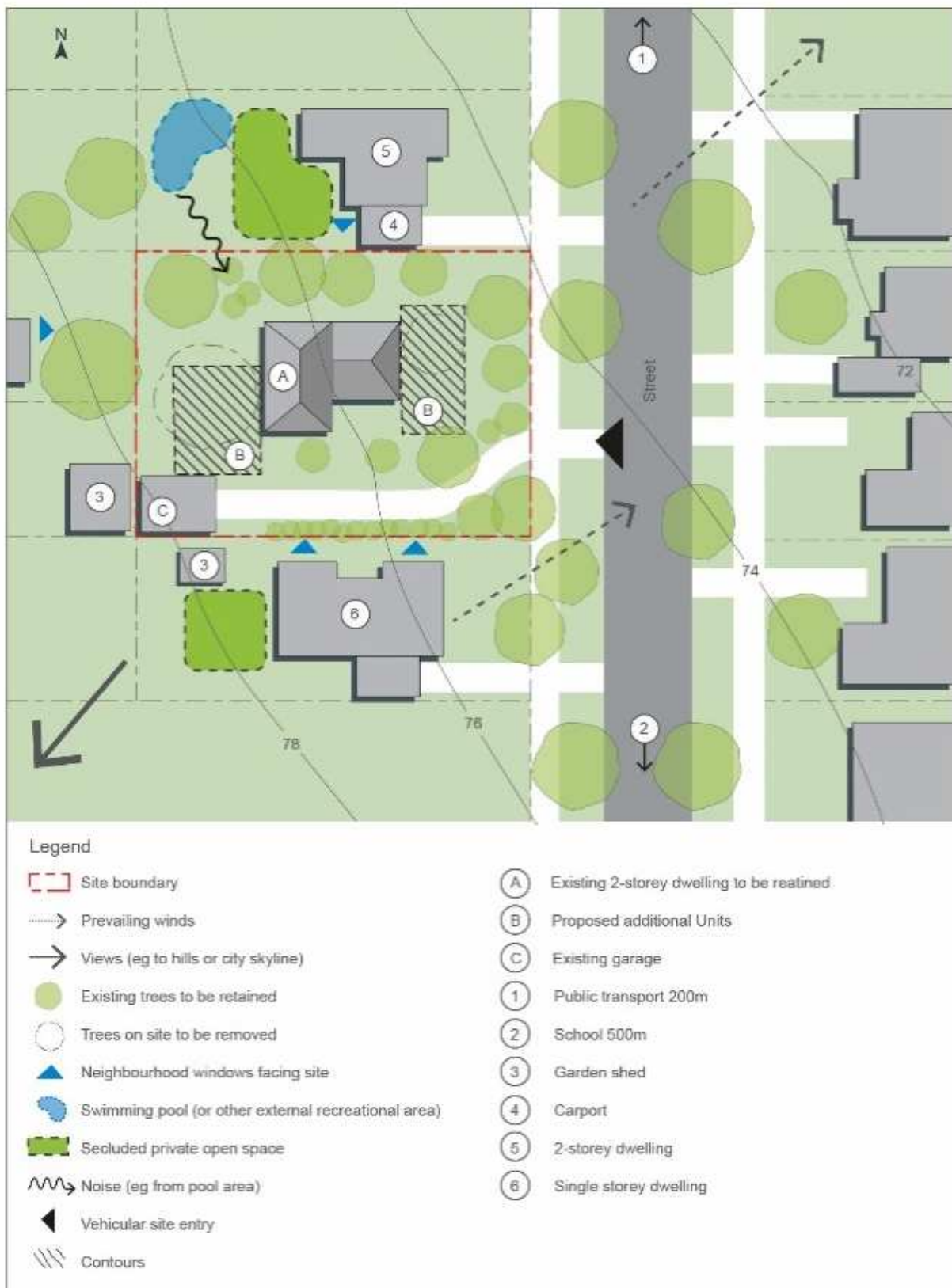


Figure 1: Example of a Site Analysis Plan

Architectural Plans ✪

Architectural plans must be dimensioned and prepared according to the required scale and print size and include:

- Floor plans showing:
 - Layout plans of all floors, including any basement or rooftop levels.
- Sections
- Elevations
- Site plan, including the following information:
 - The north point;
 - Lot and Deposited Plan number(s);
 - Site dimensions;
 - Location of any easements and/or rights of carriageway;
 - Existing contours and proposed finished contour levels;
 - Location of driveways, vehicle parking and manoeuvring areas, proposed driveway crossings, footpath (existing and proposed);
 - Location of trees/vegetation
 - Location of existing and proposed drainage pipelines and services;
 - Building setback dimensions off each property boundary; and
 - Details of proposed cut and fill works.

It is recommended that plans for all forms of residential development and large-scale commercial office, retail or industrial type developments be prepared by a registered architect or designer.

Waste Management Plan

Required for all applications involving any demolition or construction, the plan must outline the proposed method of waste storage and disposal during these phases of the development.

Stormwater Plan

Required for the majority of applications involving new development or alterations and additions to existing development. The plan must detail the method of stormwater drainage from the site and identify the proposed location and approximate volume of any on-site stormwater detention.

Erosion and Sediment Control Plan

Required for all development applications involving site works, the plan should include the location of the property boundaries and adjoining roads and the location and type of all proposed erosion and sediment control measures.

BASIX Certificate

Required for all new residential development, a BASIX certificate can be obtained via an on-line assessment tool that analyses data about the site and proposed design and determines how the development scores against targets for energy and water usage. The certificate will be obtained only if it is considered the home is satisfactorily designed to use less potable water and to be responsible for fewer greenhouse gas emissions.

Shadow Diagrams

Required for the majority of residential and mixed used developments of two or more storeys or any type of development where Council is of the opinion that shadow analysis is required to determine any potential overshadowing impact upon any adjoining land use. As a minimum, shadow diagrams should show shadows generated by the proposed development at 9.00 am, 12 midday and 3.00 pm on 21 June (mid-winter), and 22 December (mid-summer).

Landscape Concept Plan

Required for the majority of developments except for development involving only a single dwelling house in a residential zone. The plan must be prepared by a suitably qualified professional and include all data required for a site plan plus complete detail of proposed vegetation to be used in the development, hard landscape features, surface treatments, surface and sub-surface drainage, irrigation systems, maintenance schedule and measures to minimise crime risk.

Schedule of External Finishes

Required for certain types of development, must show all proposed external colours and building materials.

Traffic and Parking Report

Required when the development may impact traffic and parking arrangements. The report must be prepared by a suitably qualified traffic engineer and include information about the existing traffic conditions on key roads and key intersections in the locality, estimated number of traffic movements generated by the development, the ability of the surrounding road network to accommodate the increased traffic generated by the development, sight distances and any other safety issues, the adequacy of the proposed car parking and access arrangements and recommended upgrading works required to cater for any potential impacts generated by the development.

Heritage Conservation Management Plan

Required when the property is listed as an item of environmental heritage or is within a heritage conservation area and/or is in vicinity of a heritage item. The plan must be prepared by a suitably qualified and experienced heritage consultant and must address the relevant heritage provisions, ensuring that the significance and integrity of heritage items is retained and that the curtilage of such heritage items and their relationship with surrounding developments and the streetscape is also considered.

Arborist Report and Tree Survey Plan

Required when a proposed development may affect certain trees or other vegetation on either the subject site or upon a neighbouring property. May also be required when the applicant requests removal or maintenance of vegetation (e.g. pruning of branches and roots) as part of the development application.

Species Impact Statement (SIS)

Required if the development is likely to have a significant effect upon any threatened flora or fauna species, endangered population or endangered ecological community or their habitats to impact threatened species.

Flood Study

Required where Council records show or there are other reasons indicating that a site can be impacted by overland flows, flooding and tidal waters or where the proposed development could impact on flood or overland flow patterns. Flood studies must be prepared by a suitably qualified and hydraulic engineer.

Acid Sulphate Soils Management Plan

Must include strategies to manage the potential impact development works could have on acid sulphate soils.

Remediation Plan

Must include strategies to manage land that is found to be contaminated



2.0 Application Process

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2.1 Types of Development

2.1 Types of Development

2.1.1 Aim of This Section

The primary aim of this section is to provide supplementary guidance on the different types of development and assessment procedures.

2.1.2 What are the Types of Development?

Development of land includes but is not limited to:

- The use of land (includes changing the use of an existing building);
- The subdivision of land;
- The erection of a building;
- The carrying out of a work (such as residential alterations and additions, commercial fit-outs);
- The demolition of a building or work.

There are three main categories of development:

- Exempt development,
- Complying development, and
- Development where a development application is required.

Exempt Development

Exempt Development is a category for minor development with minimal environmental impact (such as some types of fences, garden sheds, barbecues etc.). Exempt development does not require Council approval, provided it meets all the specified restrictions listed on the relevant legislation (such as location, size, materials, etc.) according to the type of development.

The State Environmental Planning Policy – SEPP – (Exempt and Complying Development Codes) 2008 (Code SEPP) applies across the State, lists development types that are classified as exempt development and provides the correspondent requirements. Part 3 Exempt and Complying Development of Hurstville LEP 2012 contains provisions for additional development types within the local government area of Hurstville City Council which are not covered by the Codes SEPP.

Complying Development

Complying development is a category of development that can be addressed by specific pre-determined development standards or requirements. A Complying Development Certificate must be obtained stating that the proposal satisfies the requirements for complying development and in the case of a development involving the erection of a building, identifying the classification of the building in accordance with the Building Code of Australia (BCA). You may apply to either Council or an accredited certifier for a Complying Development Certificate. An application may be made by the owner of the land, or by any other person with the owner's consent.

The Codes SEPP applies across the State, lists development types that are classified as complying development and provides the correspondent requirements. Part 3 Exempt and Complying Development of Hurstville LEP 2012 contains provisions for additional development types within the local government area of Hurstville City Council which are not covered by the SEPP.

Complying development on land can only be carried out upon receipt of and in accordance with the Complying Development Certificate, in accordance with any provisions of an environmental planning instrument or other legislation, codes and regulations that apply to the complying development and after appropriate fees and bonds have been paid.

Development Applications

All other development will require a development application to be lodged with Council and will be subject to the provisions of the Hurstville LEP 2012, relevant State Environmental Planning Policies (SEPPs), and this DCP.

Note: Refer Council's website www.georgesriver.nsw.gov.au to find detailed information on exempt and complying development, how to prepare a development application, development application checklists and the assessment process. You can also telephone Council's Service Centre on (02) 9330 6400 and request assistance from the Duty Planner.

2.1.3 Exempt and Complying Development

Relevant Legislation

Provisions for exempt and complying development were previously contained on Council's Development Control Plans. In 27 February 2009 the Codes SEPP was introduced. This policy and has state-wide application and contains exempt development types and complying development codes such as the General Housing Code, the Housing Internal Alterations Code and the General Commercial and Industrial Code, and the correspondent standards and requirements.

Part 3 Exempt and Complying Development of Hurstville LEP 2012 contains provisions for additional development types.

You should refer to the Codes SEPP Exempt and Complying Development and to Hurstville LEP 2012 for detailed information. Council's website www.georgesriver.nsw.gov.au provides additional information and references to the Hurstville LEP 2012 and the Codes SEPP. You can also telephone Council's Service Centre on (02) 9330 6400 and request assistance from the Duty Planner.

2.1 Types of Development

How to Determine if My Development is Classified Exempt or Complying?

1. Is My Development Exempt Development?

- Check the Codes SEPP first. Your development must comply with the definition of exempt development, all general requirements and requirements specific to the development type listed on the Exempt Development Codes.
- Hurstville LEP 2012: Check the additional exempt development provisions on Hurstville LEP 2012. Your development must comply with all the requirements listed on Section 3.1 Exempt Development and all requirements for the specific development type listed on Schedule 2 Exempt Development of Hurstville LEP 2012.

If your development is not exempt development, move to STEP 2.

Note: Exempt and Complying development provisions do not apply to all allotments. For example, sites of heritage significance and bushfire prone land may be excluded. For your development to be classified as either exempt or complying development, it will need to comply with ALL the specified requirements, conditions and standards. If it does not, a development application will need to be submitted for Council's approval. Please refer to the Codes SEPP and Hurstville LEP 2012 to understand all restrictions that apply to your site or development

2. Is My Development Complying Development?

- Check the Codes SEPP first. Your development must comply with the definition of complying development, all general requirements and requirements specific to the development type listed on the corresponding Development Codes.
- Hurstville LEP 2012: Check any additional complying development provisions on Hurstville LEP 2012. Your development must comply with any requirements listed on Section 3.2 Complying Development and all requirements for the specific development type listed on Schedule 3 Complying Development of HLEP 2012.

If your development is complying development you will need to obtain a Complying Development Certificate either from Council or from an Accredited Certifier. If your development is not complying development, move to STEP 3.

Note: Exempt and Complying development provisions do not apply to all allotments. For example, sites of heritage significance and bushfire prone land may be excluded. For your development to be classified as either exempt or complying development, it will need

to comply with ALL the specified requirements, conditions and standards. If it does not, a development application will need to be submitted for Council's approval. Please refer to the Codes SEPP and Hurstville LEP 2012 to understand all restrictions that apply to your site or development.

3. You Need to Lodge a Development Application

Refer to Council's website www.georgesriver.nsw.gov.au to find detailed information on how to prepare a development application, development application checklist and the assessment process. You can also telephone Council's Service Centre on (02) 9330 6400 and request assistance from the Duty Planner.

You may also refer to Section 1.12 What Information Do I Need to Provide with a Development Application for general guidance.

Important: Should any doubt exist as to whether a particular activity requires approval, consultation should be arranged with Council officers prior to any work commencing.

If your development can be classified as either exempt or complying, you are also advised to:

- Consult a building surveyor (accredited under the Environmental Planning & Assessment Act 1979) to ensure that works will comply with the Building Code of Australia and any relevant Australian Standards.
- Consult a structural engineer (who is a Corporate Member of the Institute of Engineers) where any activity may impact upon the structural stability of any structure.
- Irrespective of this plan, ensure that you comply with all relevant Acts and Regulations.



2.2 Neighbour Notification and Advertising of Development Applications

2.2 Neighbour Notification and Advertising

2.2.1 Aims

The primary aims of this Section are to:

- Enable public participation in the consideration of development applications.
- Provide a process for property owners and residents to make submissions.
- Provide a process when notification is required.
- Set out the matters Council will consider when forming its opinion as to whether or not the enjoyment of adjoining and neighbouring land may be detrimentally affected by a development after its completion.
- Ensure notification of landholders who may be affected by a development application even though they do not own adjoining land.
- Define the circumstances when notification is not required.

2.2.2 Land to Which This Section Applies

This section applies to all land to which the Hurstville Local Environmental Plan 2012 applies, (with certain exceptions as outlined in this Section) for the notification of applications for:

- a) Development consent (other than designated and state significant development);
- b) Modification of development consents under section 96 of the Environmental Planning and Assessment Act 1979.
- c) Review of determination under sections 82A and 96AB of the Environmental Planning and Assessment Act 1979.

2.2.3 Persons to be Notified & Applications to be Advertised

Notification and Advertising Requirements

The category listings below aim to differentiate between minor and significant development, where Category A & B is minor development and Category C is more significant development. Upon Council receiving an application detailed below, the specific notification requirements will be met.

Category A: Development application involving structures of minor significance, that are unlikely to have major impact on the locality (for example, alterations and additions to dwelling houses above single storey and the like)

- a) A written notice will be forwarded to the owners and tenants of adjoining land.
- b) The owners and occupiers of other neighbouring land, may be notified who, in the opinion of Council, may be impacted by the proposal.

Category B: Development application involving:

- **New dwelling houses**
 - **New dual occupancies (attached or detached)**
 - **New secondary dwellings (granny flats) greater than single storey**
 - **New semi-detached dwelling**
 - **New small lot housing**
 - **New Torrens Title subdivisions (excluding subdivision of approved dual occupancy developments)**
- a) A written notice will be forwarded to the owners and occupiers of land located two (2) properties on either side of the proposal, the property at the rear and one (1) property on either side of the rear and three (3) properties generally opposite (across any road).
 - b) The owners and occupiers of other neighbouring land and other strata units of the subject site may be notified if in the opinion of Council, the proposed development is likely to result in an adverse impact for those owners or occupiers.

Category C: Development application involving

- **Group homes**
- **Hostels**
- **New attached dwellings**
- **New multi-unit housing**
- **New residential flat buildings**
- **New mixed use premises**
- **New seniors housing developments**
- **Tourist & visitor accommodation**
- **New buildings in a Business or Light Industrial Zone**
- **New child care centres or**
- **Demolition and/or alteration of a building or land that is or contains a heritage item listed on Schedule 5 of the Hurstville LEP 2012**
- **New hospitals or major works to existing hospitals**
- **New educational establishments or major works to existing educational establishments**
- **New places of public worship or development applications resulting in intensification of the use of existing places of public worship**
- **Boarding houses**
- **Affordable rental housing**

2.2 Neighbour Notification and Advertising

- Sex services premises
- Any other development Council considers should be advertised

- A notice will be placed in the local newspaper (The St George and Sutherland Leader) advertising the development application.
- A written notice will be forwarded to the owners and occupiers of land located two (2) properties on either side of the proposal, the property at the rear and one (1) property on either side of the rear and three (3) properties generally opposite (across any road).
- The owners and occupiers of other neighbouring land and other strata units of the subject site may be notified who, in the opinion of Council, may be impacted by the proposal.
- For alterations and additions to any of the above, notification will be based on the discretion of Manager Development Assessment.



Figure 1: Neighbour Notification

Other Notification:

A notice may be given to adjoining Councils in respect of development applications for development on land adjoining these local government areas, asking the adjoining Council to notify their residents/ratepayers.

Important Considerations

- Where public concern is raised to any application, Council may consider a wider notification of an application or extension in the time available for comment should the case warrant such action.
- Where Council receives an application under Section 96 of the Environmental Planning and Assessment Act 1979 to modify a development consent where the proposed modification would have an increased impact on any neighbouring property, Council will notify:
 - The owners of land and any other person who has previously lodged a submission to the original or previous application to which the s.96 application relates; and
 - Any other owners of land, who, in the opinion of Council, may be impacted by the proposal and any amendments or variations to that application.

Note: Where a Section 96 modification application results in a less impact than the originally approved development application no notification is required.

- In the case of Strata Titled properties, a notice will be forwarded to the Owners Corporation, or an Association (under the Community Land Development Act 1989), as well as the owners and occupiers of each strata unit.
- Council will not place an application on public notification and advertising in cases where an application has been submitted and in the opinion of Council is incomplete and/or Council is awaiting further information or clarification from the applicant on outstanding matters prior to the notification process.

Applications Which Will Not Be Notified

The following types of development (where such development is fully compliant with Council's controls) are excluded from notification or advertisement, as being development, in the opinion of Council, which has minimal environmental impacts and is not likely to result in any adverse impacts for the broader community.

Council will not publicly notify or advertise development applications which comply with Council's Planning controls where:

- The proposal represents exempt or complying development pursuant to Hurstville Local Environmental Plan 2012 (refer note below);

2.2 Neighbour Notification and Advertising

- b) Applications for single storey extensions in the B1 Neighbourhood Centre, B2 Local Centre and IN2 Light Industrial Zone which comply with the relevant car planning controls for the land use contained in this DCP;
- c) Change of use of a building is proposed in the B1 Neighbourhood Centre or B2 Local Centre or IN2 Light Industrial Zone – up to midnight only (excluding small bars and pubs);
- d) Amendments to an undetermined application which there is no increased impact on adjoining properties than what was initially proposed;
- e) Amendments to a development approval under s.96 of the Environmental Planning and Assessment Act 1979 where there is no increased impact as assessed by Council's planning officers;
- f) Applications to strata subdivide or company title buildings;
- g) Applications to strata subdivide approved buildings;
- h) Applications relating to demolition of existing buildings (excluding Heritage Items);
- i) Applications for new signage in the B1 Neighbourhood Centre, B2 Local Centre or IN2 Light Industrial Zone that is not flashing or moving;
- j) Torrens title subdivisions of approved dual occupancy development;
- k) Applications only for the lopping or removal of trees required under Clause 5.9 Preservation of trees or vegetation of Hurstville LEP 2012 and relevant parts of this DCP, which are not associated with any other development occurring on the site;
- l) Applications for Swimming Pools associated with residential development;
- m) Applications for single storey outbuildings (carports, awnings, decks, etc.);
- n) Applications for single storey alterations and additions to a dwelling house;
- o) Applications for single storey secondary dwellings (granny flats);
- p) Applications for works in drainage easements (i.e. pipe laying).

Note: Amendments to the Environmental Planning and Assessment Act 1979, on 27 February 2009 introduced two (2) new categories of development known as exempt and complying development. Exempt development does not require consent from the Council to be carried out. Complying Development is development that can be carried out once it is certified by Council or an accredited Certifier.

The Hurstville LEP 2012 and Codes SEPP enlist exempt and complying development. There is no opportunity to make a submission in relation to exempt or complying development.

Issues Affecting Decision to Notify Neighbours

Council will take into consideration the following issues before deciding to notify neighbours:

- a) The scale, height, external appearance and bulk of the proposal in relation to the neighbouring properties and the streetscape;
- b) Overshadowing;
- c) Privacy;
- d) The views to and across/over the application site;
- e) Potential view loss;
- f) Pedestrian and vehicular traffic and provision of parking on the application site;
- g) Noise;
- h) The use of the proposed building and the hours of use;
- i) Heritage and cultural significance;
- j) The likely effect on the drainage of the adjoining sites;
- k) The character and quality of the environment within foreshore areas;
- l) Economic and social impacts;
- m) Particular circumstances of the application.

Display Sign on Site

Where a development is defined as Category B or C, a sign will be erected on the site which displays the following information:

- a) The address to which the application relates;
- b) A brief description of the proposal;
- c) The name of the applicant;
- d) A site plan; and
- e) Where and when plans can be inspected.

The display sign must be erected on the front of the site. Where a site has dual street frontage, a display sign must be erected on both frontages.

Notification Period for Development Applications

- a) Development applications may be inspected at Council from Monday to Friday during business hours and submissions can be made by any one during the notification period. A period of 14 calendar days, excluding public holidays, will be allowed for persons to inspect an application and make a submission. The inspection period may be extended by Council if warranted by the circumstances of the case.
- b) Development applications that have been notified are also available to view on Council's website:
www.georgesriver.nsw.gov.au

2.2 Neighbour Notification and Advertising

- c) In the case of nominated integrated development or threatened species development, any period specified by the Regulations.
- d) To account for the holiday period associated with Christmas and New Year, from 15 December to 15 January the following year, the period to inspect an application and make a submission will be extended to 21 calendar days, excluding public holidays.
- e) To account for the holiday period associated with Easter, the period to inspect an application and make a submission will be extended to 21 calendar days, excluding public holidays. The holiday period for Easter is defined as the week before and the week after the Easter Long Weekend.
- f) Council will not determine a development application before the notification period has expired.

Form of Submissions

- a) A submission can:
 - i. Support an application;
 - ii. Object to an application;
 - iii. Object to part of an application;
 - iv. Suggest alternatives to an application or element of an application.
- b) Submissions must be in writing and received within fourteen (14) days of the date of Council's letter, advertisement or site notice (unless varied by the circumstances of the case), and on or before the close of the notification period.
- c) Submissions can be mailed, emailed or faxed to Council:

The General Manager
Georges River Council
PO Box 205
Hurstville BC NSW 1481
Email : mail@georgesriver.nsw.gov.au
- d) Submissions must clearly indicate the:
 - i. Name and address of the person making the submission;
 - ii. Development application number and the address of the application site; and
 - iii. Reason for the submission.
- e) Any written submissions made are open to public scrutiny in accordance with the Local Government Act 1993.
- f) Special alternative arrangements may be made where any difficulty exists in the provision of written submissions, such as language aides.

Who Can Inspect Plans

- a) Any person, whether or not entitled to be given formal notice under the provisions of this Plan, may at any time during the ordinary office hours of the Council and during the notification period, inspect free of charge, the details or plans of a development application.
- b) A copy of the notification plan and/or copies of other parts of the application plans (as permitted by copyright laws) can be obtained by any person under the provisions of Government Information (Public Access) Act 2009.

Council Must Consider All Submissions

- a) Council must consider all submissions made within the notification period, before it determines the application.
- b) Council will not take into account matters extraneous to those prescribed within this DCP, other policies of Council, or the relevant Acts and Regulations. Personal disputes between neighbours will not be considered.
- c) Council is not bound by any submission and the assessment of the application will involve considering the merits of the application together with all submissions. Those who make a submission do not have a statutory right to prevent the approval of an application nor a statutory right of appeal.

Notification of Council Meeting

- a) If an application is placed on the agenda of the Council for determination, the applicant and any person who has made a written submission will be notified of the time and date of the meeting.
- b) Not all applications which receive objections need to be referred to Council.

Notice of Determination

- a) Each person who made a submission in respect of an application will be notified in writing of the result of Council's decision.





3.0 General Planning Considerations

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3.1 Vehicle Access Parking and Manoeuvring

3.1 Introduction

3.1.1 Application of this chapter

This section does not necessarily apply to all development applications.

If you are occupying a building in which Council has already approved an activity/use/business etc. the same as your proposal, the parking requirements will not change.

If you are changing the use of a building then the parking requirements may change.

As a general guide, anyone wishing to develop land or change the use of a building should use this section to make sure the development has appropriate parking facilities.

3.1.2 Purpose of this chapter

The purpose of this chapter is to achieve the following objectives:

- to provide detailed parking requirements for individual land use categories
- to provide measures to protect the natural environment
- to ensure parking areas relate to site conditions.

3.1.3 Development Requirements

The development requirements for this Section are provided in the table below.

Development Requirements

Performance Criteria		Design Solution
General		
PC1. Car parking and service vehicle areas are: <ul style="list-style-type: none"> a. sufficient, safe and convenient and meets user requirements including pedestrians, cyclists and vehicles b. safe, easily accessible, does not obstruct the passage of vehicles or create traffic conflicts, impact pedestrians or cyclists and does not result in detrimental effects to adjoining or nearby properties c. provided according to projected needs and provide pleasant areas in which to park 	DS1.1	In determining the prescriptive parking requirements for each type of land use, Council has been informed by a range of technical studies and documents, including detailed review of carparking rates in business and industrial zoned land and the Roads and Traffic Authority Guide to Traffic Generating Developments, October 2002. However, Council uses these prescriptive parking requirements on a discretionary basis only, and may be flexible in establishing parking conditions according to expert reports on the existing parking and traffic conditions in the vicinity of the subject site.
	DS1.2	In calculating the number of car spaces required, Council takes into consideration: <ul style="list-style-type: none"> a. the type of development (or land use) proposed b. the size and scale of the development c. the intensity of the development d. street hierarchy and existing traffic situation
	DS1.3	Table 1 and Table 2 provide on-site parking requirements for each specific land use. Where parking calculations produce a fraction, the requirement is rounded up e.g. 3.2 spaces = 4 spaces. Note: <i>Parking requirements may also be contained in area specific DCPs.</i>
	DS1.4	Within an existing premise where a change of use is proposed from a shop/business premise to a food and drink premises, the following parking requirements will apply: <ul style="list-style-type: none"> • Where the public area in the proposed use is less than 100m² no additional parking is required.
	Layout, Circulation, Access and Egress	
	DS1.5	Refer to AS 2890.1 2004 and AS2890.2 Part 2 for the design and layout of parking facilities.
	DS1.6	Council does not encourage, but may consider stacked parking for parking spaces in a controlled parking situation which: <ul style="list-style-type: none"> a. allows no more than two cars in the stacked parking arrangement; b. is likely to maintain a very low turnover; or c. is able to function easily within the management of the site's future operation.
	Stenciling of Street Driveways	
	DS1.7	All driveways in Hurstville are to be finished in plain concrete.

Development Requirements

Performance Criteria	Design Solution
	<p>DS1.8 In streets which have brick paved surfaces, driveways are constructed to Council's Engineering Specification including a concrete base with matching brick paving surface.</p>
	<p>Ramps, Transitions & Driveways</p>
	<p>DS1.9 Alignment levels for all points of vehicular access must be obtained prior to submission of a development application. These levels will be made available by Council's Engineering Department following the payment of the appropriate fee.</p> <p><i>Note: Ramp grades are to be designed in accordance with AS/NZS 2890.2 2004 Part 2.</i></p>
	<p>DS1.10 The AS/NZS 2890.1 2004 Ground Clearance Template is to be used as follows:</p> <ol style="list-style-type: none"> prepare a longitudinal section of the grade change or irregularity to natural scale, and to the same scale as the template – scale to be 1:20
	<p>Underground/Basement Parking Areas</p>
	<p>DS1.11 Underground parking areas are to be concentrated under building footprints so as to maximise deep soil landscaping.</p>
	<p>DS1.12 Driveways to underground car parks are to be designed so as to minimise the visual impact on the street, and to maximise pedestrian safety. Pedestrian access to the development should be separate and clearly defined.</p>
	<p>DS1.13 Access ways to underground car parking areas is to be located away from doors and windows to habitable rooms wherever possible.</p>
	<p>DS1.14 Basement car parking is preferable in commercial and residential flat buildings.</p>
	<p>DS1.15 All underground parking areas are to have security doors. Where mechanical ventilation is proposed the motor room and exhaust shafts are to be shown on the development application plans.</p>
	<p>Parking for People with a Disability</p>
	<p>DS1.16 Parking complies with AS 1428 Design for access and mobility and AS/NZS 2890.6.</p>
	<p>DS1.17 The provision of parking areas for drivers with a disability is an important consideration in any development. Council encourages the provision of parking for those with a disability beyond the minimum requirements of the Australian Standards.</p>
	<p>Section 94</p>
	<p>DS1.18 Council may consider accepting a cash contribution in lieu of on-site parking where a Section 94 Plan is in place. This applies to retail and commercial developments. The contribution is a payable under</p>

Development Requirements

Performance Criteria		Design Solution	
		<p>Section 94 - developer contributions, of the Environmental Planning and Assessment Act 1979.</p> <p>Note: Contact Council to see whether the Hurstville Section 94 Contributions Plan 2012 applies to your development and determine any applicable charges. A copy of this plan can be downloaded from www.georgesriver.nsw.gov.au.</p>	
		Car Washing Area	
		DS1.19	A designated car washing area (which may also be a designated visitor car space) is required for service stations and residential developments of four or more dwellings.
		DS1.20	Car wash bays which collect waste water must be covered and discharge the water to the sewer in accordance with the requirements of Sydney Water.
Environmental Design			
PC2.	Parking areas:	DS2.1	Proposals for parking areas are to be accompanied by a landscape plan, prepared by a qualified landscape architect or designer, illustrating means to soften the visual impact of parked cars and any associated structures, as per these landscaping controls.
		DS2.2	Significant environmental features within the land such as rock outcrops, benches and trees are to be retained as a landscaped feature of the parking area.
		DS2.3	Council considers that landscaping needs to be included in every car parking design, within and on the perimeters of the car parking area. Accordingly, the following is required: <ul style="list-style-type: none"> a. planting beds fronting a street or public place are to have a minimum width of 1 metre b. shade trees are to be provided in open parking areas at the ratio of 1 shade tree for every 6 spaces c. plants to avoid are those which have a short life, drop branches, gum or fruit or those which interfere with underground pipes
		DS2.4	Parking areas are to incorporate a 150mm concrete kerb or edge treatment to reduce the likelihood of vehicles damaging adjoining landscaped areas. The use of bollards should also be considered.
		Drainage	
		DS2.5	All parking areas are to have adequate drainage for runoff and seepage. Council requires that minimum gradients be provided in car parks.

Development Requirements

Performance Criteria		Design Solution	
		DS2.6	A detention tank or pipe with reduced outlet should be offered, preferably integrated with a pollution trap. Parking areas may provide for temporary detention of water to a maximum depth of 150mm to reduce the velocity of stormwater run-off. Such parking areas are to be designed to provide pollution traps around the perimeter so as to reduce the impact of pollutants on the water quality of downstream watercourses. See Council's Drainage Code for further information.
		Streetscape	
		DS2.7	Proposals for multi-level car parking areas are to provide a facade at the street frontage which is consistent with the streetscape and character of adjacent development.
		DS2.8	If a proposed parking area adjoins a residential property Council requires fencing and/or mounding to be included in the landscaping proposal to protect the privacy of the residential property and reduce noise.
Safer By Design			
PC3.	Carparking areas are designed to: <ul style="list-style-type: none">a. prevent crime through environmental designb. reduce conflict between vehicles and pedestriansc. include features which suggest to both residents and potential offenders that car parking areas are owned, cared for and not amenable to crimed. include features that minimise vehicular and pedestrian conflicte. be illuminated and provide users with a feeling of security and safetyf. allow for drive by surveillance	Visibility	
		DS3.1	On-site parking spaces are to be located in areas visible from nearby habitable windows, entrances, public spaces etc.
		DS3.2	On-site driveways are to provide an unobstructed view of passing pedestrians and vehicles.
		Safety	
		DS3.3	Sloping ramps from car parks, garages and other communal areas are to have at least one full car length of level driveway before they intersect pavements and carriageways.
		Security	
		DS3.4	Entry to basement car parks, including pedestrian routes, are to be available only to residents through security access/egress routes via main buildings.
		DS3.5	Visitor parking shall be provided in open unrestricted areas. If visitor parking is provided within a secure parking area (basement or otherwise) suitable access provisions shall be made such as a security intercom.
		DS3.6	Exit points for driveways to basement car parks for block edge development may require pedestal activated boom gates.

Development Requirements

Performance Criteria	Design Solution
	Lighting
	<p>DS3.7 The intensity of lighting in the entranceway to covered or underground car parks is to be graded from the most bright (at the entrance proper), to minimum levels of accepted illumination (away from entrances), to allow for the gradual adjustment of driver/pedestrian "light" vision.</p>
	Pedestrians and Car Park Layouts
	<p>DS3.8 To help minimise the likelihood of conflict when sites have both pedestrian and vehicular access, the following is required:</p> <ul style="list-style-type: none"> a. parking areas are to be designed so that through traffic is either excluded or appropriately managed b. pedestrian entrances/exits are to be separated from the vehicular entrances/exits (parking spaces must not obstruct required exit doors) c. developments generating a significant amount of pedestrian movement throughout the car park (such as shopping centres or office parks) are to establish clear and convenient pedestrian routes. These routes should minimise the number of points which cross vehicle paths and be appropriately marked to heighten driver awareness (e.g. painting, use of contrasting materials, lighting and/or signage).

Development Requirements

Table 1: Carparking Rates – land located Inside a Business or Industrial zone

Development Type	Parking Spaces Required On-Site
Business Premises and Office Premises	1 space per 60m ²
Child care centres	1 space per 10 children for drop off and pick up and 1 space per 2 staff; with a Transport and Parking Assessment Study
Community Facilities; information and education facilities; public administration building	Identify car parking demand through a Transport and Parking Assessment Study
Educational establishments	1 space per 2 employees
Entertainment facilities, including function centres	Identify Carparking through a Transport and Parking Assessment Study
Funeral Chapels, Funeral Homes	1 space per 10 seats
Health consulting rooms	1 space per practitioner + 1 space per consulting room
Hospitals	Identify car parking demand through a Transport and Parking Assessment Study
Industrial (except for Warehouse)	1 space per 100m ²
Industrial (Warehouse)	1 space per 300m ²
Medical centre	1 space per practitioner + 1 space per consulting room
Place of worship	1 space per 10 seats or 1 space per 10m ² GFA (whichever is greater) with a Transport and Parking Assessment Study
Pubs	1 space per 50m ²
Recreational Area, Recreation Facility (indoor) (includes gymnasium) and Recreation Facility (outdoor)	Identify car parking demand through a Transport and Parking Assessment Study
Registered clubs (excluding residential) and nightclubs	1 space per 18.5m ²
Residential Accommodation	Dwelling (1-2 bedrooms): 1 space per dwelling Dwelling (3 bedrooms and over): 2 spaces per dwelling Visitor spaces: 1 space per 4 dwellings (or part thereof) Note: Different rates may apply where within 800m of a railway station in accordance with the Apartment Design Guide and the RMS Guide to Traffic Generating Development (2002)
Respite day care centres	1 space per 4 persons (pick up and drop off to be considered)
Restricted premises	1 space per 50m ²
Retail premises (including food and drink premises, restaurants and café)	1 space per 50m ²
Service stations, Vehicle repair; Passenger transport facilities; transport depots	Identify car parking demand through a Transport and Parking Assessment Study
Tourist and Visitor Accommodation (includes backpackers accommodation; bed & breakfast accommodation; hotel or motel accommodation and serviced apartments)	1 space per 5 bedrooms/unit of accommodation (excluding Backpacker accommodation); 1 space per 5 beds of backpacker accommodation; Plus the requirements of any associated restaurant/function room etc.
Veterinary hospitals	1 space per practitioner + 1 space per consulting room

Development Requirements

Table 2: Carparking Rates –land located Outside a Business or Industrial zone

Development Type	Parking Spaces Required On-Site
Boarding House	1 space per 3 beds plus 1 space per 2 employees
Business Premises	1 space per 50m ² GLFA
Child Care Centre	Refer to the Child Care Centres section of this DCP for car parking requirements.
Educational Establishment	1 space per 2 employees
Entertainment Facility (includes Cinemas, Theatres, and Public Assembly Areas etc.)	1 space per 10m ² GLFA or 1 space per 6 seats, whichever is greater.
Entertainment Facility (Indoor - Cricket/Netball/Soccer Centre)	8 spaces per court
Function Centre (Catering and Reception Centre)	1 space per 10m ² dining area + 1 space per 2 employees
Garden Centre	1 space per 100m ² GLA of site area
Health Services Facility	1 space per practitioner + 1 space per consulting room
Home Business, Occupation or Industry	1 space per employee who is not a resident of the dwelling
Hospital	1 space per 2 beds
Hotel or Motel Accommodation	1 space per 5 bedrooms of accommodation, plus the requirements of any associated restaurant/function room etc. Provisions shall be made for off street accommodation of buses and taxis.
Hotel or Motel Accommodation	1 space per unit + 1 space per 2 employees
Light Industry	
Office Area:	1 space per 40m ² GFA
Manufacturing (factory):	1 space per 100m ² GFA
Warehouse (storage):	1 space per 300m ² GFA
Medical Centre	3 spaces per consulting room
Office	1 space per 40m ² GLFA
Place of Public Worship (Church, Temple, Mosque)	1 space per 10 seats or 1 space per 10m ² GFA (whichever is greater)
Pub	1 space per 56m ² of GLFA
Recreation Facility (Indoor - Bowling Alley)	3 spaces per lane
Recreation Facility (Indoor – Gymnasium)	4.5 (min) - 7.5 (ideal) spaces per 100m ² GFA
Recreation Facility (Indoor - Squash / Tennis courts)	3 spaces per court
Recreation Facility (Outdoor - Bowling Club)	Greater of 30 spaces for first green + 15 spaces per each additional green or 1 space per 18.5m ² GFA
Registered Club (general)	1 space per 18.5m ² GFA
Residential Accommodation	Refer to the Residential Development section of this DCP or Controls for Specific Sites and Localities section (if applicable) for car parking requirements

Development Requirements

Development Type	Parking Spaces Required On-Site
Residential Accommodation (Serviced Apartments)	1 space per 4 units + short term standing area
Residential Care Facility (Nursing Home)	1 space per 10 beds, plus 1 space per 2 employees
Restaurant (Fast Food Restaurants) Development with on-site seating: Development with on-site seating & drive through facilities:	12 spaces per 100m ² GFA and 1 space per 5 seats (internal & external) or 1 space per 2 seats (internal), Greater of 1 space per 2 seats (internal) or 1 space per 3 seats (internal & external) + queue space for drive through: <ul style="list-style-type: none"> McDonalds: 10-12 car lengths KFC: 5-8 car lengths Other: Council to determine
Restaurant or Cafe	15 spaces per 100m ² GFA or 1 space per 3 seats (whichever is greater)
Restricted Premises (Drive-in Liquor Stores)	1 space per 50m ² GLFA + queuing space for 3 vehicles.
Retail Premises	Spaces per 100m ² GLFA <ul style="list-style-type: none"> 6 spaces per 100m² where GLFA is 0 - 10, 000m² 5 spaces per 100m² where GLFA is 10,000 - 20,000m² 4 spaces per 100m² where GLFA is >20,000m²
Retail Premises (Bulky Goods Retail Store)	1 space per 50m ² GLFA
Retail Premises (Car Tyre Retail Outlet)	Greater of 3 spaces per 100m ² GFA or 3 spaces per work bay
Service Station	6 spaces per work bay + 1 space per 25m ² GLFA of convenience store. If the petrol station and convenience store includes a restaurant; add 15 spaces per 100m ² GFA or 1 space per 3 seats (whichever is greater).
Shop (Video Store)	6 spaces per 100m ² GLFA
Take-away Food and Drink Premises (without seating or drive through facilities)	Council to determine
Vehicle Body Repair Workshop (Automotive Uses/Panel Beaters)	6 spaces per work bay (stacked parking acceptable)
Vehicle Sales or Hire Premises (Motor Showroom)	1 space per 130m ² GLFA 6 spaces per work bay (for vehicle servicing facilities)
Veterinary Hospital	1 space per 40m ² for < 120m ² GFA 1 space per 30m ² for GFA 120m ² - 1000m ² 1 space per 22m ² for > 1000m ² GFA



3.2 Subdivision

3.2 Introduction

3.2.1 Application of this chapter

This section applies to all development for the purposes of subdivision.

3.2.2 Purpose of this chapter

The purpose of this chapter is to achieve the following objectives:

- to enable the orderly subdivision of land, ensuring that a range of development types are achievable
- to ensure the creation of new allotments are compatible with the surrounding subdivision pattern as reflected in lot size, orientation and shape
- to minimise adverse impacts on adjoining land
- to ensure sufficient building and landscaped area is available on newly created allotments
- to ensure adequate solar access and vehicular access is available to all allotments and that adequate provision is made for drainage and utility services.

3.2.3 Development Requirements

The development requirements for this Section are provided in the table below.

Development Requirements

Performance Criteria	Design Solution
Lot Size and Shape	
PC1. Lot size and shape: <ul style="list-style-type: none"> a. ensures the subdivision is consistent with the objectives and minimum subdivision lot size requirements of the Hurstville Local Environmental Plan 2012 b. ensures subdivision design takes into account inherent site constraints and minimises any potential adverse environmental impacts c. provides adequate solar access, vehicular access, building area and landscaped area for allotments 	DS1.1 Residential allotment sizes are to conform to Table 1 – Lot size and shape
	DS1.2 The width or the area of any existing or proposed access handle is to be excluded when determining the area or width of each allotment (Refer to Figure 1 - Site area or width calculations - access handles) Note: Clause 4.1 of Hurstville Local Environmental Plan 2012. In battleaxe allotments an access handle comprises any access corridor, accessway, right-of-carriageway or the like.
	DS1.3 Allotment sizes for dual occupancy housing are to conform to Table 2 - Lot size and shape for Dual Occupancy.
	DS1.4 Allotments for multi-dwelling housing are to have a minimum size of 500 m ² per dwelling in the FSPA.
	DS1.5 Allotments in the IN2 Light Industrial Zone are to have a minimum size of 650 m ² .
	DS1.6 New allotments for dwelling houses and attached dual occupancy developments are to have a minimum width of 15m for the entire allotment.
	DS1.7 Where the street layout or site feature results in irregularly shaped allotments the lots must have a minimum width of 15m for the whole building footprint and applicants must demonstrate that a development that complies with Council's other controls for development including setback, landscaping and open space can be achieved.
	DS1.8 Battleaxe allotments are to conform to Table 3 – Battleaxe Lots.
	DS1.9 Width of easement is to comply with Table 4 – Width of Easements
	DS1.10 Where the topography of a site requires separate pedestrian access or is only accessible by the use of an inclinator, an accessway with a minimum width of 2 metres is to be provided.
	DS1.11 Corner allotments may be required to provide a 3 metre x 3 metre splay corner (road to road), or 1.5 metre x 1.5 metre (lane to road). Applicants are advised to consult with Council staff prior to lodgement of any development application to determine specific requirements.
	DS1.12 On newly created allotments an indicative building envelope must be able to demonstrate how solar access, vehicular access, setbacks, landscaped areas, and tree preservation can be achieved.

Development Requirements

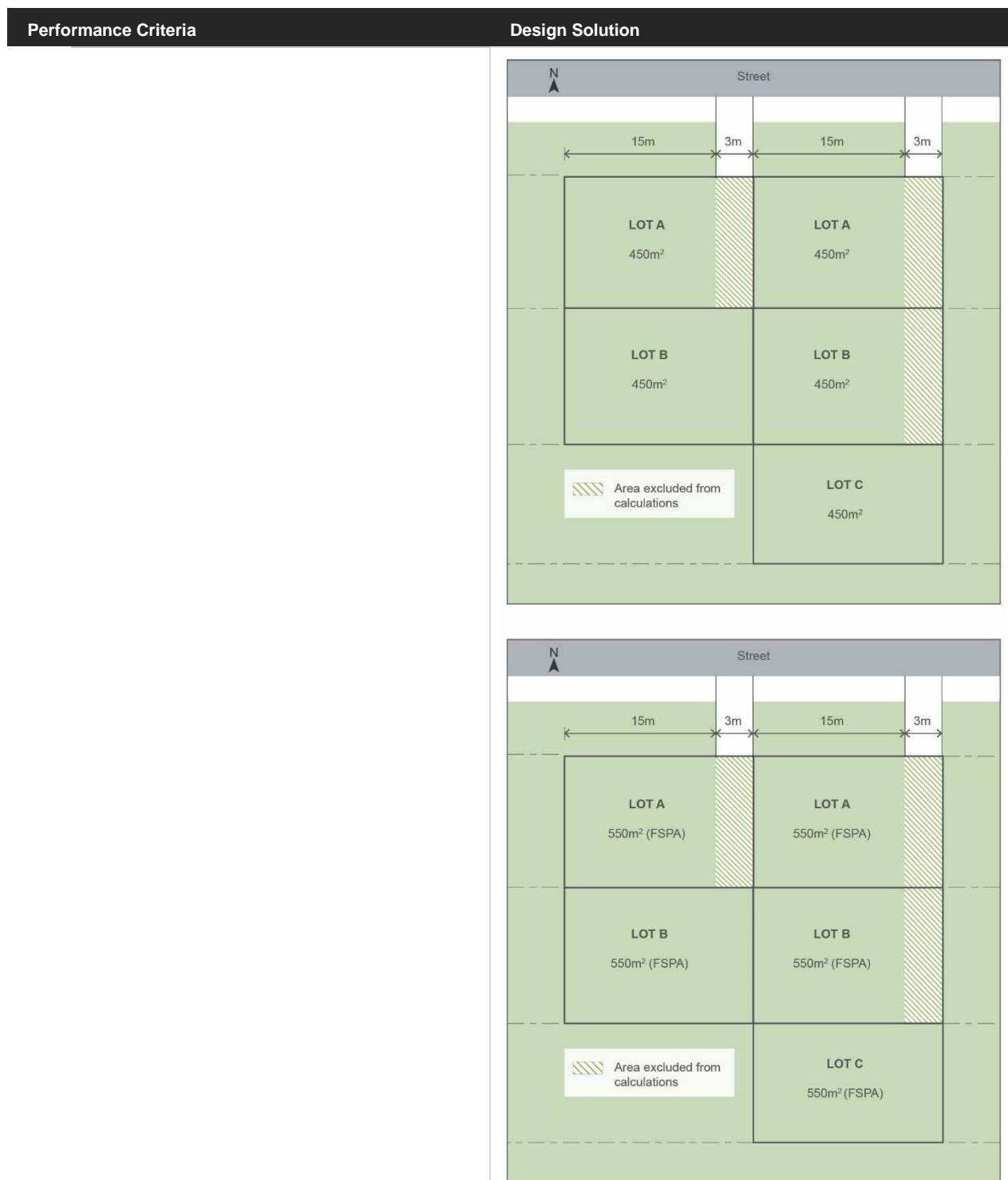


Figure 1: Site area or width calculations - access handles

Roads, Vehicular Access and Car Parking	
<p>PC2. Roads, vehicular access and car parking:</p> <ol style="list-style-type: none"> ensures road design takes into account connectivity, legibility and permeability and adequately caters for the safety of all road users, including motor vehicles, pedestrians and cyclists ensures road construction meets minimum standards 	<p>DS2.1 Public roads are to be constructed to Council's Traffic Engineers' satisfaction, in accordance with the relevant Australian Standards and relevant road authority's policy and specifications on road design and road safety guidelines.</p>

Development Requirements

Performance Criteria	Design Solution
<p>c. ensures adequate vehicular access and car parking is provided to allotments, according to the subdivision type, taking into account inherent site constraints without interfering with the natural topography and landscape</p>	
	<p>DS2.2 Pedestrian footpaths or shared pathways / cycle ways are to be designed in accordance with AS 1428.1—2001 Design for Access and Mobility.</p>
	<p>DS2.3 Consent should be obtained from the relevant road authority under the Roads Act 1993 for each opening of a public road required for the development.</p>
	<p>DS2.4 Driveways and car parking are to be constructed in accordance with AS 2890.1—2004, Parking facilities—Off-street car parking and with the relevant road authority's policy and specifications on vehicle and driveway crossings.</p>
	<p>DS2.5 Driveways and car parking must satisfy the requirements contained in Section 3.1.2.1—Parking Provision of this DCP and comply with the relevant DCP controls according to the development type.</p>
	<p>DS2.6 A driveway on a battleaxe lot is to conform to the following requirements:</p> <ul style="list-style-type: none"> a. is to be capable of carrying a variety of service vehicles, including fire engines b. is to be provided from the carriageway to the building line c. reciprocal right-of-way and easement for services must be shown d. where access is shared by three or more residential allotments: <ul style="list-style-type: none"> • the driveway is to be 6m wide or passing bays are to be provided at suitable locations • a 12 metre diameter turning circle, or appropriately designed "hammer head" or "T-turn" to Council's Traffic Engineers' satisfaction, full concrete construction, is required at a location which will suit all allotments • access is to be constructed prior to the release of the linen plan by Council
Utilities and Services	
<p>PC3. To ensure allotments are adequately serviced by appropriate utility services</p>	<p>DS3.1 Development consent must not be granted unless Council is satisfied that any public utility infrastructure that is essential for the proposed development (including water and electricity supply, disposal and management of sewage and stormwater) is available or that adequate arrangements have been made to make that infrastructure available when required. See Clause 6.7 of Hurstville Local Environmental Plan 2012.</p>

Development Requirements

Performance Criteria	Design Solution
	DS3.2 Service supply to multiple battleaxe subdivisions is to be provided by underground cable. Confirmation that this has been arranged is required in writing from the relevant authority before approval and release of plans can be finalized.
	DS3.3 Adequate space for the storage of waste and recycling bins is to be provided on the site in an accessible location (see Waste Management in Appendix 1).
Drainage	
PC4. To ensure subdivisions are fully drained to Council standards according to the subdivision type.	DS4.1 All subdivisions must be fully drained by an appropriately designed piped gravity drainage system. This system shall be designed for a minimum 1 in 20 year ARI storm frequency and discharge to a suitable location approved by Council.
	DS4.2 For inter-allotment drainage of two-lot residential subdivisions where surface water is collected via surface grates etc, any pipelines through adjacent property via a minimum 1m wide drainage easement: <ul style="list-style-type: none"> a. shall be a minimum of 150 mm in diameter or larger, laid at 1% minimum grade b. shall have a minimum inlet pit of 450 mm², including provision for a 150 mm deep silt arrestor; c. shall be of sewer grade PVC
	DS4.3 Where the site to be subdivided is larger than a two-lot residential subdivision, the pipe size is subject to determination by a qualified hydraulic engineer.
	DS4.4 All subdivisions must include provision for inter-allotment drainage and the overland flow path of any resulting overflow of stormwater generated by a storm of 100 year ARI.
	DS4.5 Runoff from storms up to the 100 year ARI that cannot be conveyed within the piped (minor) drainage system (including overflows from roof gutters) must be safely conveyed within formal overland flow paths (major system) to an approved outlet. Any overland flow must be wholly contained within the road corridor or a drainage easement of suitable width. The product of velocity and depth of flow ($V \times d$) shall not exceed 0.4m ² /s along these flow paths. Where it is not practicable to provide flow paths that meet these requirements for overland flow, the piped drainage system shall be constructed to accept runoff from 100 year ARI storms.
	DS4.6 Runoff that currently enters a site as a sheet flow from upstream properties shall not be obstructed from flowing onto the site and shall not be redirected so as to increase the peak flow rate or volume of surface runoff entering adjoining properties.

Development Requirements

Performance Criteria	Design Solution
	<p>DS4.7 Where increased seepage is anticipated or becomes evident as a result of site works and this is likely to impact on adjoining properties or the public footpath, appropriately designed subsoil cut off drains shall be provided and connected to the piped drainage system.</p>
	<p>DS4.8 In calculating the width of any drainage easement, consideration shall be given to the width of any overland flow generated by the 100 year ARI storm.</p> <p>This overland flow shall be wholly contained within any drainage easement created. Council may approve an "Easement over Existing Line of Pipes" or an easement of lesser width than 1 m, subject to the diameter of the pre-existing drainage line and site constraints. A condition must be imposed on any approval for a subdivision application that creates additional lots, requiring the creation of "Easements to Drain Water" sufficient to ensure that every lot so created has a legal right of drainage through to an appropriate public drainage system.</p>
	<p>DS4.9 All designs must be prepared by professionals qualified in drainage design.</p>
	<p>DS4.10 Flows shall be determined using the rational method in accordance with procedures set out in <i>Australian Rainfall and Run-off</i> (Institution of Engineers, Australia, 1987 or later) or using an appropriate hydrological/hydraulic computer model.</p>
	<p>DS4.11 Inter-allotment piped stormwater drainage systems shall be designed for a 5 minute duration storm of 20 year ARI or greater.</p>
	<p>DS4.12 All pipe sizing shall be confirmed by hydraulic grade line analysis however a minimum of 375 mm diameter pipe size shall apply to pipelines that become Council's asset.</p>
	<p>DS4.13 The minimum pipe grade shall be 1% and fullpipe velocities at 20 year ARI shall be between 0.6 and 6 m/s.</p>
	<p>DS4.14 Fully detailed hydraulic plans together with tabulated hydrological and hydraulic information must be submitted to Council.</p>

Table 1: Lot size and shape

Location	Lot size (minimum)
Lots in the residential zones: <ul style="list-style-type: none"> R2 Low Density Residential R3 Medium Density Residential 	450 m ²
R2 Low Density Residential lots in the FSPA	550m ²

Development Requirements

Table 2: Lot size and shape for Dual Occupancy

Location	Lot size (minimum)
Lots in the residential zones: <ul style="list-style-type: none"> R2 Low Density Residential R3 Medium Density Residential 	630 m ²
R2 Low Density Residential lots in the FSPA	1000m ²

Table 3: Battleaxe lots

Location	Number of lots per access corridor(maximum)	Width of access handle (minimum)
Lots in the residential zones: <ul style="list-style-type: none"> R2 Low Density Residential R3 Medium Density Residential 	6	3m, if handle services up to two lots 6m, if handle services more than two lots (unless passing bays are provided at suitable locations).
IN2 Light Industrial Zone	2	6 m

Table 4: Width of easements

Ownership	Nominal Pipe Diameter	Easement Width (minimum)
Private	up to 225 mm	1 metre
	300mm to 600mm	1.8 metres
Council or larger private inter-allotment drains	300 mm to 900 mm	2.5 metres
	1.05m to 1.2 metres	3.0 metres
	Pipes and culverts larger than 1.2 metres	Width appropriate to site location



3.3 Access & Mobility

3.3 Introduction

3.3.1 Application of this chapter

This Section applies to all land covered by Hurstville DCP No.1. It affects certain types of residential, industrial, commercial and retail development. However, the main emphasis is on new, larger developments, although changes of use and alterations and additions to existing buildings may need to comply with certain provisions of this section. The compliance table below explains in further detail what developments are subject to this Section and what requirements need to be satisfied before approval will be considered by Council.

3.3.2 Development Requirements

The development requirements for this Section are provided in the table below.

Development Requirements

Performance Criteria	Design Solution
<p>PC1. Development is designed for access and mobility and to:</p> <ul style="list-style-type: none"> a. provide information, awareness and understanding of access and mobility issues b. create appropriate levels of access and mobility for new developments, alterations and additions to existing buildings, public buildings and open space c. assist in providing a continuous path of travel throughout the City of Hurstville d. ensure compliance with the Disability Discrimination Act, 1992 (Commonwealth), as well as the relevant Australian Standards e. provide controls for adaptable housing which recognise the diverse accommodation needs of the community, particularly older persons and people with a disability 	<p>DS1.1 Development is to comply with Table 1 – Assessment Criteria</p>

Table 1: Assessment Criteria

Development Types	Adaptable Housing	General Access Requirements	Parking
Places of Shared Accommodation (such as shared hotels, boarding houses, backpackers, bed and breakfasts)	One accessible bedroom per five guests'/tenants' bedrooms or part thereof. All common facilities within the room where an accessible bedroom is located must also be accessible.	Access for all persons through the principal entrance and access to any common laundry, kitchen, sanitary or other common facilities in accordance with relevant Australian Standards.	1 parking space per 10 bedrooms or part thereof shall be provided in accordance with AS 2890.
Residential Flat Buildings including conversion of industrial buildings and shop top residential developments. (Mainly Class 2 of the BCA, with mixtures of Classes for those including commercial components)	In developments containing five or more dwellings, a minimum of one adaptable dwelling, designed in accordance with relevant Australian Standards must be provided for every ten dwellings or part thereof.	Access for all persons through the principal entrance and access to any common laundry, kitchen, sanitary or other common facilities in accordance with relevant Australian Standards.	One accessible parking space for every adaptable dwelling designed in accordance with Australian Standards.

Development Requirements

Development Types	Adaptable Housing	General Access Requirements	Parking
Multi dwelling housing	In developments containing 5 or more dwellings, a minimum of 1 adaptable dwelling, designed in accordance with AS 4299, shall be provided. Adaptable housing dwellings shall be provided thereafter at the rate of 1 per 5 dwellings or part thereof	Access to required adaptable dwellings and relevant parking spaces Appropriate access for all persons through the principal entrance of the building and access to any common facilities shall be provided	One accessible parking space for every adaptable dwelling designed in accordance with Australian Standards.
Commercial / Business Premises developments (including commercial premises, shops, remodelling / refurbishment of shops / shopfronts, refreshment rooms) and industrial developments (including warehouses) Classes 5 to 8 of the BCA This also includes changes of use or alterations and additions where a Development Application is required.	Nil.	Access is required to a principal entrance and to public areas in existing buildings or developments if it is proposed to carry out a substantial intensification of use or substantial alterations. In no case shall alterations result in a decrease in a decrease in access. General access for all persons to appropriate sanitary facilities and other common facilities including kitchens, lunch room, shower facilities, indoor and outdoor recreational facilities.	One space per 20 spaces or part thereof, where parking areas have more than 20 spaces but less than 50 spaces. 2% of parking spaces where 50 or more parking spaces provided in accordance with AS 2890.
Places of Assembly (including cinemas, churches), Public Buildings (including Council and Government Offices), Health Care Buildings, Educational Establishments, Child-Care Centres. (Class 9 of the BCA)	Nil	Access for all persons through the principal entrance and access to appropriate sanitary facilities in accordance with the BCA and relevant Australian Standards.	One space per 20 spaces or part thereof, where parking areas have more than 20 spaces but less than 50 spaces. 2 % of all parking spaces are to be set aside for accessible parking where 50 or more parking spaces are provided, to be designed in accordance with AS 2890.
Ancillary Non-Habitable Buildings associated with Class 2 to 9 buildings (such as private garages, sheds, laundries, shower and sanitary facilities) where the main building is required to be accessible and / or adaptable. (Class 10a of the BCA).	Nil.	Access in accordance with AS 1428.	Provide parking in accordance with the development type associated with the Class 10a buildings.

Development Requirements

Development Types	Adaptable Housing	General Access Requirements	Parking
<p>Aquatic Centres and Public Swimming Pools</p> <p>(Class 10b of the BCA for swimming pools not located within and enclosure or building).</p> <p>(Class 9b of the BCA for swimming pools located within and enclosure or building).</p>	Nil.	Access for all persons through the principal entrance and access to appropriate sanitary facilities in accordance with the BCA and relevant Australian Standards.	One space per 20 spaces or part thereof, where parking areas have more than 20 spaces but less than 50 spaces. 2 % of all parking spaces are to be set aside for accessible parking where 50 or more parking spaces are provided, to be designed in accordance with AS 2890.
Public Open Space and Facilities (including new footpaths, road works, toilets, pavilions, board walks and the like) where a Development Application is required.	Nil.	Access in accordance with AS 1428.2 where appropriate and reasonable.	One space per 20 spaces or part thereof, where parking areas have more than 20 spaces but less than 50 spaces. 2 % of all parking spaces are to be set aside for accessible parking where 50 or more parking spaces are provided, to be designed in accordance with AS 2890.



3.4 Crime Prevention Through Environmental Design

3.4 Introduction

3.4.1 Application of this chapter

This section applies to residential flat buildings, mixed use developments, commercial developments, light industrial developments, public buildings and multi dwelling housing. Many of the principles are also relevant for single dwellings and dual occupancy housing and may be considered in the design of these housing types.

3.4.2 Purpose of this chapter

The purpose of this chapter is to achieve the following objectives:

- to enhance safety by reducing opportunities for crime to occur
- to improve observation of public and private spaces
- to optimise the use of public spaces and facilities by the community
- to promote the design of safe, accessible and well maintained buildings and spaces

3.4.3 Development Requirements

The development requirements for this Section are provided in the table below.

Development Requirements

Performance Criteria	Design Solution
Site and Building Layout	
PC1. Site and building layout: <ul style="list-style-type: none"> a. ensures that the way in which the site, and the buildings within the site, are laid out enhance security and feelings of safety. b. ensures that private and public spaces are clearly delineated c. ensures that the design of the development allows for natural surveillance to and from the street and between individual dwellings or commercial units within the site d. provides entries that are clearly visible and avoid confusion e. avoids blind corners in pathways, stairwells, hallways and car parks f. provides natural surveillance for communal and public areas g. ensures that design for natural surveillance also provides for a suitable streetscape appearance h. where permitted, provides appropriate mixed uses within buildings to increase opportunities for natural surveillance, while protecting amenity i. locates public services (ATMs, telephones, help points, bicycle storage etc) in areas of high activity j. designs car parks to allow for natural surveillance and ensure clear sight lines, ease of access and safety at the entrance and within the car park 	DS1.1 Avoid blank walls fronting the street.
	DS1.2 Offset windows, doorways and balconies to allow for natural observation while protecting privacy.
	DS1.3 Access to dwellings or other uses above commercial/retail development should not be from rear lanes.
	DS1.4 Entrances should be located in prominent positions, be easily recognisable through design features and directional signage and should allow users to see into the building before entering.
	DS1.5 Pathways within and to the development should be direct and all barriers along the pathways should be permeable including landscaping and fencing.
	DS1.6 Consider the installation of mirrors, glass or stainless steel panels to allow users to see ahead and around corners in corridors and stairwells.
	DS1.7 Locate active uses or habitable rooms with windows adjacent to the main communal/public areas e.g. playgrounds, swimming pools, gardens, car parks etc.
	DS1.8 Communal areas and utilities e.g. garbage bays should be easily seen and lit.
	DS1.9 Where elevators or stairwells are provided, open style or transparent materials are encouraged on doors and/or walls of elevators/stairwells.
	DS1.10 Waiting areas and entries to elevators/stairwells should be close to areas of active uses, and should be visible from the building entry.
	DS1.11 Seating should be located in areas of active uses.
Multi Dwelling Housing or Residential Flat Buildings	
	DS1.12 Ensure that the multi dwelling housing or residential flat buildings address the street, or both streets if located on a corner.
	DS1.13 Position habitable rooms with windows at the front of the dwelling.
	DS1.14 Garages and carports should not dominate the front façade of the building.
Commercial Premises	
	DS1.15 Locate shops and businesses on lower floors and residences on upper floors. In this way, residents can observe the businesses after hours while the residences can be observed by the businesses during business hours.
	DS1.16 Incorporate car wash services, taxi ranks and shop kiosks etc within car parks.

Development Requirements

Performance Criteria	Design Solution
	<p>DS1.17 Locate public facilities in highly visible locations that are well lit and, where possible, near activities with extended trading hours e.g. restaurants, convenience stores and avoiding locating near possible hiding places eg. fire stair.</p>
	<p>DS1.18 Design ATMs to incorporate mirrors or reflective materials so that users can observe people behind.</p>
	<p>DS1.19 Provide directional signs to key services and landmarks e.g. railway station, taxi ranks, library etc.</p>
	<p>DS1.20 Ensure surveillance between the shopfront and the street by retaining clear sight lines and limiting promotional material on windows.</p>
	<p>DS1.21 Avoid displaying merchandise on the footpath.</p>
	<p>DS1.22 Supermarkets and other stores that provide shopping trolleys should provide an incentive scheme for their return or a retrieval service.</p>
	<p>DS1.23 If staff entrances must be separated from the main entrance, they should maximise opportunities for natural surveillance from the street.</p>
	<p>DS1.24 In industrial developments, administration/offices should be located at the front of the building.</p>
	<p>Car Parks</p>
	<p>DS1.25 Avoid large expanses of car parks. Where large expanses of car parks are proposed, surveillance such as security cameras should be provided.</p>
	<p>DS1.26 Where possible, locate entry/exit points in close proximity and close to the car park operator or shops, cafes etc.</p>
	<p>DS1.27 Minimise the number of entry and exit points to car parks.</p>
	<p>DS1.28 Access to lifts, stairwells and pedestrian pathways should be clearly visible within the car parks.</p>
	<p>DS1.29 Car park design should avoid hidden recesses.</p>
	<p>DS1.30 Locate car parks in areas that can be observed by adjoining uses.</p>
	<p>DS1.31 Pedestrian corridors/routes should be clearly identified in car parks servicing large developments.</p>
	<p>DS1.32 Locate disabled parking spaces in highly visible and convenient areas.</p>
	<p>DS1.33 Where staff car parking is provided it should be separate and secured from the public car park.</p>
	<p>Open Space</p>
	<p>DS1.34 Open spaces should be clearly designated and situated at locations easily observed by people. Parks and playgrounds should be located in front of buildings; shopping centres etc and should face the street rather than back lanes.</p>

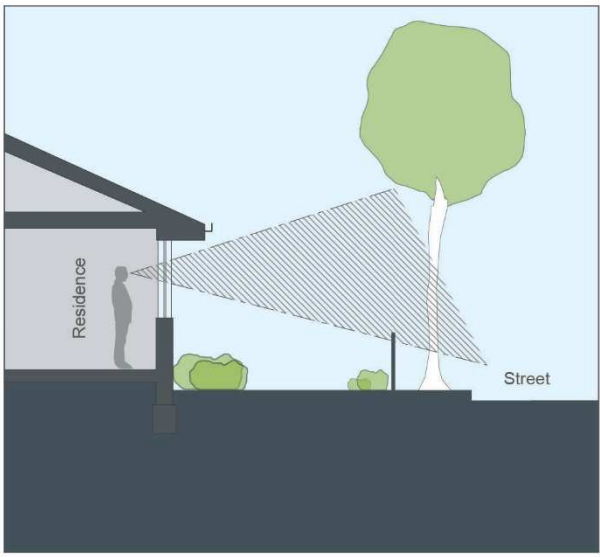
Development Requirements

Performance Criteria	Design Solution
	DS1.35 Seating, play equipment, BBQ areas etc should be provided to encourage the use of open spaces.
	DS1.36 Seating should be conveniently located and easily seen.
	DS1.37 Facilities e.g. toilets and telephones, should be located close to areas of active uses and access to facilities should be direct and free of obstruction.
	DS1.38 Pathways should be direct, follow pedestrian desire lines and avoid blind corners.
Lighting	
PC2. Lighting: <ul style="list-style-type: none"> a. enhances the amenity and safety of a site after dark by increasing opportunities for casual surveillance, deterring unauthorised access and reducing feelings of fear and vulnerability of legitimate site user b. enhances the amenity and safety of a site after dark by increasing opportunities for casual surveillance, deterring unauthorised access and reducing feelings of fear and vulnerability of legitimate site users c. is provided to enable natural surveillance, particularly in entrances/exits, service areas, pathways and car parks d. be clearly identifies all exist and entries after dark e. ensures service areas such as garbage areas and loading bays are well lit f. is designed so it doesn't produce areas of glare and shadow 	DS2.1 Dwelling and commercial unit main entries should be well lit at night.
	DS2.2 Use diffused lights and/or movement sensitive lights.
	DS2.3 All lighting must be vandal resistant and easy to maintain.
	DS2.4 Direct lights towards access/egress routes and possible hiding places to illuminate potential offenders, rather than towards buildings or resident observation points.
	DS2.5 Illuminate possible places for intruders to hide.
	DS2.6 Lighting should have a wide beam of illumination, which reaches to the beam of the next light, or the perimeter of the site or area being traversed, thereby avoiding dark shadows.
	DS2.7 Generally areas should be lit to enable users to identify a face 15 metres away.
	DS2.8 Avoid light spillage onto neighbouring properties as this can cause nuisance and reduce opportunities for natural surveillance.
	DS2.9 Use energy efficient lamps/fittings/switches to save energy.
	Commercial Premises
	DS2.10 Leave some lights on at night or use sensor lights
	DS2.11 Locate additional lighting below awnings to provide adequate illumination to the footpath areas.
	Car Parks
	DS2.12 Illuminate all external edges and access points to car parks during its opening hours.
	DS2.13 Ensure that the intensity of lighting to covered or underground car parks is graded to allow for the adjustment of driver and pedestrian vision. Brighter light should be used at entrance and pedestrian access ways and dimmer light should be used elsewhere.
	DS2.14 Lighting should be sufficiently bright to enable a car park user to see into the rear seat of a parked car before they enter the car.

Development Requirements

Performance Criteria	Design Solution
	Open Space
	DS2.15 Illuminate access points to areas of open space and pathways.
	DS2.16 Locate brighter lights in highly used areas.
	DS2.17 Ensure lighting does not produce dark shadows close to pathways and entries/exits.
	DS2.18 Lighting should be increased where parks are used by pedestrians as a thoroughfare or shortcut. As a guide, areas should be lit to enable users to identify a face 15 metres away. <i>Note: Details of all lighting (location, type and intensity) for public areas must be submitted with a development application for multi dwellings housing, residential flat buildings, commercial premises and car parks.</i>
Landscaping	
PC3. Lighting and fencing: <ul style="list-style-type: none"> a. does not reduce the security of a site b. where used to delineate private space, is used in a way which enhances safety c. does not obstruct casual surveillance and allows intruders to hide d. uses vegetation as barriers to deter unauthorised access e. avoids large trees/shrubs and buildings works that could enable an intruder to gain access 	DS2.19 Avoid medium height vegetation with concentrated top to bottom foliage. Plants such as low hedges and shrubs, creepers, ground covers and high canopied vegetation are good for natural surveillance. Refer Figure 1 – Vegetation placement for passive surveillance.
	DS2.20 Trees with dense low growth foliage should be spaced or crown raised to avoid a continuous barrier.
	DS2.21 Use low ground cover or high canopied trees, clean trunks, to a height of 2m around children's play areas, car parks and along pedestrian pathways.
	DS2.22 Avoid vegetation, which conceals the building entrance from the street.
	DS2.23 Select planting species having regard to their type and location to minimise possible places for intruders to hide.
	DS2.24 When planting is provided within 5m of a pedestrian pathway, it should be lower than 1 metre or thin trunked with high canopy.
	DS2.25 Planting should not prevent informal surveillance by adjacent residents.
	DS2.26 Prickly plants can be used as effective barriers. Species include bougainvilleas, roses, succulents, and berberis species.
	DS2.27 Avoid large trees, carports, skillion extensions, fences, and downpipes next to second storey windows or balconies that could provide a means of illegal access to the building.
	DS2.28 Ensure vegetation is maintained regularly.

Development Requirements

Performance Criteria	Design Solution
	 <p>Figure 1: Vegetation placement for passive surveillance</p>
Fencing	
<p>PC4. Fencing:</p> <ul style="list-style-type: none"> a. does not restrict casual surveillance between the site and the street due to its height, location and design b. where on the front boundary, should be designed to maximise opportunities for casual surveillance between the site and the street and minimise opportunities for concealment 	<p>DS4.1 Front fences are to be predominantly open in design to allow sight through the fences eg picket fences, wrought iron.</p> <p>DS4.2 If noise insulation is required, install double-glazing at the front of the building rather than a high solid fence (greater than 1 metre).</p> <p>DS4.3 Fences are not to inhibit surveillance of the communal areas, pathways, and footpath by occupants of the building. Both the height of the fence in relation to the building as well as the nature of the construction materials need to be considered.</p>
Security and Operational Management	
<p>PC5. Development:</p> <ul style="list-style-type: none"> a. ensures an appropriate level of security is achieved b. provides an appropriate level of security for individual buildings and communal areas to reduce opportunity for unauthorised access c. ensures individual dwellings are equipped with appropriate security devices d. ensures an appropriate level of security is achieved in communal areas e. provides adequate security to commercial premises with extended hours of operation 	<p>DS5.1 Locks are to be fitted on all doors and windows to the Australian Standard.</p> <p>DS5.2 Security devices such as grilles on door and window openings must be 'permeable' to allow casual surveillance. Solid shutters are not permitted on the window and door openings, which have frontage to the street or are adjacent to open space.</p> <p>DS5.3 Install viewers on entry doors to allow building occupants to see who is at the door before it is opened.</p> <p>DS5.4 Install intercom, code or card locks or similar for main entries to residential flat buildings and commercial premises including car parks.</p> <p>DS5.5 Entry doors are to be self-closing and signs displayed requesting building occupants not to leave doors wedged open.</p> <p>DS5.6 Consider installing user/sensor electronic security gates at car park entrances, garbage areas and laundry areas etc., or provide alternative access controls.</p>

Development Requirements

Performance Criteria	Design Solution
	DS5.7 Pedestrian entry to basement parking must be through secured access via the main building.
	DS5.8 External storage areas are to be well secured and well lit.
	DS5.9 If security grilles are used on windows they must be operable from inside in case of emergencies.
	DS5.10 Ensure skylights and/or roof tiles cannot be readily removed or opened from outside.
	DS5.11 Provide lockable gates on side and rear access.
	Commercial Premises
	DS5.12 Consider security infrastructure such as monitored alarm systems, building supervisors or security guards.
	Car Parks
	DS5.13 Use security devices, such as an intercom or remote lock facility in multi-level car parks where appropriate.
	DS5.14 Locate a help point on each parking level and/or allocate security staff for larger developments.
	DS5.15 Use only a limited area of a multi-level car park outside peak hours.
	DS5.16 Consider the installation of boom gates or similar devices at entrances and exits of the car park.
Building Identification	
PC6. Development: a. ensures buildings are clearly identified by street number to prevent unintended access and to assist persons trying to find the address b. ensures that parking areas are clearly identified by signage to prevent unintended access and to assist persons trying to find their car c. ensures that signage is clearly visible, easy to read and simple to understand	DS6.1 Each individual dwelling or commercial unit is to be clearly numbered and unit numbers and directions should be provided on each level of the development.
	DS6.2 Each building entry must clearly state the dwelling or unit numbers accessed from that entry.
	DS6.3 Street numbers are to be at least 7cm high, and positioned between 1m and 1.5m above ground level on the street frontage.
	DS6.4 Street numbers should be made of durable materials preferably reflective or luminous, and should be unobstructed (e.g. by foliage).
	DS6.5 Location maps and directional signage should be provided for larger developments.
	DS6.6 Both directional and behavioural signage should be provided at entrances to open space areas and parks.
	Car Parks
	DS6.7 Building identification and directional signage in car parks should be clearly visible, easy to read and simple to understand and utilise strong colours, standard symbols and simple graphics.
	DS6.8 Both pedestrians and drivers should be provided with a clear understanding of the direction to stairs, lifts and exits.

Development Requirements

Performance Criteria	Design Solution
	DS6.9 In multi-level car parks, creative signage should be used to distinguish between floors to enable users to easily locate their cars.
	DS6.10 Signage should advise car parks users of the security measures that are in place and where to find them eg. Intercom systems.
	DS6.11 Signage should be provided in car parks to advise users to lock their cars and not display valuables.
	DS6.12 Where exits are closed after hours, ensure this information is indicated at the car park entrance.
Building Ownership	
PC7. Development is: <ul style="list-style-type: none"> a. designed to promote a sense of site ownership and to encourage responsibility in making sure the site is well looked after and cared for b. designed to promotes pride and sense of place and ownership and reduce illegitimate use/entry. 	DS7.1 Use psychological barriers such as fences, gardens, lawn strips, varied textured surfaces to define different spaces within a development.
	DS7.2 To distinguish dwellings or groups of dwellings use design features e.g. colouring, vegetation, paving, artworks, fencing, furniture etc.
	DS7.3 Ensure the speedy repair or cleaning of damaged or vandalised property and the swift removal of graffiti.
	DS7.4 Provide information advising where to go for help and how to report maintenance or vandalism problems.
	Open Space
	DS7.5 Provide features that reflect the community's needs and that will consequently be well utilised (e.g. play equipment, seating areas etc).
	DS7.6 Consider using cultural themes applicable to the area and encourage community involvement in design.
	DS7.7 Encourage volunteer management and maintenance of public areas.
Building Materials	
PC8. Building materials: <ul style="list-style-type: none"> a. minimise opportunities for criminal damage and can be easily maintained b. reduce the opportunity for intruder access c. minimise opportunities for vandalism d. are regularly maintained and include swift removal of graffiti to enhance 'cared for' image 	DS8.1 Use toughened or laminated glass at ground floor public areas.
	DS8.2 Roller shutters for commercial premises or car parks should be in the form of an opaque or clear security grille rather than a solid material.
	Car Parks
	DS8.3 Use materials that enhance natural surveillance within the car park.
	DS8.4 Encourage the use of transparent materials for walls and doors of car parks.
	DS8.5 Paint the ceilings and walls of the car park in light colours to enhance brightness.

Development Requirements

Performance Criteria		Design Solution	
		DS8.6	Reflective film can be used on windows overlooking car parks. Potential intruders will not know if they are being observed during daylight hours.
		DS8.7	Consider the installation of open style security grilles to individual parking spaces rather than separate garaging.
		DS8.8	Where feasible include security grilles from underground car parks to the street to provide some surveillance.
Building Maintenance			
PC9.	Development	DS9.1	Ensure the speedy repair or cleaning of damaged or vandalised property and the swift removal of graffiti.
	a. creates the impression that the site is well looked after and well cared for	DS9.2	Provide information advising where to go for help and how to report maintenance or vandalism problems.
	b. uses materials that reduce the opportunity for vandalism.	DS9.3	Strong, wear resistant laminate, impervious glazed ceramics, treated masonry products, stainless steel materials, anti-graffiti paints and clear over sprays will reduce the opportunity for vandalism. Flat or porous finishes should be avoided in areas where graffiti is likely to be a problem.
		DS9.4	Where large walls are unavoidable, consider the use of vegetation or anti-graffiti paint. Alternatively, modulate the wall, or use dark colours to discourage graffiti on vulnerable walls.
		DS9.5	External lighting should be vandal resistant. High mounted and/or protected lights are less susceptible to vandalism.
		DS9.6	Communal/street furniture should be made of hardwearing vandal resistant materials and secured by sturdy anchor points or removed after hours.



3.5 Landscaping

3.5 Introduction

3.5.1 Application of this chapter

This chapter applies to landscaping associated with development for Residential Accommodation in the R2 Low Density and R3 Medium Density Residential zones, except for Dwelling Houses and development covered by the Apartment Design Guide.

3.5.2 Purpose of this chapter

The purpose of this chapter is to achieve the following objectives:

- to contribute to the creation of a distinct landscape character for Hurstville
- to protect existing significant trees and vegetation
- to reduce the visual and environmental impact of buildings, structures and hardstand
- to create attractive, comfortable, functional and safe streets, public domain and private domain
- to complement and enhance the function of communal open space, private open space and setback areas
- to provide potential habitat for desirable local wildlife species
- to encourage on site stormwater infiltration
- to reduce the urban heat island effect.

3.5.3 Development Requirements

The development requirements for this Section are provided in the table below.

Development Requirements

Performance criteria		Design solution	
Street and neighbourhood landscape character			
PC1.	Development contributes to the creation of a distinct, attractive landscape character for streets and neighbourhoods	DS1.1	Where a street or neighbourhood has an existing desirable landscape character, similar species are planted on site, except where the species are identified as being undesirable in accordance with Appendix 1 – Recommended species for landscaping.
		DS1.2	Where a street or neighbourhood does not have an existing desirable landscape character, a coherent range of species are planted on site in accordance with Appendix 1 – Recommended species for landscaping.
Landscaping area and dimensions			
PC2.	The size and dimensions of landscaping areas are adequate to minimise the visual impact of buildings and structures and provides areas of a high level of utility and amenity	DS2.1	No design solution is provided and each proposal is assessed on its own merits.
Significant trees and vegetation			
PC3.	Development protects existing significant trees and vegetation:	DS3.1	Site layout and design, including buildings, structures and hardstand, ensures the long term retention and health of existing significant trees and vegetation.
		DS3.2	Where significant trees or vegetation are required to be removed to allow for site development, they are to be replaced with the same or similar species achieving the same coverage at maturity.
Front, side and rear boundaries			
PC4.	Landscaping in front setbacks: <ul style="list-style-type: none">a. integrates the public and private domainb. is co-ordinated with the street planting pattern and speciesc. reduces the visual impact of buildings, structures and hardstand	DS4.1	Landscaping in front setbacks consists of: <ul style="list-style-type: none">a. an area of sufficient dimensions to accommodate planting Note: <i>this area must be a minimum of 2m</i> <ul style="list-style-type: none">b. shade trees that grow to a height consistent with or greater than that of the buildingc. screening shrubs where required to mitigate the visual impact of blank wallsd. low shrubs and ground covers to ensure complete coverage of planting area
PC5.	Landscaping alongside boundaries reduces the visual impact of buildings on adjoining premises	DS5.1	Landscaping is provided along the entire length of rear boundaries where buildings are located and consists of: <ul style="list-style-type: none">a. an area of sufficient dimensions to accommodate planting Note: <i>this area must be a minimum of 2m</i> <ul style="list-style-type: none">b. shade trees that grow to a height consistent with or greater than that of the buildingc. screening shrubs where required to mitigate the visual impact of blank wallsd. low shrubs and ground covers to ensure complete coverage of planting area

Development Requirements

Communal and private open space			
PC6.	Landscaping in communal open space and private open space contributes to the their useability and amenity	DS6.1	A minimum of one shade tree is planted in each area of private open space.
		DS6.2	Trees planted in areas of communal open space are to provide shade to a minimum of 25% of the area at maturity.
		DS6.3	A minimum of 50% of private and communal open space areas are to be covered in turf and / or planting area.
		DS6.4	Trees planting in area of private or communal open space are to: <ul style="list-style-type: none">a. enable the penetration of winter sun and mitigate the penetration of afternoon summer sunb. enable the penetration of desirable cooling winds in summer and mitigate the penetration of undesirable cold winds in winter
Carparks			
PC7.	Landscaping reduces the environmental impacts of carparks	DS7.1	Landscaping is to be provided within and around the perimeter of carparking areas that accommodate over 6 vehicles.
		DS7.2	Shade trees are provided at a ratio of at least 1 for every 6 carparking spaces <i>Note: this requirement may be reduced for Child Care Centres or for other uses where there is typically a short term usage pattern, eg primarily customer drop off/pick up.</i>
		DS7.3	Raised or sunken planting beds having a minimum width of 1m are provided around the entire perimeter of carparks.
		DS7.4	Landscaped areas and trees are to be protected with a 150mm concrete kerb or edge treatment to protect them from damage by vehicles.
Landscaping plans			
PC8.	Development applications are supported by sufficient detail to demonstrate achievement of the objectives of this chapter	DS8.1	Development that involves landscaping is to be supported by a: <ul style="list-style-type: none">a. a survey plan showing the location of existing trees, their type and condition and what are being proposed to be removedb. concept level landscape plan showing the extent, function and character of landscaped areac. detailed landscape plan showing excavation, location of site services, proposed levels, drainage, construction detail; and a detailed planting schedule

Development Requirements

Landscaping near areas of ecological significance		
PC9.	Landscaping that is located adjacent to areas of ecological significance protects and strengthens the ecological values of the area	DS9.1 Landscaping comprises species that are consistent with the dominant species in the adjoining area of ecological significance. Note: exceptions may be made where adjoining an area that is bushfire prone.
Landscaping near bushfire prone areas		
PC10.	Landscaping within or adjacent to areas that are bushfire prone minimise risk or bushfire hazard to people and property	DS10.1 Fire resistant species are planted in areas that are susceptible to bushfire hazard.
Stormwater management		
PC11.	Landscaping facilitates on site stormwater infiltration and does not result in significant adverse water quality impacts <i>Note: due to the existing soil profile of parts of Hurstville, on site infiltration is not always possible, and this will be considered by council when assessing development applications for compliance with this performance criteria</i>	DS11.1 Opportunities for on-site stormwater infiltration are provided through measures such as: a. turf and raised planting beds b. minimising the extent of impervious surfaces
		DS11.2 Landscaped areas and suitably drained and ensure the soil and sediment does not exit the site.
Maintenance		
PC12.	Landscaping areas are able to be easily maintained	DS12.1 Trees that have short life, drop branches or have gum or fruit or those that can damage underground pipes through invasive root systems are avoided.
		DS12.2 Turfed areas are readily accessible by standard lawn cutting devices.
		DS12.3 Planting beds are provided with a durable automatic irrigation system.
		DS12.4 One hose cock is provided for each separate area of communal or landscaped open space.
		DS12.5 Where they are difficult to access, landscaping areas are planted with durable, long life species that have minimal maintenance requirements.
Safety		
PC13.	Landscaping provides for personal and property safety	DS13.1 Landscaping is sited and designed in accordance with the principles of CPTED.
		DS13.2 Landscaping enables clear sight lines to be achieved along pathways and minimise opportunities for concealment.
		DS13.3 Dense screening vegetation is not provided within front setbacks.
Utilities		
PC14.	Landscaping does not interfere with the effective functioning of utilities	DS14.1 Landscaping does not interfere with the effective functioning of overhead, surface level or underground utilities.



3.6 Public Domain

3.6 Introduction

3.6.1 Application of the chapter

This chapter applies to development that involves works in the public domain.

3.6.2 Purpose of this chapter

The purpose of this chapter is to achieve the following objective:

- to create public domain within streets that protects and enhances the character and visual quality of Hurstville.

3.6.3 Development Requirements

The development requirements for this Section are provided in the table below.

Development Requirements

Performance criteria		Design solution	
General			
PC1.	Development contributes to the creation of attractive, comfortable and safe streets that comprise consistent and high quality paving, street furniture and street tree plantings.	DS1.1	Development that proposes works in the public domain is to obtain all necessary council and statutory authority approvals before work commences.
		DS1.2	Where council has prepared a streetscape design manual for a street or area detailing public domain requirements, works are consistent with the requirements of the manual.
		DS1.3	Construction activity that damages council assets in the public domain such as kerb and gutter is to replace the damaged asset to the same or an equivalent standard.
		DS1.4	The placement of trees, street furniture and signage is to provide for amenity without causing clutter.
		DS1.5	Footpath pavement width is to allow for comfortable walking, unimpeded by obstacles.
		DS1.6	Streets are to have shared services pits to reduce maintenance costs and reduce conflict with street plantings.
		DS1.7	For large scale development, high quality, durable and coordinated street furniture that enhances the comfort, legibility and attractiveness of the public domain is to be provided, and may include a selection of: <div><div>a.</div>seating</div> <div><div>b.</div>lighting</div> <div><div>c.</div>rubbish bins</div> <div><div>d.</div>signage</div>
		DS1.8	Street trees are to be provided on all streets to achieve the following outcomes: <div><div>a.</div>coordinated palette of climatically responsive species</div> <div><div>b.</div>reinforce the street hierarchy and create distinct places</div> <div><div>c.</div>be robust and low-maintenance</div> <div><div>d.</div>be planted in a coordinated, regularly spaced and formalised manner</div> <div><div>e.</div>increase the comfort of the public domain for pedestrians</div> <div><div>f.</div>enhance the environmental performance of the precinct by increasing opportunities for energy efficiency, reducing the heat island effect and proving habitat for wildlife</div>



3.7 Stormwater

3.7 Introduction

3.7.1 Application of this chapter

This chapter applies to development that involves management of stormwater.

Part A applies to residential development, except for Dual Occupancies, Dwelling Houses, Secondary Dwellings and Outbuildings. Stormwater requirements for these land uses are contained in Section 4.4 of the DCP.

Part B specifies additional design solutions for industrial, commercial and mixed-use development.

3.7.2 Purpose of this chapter

The purpose of this chapter is to achieve the following objectives:

- to provide for the efficient and functional management of stormwater
- to achieve acceptable discharge rates for stormwater discharge off site, including minimising the risk of flooding
- to ensure the quality of stormwater discharged off site does not cause significant adverse impacts on the ecological values of receiving waters such as creeks, rivers or estuaries
- to ensure development does not exacerbate overland flow issues for other properties
- to minimise change to existing ground levels
- to ensure stormwater management does not adversely affect the visual quality of streetscapes
- to achieve development outcomes that are suited to the level of flooding risk identified by Council's Hurstville Flood Study

3.7.3 Development Requirements

The development requirements for this Section are provided in the table below.

Development Requirements

Part A – Residential Flat Buildings, Multi Dwelling Housing and Boarding Houses

Performance criteria	Design solution
General	
PC1. Stormwater management is provided on site: <ul style="list-style-type: none"> a. to not increase the existing level of hazard to persons or property b. to ensure rainwater run-off and overland flow is directed into an approved stormwater drainage system c. to reduce and control rainwater run-off in order to minimise overland flows, soil erosion and siltation in streams and water ways. d. to encourage an environmentally sustainable regime of stormwater management that achieves a balance between collecting and re-using rainwater, maintaining acceptable environmental flows in streams and allowing for on-site surface infiltration via landscaping. 	Stormwater management systems
	DS1.1 Stormwater flows are managed within the drainage sub-catchment the site is located.
	DS1.2 Original or existing stormwater flow patterns are formalised and are not significantly altered in terms of direction and fall.
	DS1.3 Development does not concentrate, divert or increase overland flow of stormwater onto an adjoining property and where overland flow is an issue in a rare storm event as determined by Council's Hurstville Flood Study, a post-development flood analysis is to be provided.
	DS1.4 Measures are implemented during construction to reduce soil erosion from development sites.
	DS1.5 A development application is supported by a concept stormwater management plan showing how surface and roof waters are to be discharged by gravity to the street or easement and the size of all pipes.
	DS1.6 On-site retention of roof run-off using rainwater tanks or detention tanks for storage and re-use must be provided.
	DS1.7 All runoff is discharged to the adjacent road kerb and council's drainage system or an easement over a downstream property.
	DS1.8 On-site infiltration is maximised by minimising sealed surfaces and increasing porous surfaces to reduce stormwater runoff.
	Stormwater management systems– design and capacity
	DS1.9 Overland flow paths are designed for the 100 year storm ARI event.
	DS1.10 On site stormwater and drainage control is to be designed for the 20 year ARI storm.
	Where involving drainage by gravity
	DS1.11 Where the property falls to the street, stormwater is discharged to the adjacent road kerb or Council's drainage system directly in front of the development site by gravity. Note: A drainage application under Section 68 of the Local Government Act 1993 and Section 138 of the Roads Act 1993 is required to get approval to connect to Council's drainage system.
	DS1.12 The point discharge to the gutter must not exceed 25 litres per second (a total for the site).

Development Requirements

Performance criteria	Design solution
	<p>DS1.13 Development sites greater than 700m² in area must discharge stormwater into Council's stormwater system. A gully pit with 2400mm lintel is to be constructed at this location. If no pipe line exists, a new pipe line must be constructed to discharge stormwater.</p> <p>Note: A drainage application under Section 68 of the Local Government Act 1993 and Section 138 of the Roads Act 1993 is required to get approval to connect to Council's drainage system.</p>
	<p>DS1.14 All other impervious surface water runoff from areas such as driveways and footpaths is to drain by gravity to Council's drainage system.</p>
	<p>Where involving drainage by easement</p>
	<p>DS1.15 Developer required creating an easement over the adjoining downstream property/s to drain stormwater by gravity across the downstream properties to the road kerb or Council's drainage system.</p> <p>Note: A drainage application under Section 68 of the Local Government Act 1993 and Section 138 of the Roads Act 1993 is required to get approval to connect to Council's drainage system.</p>
	<p>DS1.16 Where an easement is required over downstream properties for drainage purposes:</p> <ol style="list-style-type: none"> it is to have a minimum width of 1m and a separate Development Application is required for the installation of the pipeline within easement. a letter of consent from the owner(s) of the downstream properties is to be submitted with the Development Application for installation of the pipeline within easement. <p>The applicant is to provide Council with evidence that the easement has been registered with the Registrar General.</p>
	<p>DS1.17 Buildings are not to be constructed over the easement</p>
	<p>DS1.18 All other water runoff from impervious surfaces such as driveways and footpaths to be intercepted and drained by gravity to Council's drainage system</p>
	<p>On site detention</p>
	<p>DS1.19 The rate of discharge of roof and pavement runoff from the site is to be controlled by the provision of an on-site detention system.</p>
	<p>DS1.20 On site detention facility shall be designed in accordance with Hurstville City Council's 'Drainage and On-Site Detention Policy'.</p>
	<p>Where involving drainage by a pump out system</p>
	<p>DS1.21 Pump-out systems are only allowed to drain basement and its driveway ramps.</p>

Development Requirements

Performance criteria	Design solution
	DS1.22 Where a pump out system is proposed for the drainage of a basement and its driveway ramp, discharge is either to be directed to a harvest/reuse system or connected to Councils drainage pipe system

Part B – Additional Design Solution for Industrial, Commercial and Mixed-use Developments

(in addition to controls listed in Part A)

Performance criteria	Design solution
	Stormwater quantity
	DS1.23 Stormwater discharge for development sites is not to exceed the 5 year ARI storm event.
	DS1.24 An on-site stormwater detention system is provided that reduces the flow rate of stormwater discharge.
	Stormwater quality
	DS1.25 The quality of stormwater leaving development sites is consistent with water quality standards set by the Environment Protection Authority and ANZECC.
	Stormwater management systems – type
	DS1.26 A trunk drainage system that provides for the 20 year ARI event.
	DS1.27 Development is to maintain natural drainage systems and not change the drainage pattern through filling.
	DS1.28 Development applications are supported by drainage diagrams, including the size of all pipes, that demonstrate the effective collection and discharge of all surface and roof waters to the street gutter by means of adequate pipes.
	Disposal of waste water from work areas
	DS1.29 Covered, bunded work areas, including workshops and lube bays, are graded into collection sumps and/or grated drains so that surface effluent generated within the workshop area is directed into a dedicated drainage system for treatment, storage and disposal and/or reuse.
	Washing of vehicles
	DS1.30 Washing of vehicles/boats is conducted in a car wash bay, which is roofed and bunded to exclude rainwater.
	DS1.31 Waste water from car washing is to be discharged to the sewer under a Trade Waste Agreement from Sydney Water.

Development Requirements

Performance criteria	Design solution
	<p>DS1.32 Alternative water management and disposal options may be possible where water is recycled, minimised or re-used on the site and is to comply with:</p> <ul style="list-style-type: none"> a. Environment Protection Authority's Environment Protection Manual for Authorised Officers: Technical Section (Car Washing Waste) b. Environment Protection Authority's Managing Urban Stormwater: treatment techniques
	Carpark stormwater treatment
	<p>DS1.33 Any open parking area(s) must drain to a stormwater treatment device capable of removing litter, oil, grease and sediment prior to discharge to the stormwater system.</p>
	<p>DS1.34 Car parks comply with:</p> <ul style="list-style-type: none"> a. Environment Protection Authority's Environment Protection Manual for Authorised Officers: Technical Section (Stormwater First Flush Pollution) b. Environment Protection Authority's Managing Urban Stormwater: Treatment techniques
	<p>DS1.35 Stormwater treatment device(s) are to be maintained on a regular basis</p>
	Storage and handling of chemicals
	<p>DS1.36 All chemicals are to be stored and handled in accordance with:</p> <ul style="list-style-type: none"> a. AS 1940-1993 The Storage and Handling of Flammable and Combustible Liquids b. Environmental Protection Authority's Environmental Protection Manual for Authorised Officers: Technical Section (Bunding and spill management) (1995)



4.0 Specific Controls for Residential Development

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4.1 Residential Flat Buildings

4.1 Introduction

4.1.1 Application of this chapter

This chapter applies to development for the purposes of a Residential Flat Building on land included within the R3 Medium Density Residential zone.

For the following matters, this DCP adopts the design criteria of the Apartment Design Guide (ADG):

- Visual privacy
- Solar and daylight access
- Common circulation and spaces
- Apartment size and layout
- Ceiling heights
- Private open space and balconies
- Natural ventilation
- Storage.

Where there is a conflict between this DCP and the ADG, to the extent of the inconsistency, the ADG prevails.

4.1.2 Purpose of this chapter

The purpose of this chapter is to achieve the following objectives:

- to ensure consistency with the desired future character of the area
- to contribute to the creation of attractive, human scale streetscapes
- to promote an attractive, comfortable, safe and active public domain
- to create a high amenity living environment and to maintain existing residential amenity for adjoining or nearby residential development
- to achieve a high level of environmental performance
- to promote housing affordability and provide housing choice.

4.1.3 Development Requirements

The development requirements for this Section are provided in the table below.

Development Requirements

Performance criteria		Design solution	
Neighbourhood character			
PC1.	Development is sited and designed to respect existing or desired future neighbourhood and streetscape character, including: <ul style="list-style-type: none">a. the pattern of development of the neighbourhood, including elements that shape the streetscape such as the relationship and interface between the public and private domainb. the built form, scale and character of surrounding development including height, setbacks, front fencing, roofs and the location and proportions of private open spacec. notable natural features of the site, including topography and vegetation	DS1.1.	The development application is supported by a Statement of Environmental Effects that: <ul style="list-style-type: none">a. includes a satisfactory neighbourhood and site description, including the identification of the key features of the neighbourhood and site.b. shows how the siting and design response derives from and responds to the key features identified in the neighbourhood and site description.c. demonstrates that the residential development proposal respects the existing or desired neighbourhood character and satisfies objectives of the zone in the LEP.
Site frontage			
PC2.	Site frontage enables: <ul style="list-style-type: none">a. siting of a building and structuresb. provision of adequate setbacksc. provision of adequate landscaped open spaced. efficient vehicle access, parking and manoeuvringe. creation of high quality built form.	DS2.1.	The minimum street frontage is 24m Note: <i>minimum street frontage may be reduced where development is proposed on an isolated site.</i>
Isolated sites			
PC3.	Development: <ul style="list-style-type: none">a. enables suitable development of existing isolated sites in a manner which responds to the site context and constraints and maintains a high level of amenity for future occupants and neighbours.b. avoids the creation of isolated sites as a result of the development of adjoining lots. <p><i>Note 1: Isolated sites are those which have been physically built out and cannot comply with the frontage requirements for redevelopment because the adjoining sites have already been developed at or near the maximum potential allowed in the zone (refer Figure 3 and Figure 4)</i></p> <p><i>Note 2: Sites capable of amalgamating with adjoining sites to form a site which meets the frontage requirement for redevelopment are not isolated sites (refer Figure 1 and Figure 2)</i></p>	DS3.1.	Where a site is isolated (refer Figure 3 and Figure 4), Council will consider on merit an application for a Residential Flat Building which does not meet the minimum street frontage requirement contained in this DCP.
		DS3.2.	Where an application for a Residential Flat Building will result in the creation of an isolated site, the applicant must show that reasonable efforts have been made to amalgamate the site. Where this has not been achieved, it must be shown that the isolated site is capable of accommodating a suitable development in the future. In order to satisfy this requirement the applicant must provide: <ul style="list-style-type: none">a. evidence of offers made to acquire the site to be isolated (e.g. correspondence including responses to offers) based on at least two independent valuations. These valuations must be based on the site to be isolated forming part of the development site.b. a schematic design which demonstrates how the isolated site may be developed

Development Requirements

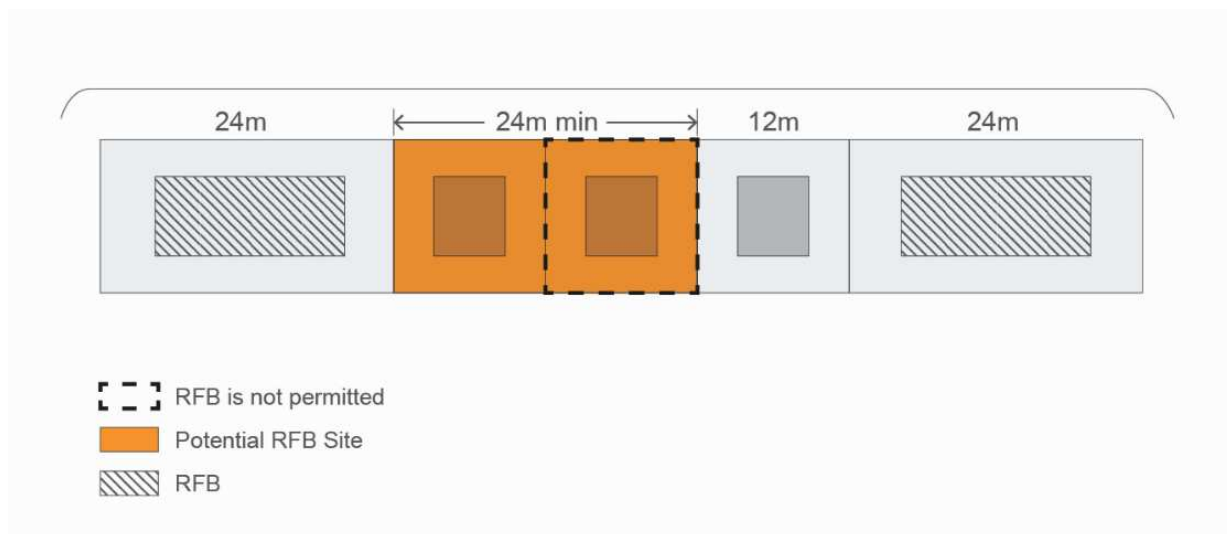


Figure 1: Potential RFB Sites

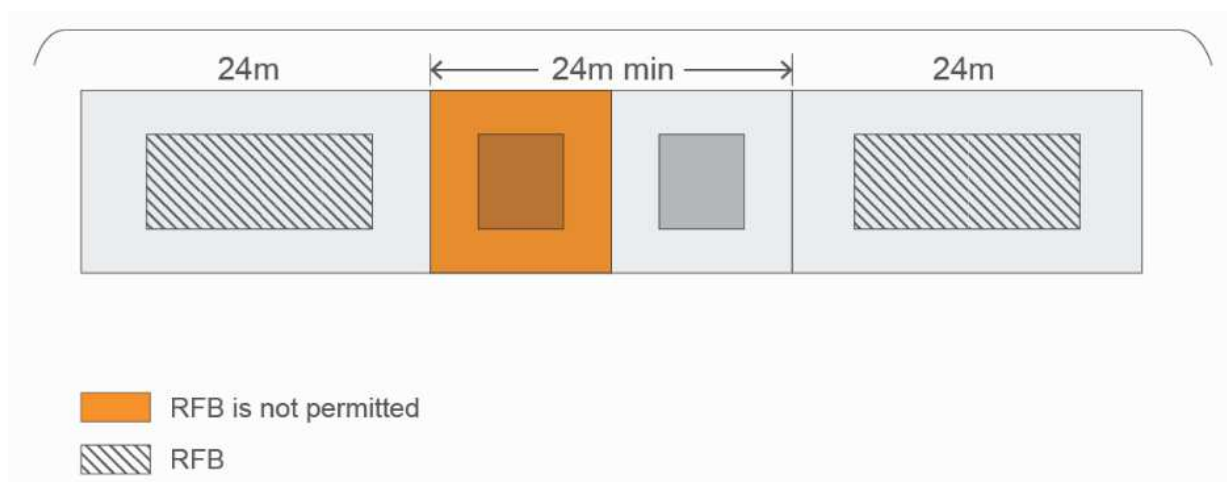


Figure 2: RFB not permitted

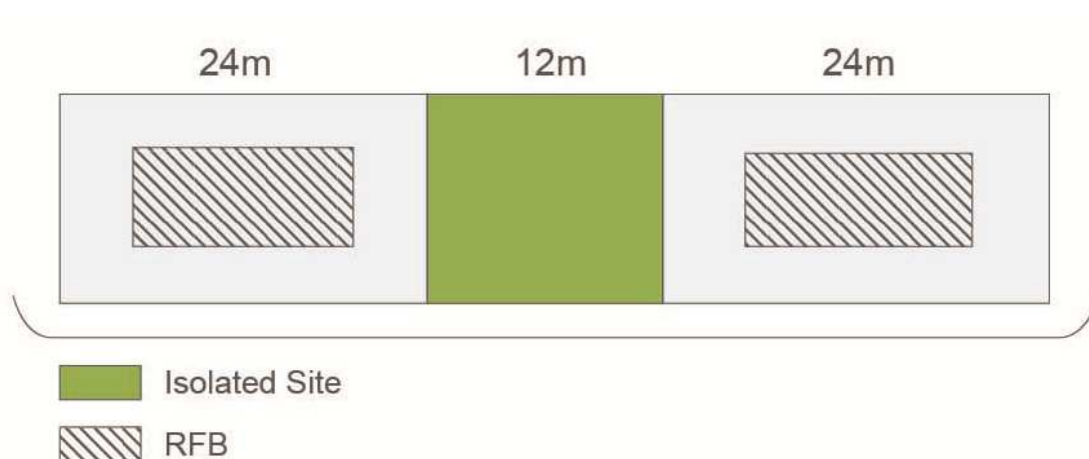


Figure 3: Isolated site

Development Requirements

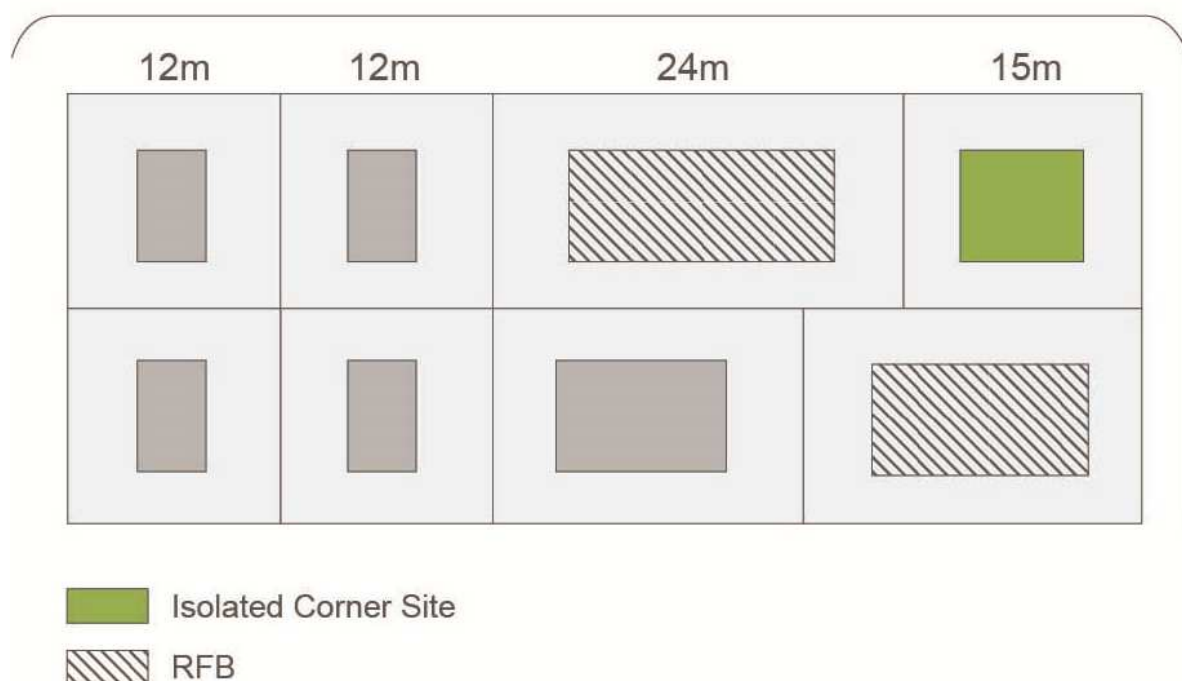


Figure 4: Isolated corner site

Building Height	
PC4. Building height: <ul style="list-style-type: none"> a. is compatible with the existing or desired future character of the area b. creates human scale streetscapes c. creates functional and high amenity internal spaces d. enables adequate solar access to the main living areas and principal private open space e. facilitates penetration of desirable natural breezes f. facilitates view sharing 	DS4.1. The maximum building height is in accordance with the Hurstville LEP 2012 and 3 storeys.
Excavation	
PC5. Excavation minimises disturbance of the existing landform and facilitates engagement between the public and private domains, including providing opportunities for direct overlooking of the street from the main living areas	DS5.1. The natural ground level is not excavated more than 0.5m for the finished ground floor level.
	DS5.2. The maximum excavation for any building's finished ground floor level facing a public street is 0.5m below natural ground level.
Setbacks and building separation	
PC6. Setbacks: <ul style="list-style-type: none"> a. are compatible with predominant patterns of buildings and gardens that define the existing and desired character of the neighbourhood b. engage with and activate the street 	DS6.1. The minimum setback to a primary or secondary street is 6m. Note: Setbacks to the side and rear boundary and building separations are to be provided in accordance with the design criteria in the Visual Privacy section of the Apartment Design Guide (ADG).

Development Requirements

- c. reduce the appearance of building bulk
- d. enable adequate solar access to the main living areas and principal private open space
- e. facilitate penetration of desirable natural breezes
- f. facilitate view sharing
- g. minimise noise transmission.

DS6.2. An articulation zone allowing for lightweight elements such as eaves, sun-hoods, blade walls, battens and the like may intrude up to 1m within a road boundary setback for a maximum of 25% of the horizontal distance of the total facade.

Vehicle access, parking and manoeuvring

PC7. Vehicle access, parking and manoeuvring is provided on site and:

- a. caters for the needs of residents and visitors
- b. minimises visual impact on scenic quality or streetscapes
- c. ensures the safe movement of vehicles and pedestrians

DS7.1. Carparking is provided on site in accordance with the following rates:

- a. 1 resident space for every studio, 1 or 2 bedroom dwelling
- b. 2 resident spaces for every 3 or more bedroom dwelling
- c. for developments of 4 dwellings or more, one visitor space per 4 dwellings or part thereof

DS7.2. Carparking:

- a. is provided in basement form

or

- b. where basement carparking cannot be provided due to site constraints, it is located behind the main building face fronting a primary and secondary street and is not visually prominent when viewed from the street.

DS7.3. Vehicle access and manoeuvring does not occupy more than:

- a. 40% of the frontage where the total site frontage to the street is 20m or less
- b. 33% of the frontage where the total site frontage to street is greater than 20m.

DS7.4. The maximum height of a basement above natural ground level is 1m.

DS7.5. Large exposed foundations, voids and walls facing street frontages are not created as part of basements.

DS7.6. Basement carparking is adequately ventilated.

Note: a development application that involves basement parking must be supported by details of the proposed method of ventilation. Where mechanical ventilation is proposed, this is to include details of the motor room and exhaust shaft.

Landscaped open space

PC8. Landscaped open space is provided on site and:

- a. is useable for a range of passive recreation purposes
- b. is consistent with and enhances the existing landscape character of the area

DS8.1. The minimum amount of landscaped open space is 20% of the site area.

DS8.2. The minimum dimension of landscaped open space is 2m in any direction.

Development Requirements

- c. mitigates the visual impact on buildings and infrastructure
- d. achieves appropriate levels of amenity and safety for new dwellings
- e. facilitates activation of the street

DS8.3. Landscaping between the front of buildings and the street boundary achieves a balance between reducing the visual impact of building when viewed from the street and facilitating passive casual surveillance of the street.

DS8.4. A development application is to be supported by a landscape plan prepared by a qualified person addressing the performance criteria and design solutions and in particular addressing areas of communal open space and areas that are visible from the street.

Solar Access

PC9. Development ensures an appropriate amount of solar access to main living areas and areas of principal private open space of adjoining sites.

DS9.1. Development allows for at least 3 hours of sunlight on the windows of main living areas and adjoining principal private open space of adjacent dwellings between 9.00 am and 3.00 pm on 22 June.

Note 1: *development applications are to be supported by shadow diagrams demonstrating compliance with this design solution.*

Note 2: *Exemptions will be considered for developments that comply with all other requirements but are located on sites with an east-west orientation.*

Noise

PC10. Development is sited, designed and constructed to:

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

DS10.1. Windows of adjacent dwellings are separated by a distance of at least 3m

Note: *this can be achieved by an offset.*

DS10.2. Site layout separates active recreation areas, parking areas, vehicle access-ways and service equipment areas from bedroom areas.

DS10.3. Dwellings are designed so that the internal noise level from outside sources does not exceed the parameters established by the NSW Environment Protection Authority (EPA).

DS10.4. Habitable rooms located within 60m of a railway or facing a classified major road satisfy the acoustic criteria contained within the NSW Government's *Development Near Rail Corridors and Busy Roads – Interim Guideline* (2008), or the most recent version

DS10.5. Where development is likely to be subject to noise from a railway line, arterial or state road or Sydney airport flight path, council may require the submission of a report prepared by a qualified acoustic engineer to demonstrate that internal noise levels will be acceptable.

Streetscape

PC11. Development creates a high quality interface between the public and private domain that contributes to the creation of streetscapes that:

DS11.1. Development on corner sites addresses both street frontages and provides opportunities for passive casual surveillance of the public domain from main living areas and principal private open space through the use of large transparent windows and other openings.

Development Requirements

- a. are compatible with the existing or desired future scale and form of adjoining and surrounding development
- b. respond to dominant architectural elements of existing housing that contributes to neighbourhood character, including roofs, windows, colours, materials and other details
- c. are compatible with the existing or desired future street rhythm established by elements such as topography, building width and building separation
- d. contribute to the creation of a public domain that is attractive, comfortable, safe and active

Note: Large expanses of blank, unarticulated walls on any street frontage is not supported.

DS11.2. In more urban streetscapes, development emphasises corners by increased scale or massing treatments compared to the remainder of the building.

Note: compliance with maximum building height under the LEP must be achieved in these situations.

DS11.3. Roofs:

- a. have a pitch of up to 35°, or up to 45° where an attic is involved
- b. provide a varied shape with hips, gables or other forms
- c. mark the entrance to a building by the use of a porch, portico or similar element.

DS11.4. The maximum internal width of dormer windows is 2m.

DS11.5. To reduce the appearance of building bulk and provide visual interest through articulation, maximum wall length in one plane is 6m at the street frontage

Note: Lengths greater than this may be acceptable where the elevation incorporates visually significant changes in massing and form and the use of articulation such as recesses, projections, balconies, blade walls and similar

Stormwater

- PC12.** Stormwater management is provided on site and:
- a. provides for the efficient and functional mitigation of stormwater impacts
 - b. does not adversely affect other properties
 - c. promotes on-site infiltration
 - d. causes minimal change to existing ground levels
 - e. does not detract from streetscape quality

DS12.1. Stormwater management is in accordance with section 3.7 of this DCP

Fencing

- PC13.** Front fencing:
- a. provides appropriate levels of privacy, security and noise attenuation
 - b. activates the street and provides opportunities for passive casual surveillance of the street
 - c. contributes to a high level of visual streetscape quality

DS13.1. Fencing is in accordance with **Appendix 2 – Fences Adjacent to Public Roads**

Site facilities

- PC14.** Building services are provided on site that:
- a. cater for the needs of residents
 - b. are integrated with the balance of the development
 - c. do not detract from streetscape quality

DS14.1. Electricity and telephone lines are provided underground unless there is the connection of electricity and telephone lines directly from the service pole to the fascia of the front dwelling.

DS14.2. Mail and garbage collection areas are integrated into the overall design of the development.

Development Requirements

DS14.3.	Development provides space for the storage of recyclable goods, either in the curtilage of each dwelling or in a central storage area in larger developments.
DS14.4.	A master TV antenna is provided for any development of more than two dwellings.
DS14.5.	Storage is provided in accordance with the design criteria of the ADG. Note: <i>Storage in a basement means all non-habitable, secure (i.e. lockable) space located in a basement or similar underground part of a building or structure that is used solely for the purposes of domestic storage. The extent of the area is measured from the boundaries of its enclosure to the top of the building or structural slab above.</i>
DS14.6.	Communal outdoor clothes drying facilities must be visually screened from the street.



4.2 Multi Dwelling Housing

4.2 Introduction

4.2.1 Application of this chapter

This chapter applies to development for the purposes of Multi Dwelling Housing on land included within a residential zone (R2 Low Density Residential and R3 Medium Density Residential).

4.2.2 Purpose of this chapter

The purpose of this chapter is to achieve the following objectives:

- to ensure consistency with the desired future character of the neighbourhood
- to contribute to the creation of attractive, human scale streetscapes
- to promote an attractive, comfortable and safe public domain
- to create a high amenity living environment and to maintain existing residential amenity for adjoining or nearby residential development
- to protect the natural scenic landscape qualities of sensitive areas such as the Georges River foreshore
- to achieve a high level of environmental performance
- to provide housing choice and promote housing affordability.

4.2.3 Development Requirements

The development requirements for this Section are provided in the table below.

Development Requirements

Performance criteria		Design solution	
Neighbourhood character			
PC1.	Development is sited and designed to respect existing neighbourhood and streetscape character, including being responsive to: <ul style="list-style-type: none">a. the pattern of development of the neighbourhood, including elements that shape the streetscape such as the relationship and interface between the public and private domainb. the built form, scale and character of surrounding development including height, setbacks, front fencing, roofs and the location and proportions of private open spacec. notable natural features of the site, including topography and vegetation	DS1.1.	The development application is supported by a Statement of Environmental Effects that: <ul style="list-style-type: none">a. includes a satisfactory neighbourhood and site description, including the identification of the key features of the neighbourhood and siteb. shows how the siting and design response derives from and responds to the key features identified in the neighbourhood and site descriptionc. demonstrates that the residential development proposal respects the existing or desired neighbourhood character and satisfies objectives of the zone in the LEP
Site frontage			
PC2.	Site area and frontage enables: <ul style="list-style-type: none">a. siting of a building and structuresb. provision of adequate setbacksc. provision of adequate landscaped open spaced. efficient vehicle access, parking and manoeuvringe. creation of high quality built form	DS2.1.	The minimum street frontage is 15m.
Dwelling Density			
PC3.	Development achieves a density that is compatible with surrounding low density residential development	DS3.1.	Where in the R2 Low Density Residential zone, an average of 315m ² of site area is required per dwelling Or Where on a lot identified as 'K' in the Lot Size Map under Hurstville LEP 2012, a minimum of 500m ² of site area is required per dwelling.
Building Height			
PC4.	Building height: <ul style="list-style-type: none">a. is compatible with the existing or desired future character of the areab. creates human scale streetscapesc. creates functional and high amenity internal spacesd. enables adequate solar access to the main living areas and principal private open spacee. facilitates penetration of desirable natural breezesf. facilitates view sharing	DS4.1.	The maximum building height is in accordance with the Hurstville LEP 2012 and: <ul style="list-style-type: none">a. 2 storeys where in the R2 Low Density Residential zoneb. 3 storeys where in the R3 Medium Density Residential zone
		DS4.2.	In the R2 Low Density Residential zone, the maximum number of storeys is limited to 1 for the rear most dwelling.
		DS4.3.	The minimum floor to ceiling height is 2.7m.
Excavation			
PC5.	Excavation minimises disturbance of the existing landform and facilitates engagement between the	DS5.1.	The natural ground level is not excavated more than 0.5m for the finished ground floor level.

Development Requirements

public and private domains, including providing opportunities for direct overlooking of the street from the main living areas.

DS5.2. The maximum excavation for any building's finished ground floor level facing a public street is 0.5m below natural ground level.

Setbacks and building separation

PC6. Setbacks:

- a. are compatible with predominant patterns of buildings and gardens that define the existing and desired character of each neighbourhood
- b. engage with and activate the street
- c. reduce the appearance of building bulk
- d. enable adequate solar access to the main living areas and principal private open space
- e. facilitate penetration of desirable natural breezes
- f. achieve adequate visual privacy
- g. minimise noise transmission
- h. facilitate view sharing

DS6.1. Minimum side boundary setback is 3m

Note: eaves and gutters may project within this setback up to a maximum distance of 450mm.

DS6.2. The minimum setback to a primary street is 4.5m

Note: balconies may project within this setback up to a maximum distance of 1m.

DS6.3. To enable stacked carparking, the minimum front setback to a garage, carport or other roofed carparking space is 5.5m.

DS6.4. An articulation zone allowing for lightweight elements such as eaves, sun-hoods, blade walls, battens and the like may intrude up to 1m within a road boundary setback for a maximum of 25% of the horizontal distance of the total facade.

DS6.5. The minimum setback to a secondary street is 4m.

DS6.6. The minimum separation distance between balconies and / or windows of different buildings located upon the same site is 5m.

DS6.7. Minimum rear boundary setback is 6m.

Note: eaves and gutters may project within this setback up to a maximum distance of 450mm.

Vehicle access, parking and manoeuvring

PC7. Vehicle access, parking and manoeuvring is provided on site and:

- a. caters for the needs of residents and visitors
- b. minimises visual impact on scenic quality or streetscapes
- c. ensures the safe movement of vehicles and pedestrians

DS7.1. Carparking is provided on site in accordance with the following rates:

- a. 1 resident space for every studio, one or 2 bedroom dwelling
- b. 2 resident spaces for every 3 or more bedroom dwelling
- c. for developments of 4 dwellings or more, one visitor space per 4 dwellings or part thereof

DS7.2. Carparking is located behind the main building face fronting a primary and secondary street and is not visually prominent when viewed from the street.

DS7.3. Vehicle access and manoeuvring does not occupy more than:

- a. 40% of the frontage where the total site frontage to the street is 20m or less
- b. 33% of the frontage where the total site frontage to street is greater than 20m.

DS7.4. Garages and carports do not visually dominate the street façade and are compatible with the building design.

Development Requirements

DS7.5.	The maximum height of a basement above natural ground level is 1m.
DS7.6.	Only the basement parking entry is visible as a separate level in a building.
DS7.7.	Large exposed foundations, voids and walls are not used in relation to basements.
DS7.8.	Basement carparking is adequately ventilated. <i>Note: a development application that involves basement parking must be supported by details of the proposed method of ventilation, and where mechanical ventilation is proposed, this is to include details of the motor room and exhaust shaft.</i>

Landscaped open space

PC8. Landscaped open space is provided on site and: <ul style="list-style-type: none"> a. is useable for a range of passive recreation purposes b. is consistent with and enhances the existing landscape character of the area c. mitigates the visual impact on buildings and infrastructure d. achieves appropriate levels of amenity and safety for new dwellings e. facilitates activation of the street 	DS8.1.	The minimum amount of landscaped open space is: <ul style="list-style-type: none"> a. is 20% of the site area; or b. 25% where in the FSPA.
	DS8.2.	The minimum dimension of landscaped open space is 2m in any direction.
	DS8.3.	Landscaping between the front of buildings and the street boundary achieves a balance between reducing the visual impact of buildings when viewed from the street and facilitating passive casual surveillance of the street.
	DS8.4.	A development application is to be supported by a landscape plan prepared by a qualified person addressing the performance criteria and design solutions and in particular addresses areas of communal open space and areas that are visible from the street.

Private open space

PC9. Each dwelling is provided with a useable and high amenity area of private open space that facilitates outdoor living.	DS9.1.	Each dwelling containing less than 3 bedrooms is provided with an area of private open space that: <ul style="list-style-type: none"> a. has a minimum area of 50m² b. has a minimum dimension of 3m c. contains at least one area of principal private open space that has a minimum dimension of 6m x 4m, is not steeper than 1 in 20 and is directly accessible from a main living room.
	DS9.2.	Each dwelling containing 3 or more bedrooms is provided with an area of private open space that: <ul style="list-style-type: none"> a. has a minimum area of 60m² b. has a minimum dimension of 3m c. contains at least one area of principal private open space that has minimum dimensions of 6m x 4m, is not steeper than 1 in 20 and is directly accessible from a main living room.
	DS9.3.	The principal private open space of any dwelling is not to be located forward of the front setback.

Development Requirements

Solar access	
<p>PC10. Development ensures an appropriate amount of solar access to main living areas and areas of principal private open space within the site and adjoining sites.</p>	<p>DS10.1. Main living areas and areas of principal private open space are oriented in accordance with Figure 1- Preferred Orientation Range</p> <p><i>Note: exceptions may be made where the site is subject to constraints such as existing lot layout and topography.</i></p>
	<p>DS10.2. Development allows for at least 3 hours of sunlight on the windows of main living areas and adjoining principal private open space of adjacent dwellings between 9.00 am and 3.00 pm on 22 June.</p> <p><i>Note 1: development applications for development two storeys and over are to be supported by shadow diagrams demonstrating compliance with this design solution.</i></p> <p><i>Note2: Exemptions will be considered for developments that comply with all other requirements but are located on sites with an east-west orientation.</i></p>
	<p>DS10.3. Development complies with the <i>Energy Efficiency</i> section in Appendix 1 of the DCP and BASIX requirements.</p>
	<p>DS10.4. Buildings are encouraged to incorporate window shading devices where necessary to minimise exposure to direct summer sun. Alternatively, windows may be shaded by the planting of large trees, including deciduous species.</p>
 <p>The diagram illustrates the preferred orientation range for a building. It shows a building footprint with a shaded orange area representing the preferred orientation range from 20° West to 30° East of True North. A hatched area represents the living zone with north aspect. True North and Magnetic North are indicated by arrows.</p>	
<p>Figure 1: Preferred orientation range</p>	
Visual privacy	
<p>PC11. Development minimises direct overlooking between main living areas and areas of principal private open space within the site and adjoining sites.</p>	<p>DS11.1. Habitable room windows of development with a direct outlook within 9m of the habitable room windows of an adjacent dwelling must be:</p> <ol style="list-style-type: none"> offset by a minimum of 1m from the edge of the opposite window; or screened or oriented to ensure visual privacy.

Development Requirements

Noise	
<p>PC12. Development is sited, designed and constructed to:</p> <ul style="list-style-type: none"> a. minimise the intrusion of noise from external sources into habitable rooms, in particular bedrooms b. minimise noise transmission between dwellings within the development and from the development to adjoining dwelling houses 	<p>DS12.1. Windows of adjacent dwellings are separated by a distance of at least 3m.</p> <p><i>Note: this can be achieved by an offset.</i></p>
	<p>DS12.2. Site layout separates active recreational areas, parking areas, vehicle access-ways and service equipment areas from bedroom areas.</p>
	<p>DS12.3. Dwellings are designed so that the internal noise level from outside sources does not exceed the parameters established by the NSW EPA.</p>
	<p>DS12.4. Habitable rooms located within 60m of a railway or facing a classified major road satisfy the acoustic criteria contained within the NSW Government's <i>Development Near Rail Corridors and Busy Roads – Interim Guideline</i> (2008), or most recent version.</p>
	<p>DS12.5. Where development is likely to be subject to noise from a railway line, arterial or state road or Sydney airport flight path, council may require the submission of a report prepared by a qualified acoustic engineer to demonstrate that internal noise levels will be acceptable.</p>
Streetscape	
<p>PC13. Development creates a high quality interface between the public and private domain that contributes to the creation of streetscapes that:</p> <ul style="list-style-type: none"> a. are compatible with the scale and form of adjoining and surrounding development b. respond to dominant architectural elements of existing housing that contributes to neighbourhood character, including roofs, windows, colours, materials and other details c. are compatible with the existing street rhythm established by elements such as topography, building width and building separation d. contribute to the creation of a public domain that is attractive, comfortable, safe and active 	<p>DS13.1. Development on corner sites addresses both street frontages and provides opportunities for passive casual surveillance of the public domain from main living areas and areas of principal private open space through the use of large transparent windows and other openings.</p> <p><i>Note: large expanses of blank, unarticulated walls on any street frontage are not supported.</i></p>
	<p>DS13.2. In more urban streetscapes, development emphasizes corners by increased scale or massing treatments compared to the remainder of the buildings.</p> <p><i>Note: compliance with maximum building height under the LEP must be achieved in these situations.</i></p>
	<p>DS13.3. Roofs:</p> <ul style="list-style-type: none"> a. have a pitch up to 35°, or up to 45° where an attic is involved b. are encouraged to have a varied shape with hips, gables or other forms c. mark the entrance to a building by the use of a porch, portico or similar element.
	<p>DS13.4. The maximum internal width of dormer windows is 2m.</p>
	<p>DS13.5. The maximum wall length in one plane is 6m at the street frontage.</p> <p><i>Note: Lengths greater than this are supported where the elevation incorporates visually significant changes in massing and form and the use of articulation such as recesses, projections, balconies, blade walls and similar.</i></p>

Development Requirements

Fencing	
PC14. Front fencing: <ul style="list-style-type: none"> a. provides appropriate levels of privacy, security and noise attenuation b. activates the street and provides opportunities for passive casual surveillance of the street c. contributes to a high level of visual streetscape quality 	DS14.1. Solid fences and walls fronting public space are no more than 1m in height.
	DS14.2. Where private open space has a common boundary to a street, the maximum height of fences is 1.8m provided that the fence has openings which make it a minimum 50% transparent.
	DS14.3. Where fronting a major road or railway line: <ul style="list-style-type: none"> a. the maximum height of fences is 1.8m b. must not exceed 10m in length or 75% of the frontage, whichever is the lesser c. must provide variation or detailing as required by the <i>Fences adjacent to public roads</i> policy contained in Appendix 2 of this DCP
	DS14.4. Fencing at street frontages is constructed from high quality durable materials such as rendered concrete, stone or treated and painted timber. Note: <i>Galvanised or aluminium sheeting or profiled fibro are not permitted as front fencing materials.</i>
Site facilities	
PC15. Building services are provided on site that: <ul style="list-style-type: none"> a. cater for the needs of residents b. are integrated with the balance of the development c. do not detract from streetscape quality 	DS15.1. Electricity and telephone lines are provided underground unless there is the connection of electricity and telephone lines directly from the service pole to the fascia of the front dwelling.
	DS15.2. Mail and garbage collection areas are integrated into the overall design of the development.
	DS15.3. Development provides space for the storage of recyclable goods, either in the curtilage of each dwelling or in a central storage area in larger developments.
	DS15.4. A master TV antenna is provided for any development of more than two dwellings.
	DS15.5. A minimum area of 6m ³ per dwelling is provided for storage and is located as either an extension of a carport or garage or part of an attic.
	DS15.6. Communal outdoor clothes drying facilities must be visually screened from the street.



4.3 Dual Occupancy

4.3 Introduction

4.3.1 Application of this chapter

This chapter applies to development for the purposes of a Dual Occupancy on land included within a residential zone (R2 Low Density Residential and R3 Medium Density Residential).

4.3.2 Purpose of this chapter

The purpose of this chapter is to achieve the following objectives:

- to ensure development is of a scale that is compatible with low density, suburban environments
- to ensure consistency with the desired future character of the area
- to protect the natural scenic landscape qualities of sensitive areas such as the Georges River foreshore
- to contribute to the creation of attractive, human scale streetscapes
- to create a high amenity living environment and to maintain existing residential amenity for adjoining or nearby residential development
- to create a high amenity living environment
- to achieve a high level of environmental performance
- to promote housing affordability and provide housing choice.

4.3.3 Development Requirements

The development requirements for this Section are provided in the table below.

Development Requirements

Performance criteria		Design solution	
Site area and frontage			
PC1.	Site area and frontage is adequate to enable development that incorporates adequate setbacks, efficient carparking and vehicle access and circulation and high quality built form.	DS1.1.	Minimum site area is: <ul style="list-style-type: none">a. 630m² for land located outside of the FSPAb. 1,000m² for land located within the FSPA Note: For a detached dual occupancy on a battle axe lot the area required for the access handle and any right of carriageway to the rear dwelling is not included in calculating site area.
		DS1.2.	Minimum site width is: <ul style="list-style-type: none">a. 15m for an attached dual occupancyb. 15m for a detached dual occupancy on allotments with rear lane or dual street accessc. 15m street frontage for corner sites is required to the street that has the address of the existing house (the primary street)d. 18m for a detached ‘front and back’ dual occupancy with a dwelling at the rear with access to the street via an access handle or right of carriagewaye. 22m for a detached dual occupancy in a ‘side-by-side’ configuration where both dwellings have direct street frontage. Note: Council may allow a reduction in this site width where the site meets the width requirement at the 5.5m front building setback and for the length of the building.
Building Height			
PC2.	Building height: <ul style="list-style-type: none">a. is compatible with the existing or desired future character of the areab. creates human scale streetscapesc. is compatible with the scenic qualities of hillside or ridge top locations and with existing or desired future streetscape characterd. respects the site’s natural topographye. creates functional and high amenity internal spacesf. enables adequate solar access to the main living areas and principal private open spaceg. facilitates penetration of desirable natural breezesh. facilitate view sharing while not restricting the reasonable development of the site	DS2.1.	Where not on a battleaxe site, maximum wall height (excluding roofs) in metres is 6.8m (Refer Figure 1 – Indicative Building Heights).
		DS2.2.	Where on a battleaxe site, maximum building height is 6.7m and 1 storey.
		DS2.3.	Existing ground level is not excavated more than 600mm in accordance with the Exempt and Complying provisions for on-site cut and fill for the finished ground floor level.
		DS2.4.	Floor levels are a maximum of 1m above the finished ground level (Refer Figure 1)
		DS2.5.	The minimum floor to ceiling height for a dual occupancy is 2.4m.
		DS2.6.	The maximum floor to ceiling height is 3.6m (not including habitable roof space) (Refer Figure 1) .
		DS2.7.	For flat roofs, the maximum height of the parapet is 450mm, measured from the uppermost ceiling to the highest point on the parapet.

Development Requirements

Performance criteria	Design solution
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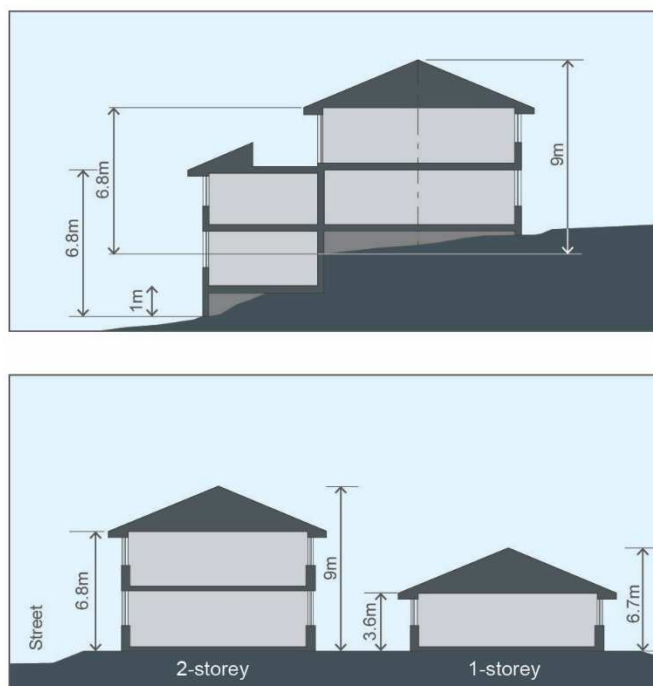


Figure 1: Indicative Building Heights

Setbacks and building separation	
<p>PC3. Setbacks:</p> <ul style="list-style-type: none"> a. are compatible with predominant patterns of buildings and gardens that define the existing and desired character of each neighbourhood b. engage with and activate the street c. reduce the appearance of building bulk d. enable adequate solar access to the main living areas and principal private open space e. facilitate penetration of desirable natural breezes f. achieve adequate visual privacy g. minimise noise transmission h. facilitate view sharing i. provide for useable open space that contributes to residential amenity j. create deep soil areas that are sufficient to conserve existing trees or to accommodate intensive new landscaping 	<p>Street Setbacks (Refer to Figures 2, 3 and 4 and the Building Envelope Summary Table)</p> <p>DS3.1. The minimum front setback to a primary street is:</p> <ul style="list-style-type: none"> a. 5.5m to the main face of the dwelling or b. 4.5m to the main face of the dwelling where located on a corner site and 5.5m to the garage <p>DS3.2. Where the first floor at a street frontage has been setback to incorporate a balcony, this construction is to provide for a 300mm eave to overhang the ground floor.</p> <p>DS3.3. Buildings on State or Regional Roads are setback to enable vehicles to enter and exit the site in a forward direction.</p> <p>Note: this may require a greater setback.</p> <p>DS3.4. The minimum setback to a secondary street is 2m.</p>
	<p>Side setbacks</p> <p>DS3.5. The minimum side setback outside the FSPA is 900mm (ground floor) and 1.2m (first floor).</p> <p>DS3.6. The minimum side setback within the FSPA is 900mm (ground floor) and 1.5m (first floor).</p> <p>DS3.7. For detached dual occupancy in a 'side-by-side' configuration, the minimum side setback to the internal allotment boundary is 900mm.</p> <p>DS3.8. The following elements may protrude into the side setback:</p>

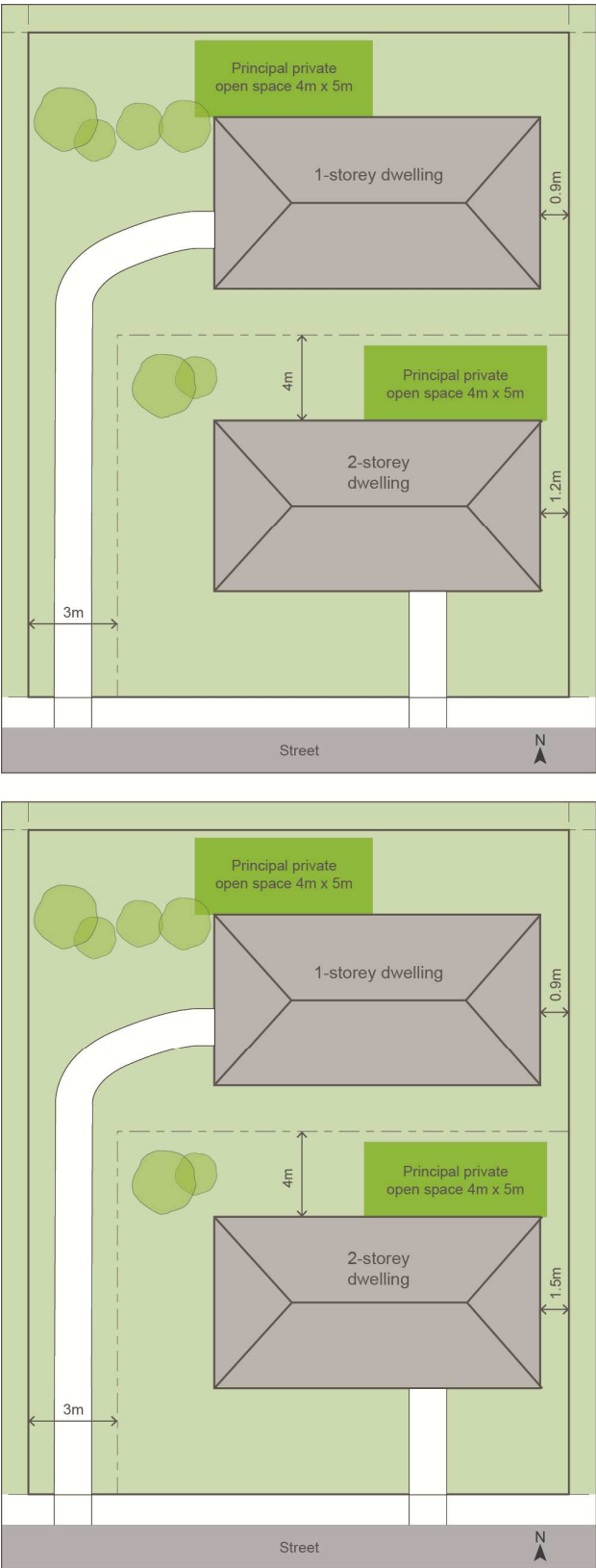
Development Requirements

Performance criteria	Design solution
	<ul style="list-style-type: none"> a. eaves with non-combustible roof cladding and non-combustible linings, pipes, cooling or heating appliances or other services (up to 450mm) b. rainwater tank of maximum height 1800mm c. non-combustible fascias, gutters, down pipes and the like or up to 450mm if combustible d. light fittings, electricity or gas meters, aerials or antennas
	Rear setbacks
	DS3.9. A minimum rear setback of 7m to the ground floor level solid wall must be provided.
	DS3.10. A minimum rear setback of 9m to the first floor level solid wall must be provided.
	DS3.11. Council may consider lesser setback distances for irregular shaped lots provided that the minimum width and area requirements are met and it can be demonstrated that the performance criteria will be achieved.
	Battleaxe lots and dual street frontage lots
	DS3.12. The minimum setback is 900mm to all boundaries for a battleaxe lot located outside the FSPA, except for the rear setback.
	DS3.13. The minimum setback is 1.5m to all boundaries for a battleaxe lot located in the FSPA, except for the rear setback.
	DS3.14. The minimum rear setback is 4m to the rear boundary for a battleaxe lot.
	DS3.15. The minimum setback is 4m from the rear wall of the front dwelling to the boundary of the battleaxe lot.
	DS3.16. For a dual occupancy on a site with dual street or rear lane access, a minimum rear setback of 7m is required from the rear wall of each dwelling to the newly created property boundary.
	Corner site setbacks
	DS3.17. A minimum setback of 2m is required from the wall of each dwelling to the secondary street.
	DS3.18. A minimum setback of 1.2m is required from the side wall of the dwelling fronting the secondary street to the boundary of the adjoining dwelling fronting that street.
	DS3.19. The minimum setback is 3.5m from the rear wall of the dwelling fronting the primary street to the proposed internal allotment boundary.
	DS3.20. Except where in the FSPA, attached garages are allowed on the shared allotment boundary.

Development Requirements

Performance criteria	Design solution
	<p>Figure 2: Setbacks – Attached 2 storey dual occupancy (lot located outside the FSPA above, lot located within FSPA below)</p>

Development Requirements

Performance criteria	Design solution
	 <p>Figure 3: Setbacks – Detached 'front and back' dual occupancy (lot located outside the FSPA above, lot located within FSPA below)</p>

Development Requirements

Performance criteria	Design solution
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Figure 4: Setbacks – Detached ‘side-by-side’ dual occupancy (lot located outside the FSPA above, lot located within FSPA below)

Solar access	
<p>PC4. Development ensures an appropriate amount of solar access to main living areas and areas of principal private open space within the site and adjoining sites.</p>	<p>DS4.1. Development allows for at least 3 hours of sunlight on the windows of main living areas and adjoining principal private open space of adjacent dwellings between 9.00 am and 3.00 pm on 22 June.</p>

Development Requirements

Performance criteria	Design solution
	<p>Note 1: Development applications for development two storeys and over are to be supported by shadow diagrams demonstrating compliance with this design solution.</p> <p>Note 2: Exemptions will be considered for developments that comply with all other requirements but are located on sites with an east-west orientation.</p>
	<p>DS4.2. Development complies with the <i>Energy Efficiency</i> section in Appendix 1 of this DCP and BASIX requirements.</p>
	<p>DS4.3. Buildings are encouraged to incorporate window shading devices where necessary to minimise exposure to direct summer sun. Alternatively, windows may be shaded by the planting of large trees, including deciduous species.</p>
Visual privacy	
<p>PC5. Development minimises direct overlooking between main living areas and areas of principal private open space within the site and adjoining sites.</p>	<p>DS5.1. Windows and balconies of main living areas are directed toward the front and rear of a site</p>
	<p>DS5.2. Windows and balconies of habitable rooms do not directly overlook windows, balconies and open space of adjacent dwellings through:</p> <ol style="list-style-type: none"> physical screening devices such as a fixed external timber battens splaying the location of windows staggering the location of windows using level changes using increased window sill heights or the use of translucent glazing such as opaque glass or glass blocks avoiding the use of elevated decks or balconies increased building setbacks from the side boundary
	<p>DS5.3. Habitable room windows with a direct outlook within 9 metres of the habitable room window of an adjacent dwelling must be:</p> <ol style="list-style-type: none"> offset by a minimum 1m from the edge of the opposite window screened, louvered or orientated to ensure visual privacy have a sill height of 1.5m above the existing ground level have fixed opaque (frosted) glazing in any part below 1.5m
	<p>DS5.4. First floor balconies located at the rear of dwellings must incorporate fin walls or privacy screens on the side to prevent over-looking.</p>

Development Requirements

Performance criteria		Design solution	
Noise			
PC6.	Development is sited, designed and constructed to: a. minimise the intrusion of noise from external sources into habitable rooms, in particular bedrooms b. minimise noise transmission between dwellings within the development and from the development to adjoining dwelling houses	DS6.1.	Noise generators such as plant and machinery including air conditioning units and pool pumps are located away from windows or other openings of habitable rooms, screened to reduce noise or acoustically enclosed.
		DS6.2.	For sites in proximity to a busy road or railway line, development is to comply with the provisions of <i>State Environmental Planning Policy (Infrastructure) 2007</i> and the NSW Government's <i>Development Near Rail Corridors and Busy Roads - Interim Guideline (2008)</i> , or most recent version.
Vehicle access, parking and manoeuvring			
PC7.	Vehicle access, parking and manoeuvring is provided on site and: a. caters for the needs of residents and visitors b. does not visually dominate the streetscape c. enables the safe and efficient movement of vehicles and pedestrians	DS7.1.	Each dwelling is to provide one (1) garage and one (1) driveway space (unless otherwise provided for in the building envelope).
		DS7.2.	Garages are to be setback a minimum 5.5m from the front property alignment and recessed a minimum 300mm into the facade of the building.
		DS7.3.	Dual occupancies located on State or Regional Roads are designed so that vehicles can enter and exit the site in a forward direction.
		DS7.4.	Driveways are a minimum width of 3m wide and a maximum of 6m.
		DS7.5.	Driveways are a minimum distance of 1.5m from side boundaries, with the exception of access handles providing a right of carriageway to the rear dwelling of a detached dual occupancy on a battleaxe lot.
		DS7.6.	Hard stand car spaces within the front setback do not have a slope / grade greater than 1:10.
		DS7.7.	Attached dual occupancy dwellings share the same gutter crossing to limit the number of vehicular crossings on the street.
		DS7.8.	For a battleaxe allotment, all vehicles must be able to enter and exit the site in a forward direction.
		DS7.9.	Internal driveway grades are in accordance with Australian Standard 2890.1-2004. Note: <i>Where it is proposed to seek a variation to AS2890.1-2004 a long section of the driveway must be submitted with the application.</i>
		DS7.10.	Fencing or other structures that exceed 1m in height are not to be erected within a splay area 1m x 1m either side of any driveway at the boundary of the property. Note: <i>a splay is not required where fencing is provided at the property boundary.</i>

Development Requirements

Performance criteria		Design solution	
		DS7.11.	For corner allotments, the location of the driveway layback is to be a minimum distance of 6m from the tangent point between the kerb line and the start of the curved kerb line clear of the intersection of the two roads.
		DS7.12.	Where using Stencilcrete, pattern coloured paving or similar materials for the driveway, the surface material cannot extend beyond the property boundary.
		DS7.13.	Gutter crossings are to preserve existing street trees where practicable.
		DS7.14.	Consideration should be given to internal access from the garage to the house, for the movement of furniture and the like, particularly when entry corridors are narrow.
Cut and fill			
PC8.	Cut and fill is minimised to reduce disturbance of natural ground levels.	DS8.1.	Cut and fill is limited to a maximum depth of 600mm in accordance with Exempt and Complying provisions for on-site cut and fill.
		DS8.2.	Where fill is required to support raised floor levels on sloping sites, fill is not to be placed external to the walls of the building through: <ul style="list-style-type: none">a. providing unobstructed sight-lines between their entrances and the furthestmost parking spacesb. providing dropped edge beams in accordance with AS 2870-1996c. providing integrated foundation retaining walls designed by an accredited engineer
		DS8.3.	The excavation of rock escarpments and rock outcrops is generally not permitted and requires consultation and prior approval from Council.
		DS8.4.	If retaining walls are used for landscaping purposes they must be staggered and stepped at maximum 600mm intervals to provide terrace retaining.
Streetscape character			
PC9.	Development: <ul style="list-style-type: none">a. contributes to the creation of cohesive yet varied and visually interesting streetscapesb. is consistent with the preferred future character of the areac. is in proportion to the area and dimensions of the site, achieving a balance between buildings and open space around buildingsd. uses materials, colours and textures that are compatible with that which predominates in the streetscape in terms of type, form and colour.	DS9.1.	Dual occupancies are to address all street frontages.
		DS9.2.	Dual occupancies are to have windows in all street facing elevations.
		DS9.3.	The street façade of dual occupancies are to adopt an asymmetrical design to provide each dwelling with an individual identity when viewed from the street.
		DS9.4.	The design of the front of the dual occupancy development is to incorporate at least two of the following design features: <ul style="list-style-type: none">a. entry featureb. awnings, louvers, shutters or other features over windows

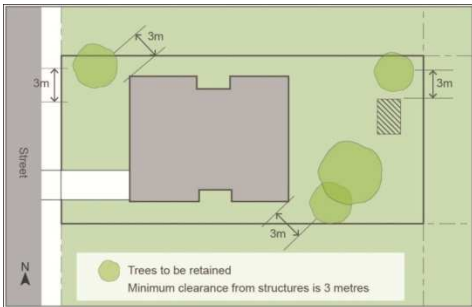
Development Requirements

Performance criteria	Design solution
	<ul style="list-style-type: none"> c. balcony or window box treatment to any first floor element d. recessed or projection of prominent architectural elements to visibly break up the facade and avoid blank wall appearance e. open verandahs f. use of bay windows or similar features along the facade g. verandahs, pergolas or similar features above garage doors
	DS9.5. Walls facing streets are varied in design. <i>Note: Variation can be achieved by bay windows, verandahs, balconies or wall offsets.</i>
	DS9.6. Each dwelling entrance is clearly identifiable from the street.
	DS9.7. The maximum roof pitch is 35 degrees.
	DS9.8. Dormer windows are allowed within habitable roof space and are limited to a maximum width of 1.5m and the ridgeline of the dormer must be lower than the ridgeline of the main roof form.
	DS9.9. A more traditional terrace style roof can be used for sites that are orientated to the north or south and all overshadowing requirements can be met.
	DS9.10. Materials and finishes complement the existing character of the locality, whilst providing diversity and interest in new development.
	DS9.11. The use of highly contrasting colour schemes is not permitted.
Subdivision	
PC10. Subdivision ensures adequate structural separation between dwellings and easy and safe vehicle and pedestrian access to all dwellings	DS10.1. Where Torrens Title subdivision of an attached dual occupancy dwellings is proposed, the dividing wall between dwellings must be of masonry construction and at least 200mm thick.
	DS10.2. For a battleaxe lot, an access handle or right of carriageway to the street with a minimum 3m width must be provided for the rear lot.
	DS10.3. For a battleaxe allotment, all vehicles must be able to enter and exit the site in a forward direction.
Balconies	
PC11. Balconies provide a reasonable balance between providing improved amenity for occupants through the integration of indoor-outdoor space and preventing direct overlooking or the transmission of excessive noise to other lots	DS11.1. The maximum depth for a rear balcony on the first floor is 2m and it incorporates fin walls or privacy screens to minimise overlooking into the rear yards of other premises.
	DS11.2. Partly recessed balconies are preferred at the rear to ensure the privacy of surrounding properties is maintained.

Development Requirements

Performance criteria	Design solution
Development adjoining a heritage item	
PC12. Development on land that adjoins a state or local heritage item does not diminish the heritage significance or values of the item, its fabric and its setting	DS12.1. Development is to be sympathetic in scale, form, proportion, setbacks and materials to the heritage item
	DS12.2. Development creates a high quality interface with the heritage item through the use of appropriate setbacks and other transition elements, and ensures the new development is clearly identifiable as being different from the heritage item
	DS12.3. Development maintains existing views of the heritage item from the street
	DS12.4. Development interprets the architectural style and detailing of the heritage item however does not replicate or mimic these elements
	DS12.5. Development applications for land adjoining a state or local heritage item is supported by a heritage impact statement prepared by a qualified heritage consultant
Fencing	
PC13. Front fencing: <ul style="list-style-type: none"> a. provides appropriate levels of privacy, security and noise attenuation b. activates the street and provides opportunities for passive casual surveillance of the street c. contributes to a high level of visual streetscape quality 	DS13.1. Front fences: <ul style="list-style-type: none"> a. are a maximum height of 1m b. highlight building entrances and allow street surveillance c. relate to the design and style of the dwelling d. are co-ordinated with other fences in the street e. address both street frontages on corner sites
	DS13.2. Fencing at street frontages is constructed from high quality durable materials such as rendered concrete, stone or treated and painted timber. <i>Note: Galvanised or aluminium sheeting or profiled fibro are not permitted as front fencing materials.</i>
	DS13.3. The maximum height of fences on a side or rear property boundary is 1.8m.
Landscaped areas and private open space	
PC14. Landscaped open space is provided on site and: <ul style="list-style-type: none"> a. receives an appropriate level of sunlight and prevents direct overlooking to other premises b. provides sufficient and usable private open space for the recreational needs of residents c. provides landscape amenity to dwellings d. has a location, design and species selection that is consistent with the existing streetscape and neighbourhood character 	DS14.1. Where located outside the FSPA, a minimum of 20% of site area is landscaped open space.
	DS14.2. Where located in the FSPA, a minimum of 25% of the site area is landscaped open space.
	DS14.3. An area of Principal Private Open Space is to be provided which: <ul style="list-style-type: none"> a. is provided at ground level b. has a minimum dimension of 4m x 5m c. is not steeper than 1 in 20 d. is directly accessible from a main living area e. may include a covered patio area
	DS14.4. Impervious surfaces at the front of the dwelling are limited to the provision of a driveway and pathway to the dwelling entrance.


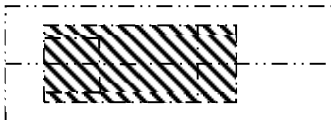
Development Requirements

Performance criteria	Design solution
<p>e. does not result in excessive excavation and protects any natural rock formations, cliffs, canopy vegetation or any other significant vegetation on the site</p> <p>f. ensures that new development provides areas for deep soil landscaping catering for indigenous native plants and animals</p> <p>g. contributes to water and stormwater efficiency by integrating landscape design with water and stormwater management to reduce stormwater runoff</p>	<p>DS14.5. The minimum dimension of landscaped open space is 2m in any direction.</p> <p>DS14.6. Buildings and structures have a minimum clearance from the trunk of trees of 3m in accordance with Figure 5</p>  <p>Figure 5: Minimum Clearances from trees</p>
Stormwater	
<p>PC15. Stormwater detention is provided on site and:</p> <p>a. provides for the efficient and functional mitigation of stormwater impacts</p> <p>b. does not adversely affect adjoining or other properties</p> <p>c. promotes on-site infiltration</p> <p>d. causes minimal change to existing ground levels</p> <p>e. does not detract from streetscape quality</p>	<p>DS15.1. Stormwater management is in accordance with the provisions contained in Section 4.4 Dwelling Houses on Standard Lots – PC.11.</p>
Site utilities	
<p>PC16. Site utilities:</p> <p>a. facilitate a safe, efficient and comfortable living environment</p> <p>b. are accessible, visually unobtrusive and require minimal maintenance</p>	<p>DS16.1. Electricity and telephone lines must be underground, except where direct connection is available from a pole in the street to the façade of the front dwelling.</p> <p>DS16.2. Each dwelling must provide adequate space for the storage of garbage and recycling bins (a space of at least 3m by 1m must be provided).</p> <p>DS16.3. Bin storage is not be visible from the street frontage or result in any odour to adjoining sites.</p> <p>DS16.4. Six cubic metres per dwelling is set aside exclusively for general storage. This space may be provided as an extension of a carport or garage, or in the form of an internal cupboard or attic.</p> <p>DS16.5. A mail box must be provided in accordance with AS/NZ4353.</p> <p>DS16.6. Outdoor clothes drying facilities must be provided for each dwelling. These must be screened from the street and located in an area that will receive sunlight and breeze.</p>



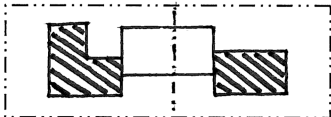
Building Envelope Summary Table

The building envelopes for eight dual occupancy development options are illustrated on the following pages.


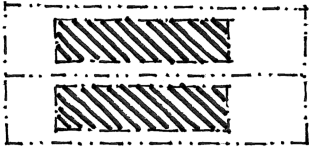
This section should be read in conjunction with the Performance Criteria and Design Solutions contained in Section 4.3.

Building Envelopes - Summary Table											
Option	Footprint (indicative only – not to scale)	Housing type	Site Frontage (min)	Front setback (min)	Rear setback (min)	Side setback (min)	Max FSR	Max external wall height	Max ridge height	Max rec. roof pitch	Parking
1 All sites		1 storey Attached	15m	5.5m	7m	900mm	0.6:1	3.6m	6.7m	35°	Garage + driveway space
2 All sites		1 storey + habitable roof space Attached	15m	5.5m	7m	900mm (ground level) and 1.2m (second level) outside FSPA. 900mm (ground level) and 1.5m (second level) inside FSPA.	0.6:1	5.5m	7.5m	35°	Garage + driveway space

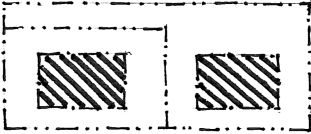
Building Envelope Summary Table

Building Envelopes - Summary Table											
Option	Footprint (indicative only – not to scale)	Housing type	Site Frontage (min)	Front setback (min)	Rear setback (min)	Side setback (min)	Max FSR	Max external wall height	Max ridge height	Max rec. roof pitch	Parking
3 All sites		2 storey Attached	15m	5.5m	7m (ground level) and 9m (second level)	900mm (ground level) and 1.2m (second level) outside FSPA. 900mm (ground level) and 1.5m (second level) inside FSPA.	0.6:1	6.8m	9m	35°	Garage + driveway space
4 All sites		2 storey Duplex	15m	5.5m	7m (ground level) and 9m (second level)	900mm (ground level) and 1.2m (second level) outside FSPA. 900mm (ground level) and 1.5m (second level) inside FSPA.	0.6:1	6.8m	9m	35°	Garage + driveway space
5 Corner site only		1 or 2 + 1 or 1.5 storey Detached Corner site only	15m	4.5m	N/A	900mm (ground level) and 1.2m (second level) outside FSPA. 900mm (ground level) and 1.5m (second level)	0.6:1	6.8m front 5.5m for rear dwelling	9m front, 7.5m rear dwelling	35°	Garage + driveway space

Building Envelope Summary Table

Building Envelopes - Summary Table											
Option	Footprint (indicative only – not to scale)	Housing type	Site Frontage (min)	Front setback (min)	Rear setback (min)	Side setback (min)	Max FSR	Max external wall height	Max ridge height	Max rec. roof pitch	Parking
						inside FSPA.					
6 Dual street & rear lane access sites only		1 or 2 storey Detached Dual street + rear lane access only	15m	5.5m from street & lane	7m from new rear neighbour's property boundary	900mm (ground level) and 1.2m (second level) outside FSPA. 900mm (ground level) and 1.5m (second level) inside FSPA.	0.6:1	6.8m	9m	35°	Garage + driveway space
7 Detached side-by- side		1 or 2 storey Detached Side-by-side	22m	5.5m	7m (ground level) and 9m (second level)	900mm (ground level) and 1.2m (second level) outside FSPA. 900mm (ground level) and 1.5m (second level) inside FSPA. Note: 900mm to the internal allotment boundary	0.6:1	6.8m	9m	35°	Garage + driveway space

Building Envelope Summary Table

Building Envelopes - Summary Table											
Option	Footprint (indicative only – not to scale)	Housing type	Site Frontage (min)	Front setback (min)	Rear setback (min)	Side setback (min)	Max FSR	Max external wall height	Max ridge height	Max rec. roof pitch	Parking
8 Detached front-and- back		1 or 2 storey Detached Front and back	18m	5.5m	Front dwelling: 4m to new boundary with rear lot Back Dwelling: 4m to rear property boundary	900mm (ground level) and 1.2m (second level) outside FSPA. 900mm (ground level) and 1.5m (second level) inside FSPA.	0.6:1	6.8m front, 3.6m rear	9m front, 6.7m rear	35°	Garage + driveway space



4.4 Dwelling Houses on Standard Lots



4.4 Introduction

4.4.1 Application of this chapter

This chapter applies to development for the purposes of a Dwelling House on a standard lot (having a width of 6.5m or greater) and not located within Kemps Estate, Mortdale), including alterations or additions (refer **Appendix 1**).

Houses on small lots (having a width of less than 6.5m) or within Kemps Estate, Mortdale will be assessed against the requirements of the Dwelling Houses on Small Lots Section 4.5 of this DCP.

Stormwater controls contained in this section also apply to Dual Occupancies, Dwelling Houses on Small Lots, Secondary Dwellings and Outbuildings.

4.4.2 Purpose of this chapter

The purpose of this chapter is to achieve the following objectives:

- to ensure development appears as a single dwelling surrounded by landscaped open space
- to ensure consistency with low density, suburban environments
- to protect the natural scenic landscape qualities of sensitive areas such as the Georges River foreshore
- to contribute to the creation of attractive, human scale streetscapes
- to promote an attractive, comfortable, safe and active public domain
- to maintain a high level of amenity for adjoining residential development
- to create a high amenity living environment
- to achieve a high level of environmental performance.

4.4.3 Development Requirements

The development requirements for this Section are provided in the table below.

Development Requirements

Performance criteria		Design solution	
Neighbourhood character			
PC1.	Development is sited and designed to respect existing neighbourhood and streetscape character, including being responsive to: <ul style="list-style-type: none">a. the pattern of development of the neighbourhood, including elements that shape the streetscape such as the relationship and interface between the public and private domainb. the built form, scale and character of surrounding development including height, setbacks, front fencing, roofs and the location and proportions of private open spacec. notable natural features of the site, including topography and vegetation	DS1.1.	The development application is supported by a Statement of Environmental Effects that: <ul style="list-style-type: none">a. includes a satisfactory neighbourhood and site description, including the identification of the key features of the neighbourhood and siteb. shows how the siting and design response derives from and responds to the key features identified in the neighbourhood and site descriptionc. demonstrates that the residential development proposal respects the existing or preferred neighbourhood character and satisfies objectives of the zone in the LEP
Building Height			
PC2.	Building height: <ul style="list-style-type: none">a. is compatible with the existing or desired future character of the areab. creates low rise streetscapes predominantly comprising buildings of up to two storeys that are surrounded by landscaped open spacec. respects the site’s natural topographyd. creates functional and high amenity internal spacese. enables adequate solar access to the main living areas and principal private open space to the development and adjoining sitesf. facilitates penetration of desirable natural breezesg. facilitates view sharing while not restricting the reasonable development of the site	DS2.1.	Maximum building height is in accordance with the LEP
		DS2.2.	Maximum ceiling height is 7.2m above the existing ground level vertically below that point (Refer Figure 1) <i>Note: maximum ceiling height is measured at the intersection of the upper most ceiling with the internal face of any external wall</i>
		DS2.3.	For flat roofed dwellings, maximum height to the top of the parapet of the building is: <ul style="list-style-type: none">a. 7.8m above the existing ground level vertically below that point (Refer Figure 1)
		DS2.4.	For steep or sloping sites, the building is sited and designed to be staggered or stepped into the natural slope of the land

Development Requirements

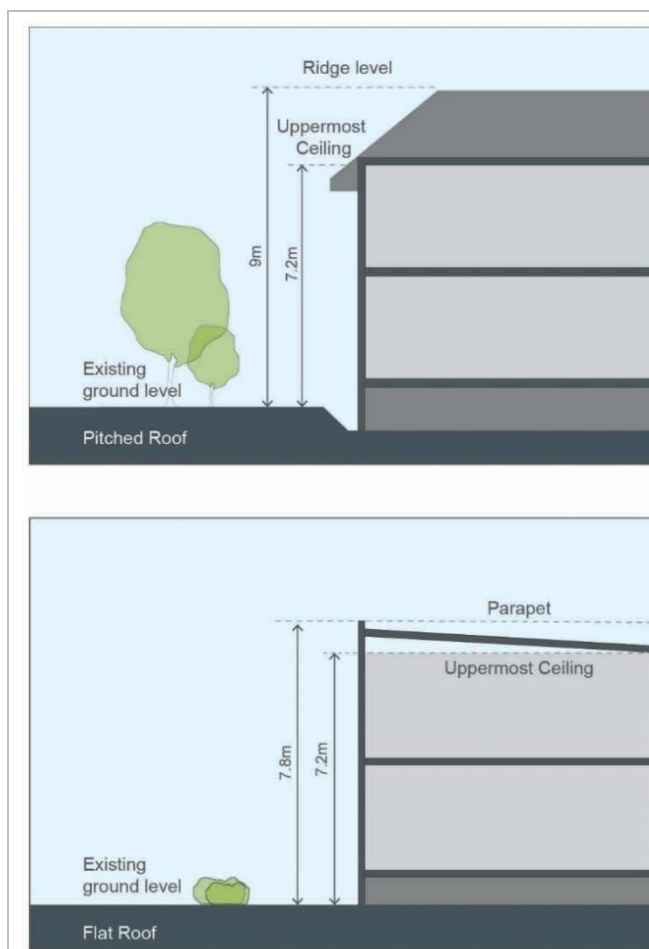


Figure 1: Building Height (Raked Roof and Flat Roof)

Setbacks	
PC3. Setbacks: <ul style="list-style-type: none"> a. are compatible with predominant patterns of buildings and gardens that define the existing and desired character of each neighbourhood b. engage with and activate the street c. reduce the appearance of building bulk d. enable adequate solar access to the main living areas and principal private open space e. facilitate penetration of desirable natural breezes f. achieve adequate visual privacy g. minimise noise transmission h. facilitate view sharing while not restricting the reasonable development of the site i. provides useable area of landscaped open space and preserves significant vegetation that contributes to the landscape character of the site, street or neighbourhood 	DS3.1. Minimum setback from the primary street boundary is: <ul style="list-style-type: none"> a. 4.5m to the main building face b. 5.5m to the front wall of garage, carport roof or onsite parking space (Refer Figure 2) <p style="text-align: center;">or</p> <ul style="list-style-type: none"> c. within 20% of the average setback of dwellings on adjoining lots
	DS3.2. For properties greater than 15m in width, the minimum setback to a secondary street boundary is 2.0m to the wall of the dwelling.
	DS3.3. For properties 15m or less in width, the minimum setback to a secondary street boundary is in accordance with the side boundary setback requirements.
	DS3.4. The minimum side setback outside the FSPA is 900mm (ground floor) and 1.2m (first floor). <p><i>Note: Council may permit a variation to the minimum side setbacks for irregular shaped lots if it can be demonstrated that this will result in the retention of principal private open space or significant trees and the achievement of the performance criteria.</i></p>

Development Requirements

- j. enables safe access and egress to the property by pedestrians and vehicles

DS3.5.	The minimum side setback inside the FSPA is 900mm (ground floor) and 1.5m (first floor).
DS3.6.	Minimum rear boundary setbacks are: <ul style="list-style-type: none"> a. 3m for any basement and ground floor level solid wall b. 6m for first floor level solid walls c. where a first floor balcony is proposed at the rear, 6m from the balustrade
DS3.7.	For battle-axe lots, minimum side boundary setbacks apply to all boundaries.

Development Requirements



Figure 2: Setback Controls (lot located outside the FSPA above, lot located within FSPA below)

Development Requirements

Facades			
PC4.	Facades:	DS4.1.	The dwelling house has a front door or window to a habitable room facing the primary street frontage.
	<div><div>a.</div><div>reduce the appearance of building scale and bulk</div></div> <div><div>b.</div><div>facilitate engagement with and activation of open space along the street</div></div> <div><div>c.</div><div>achieve a high level of design and architectural quality</div></div>	DS4.2.	The dwelling house incorporates at least two of the following building elements facing any street frontage: <div><div>a.</div><div>entry feature or portico</div></div> <div><div>b.</div><div>awnings or other features over windows</div></div> <div><div>c.</div><div>eaves and sun shading</div></div> <div><div>d.</div><div>window planter box treatment</div></div> <div><div>e.</div><div>bay windows or similar features</div></div> <div><div>f.</div><div>wall offsets, balconies, verandas, pergolas or the like</div></div>
	DS4.3.	Garage doors are not wider than 6m.	
Views			
PC5.	Development is sited and designed to facilitate view sharing while not restricting the reasonable development of the site Note: guidance on view sharing can be obtained from referencing relevant NSW Land and Environment Court planning principles	DS5.1.	No design solution is provided and each development application will be assessed on its individual merits.
Solar access			
PC6.	Development ensures an appropriate amount of solar access to main living areas and areas of principal private open space within the site and adjoining sites.	DS6.1.	Development allows for at least 3 hours of sunlight on the windows of main living areas and adjoining principal private open space of adjacent dwellings between 9.00 am and 3.00 pm on 22 June. Note 1: Development applications for development two storeys and over are to be supported by shadow diagrams demonstrating compliance with this design solution. Note 2: Exemptions will be considered for developments that comply with all other requirements but are located on sites with an east-west orientation.
		DS6.2.	Development complies with the Energy Efficiency section in Appendix 1 of this DCP and BASIX requirements.
			DS6.3.
Visual privacy			
PC7.	Development minimises direct overlooking between main living areas and areas of principal private open space within the site and adjoining sites	DS7.1.	Windows of proposed dwelling must be offset from neighbouring windows by 1m, especially windows of high-use rooms.
		DS7.2.	Windows for primary living rooms must be designed so that they maintain privacy of adjoining site's principal private open space.

Development Requirements

		DS7.3. Development applications are accompanied by a survey plan or site analysis plan (to AHD) of the proposed dwelling showing the location of adjoining property windows, floors levels, window sill levels and ridge and gutter line levels.
Noise		
PC8.	Habitable rooms, in particular bedrooms, are not subject to unreasonable noise	DS8.1. Noise generators such as plant and machinery including air conditioning units and pool pumps are located away from windows or other openings of habitable rooms and are screened to reduce noise or acoustically enclosed. DS8.2. For sites in proximity to a busy road or railway line, development is to comply with the provisions of <i>State Environmental Planning Policy (Infrastructure) 2007</i> and the NSW Government's <i>Development Near Rail Corridors and Busy Roads - Interim Guideline</i> .
Vehicle access, parking and manoeuvring		
PC9.	Carparking is provided on site and: <ul style="list-style-type: none"> a. caters for the needs of residents and visitors b. does not visually dominate the streetscape c. enables the safe and efficient movement of vehicles and pedestrians 	DS9.1. Carparking is provided on site in accordance with the following minimum rates: <ul style="list-style-type: none"> a. for 1 and 2 bedroom dwellings, 1 car parking space b. for 3 or more bedroom dwellings, 2 car parking spaces DS9.2. For all new dwellings, at least 1 car space must be located behind the front building setback DS9.3. Enclosed or roofed car accommodation, including garages and carports, are located at least 1m behind the main setback. <i>Note: Carports forward of the front setback may be considered where no vehicular access behind the front building alignment is available.</i> DS9.4. The maximum width of a garage opening is 6m. DS9.5. Hard stand car spaces within the front setback must not have a slope / grade greater than 1:10. DS9.6. Vehicular crossing width at the front property boundary is between 2.7 and 4.5m in width. DS9.7. Fences are splayed where a driveway is taken off the secondary setback. DS9.8. Driveways which provide access from a State or Regional road and in other street locations where Council considers it necessary must be designed with an internal manoeuvring area so that vehicles can enter and exit the site in a forward direction. DS9.9. Driveway gradients must be constructed in accordance with Australian Standard 2890.1(2004).

Development Requirements

Landscaped areas and private open space

- PC10.** Landscaped open space is provided on site and:
- is useable for a range of domestic passive recreation activities
 - enhances the visual amenity of the site, streetscape and neighbourhood
 - is compatible with the existing streetscape and neighbourhood landscape character
 - provides for environmental benefits, including habitat for native wildlife and the promotion of stormwater infiltration

- DS10.1.** Where located outside the FSPA, a minimum of 20% of site area is landscaped open space.
- DS10.2.** Where located in the FSPA, a minimum of 25% of the site area is landscaped open space.
- DS10.3.** The minimum dimension of landscaped open space is 2m in any direction.
- DS10.4.** A minimum of 15m² of the landscaped open space is provided between the front setback and the street boundary in the form of a front yard.
- DS10.5.** An area of Principal Private Open Space is to be provided which:
- has a minimum area of 30m²
 - has a minimum dimension of 5m
 - is located at ground level and behind the front wall of the dwelling
 - is directly accessible from a main living area



Figure 3: Principal Open Space

Development Requirements

Stormwater

- PC11.** Stormwater management is provided on site:
- to provide for the efficient and functional mitigation of stormwater impacts
 - to not adversely affect adjoining or other downstream properties
 - to promote on-site detention
 - to cause minimal change to existing ground levels
 - to not detract from streetscape quality

Definition

‘Drainage Catchment’ - is the extent or area where the surface runoff from rain converges to a single point at a lower elevation, where the waters join another waterbody, such as a river or estuary.

‘Drainage Sub-catchment’ – is similar to catchment, but smaller in scale, where the surface runoff from a local area converges to a Council stormwater system (gully pit with an outlet pipeline) at a lower elevation, with limited overland flow containment capacity. A number of ‘Sub Catchments’ combined into form a ‘Drainage Catchment’.

The re-direction of stormwater from one sub-catchment to another may increase the frequency and severity of flooding of the overland flow path in the unnatural sub-catchment. Accordingly, Council encourages to manage stormwater flows and discharge with the drainage sub-catchment where the site is located.

‘Drainage of low level properties’

A portion of a low level property that slopes away from the street can be drained to an absorption/an infiltration trench.

DS11.1. Diversion of flows from one drainage sub-catchment to another is not encouraged.

- DS11.2.** Stormwater drainage is to occur by:
- drainage by gravity to the adjacent road kerb and Council’s drainage system
- or**
- an easement over adjoining properties to Council’s drainage system and / or across the site to allow drainage from another lot
- or**
- a charged stormwater drainage system which drains all the roof run-off up to the road kerb directly in front of the development site.
- or**
- Absorption/Infiltration method - Infiltration system such as an absorption trench can be used to manage part of the stormwater discharge from the development site. (refer to Appendix 2: Design of Absorption Trenches)



Figure 11.2A

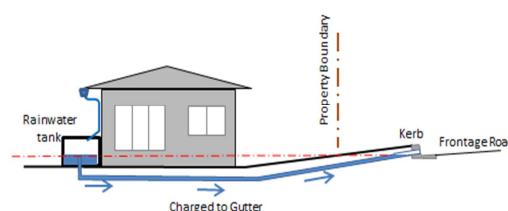


Figure 11.2B

DS11.3. Where drainage by gravity is involved this must not cause ponding/backwater effects on upstream properties.

DS11.4. Where drainage by an easement is involved, no buildings are allowed to be constructed over easements.

DS11.5. On-site retention of roof run-off using rainwater tanks or detention tanks for storage and re-use are encouraged. Overflow from storage facilities must be connected to an appropriate stormwater system as detailed in DS11.2.

Development Requirements

DS11.6.	<p>Pumped out system will only be permitted to draining stormwater runoff from basements and associated driveways:</p> <p>where other conventional or alternative methods of stormwater drainage as specified in DS11.2 cannot be achieved. Stormwater from pumped systems shall be discharged to the property's drainage system (not to Council drainage system).</p>
DS11.7.	<p>Development is not to concentrate overland flow of stormwater onto an adjoining property.</p>
DS11.8.	<p>Development applications are to be supported by a Stormwater Management Plan showing how surface and roof runoff will be discharged to the street or into an easement. This plan must show the size of all pipes.</p>

Development Requirements

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Development Requirements

Basements	
PC12. Basements: <ul style="list-style-type: none"> a. are sympathetic to the natural landform including natural rock outcrops and topographical features of the site and minimise the extent of excavation b. provide a high level of internal amenity of occupants c. provide for the safety of adjoining property and occupants d. minimise the visual impact of basements, including driveways, on the streetscape e. enable driveway design, including widths, to effectively respond to site constraints 	DS12.1. Basements, including permanent piling, piercing, shoring, retaining or similar building work required to maintain support to the site being developed or adjoining land must be wholly under and within the ground floor level footprint of the dwelling house.
	DS12.2. Basements do not protrude more than 1m above existing ground level at any point.
	DS12.3. Only one driveway access is permitted.
	DS12.4. Driveway ramps providing access to basement garages are perpendicular to the property boundary at the street frontage.
	DS12.5. Except for driveway access, other access to the basement is through internal stairs or lifts within the dwelling house.
	DS12.6. Access to the basement from external access stairs is not permitted.
	DS12.7. Minimum internal floor to ceiling height is 2.1m.
	DS12.8. Maximum internal floor to ceiling height is 2.4m.
	DS12.9. Light and ventilation must be provided in accordance with BCA requirements.
	DS12.10. Where basement excavation will exceed 1.5m in depth below existing ground level the applicant must submit a Geotechnical Report for Council's consideration. The Geotechnical Report must be prepared by a Professional Engineer as defined by the Building Code of Australia with specific expertise and experience as a Geotechnical Engineer. The report must set out design criteria and performance criteria in relation to the method of excavation, shoring and retaining of excavation and design of the building to ensure the performance criteria and design solutions of this development control are achieved.
Attics	
PC13. Attics are integrated with the existing dwelling house	DS13.1. Attics are: <ul style="list-style-type: none"> a. only be located within roofs having a pitch between 30 degrees and 40 degrees b. be wholly within the roof space c. be designed to comply fully with the maximum building height d. only project beyond the roof plane in the form of a traditional or non-traditional dormer, depending on the streetscape not to incorporate balconies.

Development Requirements

Balconies and terraces

PC14. Balconies and terraces: <ul style="list-style-type: none"> a. are useable and accessible b. prevent direct overlooking of principal private open space on other sites c. prevent direct views to habitable rooms of buildings on other sites d. minimise noise impacts on other sites 	DS14.1. Access to balconies and terraces is direct from a habitable room at the same floor level. <i>Note: a level difference of one step may be considered for the purpose of rain water protection.</i>
	DS14.2. Balconies and terraces include fixed planter boxes and / or privacy screens.
	DS14.3. Fixed planter boxes are at least 1m wide.
	DS14.4. Privacy screens are between 1.5m and 1.8 m high
	DS14.5. Terraces are not visible from the street.
	DS14.6. Roof top terraces are not provided.
	DS14.7. Development applications for terraces and balconies must provide sight line diagrams that demonstrate how privacy issues to neighbouring properties are proposed to be addressed.

Alterations and additions

Note: It is sometimes difficult to determine whether proposed development represents an alteration or addition to an existing building or a new building altogether.

In making this determination, Council will be guided by the NSW Land and Environment Court principle established by Coorey vs Municipality of Hunters Hill (2013). This principle states that a qualitative and quantitative analysis of what is proposed compared to what is currently in existence should be undertaken. Relevant matters for consideration in this analysis include:

- the appearance of the building when viewed from a public place
- retention or removal of landscaping
- use of the building
- impact on the streetscape
- changes to site cover, floor space, setbacks and other numerical standards
- proportion of the new building compared to the retained building.

PC15. Alterations and additions to a dwelling house: <ul style="list-style-type: none"> • are compatible with the scale, form and proportions of the existing dwelling • are integrated with the existing dwelling and its setting • are compatible with the character of the streetscape and neighbourhood • do not result in significant adverse amenity impacts on adjoining premises <p><i>Note: council encourages alterations and additions that have innovative, contemporary design, particularly where they result in an improvement in on-site residential utility and amenity, provided that they satisfy character, streetscape and amenity considerations</i></p>	DS15.1. Alterations and additions comply with the relevant requirements of this DCP for setbacks, carparking and landscaping.
	DS15.2. Alterations and additions do not intrude within the existing primary street setback.
	DS15.3. Where visible from the street, compared to the existing dwelling alterations and additions must have: <ul style="list-style-type: none"> • an equal or lower height • the same roof form • a compatible architectural style • compatible materials, colours, textures and other external facade details.
	DS15.4. Existing significant vegetation is retained where not reasonably required to site development.
	DS15.5. Where existing significant vegetation is proposed to be removed, replacement plantings are provided on site.
	DS15.6. First floor additions are set back a minimum of 900mm from a side boundary.

Development Requirements

- DS15.7.** Where an existing single storey dwelling is not setback 900mm from a side boundary, the first floor addition may have the same setback where it:
- is done to improve the existing residential neighbourhood; **or**
 - is done to provide suitable anchorage points on the external load bearing walls for the additional; **and**
 - will not have an adverse amenity impacts on adjoining premises.



Figure 5: Preferred/ Undesirable Options



4.5 Dwelling Houses on Small Lots



4.5 Introduction

4.5.1 Application of this chapter

This chapter applies to development for the purposes of a Dwelling House on a small lot (having a width of less than 6.5m), including alterations or additions, including all Dwelling Houses within Kemps Estate, Mortdale (refer **Appendix 1**).

Houses on standard lots (having a width of 6.5m or greater) or outside Kemps Estate, Mortdale will be assessed against the requirements of Section 4.4 Dwelling House – Standard Lot of this DCP.

4.5.2 Purpose of this chapter

The purpose of this chapter is to achieve the following objectives:

- to ensure consistency with low density, suburban environments
- to ensure dwelling houses have proportioned facades that are appropriately scaled for narrow allotments and emphasise vertical elements
- to protect the natural scenic landscape qualities of sensitive areas such as the Georges River foreshore
- to contribute to the creation of attractive, human scale streetscapes
- to promote an attractive, comfortable, safe and active public domain
- to maintain a high level of amenity for adjoining residential development
- to create a high amenity living environment
- to achieve a high level of environmental performance.

4.5.3 Development Requirements

The development requirements for this Section are provided in the table below.

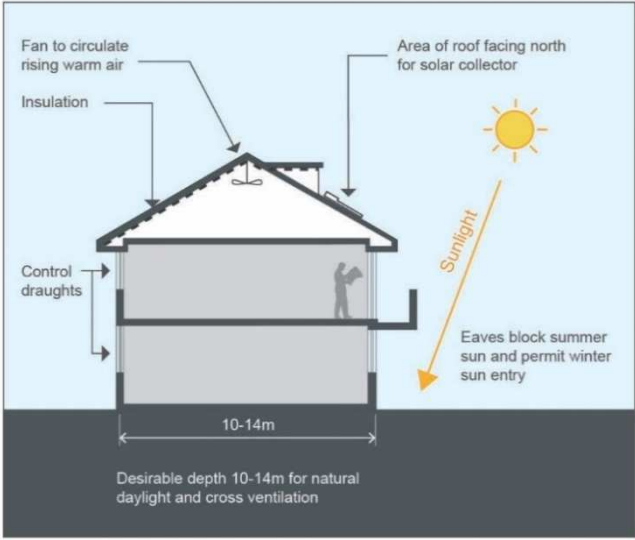
Development Requirements

Performance criteria		Design solution	
Neighbourhood character			
PC1.	Development is sited and designed to respect existing neighbourhood and streetscape character, including being responsive to: <ul style="list-style-type: none">a. the pattern of development of the neighbourhood, including elements that shape the streetscape such as the relationship and interface between the public and private domainb. the built form, scale and character of surrounding development including height, setbacks, front fencing, roofs and the location and proportions of private open spacec. notable natural features of the site, including topography and vegetation	DS1.1.	The development application is supported by a Statement of Environmental Effects that: <ul style="list-style-type: none">a. includes a satisfactory neighbourhood and site description, including the identification of the key features of the neighbourhood and siteb. shows how the siting and design response derives from and responds to the key features identified in the neighbourhood and site descriptionc. demonstrates that the residential development proposal respects the existing or preferred neighbourhood character and satisfies objectives of the zone in the LEP.
Building height			
PC2.	Building height: <ul style="list-style-type: none">a. is compatible with the existing or desired future character of the areab. creates low rise streetscapes predominantly comprising buildings of up to two storeys that are surrounded by landscaped open spacec. is compatible with the scenic qualities of hillside or ridgetop locations and with existing or desired future streetscape characterd. respects the site's natural topographye. creates functional and high amenity internal spacesf. enables adequate solar access to the main living areas and principal private open space to the development and adjoining sitesg. facilitates penetration of desirable natural breezesh. facilitate view sharing while not restricting the reasonable development of the site	DS2.1.	Maximum building height is in accordance with the LEP.
		DS2.2.	The minimum floor to ceiling height is 2.4m.
		DS2.3.	Minimum floor to ceiling height of habitable roof space (if proposed) is 1.7m.
Setbacks			
PC3.	Setbacks: <ul style="list-style-type: none">a. are compatible with predominant patterns of buildings and gardens that define the existing and desired character of the neighbourhoodb. engage with and activate the streetc. reduce the appearance of building bulk	DS3.1.	Minimum setback from the primary street boundary is: <ul style="list-style-type: none">a. 4.5m to the main building faceb. 5.5m to a garage or other roofed carparking structure <p>or</p> <ul style="list-style-type: none">c. Within 20% of the average setback of dwellings on adjoining lots

Development Requirements

Performance criteria		Design solution	
d. enable adequate solar access to the main living areas and principal private open space e. facilitate penetration of desirable natural breezes f. achieve adequate visual privacy g. minimise noise transmission h. facilitate view sharing i. create deep soil areas that are sufficient to conserve existing trees or accommodate intensive new landscaping		DS3.2.	Minimum side boundary setbacks are in accordance with Table 1 below.
		DS3.3.	Unless specified otherwise in Table 1 , minimum rear boundary setbacks are: a. 3m to the ground storey b. 6m to any other storey
		DS3.4.	For battle-axe lots, minimum side boundary setbacks apply to all boundaries.
Facades			
PC4.	Facades: a. reduce the appearance of building scale and bulk b. facilitate engagement with and activation of open space in the street c. achieve a high level of design and architectural quality	DS4.1.	The dwelling house has a front door or window to a habitable room facing the primary street frontage.
		DS4.2.	The dwelling house incorporates at least two of the following building elements facing any street frontage: a. entry feature or portico b. awnings or other features over windows c. eaves and sun shading d. window Planter box treatment e. bay windows or similar features f. wall offsets, balconies, verandas, pergolas and the like
Views			
PC5.	Development is sited and designed to facilitate view sharing while not restricting the reasonable development of the site. <i>Note: guidance on view sharing can be obtained from referencing relevant NSW Land and Environment Court planning principles.</i>	DS5.1.	No design solution is provided and each development application will be assessed on its individual merits.
Solar access			
PC6.	Development ensures an appropriate amount of solar access to main living areas and areas of principal private open space within the site and adjoining sites.	DS6.1.	Development allows for at least 3 hours of sunlight on the windows of main living areas and adjoining principal private open space of adjacent dwellings between 9.00 am and 3.00 pm on 22 June. Note 1: Development applications for development two storeys and over are to be supported by shadow diagrams demonstrating compliance with this design solution. Note 2: Exemptions will be considered for developments that comply with all other requirements but are located on sites with an east-west orientation.
		DS6.2.	Development complies with the Energy Efficiency section in Appendix 1 of this DCP and BASIX requirements.

Development Requirements

Performance criteria	Design solution
	<p>DS6.3. Buildings are encouraged to incorporate window shading devices where necessary to minimise exposure to direct summer sun. Alternatively, windows may be shaded by the planting of large trees, including deciduous species.</p>
	 <p>The diagram illustrates a cross-section of a house designed for passive solar. Key features labeled include: 'Fan to circulate rising warm air' at the roof ridge, 'Insulation' in the roof and walls, 'Area of roof facing north for solar collector', 'Control draughts' at the windows, and 'Eaves block summer sun and permit winter sun entry'. A sun icon shows 'Sunlight' rays hitting the roof. The house width is marked as '10-14m' with the note 'Desirable depth 10-14m for natural daylight and cross ventilation'.</p> <p>Figure 1: Passive Solar Design</p>
Visual privacy	
<p>PC7. Development minimises direct overlooking between main living areas and areas of principal private open space within the site and adjoining sites</p>	<p>DS7.1. The main windows and balconies of a dwelling are directed toward the front and rear of a site.</p>
	<p>DS7.2. Windows are not located directly opposite each other.</p>
	<p>DS7.3. Where windows and balconies cannot be off-set, they are separated by sufficient distance, screened or contain frosted glass or other suitable material.</p>
	<p>DS7.4. Dormer windows are no wider than 1.5m and are proportional to the roof-scape.</p>
	<p>DS7.5. First floor balconies located at the rear of dwellings incorporate fin walls or privacy screens on the side.</p>
	<p>DS7.6. Where privacy screens are used, they are not be higher than 1.8m and are compatible with the building design.</p>
Noise	
<p>PC8. Habitable rooms, in particular bedrooms, are not subject to unreasonable noise</p>	<p>DS8.1. Dwellings must be designed so that the internal noise level from outside sources does not exceed the parameters established by the NSW Environment Protection Authority (EPA).</p>
	<p>DS8.2. Habitable rooms located within 60m of a railway or facing a classified major road satisfy the acoustic criteria contained within the NSW Government's <i>Development Near Rail Corridors and Busy Roads – Interim Guideline</i> (2008), or most recent version</p>

Development Requirements

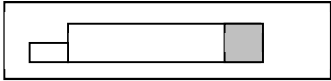
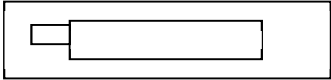
Performance criteria		Design solution	
Vehicle access parking and manoeuvring			
PC9. Vehicle access, parking and manoeuvring is provided on site and: <ul style="list-style-type: none">a. caters for the needs of residents and visitorsb. does not visually dominate the streetscapec. enables the safe and efficient movement of vehicles and pedestrians	DS9.1.	Each dwelling is to provide one (1) garage and one (1) driveway space (unless otherwise provided for in the building envelope).	
	DS9.2.	Garages are to be located a minimum 5.5m from the front property alignment and are recessed a minimum 300mm into the front facade of the building.	
	DS9.3.	Carport designs complement the appearance and style of the dwelling.	
	DS9.4.	Carport roofs are consistent with the roof pitch of the dwelling house.	
	DS9.5.	Carports are designed to appear as lightweight elements of the site, and do not visually dominate the streetscape.	
	DS9.6.	On corner sites garages are located at the rear of the site facing the secondary street.	
	DS9.7.	Where possible, balconies or roof space is to be placed over garages.	
	DS9.8.	Driveways have a minimum width of 3m.	
	DS9.9.	Attached dwellings (apart from those on a corner) share the same gutter crossing.	
	DS9.10.	Gutter crossings preserve existing street trees.	
	DS9.11.	Where possible, internal access from the garage for the movement of furniture and is provided, particularly when entry corridors are narrow.	
	DS9.12.	Internal driveway grades are in accordance with AS – 2890.1-1993. <i>Note: development applications that proposed a variation to AS2890.1-1993 must be supported by long section of the driveway.</i>	
Landscaped area and private open space			
PC10. Landscaped open space is provided on site and: <ul style="list-style-type: none">a. develops a building setting that encourages visual privacy between propertiesb. provides sufficient and usable private open space in the rear or side yard for the recreational needs of residents and landscape amenity to dwellingsc. requires new development to integrate and blend into the existing streetscape and neighbourhood characterd. ensures that new development does not result in excessive excavation and protects any natural rock formations, cliffs, canopy vegetation, or any other significant vegetation on the subject land or adjoining land	DS10.1.	Where located outside the FSPA, a minimum of 20% of site area is landscaped open space.	
	DS10.2.	Where located in the FSPA, a minimum of 25% of the site area is landscaped open space.	
	DS10.3.	Principal private open space : <ul style="list-style-type: none">a. is provided at ground levelb. has a minimum dimension of 4m x 5mc. is not steeper than 1 in 20d. is directly accessible from a main living area	
	DS10.4.	The minimum dimension of landscaped open space is 2m in any direction.	

Development Requirements

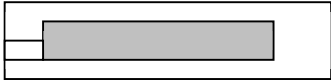
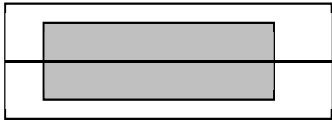
Performance criteria	Design solution
<ul style="list-style-type: none"> e. ensures that new development provides areas for deep soil landscaping catering for indigenous native plants and animals f. contributes to water and stormwater efficiency by integrating landscape design with water and stormwater management to reduce stormwater runoff 	
Stormwater	
PC11. Stormwater detention is provided on site and: <ul style="list-style-type: none"> a. provides for the efficient and functional mitigation of stormwater impacts b. does not adversely affect adjoining or other properties c. promotes on-site infiltration d. causes minimal change to existing ground levels e. does not detract from streetscape quality 	DS11.1. Stormwater management is in accordance with the provisions contained in Section 4.4 Dwelling Houses on Standard Lots – PC.11.
Site utilities	
PC12. Site utilities: <ul style="list-style-type: none"> a. facilitate a safe, efficient and comfortable living environment b. are accessible, visually unobtrusive and require minimal maintenance 	DS12.1. Electricity and telephone lines must be underground, except where direct connection is available from a pole in the street to the façade of the front dwelling.
	DS12.2. Each dwelling is to provide adequate space for the storage of garbage and recycling bins (a space of at least 3m by 1m must be provided).
	DS12.3. Bin storage is not to be visible from the street frontage or result in any odour to adjoining sites.
	DS12.4. Six cubic metres per dwelling is set aside exclusively for general storage. This space may be provided as an extension of a carport or garage, or in the form of an internal cupboard or attic.
	DS12.5. A mail box must be provided in accordance with AS/NZ4353.
	DS12.6. Outdoor clothes drying facilities must be provided for each dwelling. These must be screened from the street and located in an area that will receive sunlight and breeze.

Building Envelope Summary Table

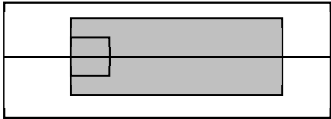
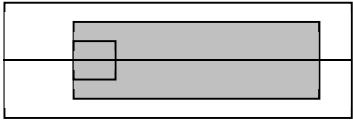
The building envelopes for 8 small lot development options are illustrated on the following pages. This section should be read in conjunction with the Development Requirements in the above sections.

Building Envelopes – Summary Table										
Option	Footprint (indicative only – not to scale)	Housing type	Front setback (min)	Rear setback (min)	Side setback	Max FSR	Max external wall height	Max ridge height	Max rec. roof pitch	Parking
1 6m frontage		Existing single dwelling with rear single storey addition	4.5m to the main building face 5.5m to a garage or other roofed carparking structure Within 20% of the average setback of dwellings on adjoining lots	3m	900mm	0.6:1	Existing	Existing	Existing	Carport / car space
2 6m frontage		Existing cottage with first floor addition or new 2 storey detached	4.5m to the main building face 5.5m to a garage or other roofed carparking structure Within 20% of the average	3m (ground level) and 6m (second level)	Existing or 900mm for a new dwelling	0.6:1	Existing or 6m for new	9m	Existing or 35° for a new dwelling	Existing – Carport New - Garage

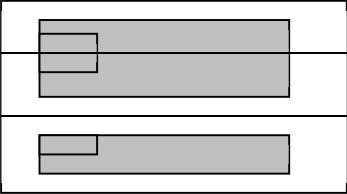
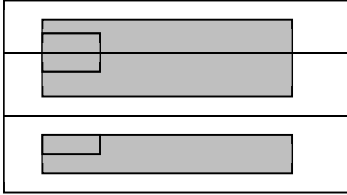
Building Envelope Summary Table

Building Envelopes – Summary Table										
Option	Footprint (indicative only – not to scale)	Housing type	Front setback (min)	Rear setback (min)	Side setback	Max FSR	Max external wall height	Max ridge height	Max rec. roof pitch	Parking
			setback of dwellings on adjoining lots							
3 6m frontage		1 storey detached	4.5m to the main building face 5.5m to a garage or other roofed carparking structure Within 20% of the average setback of dwellings on adjoining lots	3m	900mm	0.6:1	3m	6.7m	35 ⁰	Carport
4 2 x 6m frontage		1 storey semi detached	4.5m to the main building face 5.5m to a garage or other roofed carparking structure Within 20% of the	3m	900mm	0.6:1	3m	6.7m	35 ⁰	Carport or garage

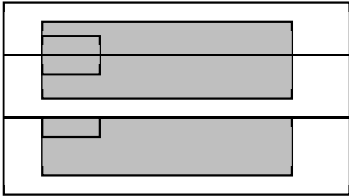
Building Envelope Summary Table

Building Envelopes – Summary Table										
Option	Footprint (indicative only – not to scale)	Housing type	Front setback (min)	Rear setback (min)	Side setback	Max FSR	Max external wall height	Max ridge height	Max rec. roof pitch	Parking
			average setback of dwellings on adjoining lots							
5 2 x 6m frontage		1 storey + habitable roof space	4.5m to the main building face 5.5m to a garage or other roofed carparking structure Within 20% of the average setback of dwellings on adjoining lots	3m (ground level) and 6m (second level)	Ground floor 900mm, upper level walls 1.8m	0.6:1	3.7m	7.5m	35°	Garage
6 2 x 6m frontage		2 storey attached	4.5m to the main building face 5.5m to a garage or other roofed carparking structure Within 20% of the	3m (ground level) and 6m (second level)	900mm	0.6:1	6m	9m	35°	Garage

Building Envelope Summary Table

Building Envelopes – Summary Table										
Option	Footprint (indicative only – not to scale)	Housing type	Front setback (min)	Rear setback (min)	Side setback	Max FSR	Max external wall height	Max ridge height	Max rec. roof pitch	Parking
			average setback of dwellings on adjoining lots							
7a 3 x 6m frontage		Two 2 storey attached dwellings, and one 2 storey dwelling.	4.5m to the main building face 5.5m to a garage or other roofed carparking structure Within 20% of the average setback of dwellings on adjoining lots	3m (ground level) and 6m (second level)	900mm	0.6:1	6m	9m	35°	Garage
7b 3 x 6m frontage		Two 1.5 storey attached dwellings and one 1.5 storey dwelling.	4.5m to the main building face 5.5m to a garage or other roofed carparking structure Within 20%	3m (ground level) and 6m (second level)	Ground Floor 900mm, upper level walls 1.8m	0.6:1	3.7m	7.5m	35°	Garage


Building Envelope Summary Table

Building Envelopes – Summary Table										
Option	Footprint (indicative only – not to scale)	Housing type	Front setback (min)	Rear setback (min)	Side setback	Max FSR	Max external wall height	Max ridge height	Max rec. roof pitch	Parking
			of the average setback of dwellings on adjoining lots							
7c 3 x 6m frontage		Two attached 1 storey dwellings and one detached 1 storey dwelling.	4.5m to the main building face 5.5m to a garage or other roofed carparking structure Within 20% of the average setback of dwellings on adjoining lots	3m	900mm and nil internal side setback for the detached dwelling	0.61	3m	6.7m	35°	Garage or carport

Dwelling House Options

To ensure consistency of form and setbacks in Kemps Estate, an envelope has been prepared that applies to a single dwelling house on a standard allotment. The controls detailed below override controls contained in Council's Single Dwelling DCP, however development must comply with the Single Dwelling DCP in every other respect.

Building Envelope Summary Table

Building Envelopes – Summary Table										
Option	Footprint (indicative only – not to scale)	Housing type	Front setback (min)	Rear setback (min)	Side setback	Max FSR	Max external wall height	Max ridge height	Max rec. roof pitch	Parking
8 12m frontage		1 storey detached	5.5m	3m	900mm	0.6:1	3m	6.7m	35°	Garage
		1 storey detached plus habitable roof	5.5m	3m (ground level) and 6m (second level)	Ground flr 900mm, upper level walls 1.8m	0.6:1	3.7m	7.5m	35°	Garage
		2 storey detached	5.5m	3m (ground level) and 6m (second level)	1.5m	0.6:1	6m	9m	35°	Garage

Note: Minimum distance to gutter under BCA is 675mm

Reference to 6m or 12m frontage is approximate only. For example, frontage may be about 6.1m wide.



4.6 Secondary Dwellings

4.6 Introduction

4.6.1 Application of this chapter

This chapter applies to development for the purposes of a Secondary Dwelling.

State Environmental Planning Policy (Affordable Rental Housing) 2009 permits secondary dwellings as complying development (subject to conditions) or through a development application. Where a proposal matches all provisions set out in the SEPP, the application is to be lodged as a complying development and processed accordingly. When this is not the case a Development Application is to be assessed by Council in accordance with both the SEPP (ARH) 2009 and the objectives and controls set out in this section of the DCP.

4.6.2 Purpose of this chapter

The purpose of this chapter is to achieve the following objectives:

- to promote housing affordability
- to provide greater housing choice, in particular for older persons
- to ensure a secondary dwelling is secondary in size, scale and nature, and subservient to the principal dwelling
- to ensure secondary dwellings do not detract from the form, scale and height of development in the streetscape and locality in which it is located
- to ensure a high quality living environment
- to ensure no significant adverse amenity impacts on other premises, in particular through ensuring adequate solar access, natural ventilation, privacy, noise and retention of significant views.

4.6.3 Development Requirements

The development requirements for this Section are provided in the table below.

Development Requirements

Performance criteria		Design solution	
Site area			
PC1.	Site area and frontage is adequate to enable development that incorporates adequate setbacks, efficient carparking and vehicle access and circulation and achieves a density that is consistent with low density suburban environments	DS1.1.	Minimum site area is 450m ²
Floor area			
PC2.	The size of the secondary dwelling maintains a domestic scale and character and is less than the dwelling house	DS2.1.	The maximum floor area is 60m ² , or 10% of the total floor area of the dwelling house, whichever is greater.
Building height			
PC3.	Building height: <ul style="list-style-type: none">a. Is no greater than the height of the main dwelling houseb. is compatible with the existing or desired future character of the areac. does not detract from existing lowrise streetscapesd. respects the site's natural topographye. creates functional and high amenity internal spacesf. enables adequate solar access to the main living areas and principal private open space to the development and adjoining sitesg. facilitates penetration of desirable natural breezesh. facilitates view sharing	DS3.1.	Maximum building height is 1 storey.
		DS3.2.	The minimum floor to ceiling height is 2.4m.
		DS3.3.	The maximum floor to ceiling height is 3.6m.
Setbacks			
PC4.	Setbacks: <ul style="list-style-type: none">a. are compatible with predominant patterns of buildings and gardens that define the existing and desired character of each neighbourhoodb. engage with and activate the streetc. reduce the appearance of building bulkd. enable adequate solar access to the main living areas and principal private open spacee. facilitate penetration of desirable natural breezesf. achieve adequate visual privacyg. minimise noise transmissionh. facilitate view sharingi. creates deep soil areas that are sufficient to conserve existing trees or to accommodate intensive new landscaping	DS4.1.	The minimum setback to side and rear boundaries is 900mm.
		DS4.2.	The secondary dwelling is setback behind the main building face to a primary of secondary street.

Development Requirements

Performance criteria		Design solution	
Carparking			
PC5.	Carparking:	DS5.1.	Carparking is located behind the main building face to primary or secondary streets.
	a. does not adversely impact the dwelling house	DS5.2.	Carparking requirements for the principal dwelling must still be achieved.
	b. minimises visual impact on scenic quality or streetscapes	DS5.3.	Carparking does not interfere with the parking and movement of vehicles associated with the dwelling house.
Note: Carparking is not required to be provided for a secondary dwelling			
Landscaped open space			
PC6.	Landscaped open space is provided on site and:	DS6.1.	The landscaped area for a secondary dwelling is shared with the principal dwelling.
	a. provides for a range of passive, domestic recreation activities	DS6.2.	The minimum amount of landscaped open space on a site outside the FSPA is 20% of the site area.
	b. is consistent with and enhances the existing landscape character of the area	DS6.3.	The minimum amount of landscaped open space on a site inside the FSPA is 25% of the site area.
	c. mitigates the visual impact on buildings and infrastructure		
	d. achieves appropriate levels of amenity		
Subdivision			
PC7.	To ensure that secondary dwellings are related to the dwelling house.	DS7.1.	Subdivision of secondary dwellings is not permitted.
Stormwater			
PC8.	Stormwater detention is provided on site and:	DS7.2.	Stormwater management is in accordance with the provisions contained in Section 4.4 Dwelling Houses on Standard Lots – PC.11.
	a. provides for the efficient and functional mitigation of stormwater impacts		
	b. does not adversely affect adjoining or other properties		
	c. promotes on-site infiltration		
	d. causes minimal change to existing ground levels		
	e. does not detract from streetscape quality		



4.7 Outbuildings

4.7 Introduction

4.7.1 Application of this chapter

This chapter applies to development for the purposes of an outbuilding in all parts of the Planning Area, being for a:

- balcony, deck, patio, pergola, terrace or verandah that is detached from a dwelling house
- cabana, cubby house, fernery, garden shed, gazebo or greenhouse
- carport that is detached from a dwelling house
- farm building
- garage that is detached from a dwelling house
- rainwater tank (above ground) that is detached from a dwelling house
- shade structure that is detached from a dwelling house
- shed

4.7.2 Purpose of this chapter

The purpose of this chapter is to achieve the following objectives:

- to ensure that buildings are designed and located to complement the dwelling and minimize impact on the streetscape and natural landscape
- to ensure that outbuildings do not adversely affect the amenity of the locality by their visual impact, size, overshadowing or use
- to ensure outbuildings visually integrate with the development
- to maintain existing significant trees and vegetation.

4.7.3 Development Requirements

The development requirements for this Section are provided in the table below.

Development Requirements

Performance criteria		Design solution	
Floor space ratio			
PC1.	The combined size of the principal development and the outbuilding minimises the appearance of building bulk and scale and ensures no significant adverse amenity impacts on other premises	DS1.1.	Floor space ratio of the outbuilding and the development combined does not exceed the maximum FSR identified for the land under the LEP.
Height			
PC2.	Building height: <ul style="list-style-type: none">a. is no greater than the height of the main dwelling houseb. is compatible with the existing or desired future character of the areac. does not detract from existing lowrise streetscapesd. respects the sites natural topographye. creates functional and high amenity internal spacesf. enables adequate solar access to the main living areas and principal private open space to the development and adjoining sitesg. facilitates penetration of desirable natural breezesh. facilitates view sharing	DS2.1.	Maximum height is 3m.
Setbacks			
PC3.	Setbacks: <ul style="list-style-type: none">a. are compatible with predominant patterns of buildings and gardens that define the existing and desired character of each neighbourhoodb. engage with and activate the streetc. reduce the appearance of building bulkd. enable adequate solar access to the main living areas and principal private open spacee. facilitate penetration of desirable natural breezesf. achieve adequate visual privacyg. minimise noise transmissionh. facilitate view sharingi. create deep soil areas that are sufficient to conserve existing trees or to accommodate intensive new landscaping	DS3.1.	Minimum setbacks for garages, gyms, cabanas and sheds are 900mm.
		DS3.2.	An open carport, awning or similar structure may extend from the dwelling to the side or rear boundary providing Council is satisfied that: <ul style="list-style-type: none">a. engage with and activate the streetb. they are designed in accordance with the BCA.c. no eaves or gutters overhang any boundaryd. two or more sides of the structure are open and at least one third of its perimeter is open (otherwise it is considered an enclosed garage).e. the roof cladding of the carport must be at least 500mm clear of the allotment boundary or another building on the same allotment for a side to be considered open.
		DS3.3.	Garages on secondary frontages are setback a minimum of 1.5m from the boundary alignment.
		DS3.4.	Outbuildings located on rear laneways are setback a minimum of 1m from the rear boundary.

Development Requirements

Performance criteria		Design solution	
Landscaped open space			
PC4.	Landscaped open space is provided on site and: <ul style="list-style-type: none">a. provides for a range of passive, domestic recreation activitiesb. is consistent with and enhances the existing landscape character of the areac. mitigates the visual impact on buildings and infrastructured. achieves appropriate levels of amenity	DS4.1.	The amount of landscaped open space on the site is in accordance with that specified for the relevant predominant land use type on the site under this DCP.
External finishes and claddings			
PC5.	External finishes and cladding do not cause nuisance through excessive reflection of sunlight.	DS5.1.	External finishes and claddings have low reflectivity.
Vehicle access, parking and manoeuvring			
PC6.	Vehicle access, parking and manoeuvring is provided on site and: <ul style="list-style-type: none">a. caters for the needs of residents and visitorsb. does not visually dominate the streetscapec. ensures safety of movement for vehicles and pedestrian within the site and the adjoining public domain	DS6.1.	Driveway gradients are constructed in accordance with AS 2890.1(2004).
		DS6.2.	Internal pedestrian access ways are not overly steep.
		DS6.3.	Carports in front of the main building face may be considered for existing dwellings where no vehicular access behind the front building alignment is available.
Stormwater			
PC7.	Stormwater detention is provided on site and: <ul style="list-style-type: none">a. provides for the efficient and functional mitigation of stormwater impactsb. does not adversely affect adjoining or other propertiesc. promotes on-site infiltrationd. causes minimal change to existing ground levelse. does not detract from streetscape quality	DS7.1.	Stormwater management is in accordance with the provisions contained in Section 4.4 Dwelling Houses on Standard Lots – PC.11.



5.0 Controls for Specific Non-Residential Development Types

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5.1 Extended Trading Hours

5.1 Introduction

5.1.1 Application of this chapter

This chapter applies to commercial premises as defined in the Dictionary of the Hurstville LEP 2012 and approved by Council. Extended trading hours refers to hours outside of 6am to midnight, daily.

5.1.2 Purpose of this chapter

The purpose of this chapter is to ensure that all relevant matters are considered in applications for extended trading hours.

5.1.3 Development Requirements

The development requirements for this Section are provided in the table below.

Development Requirements

Performance Criteria	Design Solution
Extended Trading Hours	
<p>PC1. Extended trading hours:</p> <ul style="list-style-type: none"> • contribute to the vibrancy and economic competitiveness of Hurstville's business areas • have minimal adverse amenity impacts on residential uses • protect the safety of the community 	<p>DS1.1. The following matters are to be considered by the applicant and Council in relation to an application for extended trading hours:</p> <ul style="list-style-type: none"> • Additional information to be submitted with the DA is to include: <ul style="list-style-type: none"> - Detailed description of the activity and its potential impact on adjoining premises - Potential impact on the amenity of the area - Potential for noise generation - Litter generation - Anticipated patronage numbers - Responsibilities of staff, staffing levels and qualifications (if relevant) - External and internal lighting - Safety and Security measures - Toilet facilities • Additional advertising requirements for extended trading hours DAs can be considered • Referral of the DA to the NSW Police for comment and input. • Where appropriate, conditions of consent to include a requirement that the applicant/operator of the premises submit a quarterly report to Council addressing key areas of the business' operations eg. safety and security measures, complaints and/or incidents etc. This will assist in the early identification of potential problems that may be associated with the premises, particularly for more contentious or suspect premises. • Council can request action, which would need to be reported in the next quarterly report. If the situation did not improve, warnings could be issued and ultimately approval for the premises would be revoked where conditions of consent were breached. • Option of time limited consent where Council can review the business' operation after a designated time period, at which time additional controls can be placed on the business if required or consent revoked if there were ongoing problems • A regular overview to be provided to Council's Safety Committee of premises trading extended hours.



5.2 Light Industrial Areas

5.2 Introduction

5.2.1 Application of this chapter

This section applies to all land within the City of Hurstville zoned IN2 Light Industrial under the Hurstville LEP 2012

5.2.2 Purpose of this chapter

The purpose of this chapter is to achieve the following objectives:

- provide controls for the development of light industrial premises within the City of Hurstville.
- improve the quality of light industrial development within the City of Hurstville.
- ensure the orderly development of light industrial sites to minimise their environmental impact while maximising their functional potential.
- ensure that traffic generated by light industrial development does not adversely affect local or regional traffic movements.
- ensure consideration is given to employee amenity within light industrial buildings, the site, and the locality; and
- encourage aesthetically attractive building forms and streetscapes.
- facilitate the implementation of the aims and objectives of industrial development as set out in Hurstville LEP 2012.

5.2.3 Development Requirements

The development requirements for this Section are provided in the table below.

Development Requirements

Performance Criteria		Design Solution	
Density			
PC1.	Development density: <ul style="list-style-type: none">maintain the character of light industrial areas by controlling the scale of the developmentis in keeping with the bulk, scale and character of the area	DS1.1.	Floor Space Ratio controls are in Clause 4.4 and associated maps of the Hurstville LEP 2012.
Site Area and Subdivision			
PC2.	Subdivision results in lots that can accommodate buildings, structure, vehicle access and parking and other associated activities while complying with other provisions of this DCP such as setbacks	DS2.1.	The minimum site area including access corridors and minimum street frontage (width) for subdivision of light industrial land is 650m ² and 15m.
		DS2.2.	Where a site is greater than 6,000m ² in area, the minimum frontage is 25m.
Setbacks			
PC3.	Development setbacks: <ul style="list-style-type: none">provide a setback that enhances the streetscape and provides for landscapingenhance the streetscape and allow for landscaping and open space at the front and between buildingsallow for landscape screening to reduce the visual mass of buildings	DS3.1.	A minimum front setback of 4.5 metres is required for all light industrial development, except for the specific areas identified below: <ul style="list-style-type: none">Depot Road 6m setbackDurkin Place 6m setbackPritchard Place 6m setbackThe Crescent 7.6m setbackVanessa Street 7.6m setback.
		DS3.2.	Within the front setback area, a minimum of 3 metres is to be landscaped and maintained as open area in order to enhance the streetscape. This area is not to consist of buildings, storage areas or car parking and manoeuvring areas. Note: <i>The above clause does not apply to the specific areas identified above (which are required to have the entire front setback area landscaped) or where it can be shown that the use of this front setback area will be of a particular benefit to the site (this will mainly apply to those light industrial sites located within the vicinity of the corner of Stanley and Lorraine Streets, which may use this area for car parking).</i>
		DS3.3.	For corner allotments, a minimum setback of 2 metres is required for the secondary frontage.
		DS3.4.	Where a site has a common boundary with a residential property, a landscaped strip with a minimum width of 2 metres is to be provided along that boundary and adequately landscaped to provide a screen between the two land uses.
Building Design			
PC4.	Building design: <ul style="list-style-type: none">contributes to the streetscape and improves the visual amenity of the surrounding area	DS4.1.	The maximum height of a building in the light industrial zone is contained within Clause 4.3 and the associated maps of the Hurstville LEP 2012. Refer also to Appendix 1 for building heights and indicative storeys.

Development Requirements

Performance Criteria	Design Solution
<ul style="list-style-type: none"> integrates with the streetscape and are compatible with their surroundings. comprises colours, textures, materials and forms that enhance the quality and character of light industrial areas. 	DS4.2. A schedule of materials is to accompany development applications. Documentation is to be provided demonstrating that consideration has been given to the type of materials to be used in the project and the extent to which their use will achieve the objectives.
	DS4.3. Materials appropriate for new buildings include face brickwork, decorative brickwork, contrasting trim and details, concrete or masonry and metal or fibre cement cladding systems.
	DS4.4. Non reflective materials and finishes are to be used. Reflective surfaces on the external wall of a proposed building are to be no greater than 20%.
	DS4.5. Council may require a reflectivity study to be prepared by a suitably qualified person where the development has the potential for adverse impacts on the locality, or major roads within the vicinity of the light industrial area.
	DS4.6. Fencing is not to be erected within any landscape setback area.
	DS4.7. Fencing at the front of premises is to be of an open design and a maximum height of 2.5m.
	DS4.8. Fences on boundaries directly adjoining residential properties are to be constructed of pre-painted solid metal or full brick to provide screening and noise control.
	DS4.9. Buildings must present a satisfactory facade to the street. Blank wall facades are not acceptable.
	DS4.10. Architectural features are to be included in the design of new buildings to provide for more visually interesting light industrial areas. Such features may include: <ul style="list-style-type: none"> Distinctive parapets or roof forms Articulated facades Distinctive entries A variety of window patterns Balustrades Pergolas and other sun shading devices; and Selection of building materials.
	DS4.11. Where a proposed light industrial development is considered to be environmentally significant or of major significance to the community, Council may request an architectural model, at a scale of 1:100, which provides the following information: <ul style="list-style-type: none"> Development on the adjoining land in block form Architectural details of proposed development. Finishes Landscaping details.

Development Requirements

Performance Criteria		Design Solution	
Landscaping			
PC5.	Landscaping: <ul style="list-style-type: none">provides attractive areas which enhance the street character and the amenity of buildings.preserves significant stands of trees and natural vegetation.softens the visual impact of the buildings within light industrial areas.reflects the scale of the development.maximises the number of trees retained on the site.softens the impact of buildings, as a screen to visual intrusions and for recreation space.predominantly uses indigenous species.	DS5.1.	Development applications are to be accompanied by a landscape plan prepared by a suitably qualified landscape architect or designer.
		DS5.2.	A survey plan is to accompany a development application indicating the precise location of existing trees, their condition, species and crown size, and which trees are proposed to be removed.
		DS5.3.	Landscape design is to generally incorporate species indigenous to the area and those which will not cause damage to adjacent buildings and driveways. Plants to avoid are those which have a short life, drop branches, gum or fruit, or which interfere with underground pipes.
		DS5.4.	Landscaping is to be provided in the front setback area to soften the appearance of buildings and enhance the streetscape.
		DS5.5.	Landscaping is to be provided where the site abuts access streets, service roads, railway lines or residential development.
		DS5.6.	Species that will grow to a height consistent with the building are to be included.
		DS5.7.	Buildings, driveways and service trenches are to have a minimum setback of 4 metres from trees and groups of trees which have been assessed as significant.
		DS5.8.	Protective measures are required around trees during site works and construction. Such measures are to be submitted with the development application.
		DS5.9.	An outdoor eating and sitting area is to be provided within sites at the rate of 1m ² per employee, with a minimum total area of 10m ² .
		DS5.10.	Trees planted on site should provide shade in summer and allow sunlight in winter and should be positioned appropriately.
Vehicle Access and Parking			
PC6.	Vehicle access and parking: <ul style="list-style-type: none">is safe, efficient and direct.is sufficient for user needs and is convenient.include on-site facilities for loading and unloading of goods.are adequately sign posted and where required, provide parking for people with a disability	DS6.1.	Car parking and loading bays must comply with section 3.1 – Vehicle Access, Parking and Manoeuvring.
		DS6.2.	Access and mobility provisions must comply with section 3.3 – Access and Mobility.
		DS6.3.	Where possible, parking is to be provided to the rear of buildings or below ground level.
		DS6.4.	Design and layout of parking facilities is in accordance with relevant Australian Standards.

Development Requirements

Performance Criteria		Design Solution	
Acoustics			
PC7.	Development:	DS7.1.	Noise levels are not to exceed specified limits at the most affected point of the property boundary. Note: Recommended Background Noise Levels are in accordance with Table 1: Recommended Background Noise Levels .
	<ul style="list-style-type: none">protects the surrounding environment from noise intrusions.ensures the hours of operation of premises is restricted to avoid any undue or unreasonable noise nuisance upon surrounding residential areas.is designed to minimise the possibility of noise to the occupants of adjoining or neighbourhood dwellings.ensures noise control measures for any particular source take account of all potentially affected points.ensures sources of noise such as garbage collection, machinery, parking areas and air conditioning plants are sited away from adjoining properties and screened/ insulated by walls or other acoustic treatment.	DS7.2.	All proposals which may generate noise are to be accompanied by documentation from a qualified acoustic engineer certifying that the acoustic standards can be met
		DS7.3.	The hours of operation of light industrial activities are between the hours of 7.00 am and 5.00 pm. Mondays to Saturdays inclusive, with no work on Sundays or Public Holidays. For those properties that are not located adjoining or opposite a residential property where the use does not result in heavy machinery work the extended trading hours, 7am to 7pm Mondays to Saturdays inclusive with no work on Sundays or Public Holidays apply.
Energy Efficiency and Services			
PC8.	Development:	DS8.1.	Passive solar design measures are to be incorporated into a building's design.
	<ul style="list-style-type: none">is ecologically sustainable, maximise energy efficiency and conservation of resources through building design, construction and occupation.ensures building design and internal layouts are designed to maximise energy efficiency for heating and cooling.ensures building materials are selected to assist thermal performance.has an area, orientation and roof pitch that is suitable for the installation of solar collectors.ensures landscape design assists in microclimate management for the reduction in use of fossil fuels, the conservation of water and reducing nutrient runoff to stormwater systems.	DS8.2.	Ceiling insulation is to be provided.
		DS8.3.	The use of solar collectors for hot water heating and power is encouraged to reduce energy consumption.
		DS8.4.	Buildings are to have windows that are appropriately sized and shaded to reduce summer heat load while permitting entry of winter sun.
		DS8.5.	External shading devices are to be incorporated but should not completely eliminate or substantially reduce natural lighting or views.
		DS8.6.	Low energy, high efficiency plant, fittings and appliances are to be specified.
		DS8.7.	Water consumption is to be minimised by the use of dual flushing toilets and the planting of indigenous species in landscaped areas.
		DS8.8.	The applicant is to ascertain, by reference to Energy Australia, the position where the service box and meters are to be installed.
		DS8.9.	Applicants are informed that Energy Australia may require an area within the site to be dedicated, suitable for the location and maintenance of a distribution substation. The location must satisfactorily meet the requirements of both Energy Australia and Council.

Development Requirements

Performance Criteria		Design Solution	
Waste Management			
PC9.	Waste management: <ul style="list-style-type: none">provides for an efficient and environmentally sustainable means of storage and/or disposal of trade waste and recyclable products.ensures the capacity, size, construction and placement of both trade waste and recyclable storage facilities is determined according to:<ul style="list-style-type: none">estimated amounts of trade waste and recyclables generated.safe means of collection; andunobtrusive effects on the building and neighbourhood.ensures excavated material, demolition and builder's waste is disposed of on landfill sites approved by the Environmental Protection Authority and acceptable to Council.incorporates convenient access for waste collection.	DS9.1.	Adequate storage for waste materials is to be provided on the site. This waste must be removed at regular intervals and not less frequently than once per week.
		DS9.2.	The garbage area is to be capable of accommodating trade waste and recyclables arising on the premises. Sufficient space is to be provided for a loading and unloading area and any associated handling equipment.
		DS9.3.	The location of garbage area and bulk waste collection bins is to be shown on the development application plans.
		DS9.4.	Garbage areas are to be constructed of concrete floors or the like, graded and drained and connected to the sewer where appropriate. Solid walls are required, with or without the following - roof covering, doors, lighting, ventilation and water supply.
		DS9.5.	Garbage areas are to enable safe and easy access by collectors and collection vehicles within proximity to street frontages, and are to be screened with appropriate landscaping measures.
		DS9.6.	For collection of waste, roadway curves are to be a minimum radius of 11 metres.
		DS9.7.	Sites for disposal of excavated material, demolition and builders waste are to be specified by the applicant with the development application.
		DS9.8.	In addition to the above requirements, applicants are required to comply with the Waste Management policy contained in Appendix 1 of this DCP.

Predominant Land Use of Receiver	L90 Background Noise Level in dB(A)
Residential	50
Shop or Commercial Office	60
Light Industrial	65

Table 1: Recommended Background Noise Levels



5.3 Child Care Centres

5.3 Introduction

5.3.1 Application of this chapter

This section applies to development for the purpose of a Child Care Centre as defined in Hurstville LEP 2012.

5.3.2 Purpose of this chapter

The purpose of this section is to achieve the following objectives:

- provide information for persons wishing to establish or modify a child care service.
- adopt a positive, pro-active approach to planning child care centres - providing operators with a clear understanding of Council's requirements and why these requirements are important to the design of child care services.
- clearly identify desired outcomes for specific requirements.
- encourage the provision of high quality child care which meets the needs of the community.
- recognise child care centres as important educational facilities, critical to the physical, intellectual, cultural, creative, sensory and emotional development of children.
- minimise potential adverse impacts on the locality and broader environment as well as the natural and built environment, by providing effective control measures; and
- ensure the integration of the facility within its environment is achieved so that the development reflects the existing streetscape and character of the locality.

5.3.3 Development Requirements

The development requirements for this Section are provided in the table below.

Development Requirements

Performance Criteria		Design Solution	
General			
PC1.	The site is adequate for the purpose of a Child Care Centre.	DS1.1.	<p>The site:</p> <ul style="list-style-type: none">• Is 500m² or larger• Has a minimum street frontage (as measured for the depth of the parking and manoeuvring area at the front of the building) of:<ul style="list-style-type: none">- 18m where a separate entry and exit one way drive-through access is proposed.- 20m where an at grade single vehicular access point to the on-site car parking area is proposed to allow for the provision of two separate pedestrian paths (refer to the Access and Parking requirements contained in this section of the DCP).- 15m for R3 Medium Density Residential areas where parking is provided at basement level.• Does not have any property boundary on a State Road.
Locational Criteria			
PC2.	<ul style="list-style-type: none">• Quality child care facilities are located on appropriate sites.• Minimise impacts from child care centres on surrounding residential areas.• Sites used for the purposes of a child care centre are compatible with the environment in which they are situated.• Due consideration is given to Section 79(c) of the EPA Act 1979 - the social and economic effect of that development in the locality• The location of Child Care Centres in community focal points enhances accessibility to the broader population, and generally results in less impact than locating in a quiet residential environment• Proposals for child care centres which are located away from the following undesirable or hazardous features will be favoured in terms of compliance with location criteria<ul style="list-style-type: none">• telecommunications towers• large over-head power wires• any other area which may reasonably be considered inappropriate if located near a child care centre,	DS2.1.	Child care centres should be located close to or adjacent to community focal points such as local shopping centres, community buildings (libraries, churches, halls etc.), parkland, sports grounds and schools (where there is no major traffic conflict).
		DS2.2.	Sites less than 500m ² will not be considered.
		DS2.3.	<p>Sites will not be considered for a child care centre use unless they have a minimum street frontage (as measured for the depth of the parking and manoeuvring area at the front of the building) of:</p> <ul style="list-style-type: none">• 18m where a separate entry and exit one way drive-through access is proposed.• 20m where an at grade single vehicular access point to the on-site car parking area is proposed to allow for the provision of two separate pedestrian paths (refer to the Access and Parking requirements contained in this section of the DCP).• 15m in R3 Medium Density Residential areas where parking is provided at basement level. If a proposal will result in an adjoining lot being left isolated, evidence must be submitted of negotiations with the owner and the issue will be considered as part of the assessment.
		DS2.4.	Steeply sloping sites will not be considered due to issues relating to access.

Development Requirements

Performance Criteria	Design Solution
	<p>DS2.5. Child Care Centres are not permitted on sites with any property boundary to a State Road (as listed under Appendix 1) due to reasons of traffic safety and amenity impacts (including air quality and noise).</p>
	<p>DS2.6. Approval is unlikely to be given for centres within 300m of the following features, unless the applicant can demonstrate evidence to support a variation to this requirement:</p> <ul style="list-style-type: none"> • telecommunications towers • large over-head power wires • any other area which may reasonably be considered inappropriate if located near a child care centre
	<p>DS2.7. Approval will not be given to a child care centre located closer than 55m to a LPG above ground gas tank or tanker unloading position.</p>
	<p>DS2.8. An analysis of any existing and/or potential site contamination is required to be submitted with any application for a child care centre.</p>
	<p>DS2.9. Where sites are, or may be contaminated, a report is to be submitted with the application prepared by a suitably qualified consultant.</p>
	<p>DS2.10. Approval will not be given to Child Care Centres located in cul-de-sacs or closed roads within residential area.</p> <p>Note: <i>the primary reason for this is to avoid adverse amenity impacts in cul-de-sacs or closed roads in residential areas. Due to their closed nature, cul-de-sacs are more adversely affected by the double traffic and parking impacts resulting from child care centres. Generally cul-de-sacs lack adequate space for pick up/drop off, resulting in queuing & traffic impact unless the property has a double street frontage with a drive through capability.</i></p>
	<p>DS2.11. Child Care Centres are not to be located on bushfire or flood prone land, or located adjoining injecting rooms, drug clinics and any other such uses that may be inappropriate next to children.</p>
	<p>DS2.12. Proposals for Child Care Centres must be accompanied by a Traffic Impact Statement provided by a qualified Traffic or Transport Consultant.</p>
	<p>DS2.13. Child Care Centres located adjoining the IN2 Light Industrial Zone or a Light Industrial use will be considered on their merits. Applicants are required to submit evidence that there will be no amenity impacts from existing or likely future industries.</p>

Development Requirements

Performance Criteria	Design Solution
Cumulative Impacts from Child Care Centres in Residential Areas	
PC3. Where in a residential zone, the potential cumulative impacts on residential amenity including traffic and parking, visual and acoustic privacy are minimised	DS3.1. Only one child care centre is permitted at an intersection.
	DS3.2. Child Care Centres shall not be located on land adjoining any other existing or approved Child Care Centres.
	DS3.3. Only 1 Child Care Centre is to be located on each street block. Note: a street block is defined as those properties on both sides of a street between intersections with cross streets.
	DS3.4. The cumulative impacts of proposed child care centres within residential areas, especially traffic impacts, are required to be addressed in the statement of environmental effects submitted with the application.
Consideration of Provision of Child Care Centres within large Developments	
PC4. To encourage provision of child care facilities in appropriate developments in order to meet the demand for child care facilities and encourage their establishment in appropriate locations	DS4.1. Applicants for larger commercial and residential developments are required to demonstrate that they have considered the need for child care facilities and the option of including a child care centre within the proposed development.
Size of Centres and Child Age Groups	
PC5. The size of child care centres and child age groups: <ul style="list-style-type: none"> are of a manageable size of overall number of children and minimise adverse impacts on the amenity of the surrounding residential areas. ensure that the number of spaces for under 2 year olds reflects the demographics of the local government area 	DS5.1. The maximum number of children to be accommodated in a child care centre within Residential zones are as follows: <ul style="list-style-type: none"> R2 Low Density Residential: 40 children. Council will consider a variation to the controls under this Clause for Child Care Centres in the R2 zone where the site is located adjacent to a retail/commercial area or other non-residential zoning. R3 Medium Density Residential: 60 children.
	DS5.2. The maximum number of children to be accommodated within other zones where Child Care Centres are permissible will be considered on its merits. Consideration will be given to the likely impacts on adjoining lands, compliance with the objectives of this plan, compliance with the objectives of the adjoining land zones, and Hurstville LEP 2012.
	DS5.3. The minimum number of places for children in the under 2 year old age group is to be the same as the % of under 2 year olds in the 0-5 year old population as measured at the most recent census (at the 2011 census this was 35%). Where calculations produce a fraction their requirement is to be rounded to the nearest whole number

Development Requirements

Performance Criteria		Design Solution
Building Form and Appearance		
PC6.	<ul style="list-style-type: none"> • Appropriate scale and building design that is sympathetic to the streetscape character. • A high level of amenity to adjoining and surrounding properties. • Buildings take into account the natural environment, topography, street hierarchy, urban form and adjoining development. • Ensure no bright colours on building finishes 	DS6.1. For Residential Zones, the maximum height is: <ul style="list-style-type: none"> • R2 Low Density Residential: One (1) storey. A variation to this control will only be considered where the centre is located adjacent to commercial or other non-residential zonings and where the proposal complies with the building form objectives. • R3 Medium Density Residential: Two (2) storeys
		DS6.2. For other zone, Centres are restricted to a maximum height of two (2) storeys (unless located within a large scale commercial / residential development as permitted under Hurstville LEP 2012).
		DS6.3. Where a Child Care Centre is within a dwelling house, the maximum height is two (2) storeys (with the Child Centre component a maximum of one (1) storey).
		DS6.4. Where in a residential zone, front setbacks are as follows: <ul style="list-style-type: none"> • The minimum setback to the primary street frontage is 5.5m in the R2 Low Density Residential zone and 6m in the R3 Medium Density Residential zone (see Section 4.5) • On corner sites, Council will determine the primary frontage and the required front boundary setback will be to that primary frontage. A reduced setback may be allowed to the secondary frontage of not less than 2m.
		DS6.5. Where in a residential zone, side setbacks are as follows: <ul style="list-style-type: none"> • In the R2 Low Density Residential zone: 0.9m • In the R3 Medium Density Residential zone: 0.9m for ground floor level, 1.5m for upper storey
		DS6.6. Where in a residential zone, rear setbacks are as follows: <ul style="list-style-type: none"> • In the R2 Low Density Residential zone: 3m • In the R3 Medium Density Residential zone: 6m
		DS6.7. In other zones where Child Care Centres are permissible, setbacks are to be considered on their merits. Consideration will be given to the likely impacts on adjoining lands, compliance with the objectives of this plan, compliance with the objectives of the adjoining land zones, and Hurstville LEP 2012.
		DS6.8. When considering the possible impacts on adjoining properties, particular consideration must be given to the location of:

Development Requirements

Performance Criteria	Design Solution
	<ul style="list-style-type: none"> • Active outdoor play areas. • Classrooms and indoor play areas. • Windows and doors, particularly those associated with indoor play areas. • Verandahs. • Points of entry. • Pick-up and drop-off points; and • Any plant equipment which may be required within the context of the centre.
	<p>DS6.9. Openings such as windows and doors should not correspond with existing openings on adjoining properties. Particular consideration should be given to living areas of adjoining dwelling houses when selecting the location of classrooms and playgrounds.</p>
	<p>DS6.10. Appropriate building orientation and good design will ideally eliminate the need for privacy screens. Privacy screens will be considered where it is deemed to be in the public interest and where they complement the overall appearance of the building.</p>
	<p>DS6.11. The impacts of privacy and overshadowing on adjoining properties must be considered. Proposals should comply with Visual Privacy and acoustic amenity contained in this section of the DCP.</p>
	<p>DS6.12. The design of buildings should minimise the overshadowing of neighbouring private open spaces and/or windows to habitable rooms.</p>
	<p>DS6.13. Where a new building is being constructed for a child care centre or alterations and additions are proposed, the building must not unreasonably obscure sunlight to the windows of habitable rooms, solar collectors or rear yards of adjoining properties. Design should allow at least 3 hours of sunlight between 9am and 3pm midwinter (21 June) to adjoining private open space.</p>
	<p>DS6.14. Where a new building is being constructed for a child care centre or alterations and additions proposed which are greater than single story, shadow diagrams must be prepared and submitted showing the impact of a proposal on adjoining sites. Shadow diagrams need to illustrate the shadows cast at 9am, 12 noon and 3pm on 21 June, with particular emphasis on the impact on adjoining habitable rooms. Such diagrams must be prepared by an architect or surveyor and be based on an accurate survey of the site and adjoining development.</p>
	<p>DS6.15. Where adjoining development relies on solar access for heating or cooling systems, that access should be preserved.</p>
	<p>DS6.16. Each application must outline a brief assessment of streetscape and the design principles used to improve the existing streetscape. New construction work must have appropriate regard to building form, proportions of openings, roof form, setbacks and height.</p>

Development Requirements

Performance Criteria		Design Solution
		<p>DS6.17. The design of the centre must allow for strong visual links between indoor and outdoor spaces. Windows and fixtures are to be provided at a scale appropriate to children. Full-length glass, with safety glass below 1000mm is encouraged particularly where play areas or gardens are located outside these windows.</p>
Access and Parking		
<p>PC7.</p> <ul style="list-style-type: none"> • Vehicular and pedestrian movements take place within a safe environment. • Provide little or no congestion on adjoining streets and inconvenience to nearby residents. • Parking does not significantly modify the visual quality and character in residential areas. • Clearly communicated and legible vehicular and pedestrian entry points. • To provide a reduced on-site parking rate for Child Care Centres with a separate entry and exit one way drive-through configuration 		<p>DS7.1. Staff parking is provided at a rate of 1 space for every 2 staff members on site at any one time. On-site staff parking spaces are to be clearly marked and sign posted.</p>
		<p>DS7.2. Parents parking is provided as follows:</p> <ul style="list-style-type: none"> • For proposals where no drive-through is provided (ie those involving single access driveways), 1 space per 10 children in the child care centre, as short-term drop off and pick up (to be used for a period of no more than 15 minutes by one vehicle) • For proposals where a separate entry and exit one way drive-through access is provided, 1 space per 15 children in the child care centre, as short term drop off and pick up (to be used for a period of no more than 15 minutes by one vehicle) <p>Note: Stacked parking arrangements will be permitted where no more than 2 vehicles are involved in total. For example, an arrangement of 3 sets of 2 stacked car is permitted.</p>
		<p>DS7.3. In special circumstances, Council may consider approving an application where pick-up and drop-off is not provided on the site, but only where it is satisfied that:</p> <ul style="list-style-type: none"> • An alternative arrangement is available within the road reserve or on adjoining land; or traffic and parking in the street is such that on-site pick-up and drop-off is not necessary; and it is in the public interest to do so; • The subject site and general residential amenity is enhanced by doing so; • All aspects of pedestrian safety have been satisfactorily dealt with; • Car entry and exit from the car parking site is preferred from two separate points to allow for a steady flow of traffic.
		<p>DS7.4. The car park must be sited so as to minimise wastage of space, eg. Turning circles.</p>
		<p>DS7.5. Parking patterns must allow for vehicles to be driven in a forward direction when entering and leaving the premises.</p>

Development Requirements

Performance Criteria	Design Solution
	<p>DS7.6. Provision must be made for bike racks. Where parking is provided at a rate less than 1 space for every staff member, bike racks are to be provided to complement parking spaces.</p>
	<p>DS7.7. Driveway crossings associated with corner allotments must not be located closer than 9m to the property alignment adjacent to that intersection, to ensure appropriate viewing distances to the intersection and reduce conflict with turning vehicles.</p>
	<p>DS7.8. Landscaping and paving design associated with driveways must achieve the following:</p> <ul style="list-style-type: none"> • a high level of pedestrian safety and visibility; • a level, hard surfaced, non-slip passage from vehicles to the main entry point; • satisfactory manoeuvrability for persons with disabilities and/or prams; and • clear delineation between the driveway and yard areas
	<p>DS7.9. Applications must include a "Neighbourhood Parking Policy" that details measures to be undertaken to encourage staff and parents to park responsibly and in a safe manner. This policy will include measures to ensure on-site staff parking spaces are occupied by staff before on street parking is used.</p>
	<p>DS7.10. A physical demarcation is required to be provided between pedestrians and vehicular access ways to ensure pedestrian safety.</p>
	<p>DS7.11. A "Motor Vehicle and Pedestrian Risk Assessment Report" prepared by a suitably qualified traffic consultant is required to be submitted with all applications for child care centres. The report is to address areas of potential conflict and safety measures including physical separation of pedestrians from vehicular turning and reversing movements and potential obstruction of the driver's line of sight by fencing and landscaping.</p>
	<p>DS7.12. Council will give due consideration to the impacts of the development on traffic and safety.</p>
	<p>DS7.13. Applicants are advised to outline any initiatives within their proposals which alleviate traffic impacts on the local area, especially during peak times of 7.30- 9am and 3.30-6pm.</p>
	<p>DS7.14. A 1m wide landscaped area is required to be provided along the front setback (excludes driveways and pedestrian paths.)</p>
	<p>DS7.15. Access for persons with disabilities and limited mobility must be provided to the main entrance of the child care centre from the street alignment at a gradient of, no more than 1:14.</p>

Development Requirements

Performance Criteria		Design Solution	
		DS7.16.	Where topography permits, 1 metre wide access ramps at a gradient of no more than 1:14 must be provided to playground areas. Large ramps across playground areas to achieve this access will not be permitted.
Landscaping			
PC8.	<ul style="list-style-type: none">Attractive landscaped areas providing visual links to nearby open space areas.Landscaped areas which provides innovative play opportunities, is harmless to children and attracts native animals and birds.Well defined play areas and functions within the playground.Planting which provides natural shade and a high level of interest in terms of branch and trunk formation.Landscaped areas which enhances the visual quality of the site, the street presentation of the property and visual attractiveness of the playground area and screening to adjoining properties	DS8.1.	A 1m wide landscaped area is required to be provided along the frontage of the site (excludes driveways and pedestrian paths).
		DS8.2.	For centres in the R2 Low Density Residential and R3 Medium Density Residential zones, any land within the site that is not required for car parking or other purposes is to be landscaped area.
		DS8.3.	Screen planting is to be provided along the side boundaries.
		DS8.4.	Clause 5.9 Tree Management and Preservation of Hurstville LEP 2012 applies. Council's Tree Management Officer will provide comments in relation to any significant tree on the site and these comments will be considered in the assessment of the application
		DS8.5.	Tree retention and new planting must take into account: <ul style="list-style-type: none">Complementing the built environment.Effect on solar access, shading, wind deflection and temperature moderation.Reduction of soil erosion.Definition of play zones; andIncorporation as play or educational features
		DS8.6.	The landscaped area within other zones where Child Care Centres are permissible will be considered on its merits. Consideration will be given to the likely impacts on adjoining lands, compliance with the objectives of this plan, compliance with the objectives of the adjoining land zones, and Hurstville LEP 2012
		DS8.7.	The play space must be capable of rapid clearance of surface water. Conceptual drainage plans are to be outlined at the Development Application stage, however, detailed requirements will be requested with the Construction Certificate.
		DS8.8.	Where on-site detention is required, exposed drains must be suitably covered to ensure that children cannot gain access to the drain.
		DS8.9.	Council's Engineering Division is to be consulted on appropriate drainage requirements
Design and Spatial Requirements			
PC9.	<ul style="list-style-type: none">Provide indoor and outdoor areas which allow for play.Ensure Child Care Centres are safe and secure.	DS9.1.	Positively contribute to the physical, sensory, intellectual, creative and emotional development of each child
		DS9.2.	Suitably integrate with indoor play areas, allowing for attractive indoor and outdoor spaces

Development Requirements

Performance Criteria		Design Solution	
		DS9.3.	Incorporate adequate screening delineating several outdoor play areas - some for quiet play, some for active play, some for seating and some for shelter.
		DS9.4.	Incorporate a variety of surfaces, suitable shading and allows for a range of varied play options
		DS9.5.	Allow for adequate supervision of the playground both from the yard area and indoors
		DS9.6.	Be safe, functional and incorporate undulations, natural shade and attractive landscaping
		DS9.7.	Entry/Exit points within the centre must be legible and appropriately located. Particular consideration is to be given to child security, with one secure entry/exit point which is to incorporate a transitional space.
Hours of Operation			
PC10.	<ul style="list-style-type: none">To ensure that the hours of Child Care Centres preserve the character and amenity of residential zones.To enable extended hours of operation for Child Care Centres that meet the numerical and vehicular access requirements of this plan and minimize the associated amenity impacts	DS11.1.	For existing Child Care Centres in residential zones with a Street frontage of less than 18m, (as measured for the depth of the parking and manoeuvring area of the front of the building) the approved or licensed operating hours of a child care centre must not extend outside the core hours of 7am to 6:30pm.
		DS11.2.	For all new Child Care Centres and existing Child Care Centres in residential zones with an 18m or greater frontage (as measured for the depth of the parking and manoeuvring area of the front of the building) and separate one-way drive-through vehicular access points, the approved or licensed operating hours of a child care centre must not extend outside the core hours of 7am to 6:30pm.
		DS11.3.	Extensions to these core hours will be considered on merit where a centre is proposed in a Neighbourhood Centre or Local Centre zone.
Visual Privacy and Acoustic Amenity			
PC11.	<ul style="list-style-type: none">Aural and visual privacy to adjoining properties.Residential amenity maintained to sites in proximity to a child care centre.Adequate visual and/or acoustic screening on the perimeter of the site	DS12.1.	Provide screenings by trees, fencing and window coverings to minimise noise and overlooking impacts to adjoining properties.
		DS12.2.	Locate any play equipment at least 3m from any boundary with a residential property.
		DS12.3.	For traffic noise, the following criteria are recommended (measured as the maximum L10 (1 hour): <ul style="list-style-type: none">Indoor noise levels must not exceed 48dB(A); andOutdoor noise levels should not generally exceed a range of 55-60 dB(A) when measured at 1.5m above the ground level in the centre of any outdoor play area.

Development Requirements

Performance Criteria	Design Solution
	<p>Note: Noise readings (measured at any point on the boundary of the site between the proposed Child Care centre and adjoining property), should not exceed 10dBA above the background noise level during the hours of operation of the Centre. The noise readings are to be measured over a 15-minute period and are to be undertaken in accordance with the requirements of the NSW Department of Environment and Climate Change.</p> <p>No "offensive noise" as defined within the provisions of the Protection of the Environment Operations Act 1997, shall be emitted from the premises as a result of the use of activities associated with the site.</p>
	<p>DS12.4. Council requires a suitably qualified acoustic consultant to undertake an acoustic assessment, which is to include recommended noise attenuation measures.</p>
	<p>DS12.5. Fencing around large corner sites must be carefully designed. Where it is essential that side street boundaries be fully fenced, these are to be designed to enable landscaping along the boundary. This may be achieved by:</p> <ul style="list-style-type: none"> • combination brick and timber fences incorporating planter boxes; • fences with varied setbacks, enabling landscaping between the fence and the street; • fences designed in appropriate modules with capping in bricks or timber; • fences which are setback slightly from the boundary to enable mass planting to the street; and • high quality fences which may be considered a landscape element in their own right.
	<p>DS12.6. Colour bond fencing will only be considered by Council where there is adequate justification that noise issues are addressed including submission of an acoustic report prepared by a suitably qualified person.</p>
Centres within Dwelling Houses	
<p>PC12.</p> <ul style="list-style-type: none"> • Incorporating a centre and a dwelling house does not result in an overdevelopment of the site. • Centres and dwelling houses stand alone in terms of the provision of facilities and open space areas. • High quality building form, in keeping with the character of the area 	<p>DS13.1. A minimum of 2 car spaces must be provided on site for dwelling houses. The parking space attached to the dwelling house is not to be a part of a stacked parking arrangement unless it involves a second space attached to the same dwelling house.</p>
	<p>DS13.2. Separate buildings on the one site are not encouraged.</p>
	<p>DS13.3. Separate access to the dwelling house is to be provided. Additional access between the centre and the dwelling house is permissible however this should be designed to enable the access to be locked off either permanently or temporarily.</p>

Development Requirements

Performance Criteria	Design Solution
	<p>DS13.4. Where the two uses are integrated in a single storey dwelling house, the building must relate to the consistent style and form of the locality and street.</p>
	<p>DS13.5. Where the two uses are integrated in a two-storey dwelling house, the building is to be of a residential appearance incorporating the character and style of the locality and street. A clearly defined point of entry should be provided for both the dwelling and the centre. The Centre should be located on the ground level with the dwelling above.</p>
	<p>DS13.6. Dwelling house design should be appropriate for a resident who has no involvement or interest in the function and management of the centre.</p>
	<p>DS13.7. A private courtyard is to be made available for use by residents of the dwelling house.</p> <p>This area must be separate from playground areas, be at least 50m² and accommodate items such as a compact clothesline, several seats and a barbecue structure. Ideally, this courtyard should be located and designed so that the yard area receives 4 hours of sunshine between the hours of 9am and 3pm in midwinter.</p>



5.4 Restricted Premises

5.4 Introduction

5.4.1 Application of this chapter

This Section applies to development for the purpose of restricted premises as defined within the Dictionary of the Hurstville LEP 2012.

5.4.2 Development Requirements

The development requirements for this Section are provided in the table below.

Development Requirements

Performance Criteria		Design Solution	
Access, Design and Location Requirements			
PC1.	<ul style="list-style-type: none">To ensure restricted premises are located at a reasonable distance from residential occupancies and other sensitive land usesTo exclude the location of restricted premises from ground floor or street level in a buildingTo ensure safe access to restricted premises for staff and patrons	DS1.1.	No part of the restricted premises (other than an access corridor to the premises) is to be located: <ul style="list-style-type: none">At the ground floor or street level of a building or within 1.5m, measured vertically, above or below the ground floor or street level of the building, orIn arcades, orIn other thoroughfares open to the public or used by the public, orWithin 100m walking distance of any residentially zoned land, orWithin 200m walking distance of any place of worship, school, community facility, child care centre, hospital, rail station, bus stop, taxi stand or any place regularly frequented by children for recreational or cultural pursuits
		DS1.2.	No internal rooms or spaces of the restricted premises, other than an access corridor to the restricted premises, are to be visible from a public place or shopping arcade.
		DS1.3.	Patron access is not to be provided from a laneway.
		DS1.4.	No part of the restricted premises or building in which the premises will be situated, will be used as a dwelling unless separate access will be available to the dwelling.
Display of Goods and Signs			
PC2.	<ul style="list-style-type: none">To encourage appropriately designed and suitably located signs for restricted premises.To consider the amenity of surrounding development and the visual quality of the public domain	DS2.1.	No more than one sign is to be erected, displayed or exhibited to public view in the window or on a building (including the restricted premises), or in, outside or directly above an access way to the premises or brothel.
		DS2.2.	A sign relating to restricted premises should: <ul style="list-style-type: none">Not interfere with the amenity of the localityNot exceed 600mm in height or widthNot contain neon illumination and not flashSet out only:<ul style="list-style-type: none">The name of the person who conducts the business at the restricted premises or the registered name of the business carried on at the restricted premisesThe words, 'RESTRICTED PREMISES' in capital letters not more than 50mm in height
		DS2.3.	No objects, products, or goods related to the restricted premises will be visible from outside the premises.

Development Requirements

Performance Criteria		Design Solution	
		Note: The provisions in this Plan relating to advertising and signage are in addition to the provisions contained in Section 5.5 – Signage. Where there is any inconsistency between Section 5.5 and this section relating to signage, this section will prevail.	
Carparking			
PC3.	To ensure adequate parking is provided for people working on the site and patrons, and to ensure this parking does not adversely affect the surrounding area, particularly residential properties	DS3.1.	The construction of new premises for the purposes of restricted premises must comply with <i>section 3.1 – Vehicle Access, Parking and Manoeuvring</i> .
		DS3.2.	For existing buildings, car parking must be made available in accordance with any relevant prior approval or development consent.
		DS3.3.	Compliance with Section 5.1 Extended Trading Hours if the restricted premises proposes to trade outside the hours of 6 am and midnight.



5.5 Signage

5.5 Introduction

5.5.1 Application of this chapter

This section of the DCP applies to signage as defined within the Dictionary of the Hurstville LEP 2012.

5.5.2 Purpose of this chapter

The purpose of this section is to achieve the following objectives:

- provide a consistent approach to the design and siting of signage by encouraging coordinated signs of high quality design and materials.
- encourage signage that:
 - respect significant views, vistas and visually sensitive areas.
 - compliment the building or site on which they are located.
 - are designed to respect and not obscure important detailing or architectural features of buildings or streetscapes.
 - are compatible with the scale, character and amenity of surrounding development and the locality.
- ensure that signage does not dominate the visual character of its location;
- provide reasonable and equitable rights to advertise.
- prevent excessive signage and visual clutter of the built environment through the rationalisation of signs and by limiting the number of signs that may be erected on any one building or site.
- ensure that the location and design of signage is consistent with road safety principles.
- ensure that signs do not affect the amenity of residents, and/or occupiers of a building by way of excessive shadow or light spill from illumination at night; and
- convey the advertiser's message and images without causing an adverse social impact upon the community, and without excluding any part of the community from being able to receive and understand the message or image.

5.5.3 Development Requirements

The development requirements for this Section are provided in the table below.

Development Requirements

Performance Criteria	Design Solution
General	
<p>PC1. Signage is high quality, visually unobtrusive and safe.</p>	<p>DS1.1. Council does not permit the following types of signage:</p> <ul style="list-style-type: none"> • Advertising display area over 45sqm. • Roof or sky advertisements. • Special promotional advertisements. • Building wrap advertisements. • Advertisements within navigable waters (except a sign on a vessel that is ancillary to the dominant purpose of the vessel). • Above awning signs. • Advertising signs and structures that project from a wall or are suspended from an awning at a height lower than 2.6m at any point above a footpath (except in the case of an under awning bracket sign or a drop awning sign); and • Advertising signs or structures that do not comply with all the applicable requirements of the Building Code of Australia (BCA) and relevant Australian Standards (AS).
	<p>DS1.2. Only one business directory board is permitted per premises, irrespective of the number of tenancies.</p>
	<p>DS1.3. Freestanding pole or pylon signs comply with the following:</p> <ul style="list-style-type: none"> • Not to project over footpath or roadway • Maximum area 8m² • Maximum height 7.5m to the top of sign, above natural ground level • Where more than one pole or pylon sign is provided, they should have the same setback and be of uniform design and spacing • Message must relate to use of the premises.
	<p>DS1.4. Projecting Wall Signs comply with the following:</p> <ul style="list-style-type: none"> • Maximum height of 3.1m above ground level, or below the first floor window sill level where there is no awning, whichever is lower. • Maximum area of 2m² • Erected at right angles to the building
	<p>DS1.5. Wall Signs comply with the following:</p> <ul style="list-style-type: none"> • Only one sign per building elevation • Not to project above or beyond the wall to which it is attached • Not to extend over a window or other opening, or architectural feature • Not to be located on a building wall if there is an existing building or business identification sign on the building elevation • Size, shape and location determined by facade grid analysis

Development Requirements

Performance Criteria	Design Solution
	<ul style="list-style-type: none"> Painted wall signs to be painted at least once every three years, or at the Council's discretion Sign must not have an area greater than: <ul style="list-style-type: none"> 10% of the elevation, if the elevation is > 200m² 20m² if the elevation is greater than 100m² but < 200m² 20% for elevations of < 100m². <p>DS1.6. Window signs comply with the following:</p> <ul style="list-style-type: none"> No signs, including fly posters, can be posted on the outside of windows. Office stationary materials such as coloured cardboard, office paper, and the like, with hand drawn messages are prohibited
Design and Siting	
<p>PC2.</p> <ul style="list-style-type: none"> To ensure the design and siting of proposed signage compliments the character of an area and the site or building on which it is located, and does not impact adversely on the amenity or safety of the community. To reduce the visual complexity of streetscapes by providing fewer, more effective signs. Do not dominate a building or its architectural features, and enhance any architectural details of a building. Are proportional to the size of the building or space to which it is attached. Do not lead to visual clutter through the proliferation of signs on a building or in adjacent areas; and Are compatible with the character of the area in which they are proposed 	<p>DS2.1. Where in the R2 Low Density Residential and R3 Medium Density Residential Zones:</p> <ul style="list-style-type: none"> Only Advertising Structures identified as 'exempt development' in the State Environmental Planning Policy (Exempt and Complying Development) 2008 and Hurstville LEP 2012 are permitted Signage that is to be located wholly within the property, and can only indicate the purposes for which the land, building or work is used, unless existing use rights apply to the sign. Signage that is to be located unobtrusively, so as to appear an integrated part of the building or landscaping. <p>DS2.2. Where in the B1 Neighbourhood Centre and B2 Local Centre Zones:</p> <ul style="list-style-type: none"> Advertising on or attached to buildings should align and relate to the architectural design lines on a building facade or, in the absence of architectural detail or decoration, relate to the design lines of adjacent buildings. This can be determined by using the Facade Grid Analysis Technique described below. It should be noted that the Facade Grid Analysis Technique would be most appropriate for application in business centres such as Penshurst, Mortdale, and Forest Road, Hurstville, where traditional commercial buildings remain. Additionally, Council discourages advertising signs on a building facade that are displayed on or above first floor level. The wording (or advertising content) on any sign should relate to the premises on which the sign is erected or the activities carried on or within the premises, except in the case of

Development Requirements

Performance Criteria	Design Solution
	<p>a Billboard Sign where it can be demonstrated that general advertising will have no detrimental impact on nearby residential areas or pedestrians, or cause a distraction to motorists.</p> <ul style="list-style-type: none"> • Council will consider retractable awnings (incorporating advertising) that are attached to walls or fixed awnings to provide shade and other weather protection for shop fronts and seating areas. • Shop front windows should permit a view into the shop premises, including to the cash register from the street, for security reasons
	<p>DS2.3. Where in the IN2 Light Industrial Zone:</p> <ul style="list-style-type: none"> • The total advertising area on each site is not to exceed 0.5m² per linear metre of road frontage for premises with a single road frontage and 0.25m² per linear metre for premises with two street frontages. • Buildings or sites having multiple occupants must be identified at the entrance by no more than two signs or directory boards within the front setback, identifying the names and activities of occupants. Signs for each occupant should be of a uniform size, shape and general presentation. • No sign is permitted to stand higher than the roof line of the building to which it is affixed. • The wording (or advertising content) on any sign should relate to the premises on which the sign is erected or the activities carried on or within the premises, except in the case of a Billboard Sign where it can be demonstrated that general advertising will have no detrimental impact on nearby residential areas or pedestrians, or cause a distraction to motorists. • Small shops, business premises and other similar uses located within this zone must also comply with the controls for the Business Zones.
	<p>DS2.4. Where in the SP2 Infrastructure Zone:</p> <ul style="list-style-type: none"> • only Signage identified as 'exempt development' in the Hurstville LEP 2012 is permitted
	<p>DS2.5. Where in the RE1 Public Recreation and RE2 Private Recreation Zones:</p> <ul style="list-style-type: none"> • only Signage identified as 'exempt development' in the Hurstville LEP 2012 is permitted
	<p>DS2.6. The proposed advertising sign does not have any negative impacts on any views, vistas or skylines.</p>

Development Requirements

Performance Criteria	Design Solution
	<p>DS2.7. The proposed advertising sign is appropriate to the streetscape, setting or landscape, and not dominating in terms of its scale, proportion and form.</p> <p>DS2.8. The size, height, shapes and colour of the proposed advertising sign is compatible with the site and its locality, and any buildings on which the advertising is situated. Signage should not be the dominant visual element on a building.</p> <p>DS2.9. The cumulative impacts of multiple signage in the vicinity, and the number of existing signs on the premises will be considered. Council may place limits on the maximum number of signage allowed on any building or site.</p> <p>DS2.10. Council discourages signs prone to deterioration and may request removal of redundant, unsafe, unsightly or objectionable signage.</p> <p>DS2.11. Council may require provision for maintenance of signage and discourages signage on common boundaries where maintenance difficulties could occur.</p> <p>DS2.12. The proposed advertising, whether illuminated or not, must not impact adversely on the safety for pedestrians, cyclists and on any public road.</p> <p>DS2.13. Signage must be securely fastened to the structure or building to which it is attached, and must comply with all relevant Australian Standards and Building Code of Australia requirements.</p> <p>DS2.14. Free standing signboards must be located and designed so that they do not pose any safety risk to pedestrians or motorists.</p> <p>DS2.15. Signage must not be liable to interpretation as an official traffic sign or to be confused with instructions given by traffic signals or other devices, or block the view of traffic signals or signs.</p> <p>DS2.16. Signs facing roads with high traffic volumes, traffic lights or major intersections may be referred to the Roads and Maritime Services (RMS) for comment.</p> <p>DS2.17. The lighting intensity and hours of illumination must not unreasonably impact on any residential properties, adjoining or within the locality.</p> <p>DS2.18. The lighting intensity of an advertising sign must be capable of modification or control after installation.</p> <p>DS2.19. Illuminated signage must minimise the spill effects or escape of light beyond the subject sign, and must not compromise safety for pedestrians, vehicles or aircraft.</p>

Development Requirements

Performance Criteria	Design Solution
	<p>DS2.20. Council may impose a curfew on sign illumination between 11pm to 6am the following day, or restrict illumination to hours of operation for late night trading premises, where it is considered that adjoining residential areas will be unreasonably impacted by the illuminated sign.</p>
	<p>DS2.21. Illuminated signage are generally inappropriate on sites fronting laneways, which serve as a buffer between residential, and business and retail areas.</p>
	<p>DS2.22. Illuminated signage in residential zones will be considered on their merits, where it can be demonstrated that spillage of light into adjoining or nearby residential properties will be minimal.</p>
	<p>DS2.23. Electrical wiring to illuminated signs or spotlights is to be concealed.</p>
	<p>DS2.24. All signage must be displayed in English but may include a translation in another language. Any translated message must be accurate and complete, and using wording and/or numbering that is not larger than the English message.</p>
	<p>DS2.25. Signs must be attractive and professionally signwritten.</p>
	<p>DS2.26. Changes in the content or message of an signage are allowed without the approval of Council provided that:</p> <ul style="list-style-type: none"> the advertising structure has been approved by Council; the size and dimensions of the sign remain as approved, or are reduced; there is no change to the intensity of, or hours of illumination; moving or flashing messages or symbols are not proposed; and the message is not likely to cause distraction to motorists
	<p>DS2.27. The name or logo of the person who owns or leases an advertisement or advertising structure must not be greater than 0.25m², and may appear only within the advertising display area.</p>
	<p>DS2.28. Where a business or organisation offers a product or service, the name of the business or organisation should have greater dominance over the product or service advertising.</p>
	<p>DS2.29. The wording and content of the advertising sign must not:</p> <ul style="list-style-type: none"> Offend nearby sensitive land uses (churches, schools, day care centres); Contain undesirable discriminatory advertising messages as specified in the Anti-Discrimination Act 1977;

Development Requirements

Performance Criteria	Design Solution
	<ul style="list-style-type: none"> • Encourage unlawful purchase, excessive consumption of alcohol; or • Promote anti-social behaviour
	DS2.30. In all circumstances signage on the site of a heritage item or draft heritage item under the Hurstville LEP 2012, or that is subject to an Interim Heritage Order under the Heritage Act 1977, or that is listed on the State Heritage Register under that Act, requires development consent
	DS2.31. Signage next to or in the vicinity of a heritage item should be designed and located in a manner which enhances and complements the item and streetscape, and does not dominate or detract from the heritage item
	DS2.32. Signage on parked vehicles (cars, trucks, motorcycles, trailers etc.) are prohibited where the vehicle is unregistered or the principal purpose of the vehicle is for advertising purposes
	DS2.33. Signage for large commercial type developments and those that contain multiple tenancies should be the subject of a co-ordinated approach to the design and siting of signs. Only one directory board will generally be permitted for multiple occupancy buildings
	DS2.34. For new buildings, the location, type and total number of advertising signs should be considered at the development application stage so that they can be integrated into the design of buildings. This information is to be included as part of any development application for a new building
Advertising Opportunities from New Technologies	
PC3. To provide sufficient flexibility in Council's controls to enable the assessment of advertising generated from new technologies	DS3.1. Signage involving animation, video screens and other forms of movement are generally inappropriate, where they are likely to adversely impact on residential areas or pedestrian amenity or safety, or are likely to distract motorists
	DS3.2. Signage that cover glass facades, including the use of coloured films and the like, must comply with the controls relating to window signs
	DS3.3. Electronic message boards will be considered in business and industrial zones where they provide a net benefit to the community, or are directly associated with a community use or building



5.6 Swimming Pool & Spas

5.6 Introduction

5.6.1 Application of this chapter

This section supplements the statutory controls contained in the Swimming Pools Act 1992, and Australian Standards. Where there is any inconsistency, the provisions of the Swimming Pools Act 1992 and its Regulation, and AS 1926 – Swimming Pool Safety will take precedence over the DCP Provisions.

5.6.2 Purpose of this chapter

The purpose of this section is to achieve the following objectives:

- ensure that all swimming pools and spas meet the safety, health and location and noise requirements of the Swimming Pools Act 1992 and Swimming Pool Regulations, 1998.
- ensure all swimming pools do not adversely affect the amenity of the locality by their location, visual appearance, size or operation.
- ensure the public safety of children is private swimming pools, and
- maintain, where possible, existing trees that are subject to Council's Tree Preservation Order.

5.6.3 Development Requirements

The development requirements for this Section are provided in the table below.

Development Requirements

Performance Criteria		Design Solution	
Pool Siting and Noise Control			
PC1.	<ul style="list-style-type: none">Ensure swimming pools do not adversely affect the amenity of the locality.Swimming pools are located such that cut and fill is minimised and the visual impact on the surrounding area is reduced	DS1.1.	In-ground swimming pools shall be built so that the top of the swimming pool is as close to the existing ground level as possible. On sloping sites this will often mean excavation of the site on the high side to obtain the minimum out of ground exposure of the swimming pool at the low side.
		DS1.2.	Provided one point on the swimming pool or one side of the swimming pool is at or below existing ground level, then one other point or one other side may be up to 500 mm above existing ground level.
		DS1.3.	When consent is granted for a swimming pool having a height above natural ground level in excess of 500 mm, any landscaping treatment must be completed before the swimming pool is filled with water.
		DS1.4.	On steeply sloping sites, Council may consider allowing the top of the swimming pool at one point or along one side to extend up to 1000mm above natural ground level, provided that the exposed face of the swimming pool wall is treated to minimise impact. The materials and design of the retaining wall should be integrated with, and compliment, the style of the swimming pool.
		DS1.5.	Filling is not permitted between the swimming pool and the property boundary.
		DS1.6.	The drainage of spill water from a swimming pool shall be designed so that it does not affect the natural environment of the subject site or adjoining properties.
		DS1.7.	Swimming pools are to be constructed so that the top of the bond beam is as close to ground level as possible
		DS1.8.	Spas and swimming pools proposed to be constructed between the dwelling and the street will be considered by Council if the amenity of the area is not adversely impacted and the other requirements in this DCP are met.
		DS1.9.	Swimming pools are permitted on land affected by a foreshore building line subject to their design complementing the surrounding area and minimising visual impact from waterways.
		DS1.10.	The swimming pool edge must be at least 1.5 metres from side and rear property boundaries.
		DS1.11.	The position of the swimming pool in relation to neighbours and other residents must be considered to reduce noise associated with activities carried out in the swimming pool or from associated the swimming pool equipment, such as cleaning equipment.
		DS1.12.	Council may require mechanical equipment to be suitable acoustically treated so that noise to adjoining properties is reduced.

Development Requirements

Performance Criteria		Design Solution	
		DS1.13.	The construction, location and use of the swimming pool are to be such that no nuisance is caused to any neighbouring residents by reason of noise, drainage, illumination or for any other reason.
		DS1.14.	Heated swimming pools must utilise energy for heating from renewable energy sources, such as solar heating, heat pumps and gas heating. Swimming pool covers should be used when the swimming pool is not in use.
Landscaping			
PC2.	<ul style="list-style-type: none"> To retain existing trees. To ensure swimming pool areas are landscaped in accordance with Council's Landscaping Guidelines. Landscaping enhances and is integrated with the design of the swimming pool 	DS2.1.	Tree and shrub planting is to be provided along the adjoining property boundary lines to achieve a reasonable level of privacy. Refer to Appendix 1 for recommended species to use.
		DS2.2.	Paved and other impervious areas are to be minimised and designed to provide stormwater and swimming pool overflow infiltration.
		DS2.3.	Swimming pools are to be designed to ensure the retention of existing trees.
		DS2.4.	Where a swimming pool is located close to an existing tree, elevated decks are preferred as the swimming pool coping to ensure minimal root damage.
		DS2.5.	Swimming pool water discharges must not in any circumstances be directed through bushland areas located on private or public land.
		DS2.6.	Council does not approve trees to be removed based upon leaf drop or lack of solar access to a swimming pool.



5.7 Radio Communications & Telecommunications

5.7 Introduction

5.7.1 Application of this chapter

This section applies to development that is defined as a Telecommunications Facility under the Hurstville LEP 2012.

This section should be read in conjunction with relevant Commonwealth and NSW legislation and policies. These include:

- Telecommunications Act 1997
- Radio Communications Act 1992
- Telecommunications Code of Practice 1997
- Telecommunications (low-impact facilities) Determination 1997
- Code for the Deployment of Radio Communications Infrastructure (ACIF, 2002)
- Environmental Planning and Assessment Act 1979
- Local Government Act 1993
- State Environmental Planning Policy (Infrastructure) 2007
- Department of Planning and Infrastructure NSW Telecommunications Facilities
- Guideline including Broadband.

5.7.3 Development Requirements

The development requirements for this Section are provided in the table below.

Development Requirements

Performance Criteria		Design Solution	
General			
PC1.	<ul style="list-style-type: none">• Apply a precautionary approach to the deployment of radio communications and telecommunications infrastructure.• Minimise EMR exposure to the public.• Avoid community sensitive locations.• Ensure that the general public and local communities have access to telecommunications technology.• Achieve equity for the various stakeholders by endeavouring to balance their various needs.• Enable members of the public to adequately identify infrastructure and the agencies responsible for them; and• Provide mechanisms by which information can be disseminated to ensure that the community is adequately informed and empowered to participate in the planning/decision-making process.• Help implement principles of urban design in respect to telecommunications and radio communications infrastructure.• Promote good industrial design of infrastructure.• Provide infrastructure that is visually compatible with surrounding character and locality/visual context with particular regard to heritage buildings/areas and cultural icons.• Minimise adverse impacts on the natural environment.• Assess whether the proposed infrastructure is consistent with the amenity of the area; and• Restore the site after discontinuation or removal of infrastructure.• Identify the type of land use areas suitable for infrastructure in the Hurstville local government area,• Accommodate the planning requirements of new technology.• Provide equitable availability of locations to carriers;• Assess whether the proposed infrastructure is consistent with permitted development in adjacent areas;• Ensure reasonable access to telecommunications technology; and• Provide certainty for stakeholders and a consistent approach to the implementation/assessment of telecommunications infrastructure.• Ensure that Council obtains information about existing and proposed infrastructure	DS1.1.	Carriers are to design antennas and supporting infrastructure in such a way as to minimise or reduce the visual and cumulative visual impact from the public domain and adjacent areas.
		DS1.2.	Within the local context, the infrastructure design must take account of: <ul style="list-style-type: none">• Colour.• Texture.• Form• Bulk and scale
		DS1.3.	Infrastructure must: <ul style="list-style-type: none">• Be well-designed.• Be integrated with the existing building structure unless otherwise justified in writing to Council.• Have concealed cables where practical and appropriate.• Be unobtrusive where possible• Be consistent with the character of the surrounding area
		DS1.4.	Infrastructure must be removed when no longer being used.
		DS1.5.	The site must be restored following construction of the infrastructure.
		DS1.6.	Co-location is the practice of locating a number of different telecommunication facilities, often owned by different carriers, on one facility or structure.
		DS1.7.	Co-location may not always be a desirable option where: <ul style="list-style-type: none">• Cumulative emissions are a consideration.• It may be visually unacceptable.• There are physical and technical limits to the amount of infrastructure that structures are able to support, or• The required coverage cannot be achieved from the location
		DS1.8.	Carriers should demonstrate a precautionary approach and effective measures to minimise the negative impacts of co-location
		DS1.9.	The applicant should demonstrate that, in selecting a site, it has adopted a precautionary approach in regards to minimising EMR exposures consistent with Section 5.1 of the ACIF Code.
		DS1.10.	Preferred land uses (as determined by Hurstville City Council) include: <ul style="list-style-type: none">• Industrial areas.• Commercial centres

Development Requirements

Performance Criteria	Design Solution
<p>to assist with strategic planning; and</p> <ul style="list-style-type: none"> Ensure that there is no financial cost to Council. 	<p>DS1.11. The applicant should demonstrate particular consideration of likely sensitive land uses. Sensitive land uses may include areas:</p> <ul style="list-style-type: none"> Where occupants are located for long periods of time (e.g. residences). That are frequented by children (e.g. schools, child care centres), and Where there are people with particular health problems (e.g. hospitals, aged care facilities). <p>DS1.12. Infrastructure proposed for areas of environmental significance (as defined in Local Impact Facilities (LIF) Determination) require:</p> <ul style="list-style-type: none"> Development consent under the LIF Determination and Council's LEP. The applicant to have regard to avoiding or minimising the visual impact of any proposed facility on the heritage significance of adjacent/adjoining/surrounding heritage items. The applicant is to provide a heritage impact statement in accordance with Hurstville Local Environmental Plan 1994. The applicant to have regard to avoiding or minimising the physical impact of any proposed facility on endemic flora and fauna. That if the carrier is required to notify the Environment Secretary of Environment Australia in accordance with s4.18(4) of the Telecommunications Code of Practice 1997, then Council should be forwarded a copy of this document along with any supporting studies accompanying this notification. <p>DS1.13. Infrastructure must be of high quality design and construction.</p> <p>DS1.14. Proposals should consider the range of available alternate infrastructure including new technologies, to minimise unnecessary or incidental EMR emissions and exposures, as required under Section 5.2.3 of the ACIF Code.</p> <p>DS1.15. The plan for the facility must include measures to restrict public access to the antenna(s). Approaches to the antenna(s) must contain appropriate signs warning of EMR and providing contact details for the facility(ies) owner/manager.</p> <p>DS1.16. The minimum requisites that shall apply where relevant are the BCA for purposes of construction and the relevant exposure levels as directed by the Australian Communications Authority (ACA). The applicant must provide Council with certification about the standards with which the facility will comply.</p>

Development Requirements

Performance Criteria	Design Solution
	DS1.17. The applicant is to demonstrate the precautions it has taken to minimise EMR exposures to the public.
	DS1.18. The applicant is to provide documentation to show that the proposed facility complies with the relevant Australian exposure standard as specified by the ACA.
	DS1.19. The applicant is to provide a mapped analysis of cumulative EMR effect of the proposal



6.0 Controls for Specific Sites and Localities

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6.1 Beverly Hills

6.1.1 General Information

This section applies to land and development located within Beverly Hills, edged heavy black marked on **Map 1**.

This generally applies to the commercial/retail areas along King Georges Road and the surrounding residential areas south of the railway line and east of King Georges Road.

For the B2 Local Centre Zone (B2 Zone) this section contains controls for commercial development incorporating residential uses.

For the R2 Low Density Residential Zone (R2 Zone) this section contains controls for narrow lots and studio development in specified areas.



Map 1: Land to which this section applies

6.1.2 Character Statement

Beverly Hills is a middle ring suburb within the Sydney metropolitan area, located approximately 3 kilometres from the Hurstville CBD and 15 kilometres from the Sydney CBD. It is close to the M5 and Beverly Hills railway station provides convenient access to Sydney and Campbelltown, via the East Hills railway line. The area has the potential to become even more accessible with the State Government's commitment to construct the Hurstville to Strathfield rail line with the option of a station at Beverly Hills.

The suburb is situated at the headwaters of Wolli Creek, which drains to the Cooks River. It is also close to the Georges River and its foreshore open space, as well as regional sporting facilities such as the Aquatic Leisure Centre and the shopping and business services available in the Hurstville CBD.

The area has an appealing suburban character. A high proportion of traditional homes with comparatively large backyards contain significant vegetation and tree cover, which cumulatively results in a 'green corridor' through the middle of most of the residential blocks. However, this feature has been threatened in more recent years by villa and townhouse development and dual occupancies, which have replaced backyards.

This DCP provides for new residential development to strengthen and enrich the traditional suburban character of Beverly Hills by ensuring each dwelling has a frontage to the street, can be subdivided and has front and rear yards for landscaping. This plan contains new controls which require medium density dwellings to have a street frontage rather than being developed in a 'gun barrel' style where they run down the block parallel to the side street. The DCP allows a mix of housing types in order to meet different household requirements and to cater for those wishing to move to a different form or size of house within their local community.

King Georges Road is the major north south road defining areas east and west, with the Beverly Hills Centre comprising a commercial/retail strip along this road. In the hierarchy of commercial centres within the Council area, Beverly Hills (along with Riverwood) is ranked as a secondary centre after the regional centre at Hurstville. Beverly Hills is a well-known entertainment precinct with a remarkably high proportion of restaurants and cafes, and is noted for its cinema. The Centre draws on a wide catchment of patrons across southern Sydney and beyond.

The provisions in the DCP for future development along King Georges Road ensures commercial and retail uses are located at ground level and housing above. Car parking or new development is required to be provided underground. Development in the core commercial area is limited to a maximum of four

storeys, with specific sites adjoining residential development restricted to two storeys. The DCP also contains detailed development guidelines to facilitate a high amenity for workers and residents through excellent design, solar access, and a consistent street scale.

The application of Council's policies on crime prevention through environmental design (Section 3.4), improved access and mobility (Section 3.3) and the work being undertaken to increase the environmental sustainability of new development significantly contributes to the amenity and desirability of living, working and visiting Beverly Hills.

6.1.3 Objectives

Beverly Hills should develop as a garden suburb with a high quality commercial and retail centre catering for the needs of the local community and visitors. This DCP intends to strengthen and enrich the existing suburban structure of Beverly Hills by incorporating the following:

- Create a memorable identity for King Georges Road, as the focus of Beverly Hills, and enhance its atmosphere and commercial viability as a local service centre by:
 - i. Fostering an improved mix of uses
 - ii. Retaining the important role of public transport
 - iii. Enhancing pedestrian amenity
- Strengthen the quality of Beverly Hills' public open space systems, including public open space in the Centre and parks along drainage lines by:
 - i. Encouraging buildings to overlook parks to improve safety
 - ii. Orientating commercial uses to public plazas and spaces
- Retain and enhance Beverly Hills' subdivision pattern by:
 - i. Encouraging subdivision patterns which protect the landscape quality and are characteristic to location
 - ii. Encouraging desirable housing types
 - iii. Ensuring buildings are appropriate to lot type
- Protect and enhance the landscape quality of Beverly Hills in both the public and private domain by:
 - i. Protecting the landscape and vegetation corridors/areas at the rear of sites
 - ii. Providing specific controls for the location and minimum size of private gardens.

- Provide appropriate development control principles and guidelines for the future development of Beverly Hills, ensuring a high standard of architectural, environmental and landscape quality by:
 - i. Promoting high quality architectural design throughout Beverly Hills
 - ii. Encouraging buildings that optimise sun access to streets and parks
 - iii. Protecting the amenity of existing residential areas and parks
 - iv. Creating private internal and external environments that achieve a high level of amenity for occupants and neighbours
 - v. Encouraging planting in private gardens that contributes to Beverly Hills existing landscape setting
- Ensure that new development is compatible with the existing built form and streetscape by:
 - i. Providing direction and certainty of outcome to ensure:
 - A consistent street scale
 - Compatibility with existing built form
 - A variety of building types
 - A high level of environmental amenity
- Integrate principles of environmental sustainability in the design of both the public and private domain of Beverly Hills by:
 - i. Ensuring that the new dwellings receive adequate sun and ventilation
 - ii. Requiring the use of materials that maximise energy efficiency
 - iii. Providing backyards for new residential development to maintain green space corridors throughout the suburb

How Will We Know If We Are Achieving Our Objectives?

The decline in vegetation and tree cover will be arrested and will start to increase.

The suburban character of Beverly Hills will be retained while the mix of housing types increases.

The commercial centre will continue to be a regional restaurant and entertainment precinct and will provide retail and other services to the local community.

6.1.4 Overall Design Principles

Commercial Centre - King Georges Road

a) General

- Provide for commercial and residential development of an appropriate scale and mass
- Assume optimum lot amalgamation to ensure flexible uses i.e. retail/ commercial/ residential
- Extend existing public spaces through access and urban design strategies
- Establish building depth controls to ensure high quality building and external spaces
- Establish new rear lane widening and easements to improve public amenity and access
- Emphasise particular characteristics of the different parts of the Centre
- Integrate new parking strategies with incremental and large scale developments
- Improve amenity for users of new and refurbished buildings by requiring a lift in buildings exceeding 2 storeys

b) Pedestrian and Traffic Amenity

- Improve lane system to provide an alternative pedestrian network to footpaths along King Georges Road and improve traffic flows. Restaurants and retail along King Georges Road to be encouraged to open to both the front and back of a site.

c) Public Space

- Create small parks and squares where possible to enhance amenity for patrons of restaurants and cafes, and shoppers
- Create a system of public spaces linking the railway station to a square on King Georges Road in the vicinity of the Sydney Water drain, via improvements to the lane between Morgan Street and Frederick Avenue

Residential Development

a) Types

- Provide a range of flexible good quality housing stock for future generations
- Create a variety of housing types to cater for diverse needs
- Ensure housing type suits the site characteristics

b) Subdivision Patterns

- Ensure building types correspond with Beverly Hills' subdivision patterns through adapting existing deep lots by concentrating development at the street to:
 - Reinforce the streetscape
 - Retain rear gardens as a continuous landscape area

- Minimise overlooking into rear gardens from adjacent development
 - Create quality outdoor living spaces for residents
- c) Relationship to the Street
- Create a consistent alignment of building frontages to reinforce the streetscape
 - Create a coherent street character through the concentration of particular compatible building types
 - Provide a clear street address to each building
 - Collectively create attractive streets
- d) Privacy
- Encourage privacy to and from living spaces both within each development and to other buildings
 - Provide useable private outdoor living spaces such as balconies, verandahs, courtyards, roof terraces and gardens
 - Sensitively design balconies to avoid overlooking into neighbouring units and yards
 - Orient living/ bedroom areas primarily to the rear garden and the street so that large side windows are minimised
 - Allow flexible internal planning depending on orientation, exact site condition, etc
- e) Environmental Issues/ Quality Internal Environment
- Building form, spacing and layout maximises good solar orientation to both the internal and external living spaces
 - Thin cross section design achieves good natural ventilation and avoids the need for internal rooms (including bathrooms)
 - Optimise the use of land: rationalise the built footprint, and minimise side set backs
 - Orient buildings around parks and reserves to maximise the opportunity for views

main street to passive 'natural' spaces and active open spaces in parks

- Improve connections to public spaces

c) Drainage Systems

- Integrate stormwater detention systems for new developments into consolidated landscape areas
- Investigate the potential of upgrading the main drainage line where it passes through private land

6.1.5 Development Requirements

The development requirements for this Section are provided in the table below.

Landscape and Public Spaces

- a) Landscape Quality
- Spacing and siting of residential buildings creates a landscape corridor, which ensures significant trees are retained and the drainage system is rationalised
 - Retain and supplement significant trees on private land, particularly on major ridgelines and drainage lines
- b) Public Landscape Amenity
- Increase recreation opportunities by providing a diverse range of landscape types in public spaces, from urban squares in the

Development Requirements

Performance Criteria		Design Solution	
Building Envelope			
PC1.	<ul style="list-style-type: none">Ensure a more certain building outcome while creating:<ul style="list-style-type: none">a more coherent and attractive streetscapethe ability to accommodate a range of usesbetter opportunities for natural light, ventilation and privacyBuildings relate to existing front building alignmentsBuildings allow natural light into working and living areasOpportunities for cross ventilation are providedBuildings provide for off street parking and other site services without compromising the above criteriaDesigns highlight corner sites and relate to both street frontages where applicable	DS1.1.	New development takes the form of one of the options illustrated in the Development Control Drawings detailed in this Section.
		DS1.2.	Where alterations and additions are proposed to an existing building, applicants must generally comply with the relevant parts of the Development Requirements table.
Amalgamating Existing Lots			
PC2.	<ul style="list-style-type: none">Promote the continuity of medium and fine grain buildings and built form pattern in Beverly HillsMaximise street level activityDevelopment on amalgamated lots is articulated to reflect the original subdivision	DS2.1.	Maximum street frontage for individual commercial sites along King Georges Road is 25m.
Building Use			
PC3.	<ul style="list-style-type: none">Facilitate a range of flexible uses within the Beverly Hills Centre including commercial, retail and residentialEnsure buildings retain active uses at street levelThe character of the Beverly Hills Centre is enhanced by encouraging the integration of appropriate retail and commercial development with housing, providing street surveillance and after hour activity	DS3.1.	Design for a mix of uses within buildings.
		DS3.2.	All ground floor levels in buildings are to incorporate retail and/or commercial uses to activate the street.
		DS3.3.	Access to residential uses above ground floor is permitted on street level but must not occupy more than 20% of the frontage.
		DS3.4.	The maximum retail frontage for individual tenancies is 25 metres.
Height			
PC4.	A coherent streetscape is provided with consistent height	DS4.1.	Maximum Height of buildings is contained within Clause 4.3 and the associated Height of Buildings Maps of the Hurstville LEP 2012.
		DS4.2.	Building Heights and Indicative Storeys in Appendix 1 of this DCP identifies the maximum number of storeys for development.
		DS4.3.	Commercial storeys are set at a maximum 3.3m floor to ceiling.
		DS4.4.	Residential storeys are set at a maximum 3m and a minimum 2.7m floor to ceiling.

Development Requirements

Performance Criteria		Design Solution	
Corners			
PC5.	<ul style="list-style-type: none">Highlight and enhance development positioned on a corner siteCorners are accentuated and highlighted through architectural design elements	DS5.1.	Buildings sited on the street frontages at a corner are to create acute, obtuse, curved or other relevant corner forms.
		DS5.2.	The street intersections are to be addressed with splays, curves, small towers, building entries and other special architectural elements.
Building Design			
PC6.	<p>A built outcome that:</p> <ul style="list-style-type: none">Enhances the streetscapeProvides a high quality working and living environment for employees and residents <p>Buildings improve the appearance of the street</p> <ul style="list-style-type: none">Buildings should be appropriately modulated and articulated in their façade in order to provide well-proportioned elevationsBuilding design responds to noise, sunlight, breezes, privacy and viewsBuilding and private open space are integrated	DS6.1.	A balance of horizontal and vertical façade elements is to be provided.
		DS6.2.	Simple façade designs containing only horizontal or vertical elements are to be avoided.
		DS6.3.	Large areas of flat façade should be articulated using panels, bay windows, balconies and steps in the façade.
		DS6.4.	Changes in texture and colour should complement façade articulation.
		DS6.5.	Building entrances – whether for commercial, retail or residential use – must be clearly identifiable from the street.
		DS6.6.	Blank party walls are to be avoided.
Balconies			
PC7.	<ul style="list-style-type: none">Provide architectural and streetscape characterEnhance the amenity of residents and employeesBalconies contribute to building articulation and modulation	DS7.1.	<p>The main balcony types to use are:</p> <ul style="list-style-type: none">recessed within wallrecessed within roofprojecting without roof, walls or columnspartially recessed/projectingJulietFrench windows
		DS7.2.	Balconies are to be designed so that they are recessed a minimum 300 mm into the wall or enclosed with walls, columns or roofs, in order to provide sufficient enclosure.
		DS7.3.	All glass and all brick balconies are to be avoided.
		DS7.4.	Juliet balconies and French windows should be used to articulate facades with architectural detail and vertically proportioned windows.
		DS7.5.	Each residential apartment is to have at least one balcony with a minimum size 8m ² and a minimum depth of 2m.
Acoustic Privacy			
PC8.	<ul style="list-style-type: none">Provide minimum acoustic privacy levels to enhance the amenity people within buildingsBuilding design and internal room layout reduces noise flow	DS8.1.	Windows fronting King Georges Road are required to be double glazed.
		DS8.2.	For buildings within the Commercial Centre, noise within dwellings is not to exceed the following:

Development Requirements

Performance Criteria		Design Solution	
			<ul style="list-style-type: none">Weekdays 7am – 7pm, 55 Dba, 7pm – 10pm, 45 dBAWeekends 8am – 7pm, 50 dBA, 7pm – 10pm, 45 dBANight Time 10pm – 7am, 35 dBA
		DS8.3.	<ul style="list-style-type: none">In order to assist acoustic control of airborne noise between units:<ul style="list-style-type: none">A wall shall have a Field Sound Transmission Class (FSTC) of not less than 50 if it separates a sole occupancy unit, or a sole occupancy unit from a plant room, stairway, public corridor, hallway or the like.A wall separating a bathroom, sanitary compartment, laundry or kitchen in one sole occupancy unit from a habitable room (other than a kitchen) in an adjoining unit, is to have a FSTC of not less than 55.A floor separating sole occupancy units must not have a FSTC less than 50.
		DS8.4.	Noise impact associated with goods delivery and garbage collection, particularly early morning, should be minimized.
		DS8.5.	Restaurants and cafes should be designed to minimise the impact of noise associated with late night operation, on nearby residents.
	Lifts		
PC9.	<ul style="list-style-type: none">Provide accessible dwellings for residentsLift access is provided to improve accessibility	DS9.1.	All buildings with two or more storeys are required to have lifts.
Awnings			
PC10.	<ul style="list-style-type: none">Ensure weather protection for pedestrians at street levelProvide continuity in streetscapeAwnings provide weather protection and contribute to the streetscape	DS10.1.	Each building is to provide an awning.
		DS10.2.	Locate awnings at least 3m, and no more than 4.2m, above footpath level.
		DS10.3.	Awnings are to be stepped in relation to street level changes and building entrances.
		DS10.4.	Steeply pitched awnings are to be avoided which break the general alignment of awnings in the street.
		DS10.5.	A weather seal is to be provided where an awning adjoins another awning.
		DS10.6.	Temporary shade structures such as retractable blinds and umbrellas are to be provided where appropriate.
Through Block Connections			
PC11.	<ul style="list-style-type: none">Provide access to shops and services on King Georges Road, particularly in the middle of blocks, from the rear of a siteContribute to the amenity and convenience of Beverly Hills as a local centre	DS11.1.	Arcades should be located in mid-block locations and provide a clear sightline from one end to the other, for surveillance and accessibility:

Development Requirements

Performance Criteria		Design Solution	
	<ul style="list-style-type: none"> Improve the pedestrian access between shops on King Georges Road and laneways by providing arcades and through shop connections 		<ul style="list-style-type: none"> Arcades are to have a minimum width of 3m, clear of any obstruction, except for connections through shops Retail frontages are to be maximised along arcades Natural lighting and ventilation of arcades is highly desirable Pedestrian safety and the security of adjacent businesses, particularly at night, should be considered in the design of through block connections Public use of through block connections is to be available at least between the hours of 6.00am and 10pm daily Arcades must have a minimum floor to ceiling height of 4m <p>Note: Council may consider the relaxation of the above controls depending on the quality of public area provided and the merits of the particular application.</p>
Shop Fronts			
PC12.	<ul style="list-style-type: none"> Ensure visual interest in the street Contribute to the principles of crime prevention through environmental design (see section 3.4) Visual interest is maintained 	DS12.1.	Shop fronts must be glazed.
		DS12.2.	Solid roller shutter doors of any kind are not permitted on shop fronts.
Outdoor Eating			
PC13.	<ul style="list-style-type: none"> Enhance the character of the Centre by contributing to the liveliness of the streets, lanes and other outdoor places Encourage outdoor eating establishments where they provide a pleasant outdoor eating environment with minimal disturbance to pedestrian circulation, such as the rear area at street and first floor levels 	DS13.1.	The requirements for footpath restaurants and cafes are contained in Council's Public Spaces Local Approvals Policy (Appendix 2).
Signs and Advertising			
PC14.	<ul style="list-style-type: none"> Promote a coordinated approach to signage and outdoor advertising that is integrated with building design Signage and advertising structures are unobtrusive, informative and compatible with an attractive shopping environment Physical and visual clutter of the public domain is avoided There is no conflict between advertising signs and any nearby safety, public directional or traffic signs Amenity of residential development is protected 	DS14.1.	All advertising signs and/or structures must comply with Section 5.6 Signage of this DCP and State Environmental Planning Policy No. 64 and associated guidelines.
		DS14.2.	Signage is to be integrated with awnings or verandahs, including suspended signage.
		DS14.3.	Roof signs are not permitted.
		DS14.4.	Building identification is the only signage permitted above first floor level.
		DS14.5.	Electrical conduits to illuminated signs are to be taken directly into the building, or be otherwise screened to the satisfaction of the Council.

Development Requirements

Performance Criteria		Design Solution	
		DS14.6.	A coordinated presentation for all signs is required where there are multiple occupancies or uses within a single building development.
		DS14.7.	Advertising signs are not permitted on public footpaths.
		DS14.8.	Signage and advertising should be constructed of non-combustible materials.
		DS14.9.	Illuminated advertising signage is not permitted facing service lanes, or on side walls abutting residential properties.
Landscaping and Open Space			
PC15.	<ul style="list-style-type: none">There are no deep soil garden requirements for sites located along King Georges Road, however open space must be provided above ground, in the form of gardens over car parking areas, verandahs, balconies and/or loggias.Preserve and enhance the public domain and provide high quality private open space landscaped areasSpecies are compatible with the intended use of the landscaped areaApartment dwellings are provided with useable above ground open space where there is no access to ground level gardens	DS15.1.	Lower level rooftop areas and courtyards in the centre of blocks are to be landscaped.
		DS15.2.	A minimum of 600 mm of soil is to be provided above basement structures for landscaping.
		DS15.3.	Courtyards should be integrated into the design of a building to allow solar access and ventilation, particularly for residential uses.
		DS15.4.	Where direct access to ground level private open space is not available, provide at least one balcony, terrace, verandah, or deck for each dwelling.
		DS15.5.	The primary above ground open space area should be accessible from a family room, lounge, dining room or kitchen, and be predominantly north, east or west facing, to ensure it is useable as an outdoor living space.
		DS15.6.	Smaller secondary above ground open space area are also encouraged, such as balconies adjacent bedrooms, screened external clothes drying balconies adjacent laundries and bathrooms.
		DS15.7.	Above ground open space should overlook the street or rear garden to protect the privacy of occupants and neighbours.
		DS15.8.	Street footpaths are to be finished in accordance with Council’s requirements.
Vehicular Access and Loading Dock			
PC16.	<ul style="list-style-type: none">Provide sufficient, safe and convenient car parking facilitiesIntegrate driveways, car parking access and loading docks into the design of a buildingCar parking and loading docks provide discreet access and limit the visual impact on the site and streetscapeThe design of on-site car parking and loading docks is integrated with the overall site and building designPedestrian safety and amenity is maximised	DS16.1.	King Georges Road can not to be used to provide vehicular access to a site.
		DS16.2.	Car parking and loading dock provision is to comply with <i>section 3.1 - Car Parking</i> .
		DS16.3.	Vehicular access is to be from existing crossings or from rear lanes/streets.
		DS16.4.	Where provided, garage doors are to be recessed a minimum 300mm into the façade of the building.
		DS16.5.	Driveways are to have a minimum width of 3m.

Development Requirements

Performance Criteria	Design Solution
by minimising vehicular/pedestrian conflict	DS16.6. Gutter crossings are to preserve existing trees.
	DS16.7. Concentrate underground parking areas under building footprints.
	DS16.8. Locate access ways to underground car parking away from doors or windows to habitable rooms wherever possible.
	DS16.9. Maximise natural light and ventilation to parking areas where possible.
	DS16.10. Opportunities for natural ventilation to such car parking should be maximized.
	DS16.11. All underground car parks are to have security doors.
	DS16.12. Garage doors to car parking facilities are to be slatted (grill) or incorporate some form of opening, to facilitate natural ventilation and reduce the visual impact of garage doors.
	DS16.13. Streets should not be presented with car park walls. Parking areas should be unobtrusive.
	DS16.14. Parking must be located underground but in some situations due to the topography, the walls enclosing the parking may be partially visible. The length and height of the wall must not exceed 1 metre.
	DS16.15. Natural or mechanical ventilation from the car park cannot be achieved through the use of large metal grilles or large openings.
	DS16.16. Any visible roofs of parking areas are to be landscaped in order to provide for an outdoor space, as well as to create a pleasant view from the windows above.
	DS16.17. Driveways to underground car parks should be designed with minimal visual impact on the street, and maximum pedestrian safety.
	DS16.18. Pedestrian access to basement car parks is to be separated from vehicular access and clearly defined.
	DS16.19. Access ways to underground car parking should not be located close to doors or windows of habitable rooms.
Building Address and Articulation	DS16.20. All major developments are to have a loading dock for the delivery of goods.
	DS16.21. The loading dock is to be located so that the service vehicle stands fully within the site.
	DS16.22. Doors to loading docks are to be recessed 300 mm behind the face of the.
	DS17.1. The following elements are encouraged to provide building articulation: <ul style="list-style-type: none"> • entries, bay windows •

Development Requirements

Performance Criteria		Design Solution	
	<ul style="list-style-type: none">Encourage buildings to respond to environmental conditions, and promote energy efficient design principlesUse building articulation elements of an appropriate scale to their use and contextEncourage integrated outdoor living areas by orienting the main openings in living areas to the front and rear gardens, where applicableBuilding articulation responds to environmental conditions such as orientation, noise, breezes, privacy and views, through the use of appropriate sun shading devices, noise barriers, privacy screens, and the careful location of balconies, terraces and loggiasAt the rear of a building, articulation should enhance the relationship between the interior of a building and the garden		<ul style="list-style-type: none">balconies, terraces, garden walls, verandahs, pergolas, loggias, decks, porches, plantersexternal access stairs, external walkways, letter boxes, seatsscreens, external louvred walls, awnings, shutters, deep reveals, roof overhangsnoise attenuation design and appropriate internal planning are encouraged along King Georges Road and the rail line <p>Note: private open space elements such as balconies, should be predominantly north, east and west facing, and should be designed to ensure visual and acoustic privacy of occupants and neighbours.</p>
Building Resolution			
PC18.	<ul style="list-style-type: none">Promote high quality architectural design throughout Beverly Hills to create a desirable living and working environmentPromote high quality architectural design throughout Beverly Hills to create a desirable living and working environment	DS18.1.	A clear street address to each building is to be provided.
		DS18.2.	Pedestrian entries to buildings should be clearly defined.
		DS18.3.	Vehicular entries should minimise conflicts with pedestrians.
		DS18.4.	Street corners are to be highlighted by building articulation.
		DS18.5.	The design of window and balcony openings should take into account the streetscape, privacy, orientation and outlook.
		DS18.6.	Facades are to be articulated to show the different levels of a building and/or its functions.
Visual and Acoustic Privacy			
PC19.	<ul style="list-style-type: none">Protect residents from excessive noise and overlookingProvide homes which orientate towards the front and rear of a site rather than towards the neighboursNew dwellings do not result in unacceptable overlooking of adjoining sitesWindow location, internal room layout and landscaping elements prevent overlooking and help reduce noise flow between homes	DS19.1.	Visual privacy is to be protected by providing adequate distance between opposite windows of neighbouring dwellings where direct view is not restricted by screening or planting.
		DS19.2.	Main living spaces are to be oriented to the front or rear of a property to avoid overlooking – where this is not possible, windows and balconies are to be offset from neighbour’s windows.
		DS19.3.	First floor balconies located at the rear of residential dwellings may require fin walls or privacy screens to prevent over-looking.

Development Requirements

Performance Criteria	Design Solution
	DS19.4. First floor balconies locate at the rear of a dwelling are to be no deeper than 2.5m.
	DS19.5. Where privacy screens are used they must be no higher than 1.8 metres.
	DS19.6. Council may require an applicant to provide a Noise Impact Assessment Report by a qualified acoustic engineer where external noise is identified as a likely problem, such as: <ul style="list-style-type: none"> • adjoining a railway line • fronting arterial or state roads • under the airport flight path; or • near major industry or noise generating plant or equipment
	DS19.7. Buildings must be sited to minimise the transmission of external noise to other buildings on the site and on adjacent land.
	DS19.8. The internal layout of rooms, courtyards, terraces and balconies, the use of openings, screens and blade walls, and choice of materials, must be designed to minimise the transmission of noise externally.
Solar Access and Natural Daylight	
PC20. <ul style="list-style-type: none"> • Reduce the need for artificial heating and cooling (and save money) by incorporating good passive solar design • New buildings receive daylight into habitable rooms and sunlight into private open spaces • Rooms generally used during the day are capable of receiving adequate sunlight • Overshadowing of adjoining properties or publicly accessible spaces is minimised • Negative impacts of reflectivity on adjoining public and private properties is minimised 	DS20.1. Shadow diagrams will need to be submitted with a development application showing the impact of the proposal on adjoining properties and their private open space. Such diagrams will need to be prepared by an architect or surveyor and be based on an accurate survey of the site and adjoining development.
	DS20.2. Where already existing, access to sunlight should be substantially maintained or achieved for a minimum period of 3 hours between 9.00 am and 3.00 pm on June 21st to windows of habitable rooms and to the private open space of adjoining properties.
	DS20.3. The overshadowing effect of new buildings on public domain areas are to be considered for the hours of 10 am to 2 pm on March 21, June 21 and September 24.
	DS20.4. Subject to lot orientation and privacy considerations, locate main living spaces including lounge, dining, kitchen and family rooms towards the north where possible. Consideration should also be given to slope, views, existing vegetation, overshadowing and streetscape.
	DS20.5. Skylights that provide the only source of daylight and ventilation to habitable rooms are not permitted in residential or commercial areas.
	DS20.6. Appropriate sun protection should be provided for glazed areas facing north, west and east. The use of extensive areas of unprotected glazing will not be permitted.

Development Requirements

Performance Criteria		Design Solution	
		DS20.7.	Shading devices including eaves, awnings, colonnades, balconies, pergolas, external louvres and plantings are to be used to control the penetration of sun, to maximise solar access in winter, and minimise solar access in summer.
		DS20.8.	New buildings and facades should not result in glare that causes discomfort or threatens safety of pedestrians or drivers.
		DS20.9.	Council may require a Reflectivity Report that analyses the potential glare from the proposed new development on pedestrians or motorists.
Natural Ventilation			
PC21.	<ul style="list-style-type: none">All dwellings are designed to provide for natural cross ventilationBuilding design facilitates natural cross ventilation	DS21.1.	Provide windows to all rooms including kitchens and bathrooms, to facilitate natural light and ventilation.
		DS21.2.	Minimise the reliance on mechanical ventilation or air conditioning above ground level.
		DS21.3.	Facilitate cross ventilation by locating windows opposite each other where possible. The placement of small low windows on the windward side of a building, and larger higher windows on the leeward side, will encourage cross ventilation.
Building Materials			
PC22.	Encourage the use of building materials from renewable resources	DS22.1.	Building materials that assist in providing comfortable thermal conditions are to be used wherever possible.
		DS22.2.	The use of bulk and/or reflective insulation to walls ceilings and roofs is recommended.
		DS22.3.	The use of building materials which are recycled or recyclable, come from renewable sources, or involve environmentally acceptable production methods, is recommended.
		DS22.4.	The use of rainforest timbers and timbers from old growth forests should be minimized.
		DS22.5.	The use of durable materials is encouraged.
		DS22.6.	Non-polluting building materials must be used to protect public health and comfort.
Water Conservation and Stormwater Management			
PC23.	<ul style="list-style-type: none">Control rainwater in order to minimise local flooding, soil erosion and the siltation of streams and waterwaysAdequate provision is made during construction to protect the land from stormwater runoff and erosion<ul style="list-style-type: none">The use of impervious surfaces such as hard-paved outdoor areas, driveways and roofed areas etc. is minimised to reduce stormwater run-off	DS23.1.	Stormwater drainage must discharge to the roadway gutter or an alternative stormwater system approved by Council.
		DS23.2.	Minimise run-off into the existing stormwater system by implementing design measures to reduce, and where possible, reuse and recycle site stormwater.
		DS23.3.	Depending on site requirements Council may require or allow the following alternative drainage arrangements: <ul style="list-style-type: none">an easement over adjoining land for drainagechanged pipe system

Development Requirements

Performance Criteria	Design Solution
<ul style="list-style-type: none"> The use of pervious surfaces such as porous surfaces for car parks and outdoor areas is maximised to promote infiltration 	<ul style="list-style-type: none"> an easement across the subject site to permit drainage from another lot provision of an on-site storage basin or tanks for the re-use of water for gardening
	<p>DS23.4. Drainage diagrams are to be submitted with the Development Application, showing how surface and roof waters are to be discharged to the street</p> <ul style="list-style-type: none"> The size of all pipes is to be shown on development application plans Proposed construction over easements must be approved by Sydney Water
	<p>DS23.5. The filling of land in order to discharge roof and surface water by gravity to the street is generally prohibited.</p>
	<p>DS23.6. It is recommended that wherever possible, business operators and/or residents choose appliances (efficient shower heads, dual flush toilets, plumbing hardware) that have a "AAA" Australian Standards Water Conservation Rating.</p>
Energy Efficiency, Low Energy Services and Appliances	
<p>PC24.</p> <ul style="list-style-type: none"> Reduce energy costs Develop ecologically sustainable residential environments and reduce the use of fossil fuels and encourage the use of renewable energy Create energy efficient buildings and homes Building form, spacing, and layout should facilitate good solar access to both the internal and external living spaces, to maximise natural heating and cooling and minimise the use of artificial heating and cooling systems 	<p>DS24.1. Building design should maximise the amount of main internal operating and living area and private open space with a northerly aspect.</p>
	<p>DS24.2. Ceiling insulation is to be provided with a minimum rating of R2.0 and walls R1.10 for full brick and R1.5 for brick veneer walls.</p>
	<p>DS24.3. Wherever possible, roof top solar heating panels are to be installed so as not to be visible from the street.</p>
	<p>DS24.4. The installation of energy efficient lighting such as compact fluorescent light fittings, heating and cooling systems is also recommended.</p>
	<p>DS24.5. Select appliances with a minimum 3-Star rating.</p>
	<p>DS24.6. Council supports the use of solar power as a positive approach to energy conservation.</p>
	<p>DS24.7. Council supports the installation of low energy and water conserving appliances.</p>
Site Facilities	
<p>PC25.</p> <ul style="list-style-type: none"> Ensure adequate provision of site facilities Site facilities are accessible, functional and unobtrusive Site facilities require minimal maintenance Development provides appropriate site facilities for retail, commercial and residential uses, and minimises their impact on the streetscape. 	<p>DS25.1. Adequate garbage and recycling areas must be provided. These areas are to be visually integrated with the development to minimise their visibility from the street. Such facilities must be located away from windows that open to habitable rooms to avoid amenity problems associated with smell. They must be located close to rear lanes where such access is available.</p>
	<p>The design, location and construction of utility services must meet the requirements of both the relevant servicing authority and Council.</p>

Development Requirements

Performance Criteria	Design Solution
	<p>DS25.2. Electricity and telephone lines must be underground. Where there is the connection of electricity and telephone lines directly from the service pole to the fascia of the front dwelling, these lines may be above ground.</p>
	<p>DS25.3. Prior to the submission of the Construction Certificate Application, the developer must present details of the development in writing to Energy Australia and obtain that authority's requirements.</p>
	<p>DS25.4. Lockable mail boxes should be provided close to the street, integrated with front fences or building entries, in accordance with relevant Australian Standards.</p>
	<p>For commercial development</p>
	<p>DS25.5. Loading facilities must be provided via a rear lane or side street where such access is available.</p>
	<p>DS25.6. Vents should be provided to commercial kitchens to minimise the negative impact of smells on occupants on upper levels.</p>
	<p>For residential development</p>
	<p>DS25.7. All development, which includes a residential component, must provide space for the storage of recyclable goods within the curtilage of each dwelling. A space of 6 (six) cubic metres per dwelling must be set aside exclusively for storage. This space may be an extension of a carport or garage, or may be part of an attic or internal cupboard.</p>
	<p>DS25.8. Any development which includes a residential component must provide laundry facilities, and at least one external clothes drying area. The public visibility of this area should be minimised.</p>
	<p>Controls for Particular Areas and Sites</p>
	<p>DS25.9. Development for land in any of the below locations complies with Figure 1 to Figure 10 – Control Drawings:</p> <ul style="list-style-type: none"> • King Georges Road West Side – (excluding 531-533 King Georges Road) • King Georges Road East Side • King Georges Road North Side (north of the railway line) • 178 Stoney Creek Road • 531-533 King Georges Road

Development Requirements



Figure 1: Control drawing 1

Development Requirements

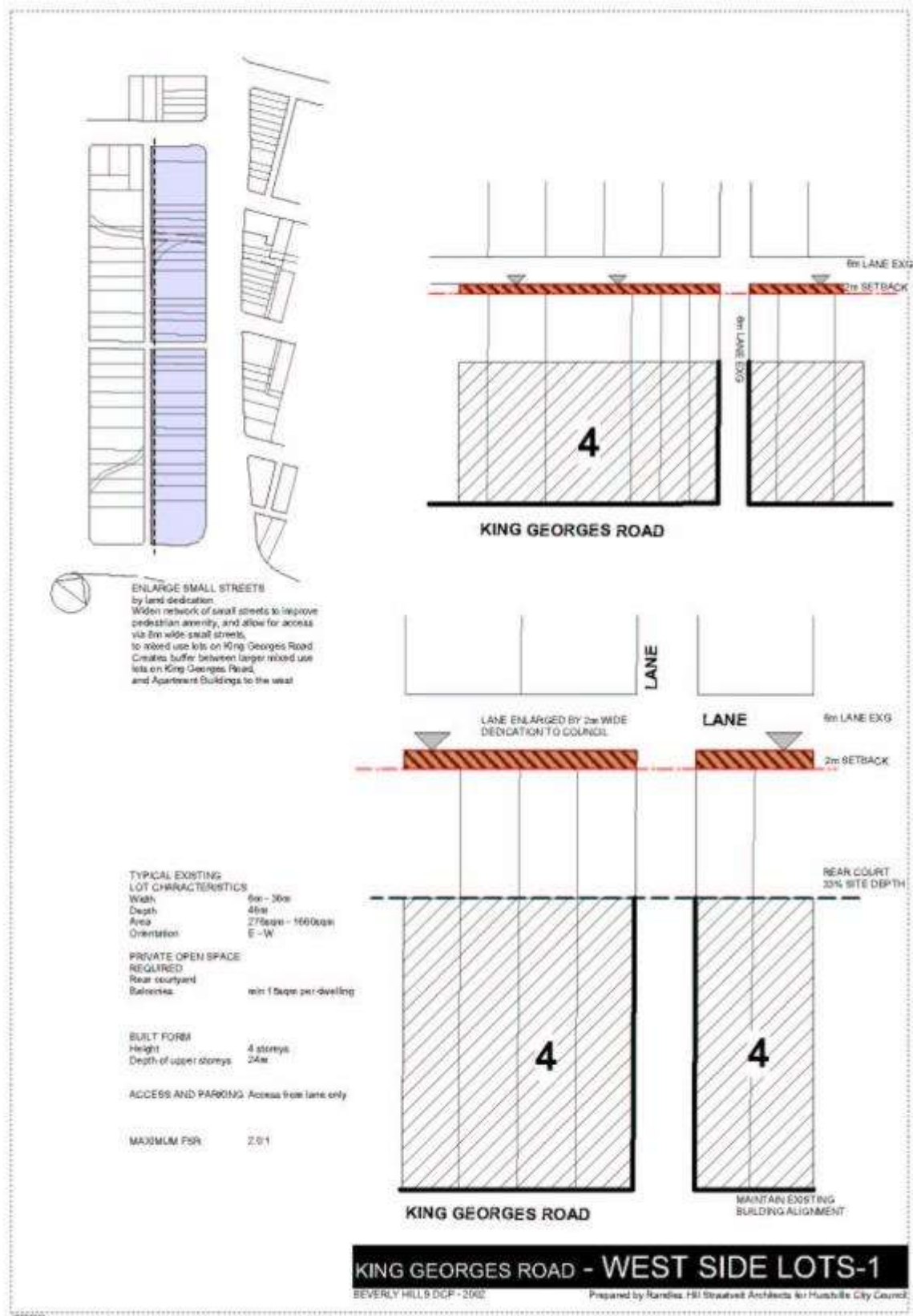


Figure 2: Control drawing 2

Development Requirements

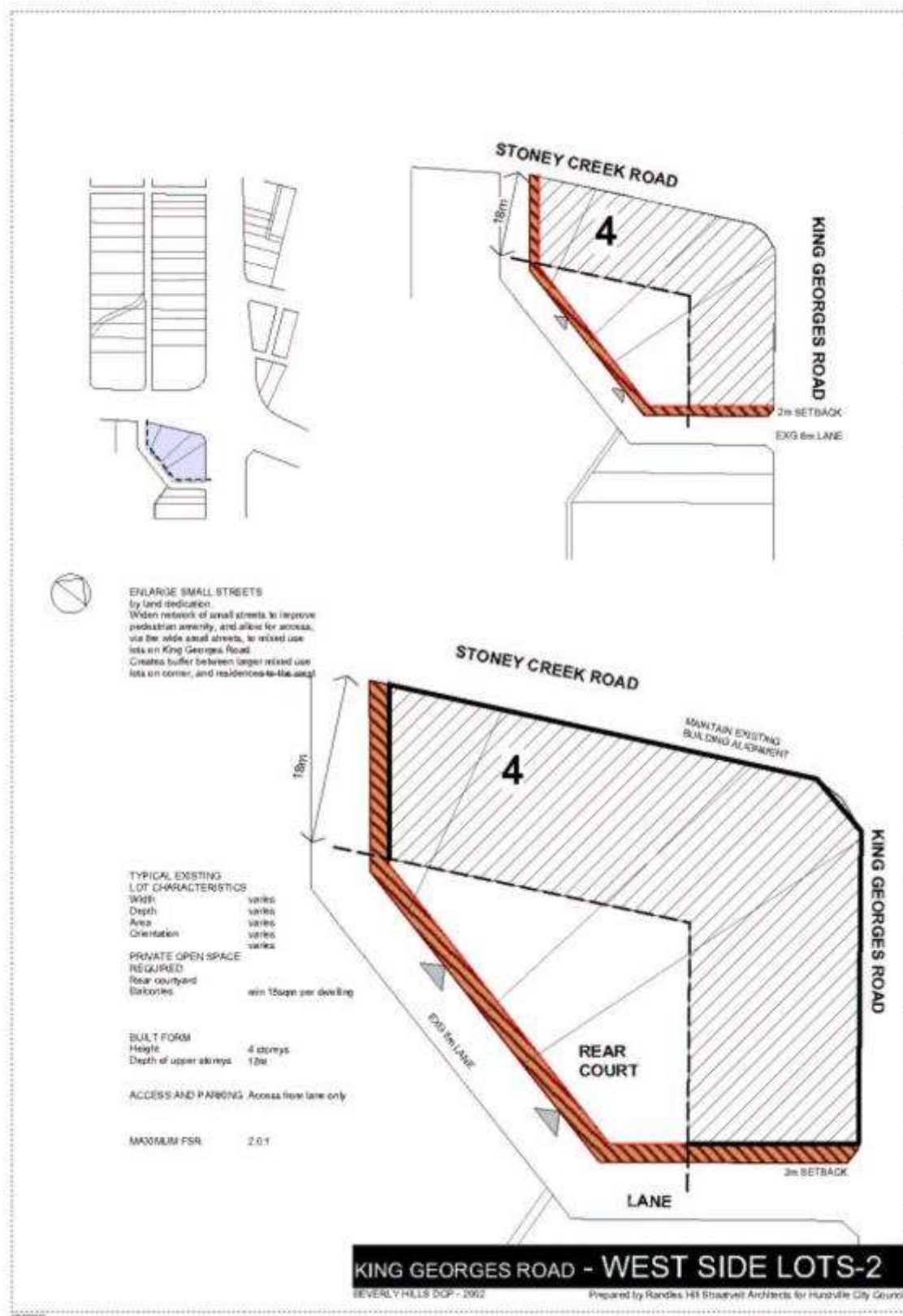


Figure 3: Control drawing 3

Development Requirements

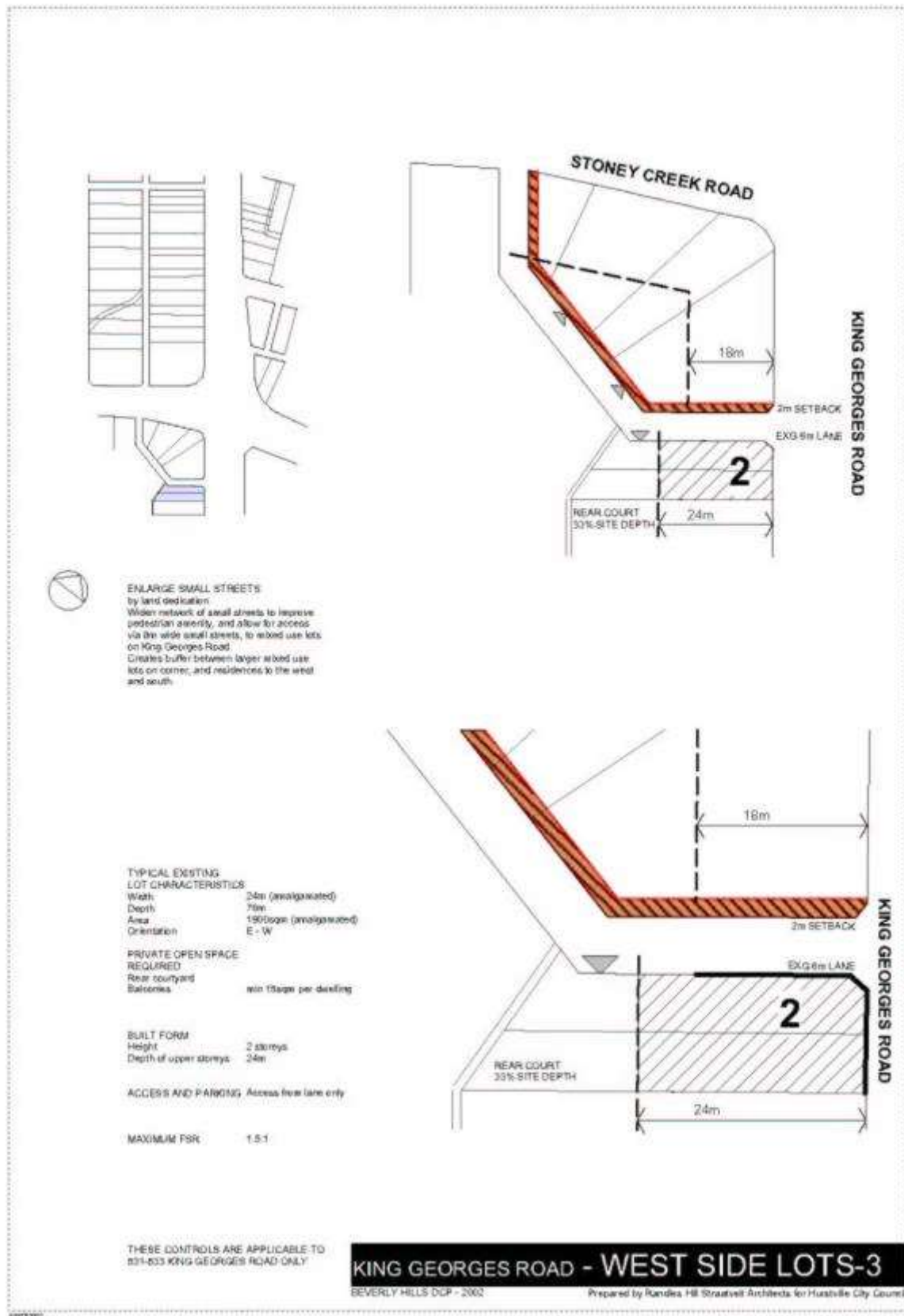


Figure 4: Control drawing 4

Development Requirements

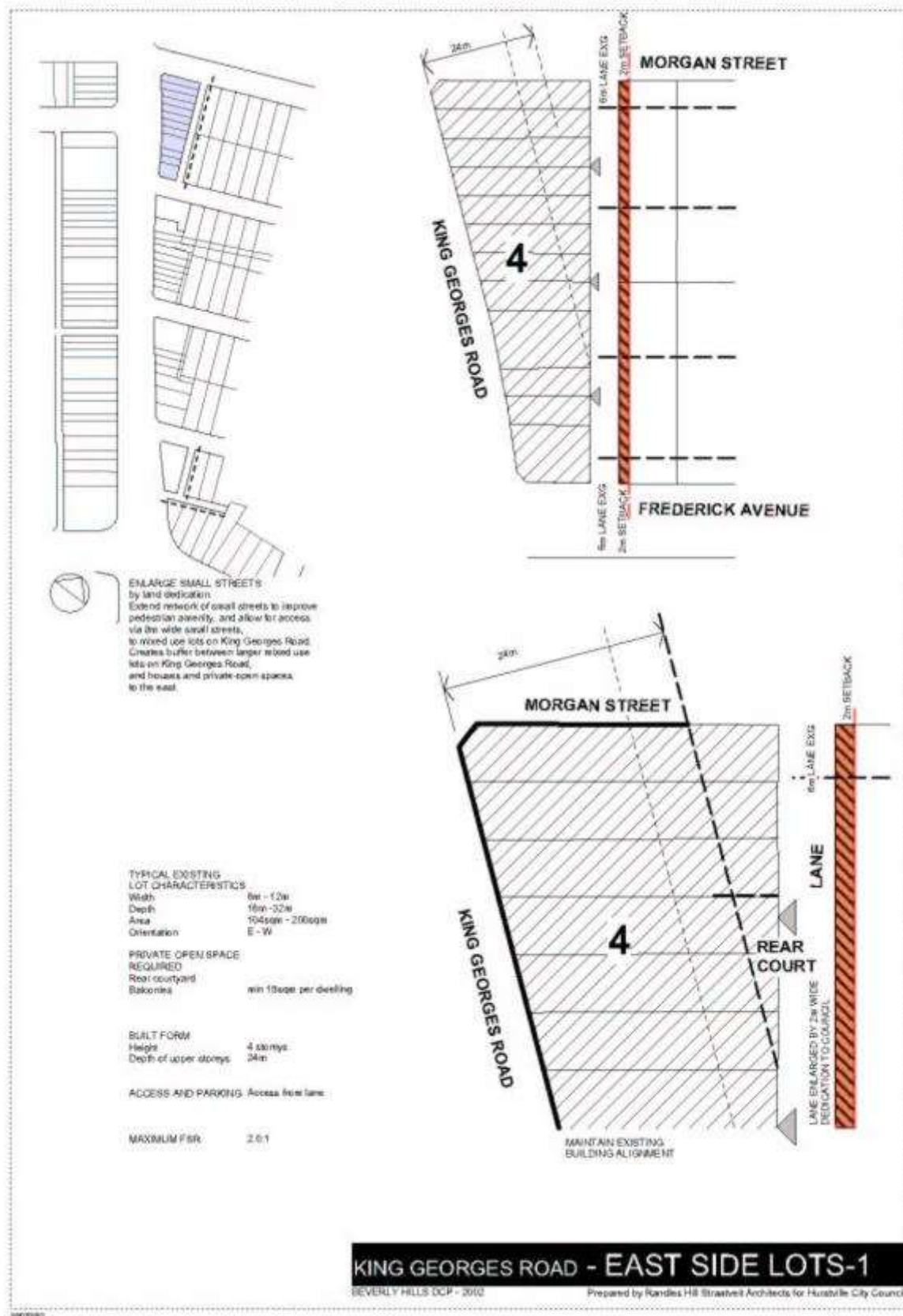


Figure 5: Control drawing 5

Development Requirements

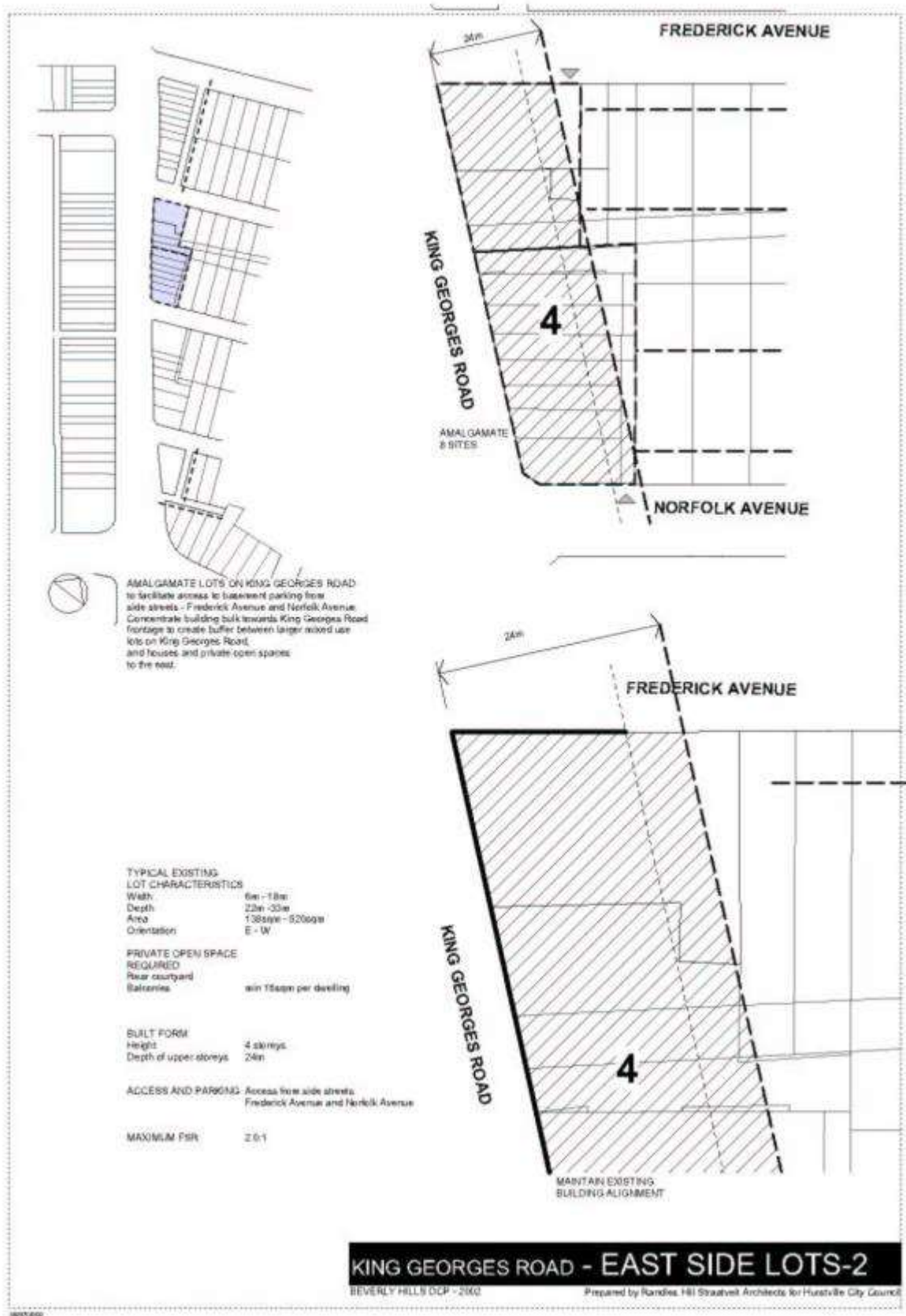


Figure 6: Control drawing 6

Development Requirements

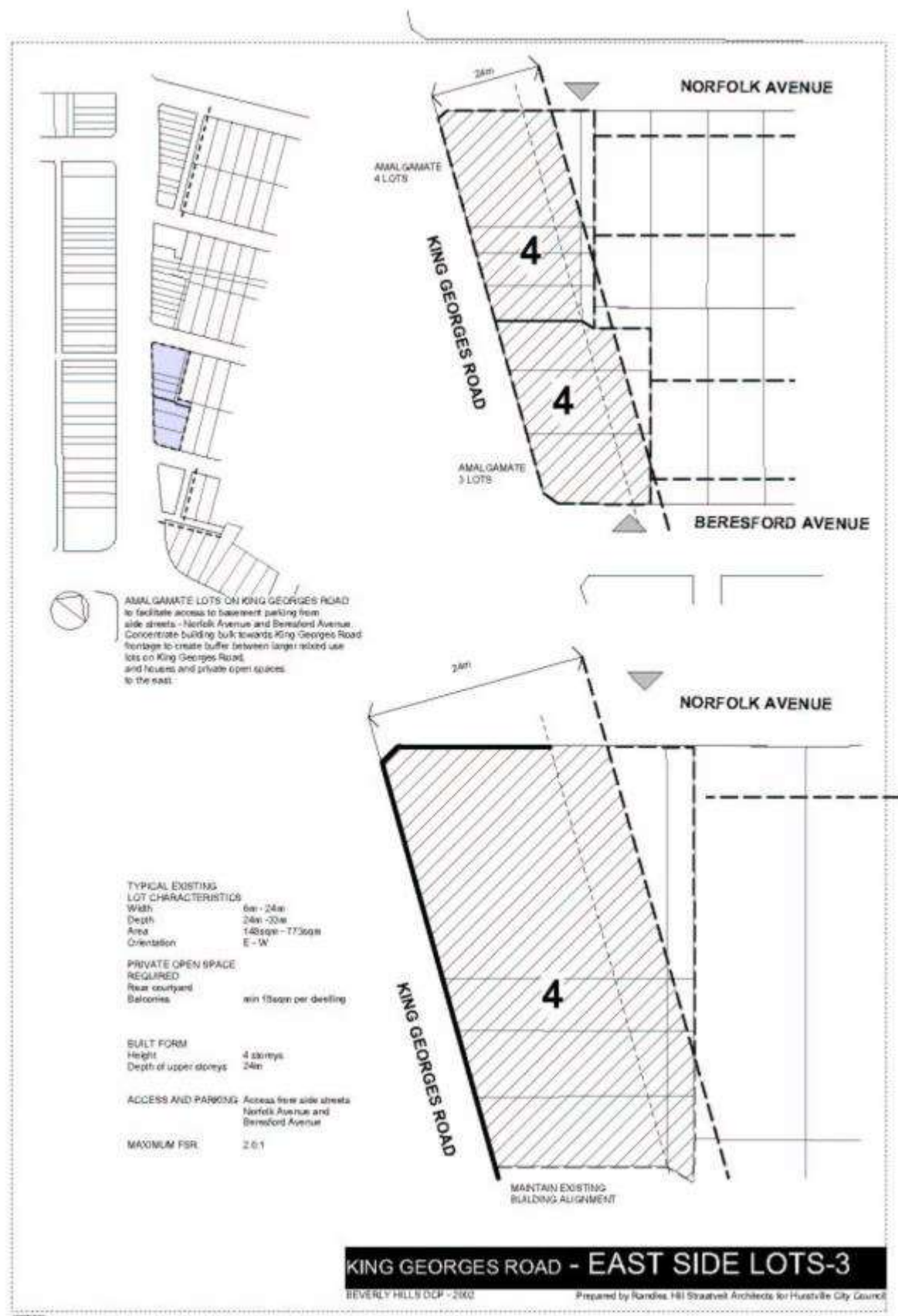


Figure 7: Control drawing 7

Development Requirements

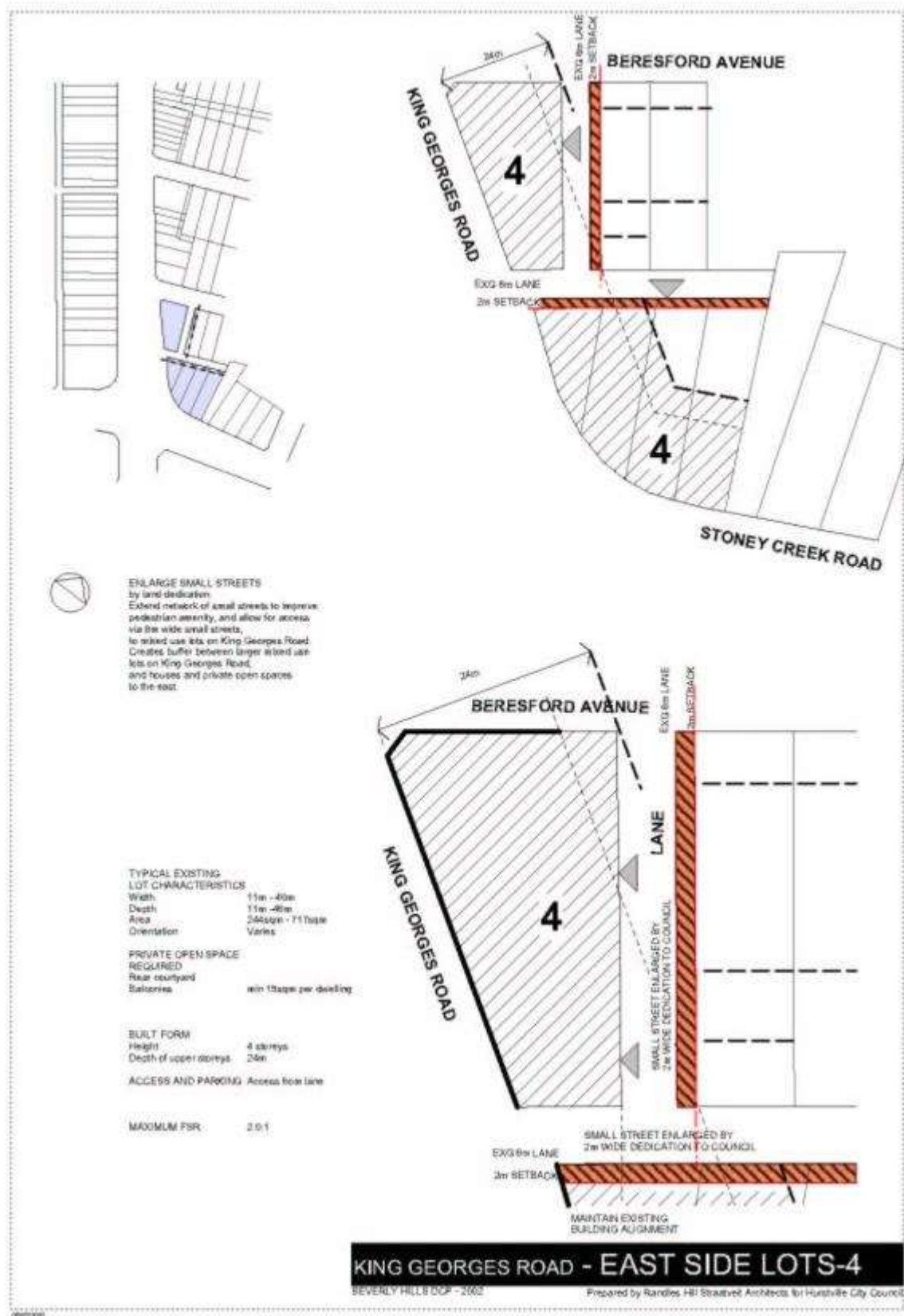


Figure 8: Control drawing 8

Development Requirements

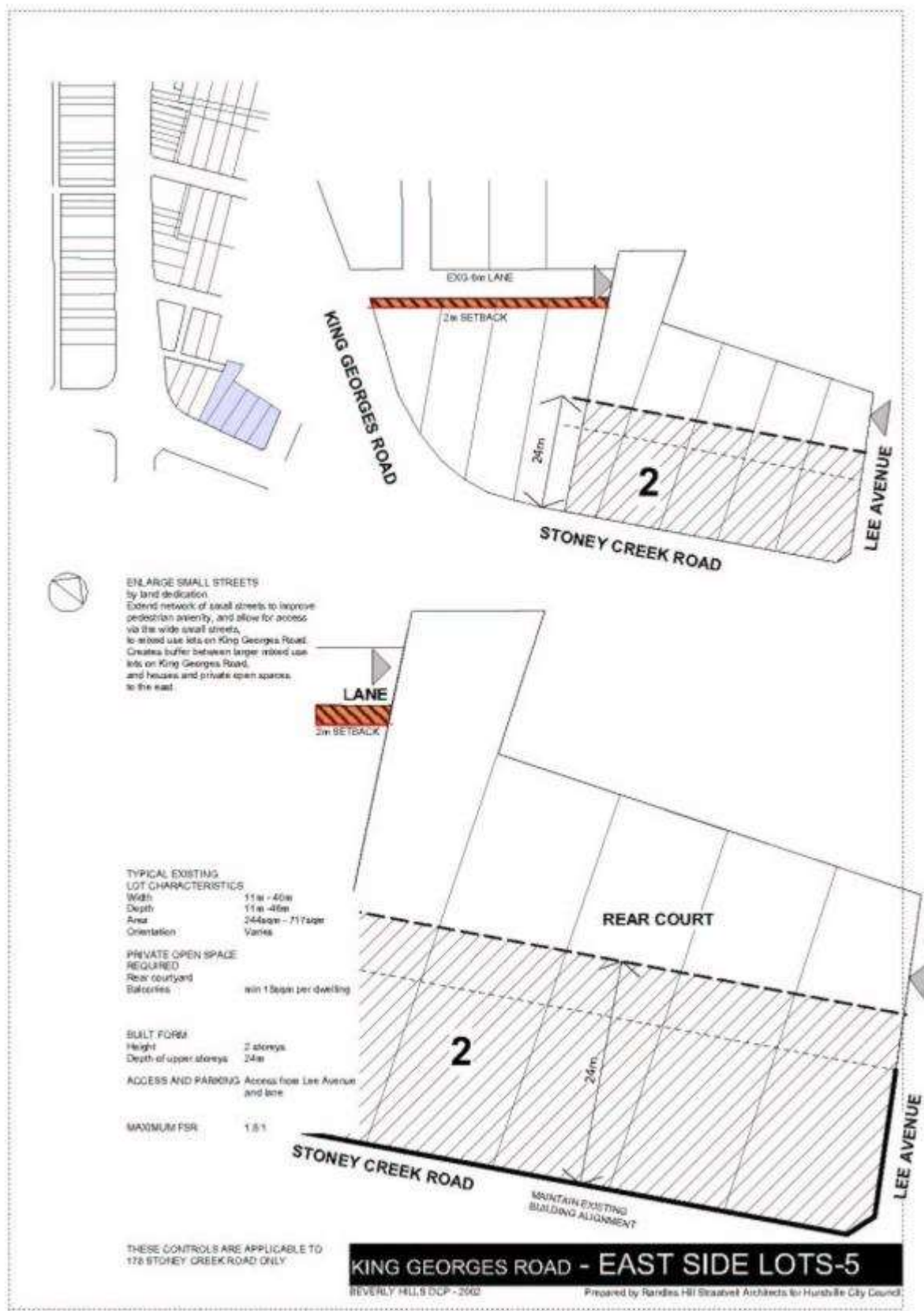


Figure 9: Control drawing 9

Development Requirements

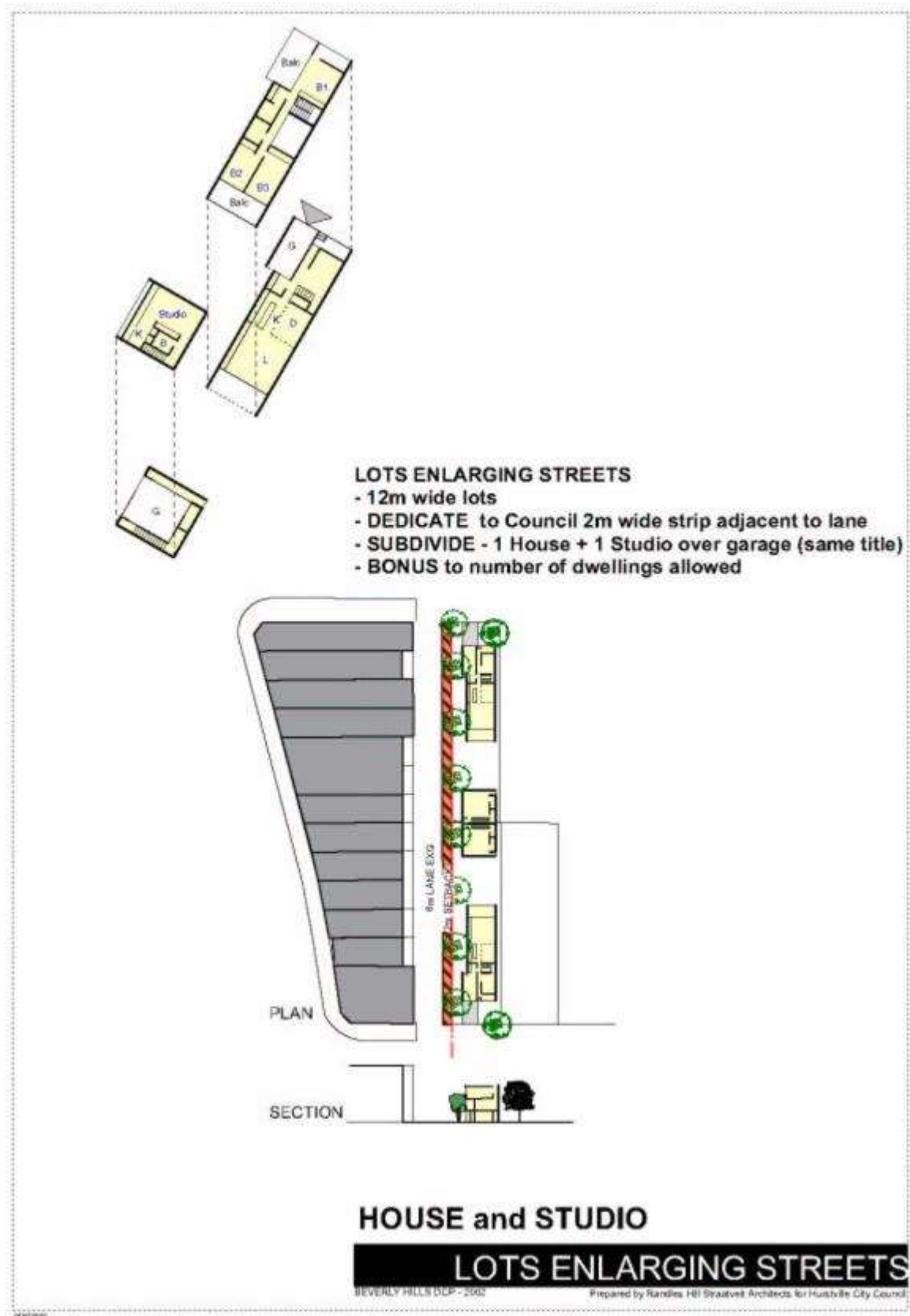


Figure 10: Control drawing 10



6.2 Riverwood

6.2.1 General Information

This section applies to land and development located within Riverwood as identified on **Figure 1** and **Figure 2 – Land to which this section applies**.

This applies to the commercial/business areas generally along Belmore Road; and certain surrounding residential areas located in Riverwood.

For the B2 Local Centre Zone (B2 Zone), this section contains controls for commercial and retail development including those that incorporate residential uses.

For the Residential Zones (R2 Zone and R3 Zone), this section contains controls for certain parts of Coleridge Street and Short Road.

6.2.2 Character Statement

Riverwood is a middle ring suburb within the metropolitan area, located approximately 8 kilometres from the Hurstville business area and 18 kilometres from the Sydney City centre. Riverwood railway station provides convenient access to Sydney and Campbelltown, via the East Hills railway line and the area is accessible to the M5. The area is defined and divided by three major elements: Salt Pan Creek, Belmore Road and the East Hills rail line.

Salt Pan Creek, which runs to the Georges River, is a finite edge to the west, and is the area's major natural feature. The two major public open space systems are located north-south along Salt Pan Creek, and east-west from Peakhurst Park to Salt Pan Creek, generally following the major drainage line. Boardwalks and a recent wetland have enhanced waterfront access and improved water quality to Salt Pan Creek, which is an increasingly valuable recreational focus, integral to the areas' future identity. Riverwood and Peakhurst Parks are the major areas of open space and there are a number of small parks, notably those close to the Centre.

The rail line divides Riverwood into northern and southern parts. Two crossings are provided, a minor underpass near the river and an overpass at Belmore Road in the Centre. Works to widen this overpass have improved access and safety while a recent upgrade to the station has significantly improved access and passenger amenity.

The distinctive landscape quality of many areas in Riverwood evokes an appealing suburban character. Wide tree lined streets house a high proportion of traditional homes with comparatively large long backyards. These contain significant vegetation and tree cover, which cumulatively results in a 'green corridor' through the middle of most of the residential blocks. However, large footprint residential flat buildings and villa, townhouse and detached dual occupancy development have recently eroded this feature, destroying this landscape quality and

compromising privacy.

This section provides for new residential development to strengthen and enrich the traditional suburban character of Riverwood by ensuring each dwelling has a frontage to the street and has front and rear yards for landscaping. This section contains new controls which require medium density dwellings to have a street frontage rather than running down the block. The DCP allows a mix of housing types in order to meet different household requirements and to cater for those wishing to move to a different form or size of house within their local community.

Belmore Road is the major north-south road defining areas east and west, with the Riverwood Centre comprising a commercial/retail strip along this road. The rail line and station simultaneously bisect the Centre and provide a transport focus. The Centre serves a large catchment due to the range of retail services and ease of access by public and private transport.

In the hierarchy of commercial centres within the Council area, Riverwood (along with Beverly Hills) is ranked as a secondary centre after the regional centre at Hurstville. The Centre provides a good mix of retail and commercial services including major supermarkets and specialty shops. The consistent scale of narrow fronted buildings, unusually wide footpaths, and mix of local services, create a village character, warmly valued by local residents and those who use the Centre, features which have been enhanced through recent streetscape improvements.

The provisions in the section aim to retain the status of this Centre. Future development along Belmore Road ensures commercial and retail uses are located at ground level and residential use above.

Development in the commercial area is limited to a maximum of four storeys and building design incorporates a verandah extending over the footpath creating a unique and memorable character. Car parking for new development is required to be provided underground. The section also contains detailed development guidelines to facilitate a high amenity for workers and residents through excellent design, solar access, and a consistent street scale.

6.2.3 Objectives

Riverwood should develop as an attractive living environment, catering to diverse needs of its community, with a vibrant Centre, which is the focus for the local community and visitors. This section intends to strengthen and enrich the existing suburban structure of Riverwood by incorporating the following:

- Create a memorable identity for Belmore Road, as the focus of Riverwood, and enhance its atmosphere and commercial viability as a local service centre by:
 - i. Promoting a co-ordinated verandah for the entire road frontage in the Centre
 - ii. Limiting individual retail frontage
 - iii. Fostering an improved mix of uses
 - iv. Retaining the important role of public transport
 - v. Enhancing pedestrian amenity
- Strengthen the quality of Riverwood's public open space systems, including public open space in the Centre and parks along drainage lines by:
 - i. Encouraging buildings to overlook parks to improve safety
 - ii. Orientating commercial and retail uses to public spaces
 - iii. Implementing public domain improvements
- Retain and enhance Riverwood's mix of subdivision patterns by:
 - i. Encouraging subdivision patterns which protect the landscape quality and are characteristic to location
 - ii. Encouraging a variety of building and housing types
 - iii. Ensuring buildings are appropriate to lot type
- Protect and enhance the landscape quality of Riverwood in both the public and private domain by:
 - i. Protecting the landscape and vegetation corridors/areas at the rear of blocks
 - ii. Providing specific controls for the location *and minimum size of private gardens*
- Provide appropriate development control principles and guidelines for the future development of Riverwood, ensuring a high standard of architectural, environmental and landscape quality by:
 - i. Promoting high quality architectural design
 - ii. Encouraging buildings that optimise sun access to streets and parks
 - iii. Protecting the amenity of existing residential areas and parks
 - iv. Creating private internal and external environments that achieve a high level of amenity for occupants and neighbours
 - v. Encouraging planting in private gardens that contributes to existing landscape setting
- Ensure that new development is compatible with the existing built form and streetscape by:
 - i. Providing direction and certainty of outcome to ensure:
 - ii. A consistent street scale
 - Compatibility with existing built form
 - A variety of building types
 - A high level of environmental amenity
- Integrate principles of environmental sustainability in the design of both the public and private domain of Riverwood by:
 - i. Ensuring new dwellings receive adequate sun and ventilation
 - ii. Requiring the use of materials that maximise energy efficiency
 - iii. Providing backyards for new residential *development to maintain green space corridors*

How Will We Know If We Are Achieving Our Objectives?

- The decline in vegetation and tree cover will be arrested and will start to increase.
- The suburban character of Riverwood will be retained while the mix of housing types increases.
- The Centre will continue to provide key services and facilities to the local community.

6.2.4 Design Principles

Commercial Centre – Belmore Road

The controls for Belmore Road are designed to:

- Provide for commercial and residential development of an appropriate scale and mass
- Create a memorable identity through the provision of verandahs for each building along the entire road
- Establish building depth controls to ensure high quality building and external spaces, including verandahs
- Improve amenity for users of new and refurbished buildings by requiring a lift in buildings exceeding 2 storeys

a) Public Space

- Enhance the amenity for shoppers and patrons of restaurants and cafes by ensuring buildings front the street and incorporate verandahs

Residential Development

a) Housing Types

- Provide a range of flexible high quality housing stock for current and future residents
- Create a variety of housing types to cater for diverse needs
- Ensure housing type suits the site characteristics

b) Subdivision Patterns

- Ensure building types correspond with Riverwood's subdivision patterns through adapting existing deep lots by concentrating development at the street to:
 - Reinforce the streetscape
 - Retain rear gardens as a continuous landscape area
 - Minimise overlooking into rear gardens from adjacent development
 - Create quality outdoor living spaces for residents

c) Relationship to the Street

- Create a consistent alignment of building frontages to reinforce the streetscape
- Create a coherent street character through the concentration of particular compatible building types
- Provide a clear street address to each building
- Collectively create attractive streets

d) Privacy

- Encourage privacy to and from living spaces both within each development and to other buildings
- Provide useable private outdoor living spaces such as balconies, verandahs, courtyards, roof terraces and gardens
- Sensitively design balconies to avoid overlooking into neighbouring units and yards
- Orient living/ bedroom areas primarily to the rear garden and the street so that large side windows are minimised
- Allow flexible internal planning depending on orientation, exact site condition, etc

e) Environmental Issues/Quality Internal Environment

- Building form, spacing and layout maximises good solar orientation to both the internal and external living spaces
- Thin cross section design achieves good natural ventilation and avoids the need for internal rooms (including bathrooms)
- Optimise the use of land: rationalise the built footprint, and minimise side set backs
- Orient buildings around parks and reserves to maximise the opportunity for views

Landscape and Public Spaces

a) Landscape Quality

- Spacing and siting of residential buildings creates a landscape corridor, which ensures significant trees are retained and the drainage system is rationalised
- Retain and supplement significant trees on private land, particularly on major ridgelines and drainage lines

b) Public Landscape Amenity

- Increase recreation opportunities by providing a diverse range of landscape types in public spaces, from urban squares in the main street to passive 'natural' spaces and active open spaces in parks
- Improve connections to public spaces

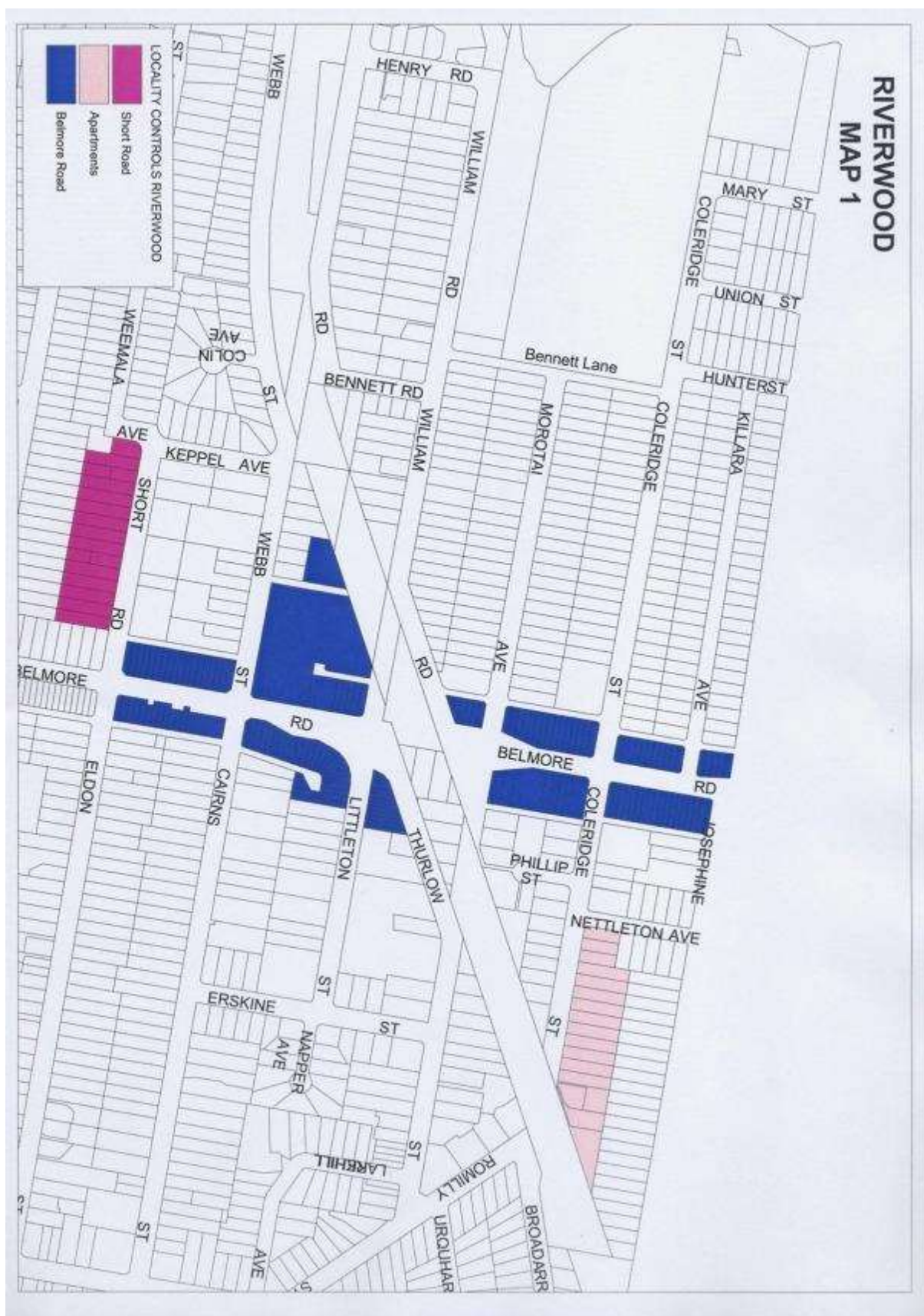


Figure 1: Land to which this section applies

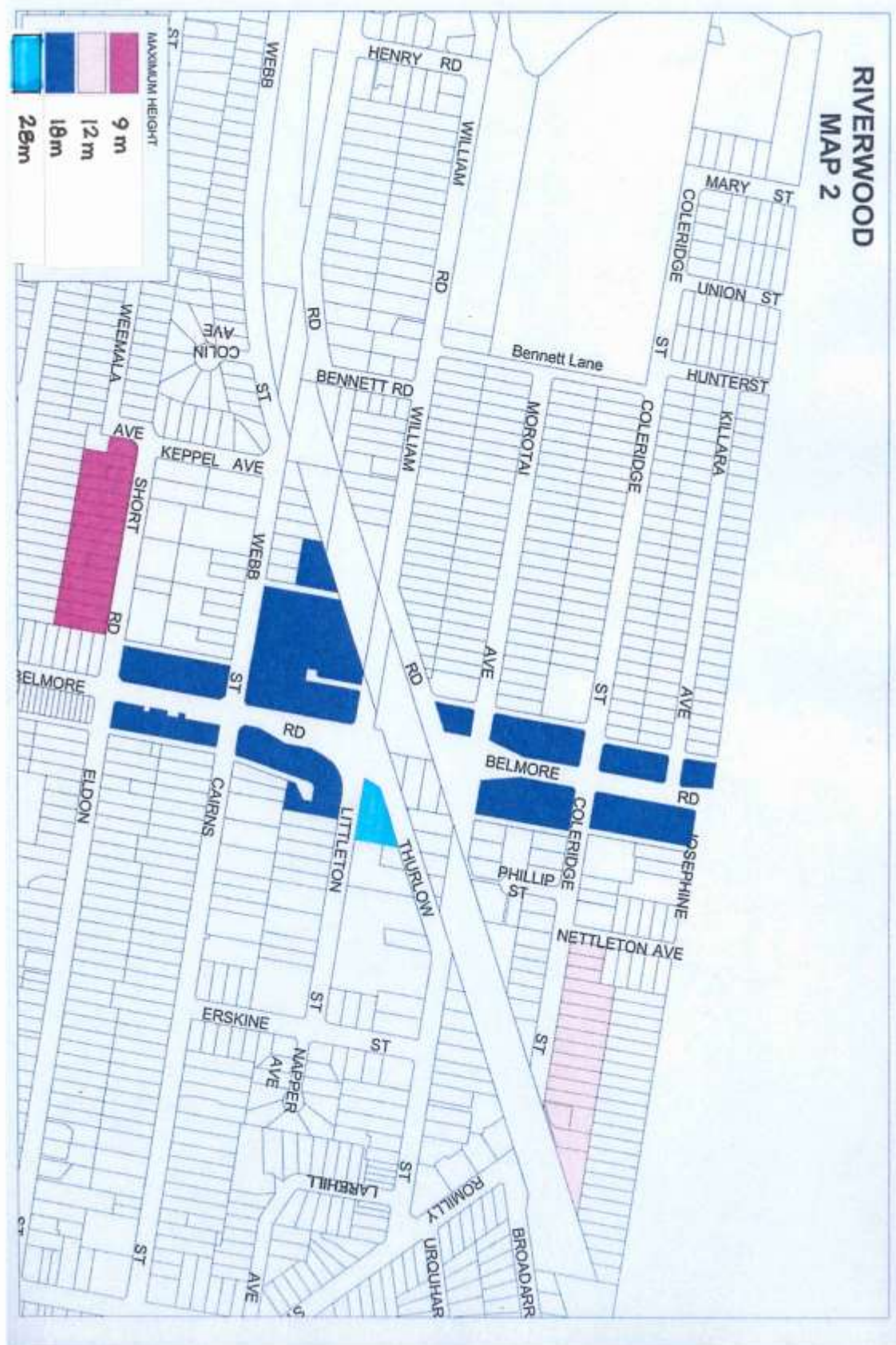


Figure 2: Land to which this section applies

Development Requirements

Part A – Residential Controls

This section applies to land zoned R2 Low Density Residential and R3 Medium Density Residential under Hurstville LEP 2012.

This DCP provides for two types of residential development:

- Apartment Buildings (Coleridge Street); and
- Attached Multi Dwelling Housing (Short Road)

Apartment Buildings apply to 2-28 Coleridge Street and can be built to a maximum height of 3 storeys.

Short Road applies to the lots located on the southern side between 1-29 Short Road. 2 storey height is permitted where three lots are amalgamated to create six new attached multiple dwelling housing units.

Detailed controls are provided below and are illustrated in Section 6.2.8.

Development Requirements

Performance Criteria		Design Solution
Building Envelope		
PC1.	<ul style="list-style-type: none"> Ensure a more certain building outcome while creating: <ul style="list-style-type: none"> A more coherent and attractive streetscape Off-street parking and vegetation corridors at the rear of sites Better opportunities for natural light, ventilation and privacy The best homes for medium density development Homes are private and allow natural light into living areas Windows are provided in all rooms and allow for cross ventilation Homes minimise overlooking to adjoining dwellings At least three hours of sunlight between the hours of 9am and 3pm is provided into adjoining dwellings Designs include attractive open space that is private, receives sunlight and allows for rainwater infiltration Designs allow for areas of landscaping and retain significant trees Homes provide off street parking and other site services without compromising the above criteria Designs highlight corner sites and relate to both street frontages where applicable 	<p>DS1.1. New development takes the form of the option illustrated in the Development Control Drawings in Section 6.2.8. Variations will be considered that meet the above objectives and design principles.</p>
Subdivision & Amalgamating Existing Lots		
PC2.	<ul style="list-style-type: none"> Encourage a variety of building designs Protect the landscape quality and respond to location, by restricting rear garden subdivision Strengthen street character by ensuring subdivision patterns create lots fronting the street To achieve an efficient use of land for multi-unit residential developments by ensuring allotments have sufficient area for the effective siting of dwellings to achieve a good relationship to adjoining development, provide adequate space for landscaping and be compatible with the general pattern of spacing of buildings in the area. To ensure that no undeveloped site is isolated by development on an adjoining allotment Subdivision creates lots fronting the street or promotes surveillance of parks 	

Development Requirements

Performance Criteria	Design Solution
	For Apartment Buildings
	DS2.1. Apartment buildings are permitted on Nos. 2-28 Coleridge Street.
	DS2.2. Nos. 24, 26 and 28 Coleridge Street are required to amalgamate for the development of one apartment building.
	DS2.3. The minimum street frontage for all other lots where an apartment building is proposed is 18m.
	DS2.4. Strata subdivision will apply.
	For Short Road
	DS2.5. Three existing allotments are required to be amalgamated to provide for attached multiple dwelling housing units.
	DS2.6. Strata subdivision will apply to the attached multiple dwelling housing units.
	For variation to subdivision and amalgamating existing lots
	DS2.7. Council may consider variation to the lot amalgamation requirements subject to circumstances such as: <ul style="list-style-type: none"> the development is on an existing allotment which cannot be consolidated with another lot; remaining allotments in the adjoining area are not left isolated by the proposal; the other standards of this Plan are achieved; or the neighbouring landowners are unwilling to be party to the consolidation.
	DS2.8. Any variations to the minimum allotment size will require the lodgement of information demonstrating compliance with the objectives of the control with the development application.
	DS2.9. <ul style="list-style-type: none"> Allotments should be amalgamated to achieve a satisfactory development, with specific regard to: <ul style="list-style-type: none"> provision of adequate space for landscaping; the general allotment pattern and the pattern of spacing of buildings in the area; and appropriate location for pedestrian and vehicular access.
	DS2.10. The representations of all landowners affected by the proposed amalgamation should be considered.
	DS2.11. Consideration should be given to the servicing of amalgamated lots, including any new or existing vehicular access points, easements or rights of way.

Development Requirements

Performance Criteria		Design Solution
Building Height		
PC3. Encourage a coherent street character with appropriate and consistent building heights		DS3.1. The maximum height of residential buildings is indicated in Clause 4.3 and the associated Height of Buildings Maps of the Hurstville LEP 2012. Appendix 1 of this DCP identifies the maximum number of storeys for development.
		DS3.2. A minimum floor to ceiling height of 2.7m applies and a maximum of 3.0m.
Setbacks		
PC4. Encourage a coherent street character with appropriate and consistent setbacks (front, rear and side)		
		Apartment Buildings
		DS4.1. A minimum front setback of 5.5m is required.
		DS4.2. A minimum side setback of 3m is required.
		DS4.3. A minimum rear setback of 8m is required except for Nos. 24, 26 and 28 where 4m is required.
		Short Road
		DS4.4. A minimum front setback of 5.5m is required.
		DS4.5. A minimum side setback of 1.5m is required.
		DS4.6. A minimum rear setback of 20m is required, as measured from the rear boundary to the nearest rear wall.
Landscaping & Private Open Space		
PC5.	<ul style="list-style-type: none"> Preserve and improve vegetation corridors and street planting Provide attractive private open space which will appeal to residents of the dwelling Maximise areas of soft landscaping and reduce the areas of hard paving. Assist on-site water infiltration Private open space receives sunlight and its location minimises noise and overlooking to neighbours Landscaped areas are functional, attractive and linked to living areas Plant species relate to site conditions, the intended use of the landscaped area and do not intrude on neighbouring properties or affect site service Significant trees are retained and new trees provided Gardens and lawns catch as much rainwater as possible 	DS5.1. Landscaping and private open space is to be in accordance with the requirements below:
		<ul style="list-style-type: none"> A landscape plan must be submitted as part of the Development Application. The landscape plan must include any trees that are to be retained or planted prior to occupation as well as the location of services on the site to ensure there is no conflict One established tree must be planted in the front yard of each building and this must be a species listed in Appendix 1. Water resistant surfaces (pavers, tiles or concrete) must not exceed 20% of the total unbuilt site area. This includes patios, courtyards and pathways, but not elevated balconies (above ground level) or driveways <p>Landscaped private open space must be:</p> <ul style="list-style-type: none"> provided at ground floor level designed to ensure visual privacy and acoustic amenity for occupants and adjoining properties conveniently accessible from a main living room of the dwelling

Development Requirements

Performance Criteria		Design Solution	
			<ul style="list-style-type: none">• If a front fence is proposed, the fence is to:<ul style="list-style-type: none">○ be no higher than one metre○ highlight building entrances and allow street surveillance○ relate to the design and style of the building○ generally be co-ordinated with other fences in the street○ address both street frontages on corner sites or sites with rear lane access
		DS5.2.	Solid rear and side fences are to be no higher than 1.8m.
		DS5.3.	Landscape work and turf must be finished prior to occupation.
		DS5.4.	The removal or lopping of trees requires Council approval under Clause 5.9 <i>Management of Trees and Vegetation</i> of the Hurstville LEP 2012.
		DS5.5.	Trees and pergolas should be provided to shade external areas and control sunlight into buildings.
		DS5.6.	Paved areas and external structures must be sited to have minimal impact on existing significant trees.
		DS5.7.	If existing footpaths are damaged during construction they must be replaced according to Council's specifications.
		DS5.8.	A central garden area equal in size to 10% of the total lot area is to be provided for apartment buildings
Car Parking and Vehicular Access			
PC6.	<ul style="list-style-type: none">• Provide sufficient, safe and convenient off-street car parking facilities• Ensure garages and carports are designed as a secondary structure to the building• Allow cars to park in the driveway in front of each home• Garages and driveways are attractive and are integrated with the design of the building• Garages do not appear to dominate the front of a dwelling• Driveway widths are minimised• Driveways are integrated with the overall landscaping on the site and minimise the amount of hard surfaced areas	DS6.1.	Ensure that development complies with section 3.1 – Vehicle Access, Parking & Manoeuvring.
		DS6.2.	Garages must be integrated with the design of the building, and behind the front alignment of the dwelling.
		DS6.3.	Where provided, garage doors are to be recessed a minimum 300 mm into the façade of the building.
		DS6.4.	Driveways are to have a minimum width of 3m.
		DS6.5.	Enclosed garages are not permitted within the front setback area
		DS6.6.	Design elements such as bay windows, French balconies, planter boxes and the like are to be placed over garages to soften the building's appearance.
		DS6.7.	Consideration should be given to internal access from the garage to the home for the movement of furniture and the like, particularly when entry corridors are narrow.
		DS6.8.	Driveways and parking areas must be aligned with the garage.
		DS6.9.	Driveways should incorporate grass or garden strips to

Development Requirements

Performance Criteria	Design Solution
	improve water absorption.
	DS6.10. Driveway crossings must preserve existing street trees.
	DS6.11. The construction of the driveway crossing may be undertaken by Council (subject to a separate application and fee) or a licensed contractor approved by Council, subject to Council's Engineer's specifications and inspection.
	Apartment Buildings
	DS6.12. Car parking must be provided in the form of basement parking concentrated under the building footprint to maximise the area of deep soil landscaping.
	DS6.13. One two-way driveway per development is to be provided.
	DS6.14. Driveways to underground car parks are to be designed with minimal visual impact on the street, and maximum pedestrian safety.
	DS6.15. Pedestrian access to the development should be separate and clearly defined.
	DS6.16. Access ways to underground car parking should not be located in direct proximity to doors or windows to habitable rooms.
	DS6.17. Maximise natural light and ventilation to parking areas where possible.
	DS6.18. All underground car parks are to have security doors.
	DS6.19. Garage doors to car parking facilities are to be slatted (grill) or incorporate some form of opening, to facilitate natural ventilation and reduce the visual impact of garage doors.
	DS6.20. Natural or mechanical ventilation from the car park cannot be achieved through the use of large metal grilles or large openings.
	Short Road
	DS6.21. Garages are to be located a minimum 5.5m from the front property alignment and must be recessed a minimum 300 mm into the front façade of the building.
	DS6.22. A single garage is only to be constructed to ensure homes are not dominated by garage doors.
	DS6.23. A second off-street car parking space is to be provided within the front setback area between the front façade of the building.
	DS6.24. Consideration should be given to providing car parking at the rear of dwellings or basement parking.

Development Requirements

Part B – Belmore Road and Mixed Use Development Controls

Performance Criteria		Design Solution	
Building Envelope			
PC1.	<ul style="list-style-type: none">Ensure a more certain building outcome while creating:<ul style="list-style-type: none">A more coherent and attractive streetscapeThe ability to accommodate a range of usesBetter opportunities for natural light, ventilation and privacyBuildings relate to existing front building alignments and incorporate a verandahBuildings allow natural light into working and living areasOpportunities for cross ventilation are providedBuildings provide for off street parking and other site services without compromising the above criteriaDesigns highlight corner sites and relate to both street frontages where applicable		
Amalgamating Existing Lots			
PC2.	<ul style="list-style-type: none">Promote the continuity of medium and fine grain buildings and built form pattern in RiverwoodMaximise street level activityDevelopment on amalgamated lots is articulated to reflect the original subdivision	DS2.1.	Maximum street frontage for individual commercial sites along Belmore Road is 25m.
Building Use			
PC3.	<ul style="list-style-type: none">Enhance the character of the Centre by encouraging the integration of commercial and retail uses with housingEnsure buildings retain active uses at street levelThe character of the Riverwood Centre is enhanced by encouraging the integration of appropriate retail and commercial development with housing, improving street surveillance and after hour activity	DS3.1.	Design for a mix of uses within buildings.
		DS3.2.	All ground floor levels in buildings are to incorporate retail and/or commercial uses to activate the street.
		DS3.3.	Access to residential uses above ground floor is permitted on street level but must not occupy more than 20% of the frontage.
		DS3.4.	The maximum retail frontage for individual tenancies is 25m.
		DS3.5.	Applicants are encouraged to have two storey apartments on the top two levels of a building.
Height			
PC4.	<ul style="list-style-type: none">A coherent streetscape is provided with consistent heightBuilding height remains consistent	DS4.1.	Maximum Building Heights are contained in Clause 4.3 and the associated Height of Buildings Maps of the Hurstville LEP 2012.
		DS4.2.	Appendix 1 of this DCP identifies the maximum number of storeys for development.
		DS4.3.	Commercial storeys are set at a maximum 3.3m floor to ceiling.
		DS4.4.	Residential storeys are set at a maximum 3m and a minimum 2.7m floor to ceiling.

Development Requirements

Performance Criteria		Design Solution	
Setbacks			
PC5.	Encourage a coherent street character with appropriate and consistent setbacks (front and rear)	DS5.1.	Development along Belmore Road that has dual access to rear laneway is required to provide a 1m setback to the laneway. This 1m setback is required to be dedicated to Council to allow for lane widening to improve pedestrian amenity and traffic management.
		DS5.2.	A minimum rear setback of 8m is required from the Lane.
		DS5.3.	If 4 or more storeys are proposed, the 4 th storey and above are to be setback and the setback area can be used as a balcony/terrace area.
Verandahs			
PC6.	<ul style="list-style-type: none">Promote a coherent streetscape with a verandah to Belmore Road to provide a distinctive and memorable characterImprove pedestrian amenity by providing weather protectionIncrease overlooking of the street for security and surveillanceBuilding design incorporates a verandah	DS6.1.	Verandahs can extend from the first storey to the third storey of a building and are not permitted on the fourth storey.
		DS6.2.	Verandah design must conform to uniform building and verandah alignments, internal verandah divisions, heights, materials and balustrading.
		DS6.3.	Verandah enclosure will only be permitted through the use of shutters integrated with the design of the building. Enclosure by glass will not be permitted.
		DS6.4.	Base plates for the verandah must not protrude above footpath level.
		DS6.5.	Verandah levels must fall to the building and all stormwater down pipes must be recessed into the building façade.
		DS6.6.	The provision and operating cost of verandah lighting is the responsibility of the building owner. Lighting is to be recessed into the underside frame of the verandah or wall mounted on the building.
		DS6.7.	Canvas blinds along the outer edge of verandahs at street level can be used to provide sun shading to the east and west facades.
Corners			
PC7.	<ul style="list-style-type: none">To highlight and enhance development positioned on a corner siteCorners are accentuated and highlighted through architectural design elements	DS7.1.	Buildings sited on the street frontages at a corner are to create acute, obtuse, curved or other relevant corner forms.
		DS7.2.	The street intersections are to be addressed with splays, curves, building entries and other special architectural elements.
Building Design			
PC8.	<ul style="list-style-type: none">A built outcome that:<ul style="list-style-type: none">Enhances the streetscapeProvides a high quality working and living environment for employees and residentsBuildings improve the appearance of the street	DS8.1.	A balance of horizontal and vertical façade elements is to be provided.
		DS8.2.	Simple façade designs containing only horizontal or vertical elements are to be avoided.

Development Requirements

Performance Criteria	Design Solution
<ul style="list-style-type: none"> Buildings are appropriately modulated and articulated in their façade in order to provide well proportioned elevations Building design responds to noise, sunlight, breezes, privacy and views 	DS8.3. Large areas of flat façade need to be articulated using panels, bay windows, balconies and steps in the façade.
	DS8.4. Changes in texture and colour should complement façade articulation.
	DS8.5. Building entrances – whether for commercial, retail or residential use – must be clearly identifiable from the street.
	DS8.6. Party walls are to read as ‘finished’ walls.
Balconies	
PC9. <ul style="list-style-type: none"> Provide architectural and streetscape character Enhance the amenity of residents and employees Balconies contribute to building articulation and modulation 	DS9.1. The main balcony types to use are: <ul style="list-style-type: none"> recessed within wall recessed within roof projecting without roof, walls or columns partially recessed/projecting Juliet French windows
	DS9.2. Balconies are to be designed so that they are recessed a minimum 300 mm into the wall or enclosed with walls, columns or roofs, in order to provide sufficient enclosure.
	DS9.3. All glass balconies are not acceptable.
	DS9.4. Juliet balconies and French windows should be used to articulate facades with architectural detail and vertically proportioned windows.
	DS9.5. Each residential apartment is to have at least one balcony with a minimum size 8m ² and a minimum depth of 2m.
Acoustic Privacy	
PC10. <ul style="list-style-type: none"> Provide minimum acoustic privacy levels to enhance people’s amenity within a building Building design and internal room layout reduces noise flow 	DS10.1. For buildings within the Commercial Centre, noise within dwellings is not to exceed the following: <ul style="list-style-type: none"> Weekdays, 7am – 7pm, 55 dBA Weekdays 7pm- 10pm, 45 dBA Weekends, 8am- 7pm, 50 dBA Weekends, 7pm- 10pm, 45 dBA Night Time, 10pm- 7am, 35 dBA
	DS10.2. In order to assist acoustic control of airborne noise between units: <ul style="list-style-type: none"> A wall shall have a Field Sound Transmission Class (FSTC) of not less than 50 if it separates a sole occupancy unit, or a sole occupancy unit from a plant room, stairway, public corridor, hallway or the like A wall separating a bathroom, sanitary compartment, laundry or kitchen in one sole occupancy unit from a habitable room (other than a kitchen) in an adjoining unit, is to have a FSTC of not less than 55

Development Requirements

Performance Criteria	Design Solution
	<ul style="list-style-type: none"> A floor separating sole occupancy units must not have a FSTC less than 50
	DS10.3. Noise impact associated with goods delivery and garbage collection, particularly early morning, should be minimized.
	DS10.4. Restaurants and cafes should be designed to minimise the impact of noise associated with late night operation, on nearby residents.
Lifts	
PC11. <ul style="list-style-type: none"> Provide accessible dwellings for residents Lift access is provided to improve accessibility 	DS11.1. All buildings with two or more storeys are required to have a lift.
Awnings <i>Note: this section only applies to buildings that are not developed to 4 storeys and therefore cannot provide a verandah for pedestrian weather protection</i>	
PC12. <ul style="list-style-type: none"> Ensure weather protection for pedestrians at street level Provide continuity in streetscape Awnings provide weather protection and contribute to the streetscape 	DS12.1. Each building is to provide an awning
	DS12.2. Locate awnings at least 3m, and no more than 4.2m, above footpath level.
	DS12.3. Awnings are to be stepped in relation to street level changes and building entrances.
	DS12.4. Steeply pitched awnings are to be avoided which break the general alignment of awnings in the street.
	DS12.5. A weather seal is to be provided where an awning adjoins another awning.
	DS12.6. Temporary shade structures such as retractable blinds and umbrellas are to be provided where appropriate.
Through Block Connections	
PC13. <ul style="list-style-type: none"> Provide access to shops and services on Belmore Road, particularly in the middle of blocks, from the rear of a site Contribute to the amenity and convenience of Riverwood as a local centre Improve the pedestrian access between shops on Belmore Road and laneways by providing arcades and through shop connections 	DS13.1. Arcades should be located in mid-block locations and provide a clear sightline from one end to the other, for surveillance and accessibility
	DS13.2. Arcades are to have a minimum width of 3m, clear of any obstruction, except for connections through shops
	DS13.3. Retail frontages are to be maximised along arcades
	DS13.4. Natural lighting and ventilation of arcades is highly desirable
	DS13.5. Pedestrian safety and the security of adjacent businesses, particularly at night, should be considered in the design of through block connections
	DS13.6. Public use of through block connections is to be available at least between the hours of 6.00am and 10pm daily
	DS13.7. Arcades must have a minimum floor to ceiling height of 4m

Development Requirements

Performance Criteria	Design Solution
	DS13.8. Council may consider the relaxation of the above controls depending on the quality of public area provided and the merits of the particular application.
Shop Fronts	
PC14. <ul style="list-style-type: none"> Ensure visual interest in the street Contribute to the principles of crime prevention through environmental design (see section 3.4) Visual interest is maintained 	DS14.1. Shop fronts must be glazed. DS14.2. Solid roller shutter doors of any kind are not permitted on shop fronts. Council may consider an open grill design where warranted for security purposes.
Outdoor Eating	
PC15. <ul style="list-style-type: none"> Enhance the character of the Centre by contributing to the liveliness of the streets, lanes and other outdoor places Encourage outdoor eating establishments where they provide a pleasant outdoor eating environment with minimal disturbance to pedestrian circulation, such as the rear area at street and first floor levels including the use of verandahs 	DS15.1. The requirements for footpath restaurants and cafes are contained in Council's Public Spaces Local Approvals Policy which can be found in Appendix 2
Advertisement and Signage	
PC16. <ul style="list-style-type: none"> Promote a coordinated approach to signage and outdoor advertising that is integrated with building design Signage and advertising structures are unobtrusive, informative and compatible with an attractive shopping environment: <ul style="list-style-type: none"> Physical and visual clutter of the public domain is avoided There is no conflict between advertising signs and any nearby safety, public directional or traffic signs Amenity of residential development is protected 	DS16.1. All advertising signs and/or structures must comply with Section 5.5 - <i>Signage and State Environmental Planning Policy No. 64</i> and associated guidelines
	DS16.2. Signage is to be integrated with awnings or verandahs, including suspended signage
	DS16.3. Roof signs are not permitted
	DS16.4. Building identification is the only signage permitted above first floor level
	DS16.5. Electrical conduits to illuminated signs are to be taken directly into the building, or be otherwise screened to the satisfaction of the Council
	DS16.6. A coordinated presentation for all signs is required where there are multiple occupancies or uses within a single building development
	DS16.7. Advertising signs are not permitted on public footpaths
	DS16.8. Signage and advertising should be constructed of non-combustible materials
	DS16.9. Illuminated advertising signage is not permitted facing service lanes, or on side walls abutting residential properties
Landscaping and Open Space	
PC17. <ul style="list-style-type: none"> Preserve and enhance the public domain and provide high quality private open space landscaped areas 	DS17.1. Lower level rooftop areas and courtyards in the centre of blocks are to be landscaped

Development Requirements

Performance Criteria	Design Solution
<ul style="list-style-type: none"> Species are compatible with the intended use of the landscaped area Apartment dwellings are provided with useable above ground open space where there is no access to ground level gardens 	DS17.2. A minimum of 600 mm of soil is to be provided above basement structures for landscaping
	DS17.3. Where direct access to ground level private open space is not available, provide at least one balcony, terrace, verandah, or deck for each dwelling
	DS17.4. The primary above ground open space area should be accessible from a family room, lounge, dining room or kitchen, and be predominantly north, east or west facing, to ensure it is useable as an outdoor living space
	DS17.5. Smaller secondary above ground open space area are also encouraged, such as balconies adjacent bedrooms, screened external clothes drying balconies adjacent laundries and bathrooms
	DS17.6. Above ground open space should overlook the street or rear garden to protect the privacy of occupants and neighbours
	DS17.7. Street footpaths are to be finished in accordance with Council's requirements
Vehicular Access and Loading Dock	
PC18. <ul style="list-style-type: none"> Provide sufficient, safe and convenient car parking facilities Integrate driveways, car parking access and loading docks into the design of a building Car parking and loading docks provide discreet access and limit the visual impact on the site and streetscape The design of on-site car parking and loading docks is integrated with the overall site and building design Pedestrian safety and amenity is maximised by minimising vehicular/pedestrian conflict 	DS18.1. Belmore Road can not to be used to provide vehicular access to a site
	DS18.2. Car parking and loading dock provision is to comply with <i>section 3.1 - Car Parking</i>
	DS18.3. Vehicular access is to be from existing crossings or from rear lanes/streets
	DS18.4. Where provided, garage doors are to be recessed a minimum 300mm into the façade of the building
	DS18.5. Driveways are to have a minimum width of 3 metres
	DS18.6. Gutter crossings are to preserve existing trees
	DS18.7. Concentrate underground parking areas under building footprints
	DS18.8. Locate access ways to underground car parking away from doors or windows to habitable rooms wherever possible
	DS18.9. Maximise natural light and ventilation to parking areas where possible
	DS18.10. Opportunities for natural ventilation to such car parking should be maximised
	DS18.11. All underground car parks are to have security doors
	DS18.12. Garage doors to car parking facilities are to be slatted (grill) or incorporate some form of opening, to facilitate natural ventilation and reduce the visual impact of garage doors
	DS18.13. Streets should not be presented with car park walls. Parking areas should be unobtrusive

Development Requirements

Performance Criteria	Design Solution
	DS18.14. Parking must be located underground but in some situations due to the topography, the walls enclosing the parking may be partially visible. The length and height of the wall must not exceed 1 metre
	DS18.15. Natural or mechanical ventilation from the car park cannot be achieved through the use of large metal grilles or large openings
	DS18.16. Any visible roofs of parking areas are to be landscaped in order to provide for an outdoor space, as well as to create a pleasant view from the windows above
	DS18.17. Pedestrian access to basement car parks is to be separated from vehicular access and clearly defined
	DS18.18. Access ways to underground car parking should not be located close to doors or windows of habitable rooms
	DS18.19. Loading Docks All major developments are to have a loading dock for the delivery of goods
	DS18.20. The loading dock is to be located so that the service vehicle stands fully within the site
	DS18.21. Doors to loading docks are to be recessed 300 mm behind the face of the wall

Development Requirements

Part C – General Controls

Performance Criteria		Design Solution	
Building Address and Articulation			
PC1.	<ul style="list-style-type: none">Promote buildings of articulated design and massing, with building facades that contribute to the character of the streetEncourage buildings to respond to environmental conditions, and promote energy efficient design principlesUse building articulation elements of an appropriate scale to their use and contextEncourage integrated outdoor living areas by orienting the main openings in living areas to the front and rear gardens, where applicableBuilding articulation responds to environmental conditions such as orientation, noise, breezes, privacy and views, through the use of appropriate sun shading devices, noise barriers, privacy screens, and the careful location of balconies, terraces and loggiasAt the rear of a building, articulation should enhance the relationship between the interior of a building and the garden	DS1.1.	<p>The following elements are encouraged to provide building articulation:</p> <p>Floor Area Elements</p> <ul style="list-style-type: none">Entries, bay windows <p>Private Open Space Elements</p> <ul style="list-style-type: none">Balconies, terraces, garden walls, verandahs, pergolas, loggias, decks, porches, planters <p>External Circulation Elements</p> <ul style="list-style-type: none">External access stairs, external walkways, letter boxes, seats <p>Solar Protection Elements</p> <ul style="list-style-type: none">Screens, external louvered walls, awnings, shutters, deep reveals, roof overhangs <p>Sound Barrier Elements</p> <ul style="list-style-type: none">Noise attenuation design and appropriate internal planning are encouraged along Belmore Road and the rail linePrivate open space elements such as balconies, should be predominantly north, east and west facing, and should be designed to ensure visual and acoustic privacy of occupants and neighbours
Building Resolution			
PC2.	<ul style="list-style-type: none">Promote high quality architectural design throughout Riverwood to create a desirable living and working environmentHigh quality architectural resolution defines the local identity	DS2.1.	A clear street address to each building is to be provided.
		DS2.2.	Pedestrian entries to buildings should be clearly defined.
		DS2.3.	Vehicular entries should minimise conflicts with pedestrians.
		DS2.4.	Street corners are to be highlighted by building articulation.
		DS2.5.	The design of window and balcony openings should take into account the streetscape, privacy, orientation and outlook.
		DS2.6.	Facades are to be articulated to show the different levels of a building and/or its functions.
Visual and Acoustic Privacy			
PC3.	<ul style="list-style-type: none">Protect residents from excessive noise and overlookingProvide homes which orientate towards the front and rear of a site rather than towards the neighboursNew dwellings do not result in unacceptable overlooking of adjoining sites		

Development Requirements

Performance Criteria	Design Solution
<ul style="list-style-type: none"> Window location, internal room layout and landscaping elements prevent overlooking and help reduce noise flow between homes 	
	Visual Privacy
	DS3.1. Visual privacy is to be protected by providing adequate distance between opposite windows of neighbouring dwellings where direct view is not restricted by screening or planting.
	DS3.2. Main living spaces are to be oriented to the front or rear of a property to avoid overlooking – where this is not possible, windows and balconies are to be offset from neighbour's windows.
	DS3.3. First floor balconies located at the rear of residential dwellings must incorporate fin walls or privacy screens to prevent over-looking.
	DS3.4. Where privacy screens are used they must be no higher than 1.8m.
	Acoustic Privacy
	DS3.5. Council may require an applicant to provide a Noise Impact Assessment Report by a qualified acoustic engineer where external noise is identified as a likely problem, such as: <ul style="list-style-type: none"> adjoining a railway line fronting arterial or state roads under the airport flight path; or near major industry or noise generating plant or equipment
	DS3.6. Buildings are to be sited to minimise the transmission of external noise to other buildings on the site and on adjacent land.
	DS3.7. The internal layout of rooms, courtyards, terraces and balconies, the use of openings, screens and blade walls, and choice of materials, should be designed to minimise the transmission of noise externally.
Solar Access and Natural Daylight	
PC4. <ul style="list-style-type: none"> Reduce the need for artificial heating and cooling (and save money) by incorporating passive solar design New buildings receive maximum daylight into habitable rooms and sunlight into private open spaces Rooms generally used during the day are capable of receiving adequate sunlight Overshadowing of adjoining properties or publicly accessible spaces is minimised Negative impacts of reflectivity on adjoining public and private properties is minimised 	DS4.1. Shadow diagrams will need to be submitted with a development application showing the impact of the proposal on adjoining properties and their private open space. Such diagrams will need to be prepared by an architect or surveyor and be based on an accurate survey of the site and adjoining development.
	DS4.2. Where already existing, access to sunlight should be substantially maintained or achieved for a minimum period of 3 hours between 9.00 am and 3.00 pm on June 21 to windows of habitable rooms and to the private open space of adjoining properties.
	DS4.3. The overshadowing effect of new buildings on public domain areas are to be considered for the hours of 10 am to 2 pm on March 21, June 21 and September 24.

Development Requirements

Performance Criteria		Design Solution	
		DS4.4.	Subject to lot orientation and privacy considerations, locate main living spaces including lounge, dining, kitchen and family rooms towards the north where possible. Consideration should also be given to slope, views, existing vegetation, overshadowing and streetscape.
		DS4.5.	Skylights that provide the only source of daylight and ventilation to habitable rooms are not permitted in residential or commercial areas.
		DS4.6.	Appropriate sun protection should be provided for glazed areas facing north, west and east. The use of extensive areas of unprotected glazing will not be permitted.
		DS4.7.	Shading devices including eaves, awnings, colonnades, balconies, pergolas, external louvers and plantings are to be used to control the penetration of sun, to maximise solar access in winter, and minimise solar access in summer.
		DS4.8.	New buildings and facades should not result in glare that causes discomfort or threatens safety of pedestrians or drivers.
		DS4.9.	Council may require a Reflectivity Report that analyses the potential glare from the proposed new development on pedestrians or motorists.
Natural Ventilation			
PC5.	<ul style="list-style-type: none">All dwellings are designed to provide for natural cross ventilationBuilding design facilitates natural cross ventilation	DS5.1.	Provide windows to all rooms including kitchens and bathrooms, to facilitate natural light and ventilation.
		DS5.2.	Minimise the reliance on mechanical ventilation or air conditioning above ground level.
		DS5.3.	Facilitate cross ventilation by locating windows opposite each other where possible. The placement of small low windows on the windward side of a building, and larger higher windows on the leeward side, will encourage cross ventilation.
Building Materials			
PC6.	<ul style="list-style-type: none">Encourage the use of building materials from renewable resourcesThe use of renewable and recycled materials is maximised	DS6.1.	Building materials that assist in providing comfortable thermal conditions are to be used wherever possible.
		DS6.2.	The use of bulk and/or reflective insulation to walls ceilings and roofs is recommended.
		DS6.3.	The use of building materials which are recycled or recyclable, come from renewable sources, or involve environmentally acceptable production methods, is recommended.
		DS6.4.	The use of durable materials is encouraged.
		DS6.5.	Non-polluting building materials are to be used to protect public health and comfort.

Development Requirements

Performance Criteria		Design Solution	
Water Conservation and Stormwater Management			
PC7.	<ul style="list-style-type: none">Control rainwater in order to minimise local flooding, soil erosion and the siltation of streams and waterwaysEncourage the collection and reuse of rainwaterAdequate provision is made during construction to protect the land from stormwater runoff and erosionThe use of impervious surfaces such as hard-paved outdoor areas, driveways and roofed areas etc. is minimised to reduce stormwater run-offThe use of pervious surfaces such as porous surfaces for car parks and outdoor areas is maximised to promote infiltration	DS7.1.	Stormwater drainage must discharge to the roadway gutter or an alternative stormwater system approved by Council
		DS7.2.	Minimise run-off into the existing stormwater system by implementing design measures to reduce, and where possible, reuse and recycle site stormwater.
		DS7.3.	Depending on site requirements Council may require or allow the following alternative drainage arrangements: <ul style="list-style-type: none">an easement over adjoining land for drainagechanged pipe systeman easement across the subject site to permit drainage from another lotprovision of an on-site storage basin or tanks for the re-use of water for gardening
		DS7.4.	Drainage diagrams are to be submitted with the Development Application, showing how surface and roof waters are to be discharged to the street <ul style="list-style-type: none">The size of all pipes is to be shown on development application plansProposed construction over easements must be approved by Sydney Water
		DS7.5.	The filling of land in order to discharge roof and surface water by gravity to the street is generally prohibited.
		DS7.6.	It is recommended that wherever possible, business operators and/or residents choose appliances (efficient shower heads, dual flush toilets, and plumbing hardware) that have a "AAA" Australian Standards Water Conservation Rating.
Site Facilities			
PC8.	Site facilities include loading areas, garbage areas, mail boxes, external stores, laundries and clothes drying areas <ul style="list-style-type: none">Ensure adequate provision of site facilitiesSite facilities are accessible, functional and unobtrusiveSite facilities require minimal maintenanceDevelopment provides appropriate site facilities for retail, commercial and residential uses, and minimises their impact on the streetscape.	DS8.1.	Adequate garbage and recycling areas must be provided. These areas are to be visually integrated with the development to minimise their visibility from the street. Such facilities must be located away from windows that open to habitable rooms to avoid amenity problems associated with smell. They must be located close to rear lanes where such access is available.
		DS8.2.	The design, location and construction of utility services must meet the requirements of both the relevant servicing authority and Council (Refer to section 3.9 – Waste Management.
		DS8.3.	Electricity and telephone lines must be underground. Where there is the connection of electricity and telephone lines directly from the service pole to the fascia of the front dwelling, these lines may be above ground.

Development Requirements

Performance Criteria	Design Solution
	DS8.4. Prior to the submission of the Construction Certificate Application, the developer must present details of the development in writing to Energy Australia and obtain that authority's requirements.
	DS8.5. Lockable mail boxes should be provided close to the street, integrated with front fences or building entries, in accordance with relevant Australian Standards.
	Commercial
	DS8.6. Loading facilities must be provided via a rear lane or side street where such access is available.
	DS8.7. Vents should be provided to commercial kitchens to minimise the negative impact of smells on occupants on upper levels.
Residential	
	DS8.8. All development, which includes a residential component, must provide space for the storage of recyclable goods within the curtilage of each dwelling. A space of 6 (six) cubic metres per dwelling must be set aside exclusively for storage. This space may be an extension of a carport or garage, or may be part of an attic or internal cupboard..
	DS8.9. Any development which includes a residential component must provide laundry facilities, and at least one external clothes drying area. The public visibility of this area should be minimised.



6.3 Melvin Street South and Edgbaston Road Beverly Hills

6.3.1 Introduction

This clause provides an introduction and a clear guide to using this section to determine controls which apply to individual sites.

What is the overall purpose of this Section?

To define a physical outcome for the Melvin Street South and Edgbaston Road Precinct, taking into consideration both the built form and public spaces. This way of planning and designing urban areas is known as an Urban Form Methodology.

What makes this Section different from conventional DCPs?

The Urban Form Methodology used in the formation of this DCP tailors appropriate planning controls to individual sites through the use of building envelopes which define future building forms. All controls are based on the results of a detailed study of the existing characteristics of the Town Centre.

This Section therefore optimises development opportunity on all sites, whilst taking into consideration existing development and the potential of adjoining sites and public spaces. It provides greater certainty for the community, council and developers.

What information does this Volume contain?

This Volume contains the following information on individual blocks/sites in Melvin Street South and part of Edgbaston Road.

The Plan (Text)

Written information on design principles for future development and specific controls including:

- i. building envelopes
- ii. setbacks
- iii. parking design and requirements; and
- iv. solar design and energy efficiency.

The Plan (Graphic)

Site plans which illustrate the controls which have been tailored to individual blocks/sites. The controls are in the form of “building envelopes” which are determined by the combination of building setbacks and number of storeys, as well as a “Compulsory Building Line” to which specified percentages of buildings must be built.

Indicative Illustrations of Building Typologies

Illustrative sketches of different building typologies are

provided in over page.

Instructions: How do I use this Section?

This Volume may be used either to gain a comprehensive picture of the intended physical form of Melvin Street South and Edgbaston Road, or to find out information or controls for a specific site.

There are three main parts, these being:

- i. written information; and
- ii. graphic information, including reference and controls plans; and
- iii. illustrations of different building typologies.

What does section 1 tell me?

Section 1 contains:

- Useful background information such as a description of Plan Objectives and Design Principles.
- Specific information on controls and requirements such as for car parking (number of spaces) and outdoor living spaces (minimum area).
- Definitions and explanations of important terms such as “Compulsory Building Line”.

What do sections 2 and 3 tell me?

These sections contain:

- A comprehensive map of the Town Centre area showing overall permitted building heights and types for Melvin Street South and Edgbaston Road.
- Specific controls i.e. the “building envelope” for your block or site, illustrated on detailed plans.
- Section 6.3.4 contains the “block studies”, indicative sketches of different building types which relate to the building envelopes specified.

How do I use this Section to find out information about a specific site?

By following the easy steps below, you can look up information on any individual site in the Town Centre. The following example is based on No. 14 Melvin Street South.

1. Locate the site you’re interested in on the appropriate block on the comprehensive map in Section 6.3.3.2. This will tell you:
 - the type of development permitted (eg. Thin Apartments);

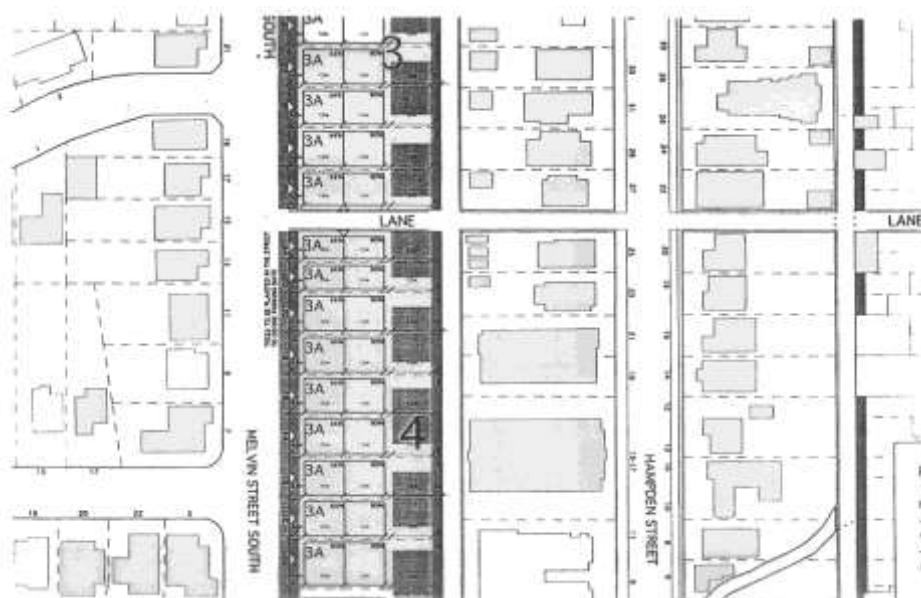
- Go to the end of this section for graphic information and control plans. Information presented on the control plans should be read in conjunction with this. The Control Plans provides setbacks, heights, landscaped areas, etc.

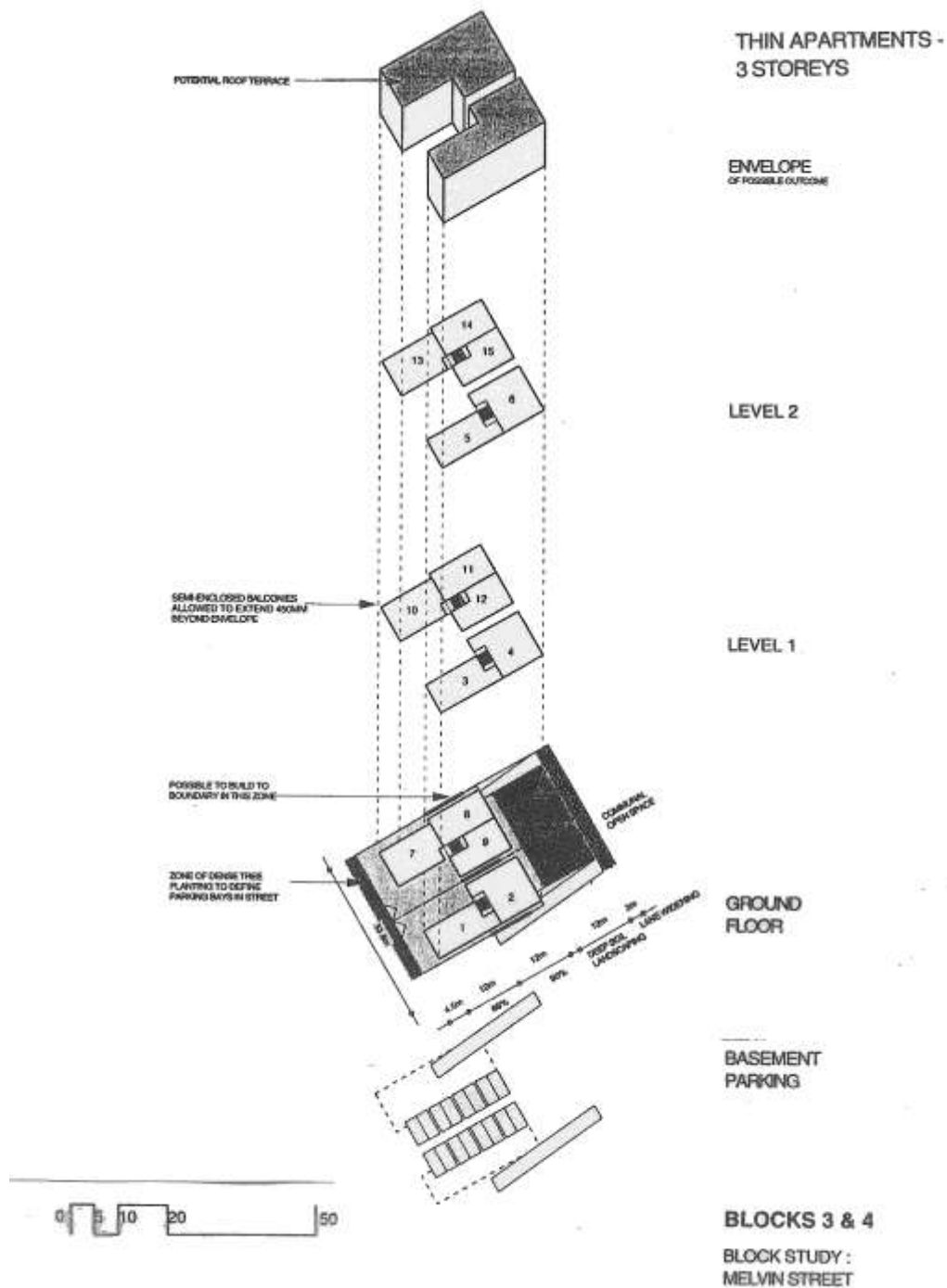
Diagrammatic Outline: Steps to using the Plan

Step 1: Built Form



Step 2: Building Envelope/Set Backs





Step 3: Check the block study for that building type

6.3.2 The Plan (Text)

This part contains general and specific written information and controls for elements such as setbacks, parking and landscaping.

General Information

Land To Which This Section Applies

This section applies to all land within the City of Hurstville, identified as Melvin Street South and Edgbaston Road, Beverly Hills, as shown in **Figure 1: Land to which this section applies**.

The zoning of land to which this Plan applies is R3 Medium Density Residential under the Hurstville LEP 2012.

How To Use This Plan

This section provides information on Council's requirements for the Melvin Street South and Edgbaston Road, Beverly Hills, only.

Detailed Information and Controls

Beverly Hills is located approximately 14 kilometres from Sydney. It is well served by rail and bus and shops. This Section is designed to ensure that increased densities in housing in Melvin Street South and Edgbaston Road will enhance Beverly Hills as a special place. Development is to be guided by the figures contained in this section.

Objectives

The objectives of these controls are to:

- reinforce Beverly Hills as a place with the town centre as a focus;
- develop housing forms which are appropriate for the variety of lot sizes and shapes;
- ensure that the new dwellings receive adequate sun and ventilation;
- ensure that the new dwellings have well-proportioned facades which relate in scale and materials to existing heritage dwellings;
- protect the amenity of the existing dwellings;
- protect the vegetation corridors at the rear of sites;
- protect pedestrian amenity;
- create legibility and variety through the spatial system.

Principles

Landscape and Public Spaces Design Principles

- a) Maintain and enhance landscape quality in residential areas.
- Spacing and siting of residential buildings creates consolidated areas of landscape which allows retention of significant trees and rationalisation of drainage systems.

- Retain and supplement significant trees on private land, particularly on major ridgelines and drainage lines.
- Create a register of significant trees and remnant bushland.
- b) Improve public landscape amenity.
 - Increase recreation opportunities by providing a diverse range of landscape types in public spaces, from urban squares in the main street to passive 'natural' spaces and active open spaces in parks, particularly in areas where the population density is to increase.
 - Upgrade the Edgbaston Road Reserve and provide tree canopies to perimeter parking and more diverse facilities to increase public usage.
 - Improve connections to public spaces.
- c) Integrate drainage systems into the landscape.
 - Improve the relationship between the drainage system and the parks system of Beverly Hills, to create an integrated network of public recreation spaces – of various types – distributed along the natural drainage system.
 - Reinstate the natural drainage systems of creeks and ponds through Beverly Hills park and near Tallawalla Street to enhance the stormwater system and create new recreation opportunities.
 - Integrate stormwater detention systems for new developments into consolidated landscape areas.
 - Upgrade existing surface drainage systems to increase recreation potential.
 - Investigate the potential of upgrading the main drainage line where it passes through private land.

Residential Development Design Principles

- a) Encourage a variety of housing types.
 - Provide a range of good quality housing for future generations.
 - Create a variety of housing types to cater for diverse needs.
 - Encourage increased density, and in proximity to the town centre, major transport routes and existing concentrations of medium density housing.
 - Ensure that the housing typology suits the site characteristics.

b) Subdivision patterns.

- Encourage a variety of building types which correspond with Beverly Hills' mix of subdivision patterns.
- Adapt existing deep lots by concentrating development at the street to:
- Reinforce the streetscape;
- Retain rear gardens as a continuous landscape zone;
- Avoid overlooking into rear gardens from adjacent development; and
- Create quality outdoor living spaces.

c) Relationship to the street.

- Create a coherent alignment of building frontages to reinforce the streetscape.
- Create a coherent street character through the concentration of particular compatible building types.
- Provide a clear street address to each building.
- Collectively create attractive streets.

d) Privacy

- Encourage privacy to and from living spaces both within each development and to other buildings.
- Provide useable private outdoor living spaces such as balconies, verandas, courtyards, roof terraces and gardens.
- Orient living/bedroom areas primarily to the rear garden and the street so that side windows are minimised.
- Allow flexible internal planning depending on orientation, exact site conditions, etc.

e) Environmental issues/quality internal environment

- Building form, spacing and layout to maximise good solar orientation to both the internal and external living spaces.
- Thin cross section design achieves good natural ventilation and avoids the need for internal rooms (including bathrooms).
- Provide higher density around parks and reserves to maximise the opportunity for park reviews.
- Optimise the use of land: rationalise the built footprint, and maximise defensive side setbacks.
- Leave a range of flexible good quality housing stock for future generations.

f) Car Parking

- Access to and impact of carparking on the site and streetscape to be handled discreetly.

6.3.3 Building Controls

The building controls are in the form of building envelopes for each particular site. The building envelopes show setbacks and heights expressed as two or more bands of maximum densities. This is to encourage the development of particular well tried building types, whose configuration may be wider at the front for example, with one or two smaller limbs at the back, such as T, U or L-shaped buildings.

The desired building types' compatibility does not rely on side setbacks, which are typically wasteful and problematic in terms of privacy and solar access. Dwellings are focussed instead to the street or to rear gardens, with only minor openings required at the sides.

A "compulsory building line" is sometimes shown. This is to encourage particular emphasis of desirable urban features such as corners, regular alignments, public space frontage, etc. or in the promotion of the particular characteristics of specific building type which may depend on a regular alignment.

Three dimensional representations of appropriate generic building types have been provided with the control drawings. These have been drawn to illustrate the basic configuration of potential housing types, showing how they can work in terms of circulation, layout, orientation, massing and parking. Compatibility between new developments or with existing houses is emphasised through the control of alignments, heights, setbacks and the promotion of specific building types. These shall remain issues to be addressed through design and judged on performance.

While some notes and illustrations may address issues of language and architectural character of new developments, this control plan cannot dictate issues of language over and above the generic, without risking the remarkable range of styles and variations that characterises Beverly Hills as we know it. Without wanting to create rules that may prohibit very good individual solutions, this control plan has instead promoted rational and articulate architectural solutions that may be interpreted and enhanced in a number of ways. This being said, the engagement of a competent architect is encouraged for all medium density developments for the area.

The Building Controls are shown on the control drawings.

6.3.4 Development Requirements

The development requirements for this Section are provided in the table below.

Development Requirements

Performance Criteria		Design Solution	
Building Envelope			
PC1.	<ul style="list-style-type: none">• Provide some direction and certainty of outcome in relation with built form to ensure:<ul style="list-style-type: none">– a coherent street scale which responds to the Melvin Street South and Edgbaston Road Precinct street hierarchy, and proximity to significant urban elements such as parks, Beverly Hills Station and King Georges Road;– a variety of building types across Beverly Hills;– a high level of environmental amenity by providing thin cross section buildings to achieve good natural light and ventilation to interiors, and appropriate spacing between buildings to ensure privacy and adequate garden areas.• Orientate buildings to address the streets, lanes, and park frontages.• Maximise controlled solar access particularly to main living spaces• Incorporate courtyards to allow solar access and ventilation.• Encourage natural ventilation by regulating the plan depth, and decisively locating openings, preferably oriented to pick up local breezes.• All dwellings are to be cross ventilated.• Provide windows to all rooms, including kitchens and bathrooms, to facilitate natural light and ventilation. Minimise the necessity of mechanical ventilation or air conditioning to dwellings.• Ensure privacy by providing adequate distance between opposite windows of neighbouring dwellings where direct view is not restricted by screening or planting.• Where indicated encourage occupied roof areas designed to protect the privacy of neighbours• Site building to create positive exterior garden and courtyard spaces.	DS1.1.	The maximum percentage of the building envelope which can be developed is site specific, and is given on the control drawing provided in this Plan
Height			
PC2.	Building height reinforced the desired character of the surrounding neighbourhood	DS2.1.	Maximum Height of buildings is contained within Clause 4.3 and the associated Height of Buildings Maps of the Hurstville LEP 2012.
		DS2.2.	Commercial storeys are set at a maximum 3.3 metres floor to ceiling.
		DS2.3.	Residential storeys are set at a maximum 3 metres and a minimum 2.7 metres floor to ceiling.

Development Requirements

Setbacks	
<p>PC3. Front setbacks are designed to:</p> <ul style="list-style-type: none"> • promote coherent street elevation; • accentuate significant street corners; • facilitate solar access; • accommodate a second car parking space if required <p>Side setbacks are minimised to:</p> <ul style="list-style-type: none"> • protect privacy to adjoining buildings by directing principal orientation front and rear; • protect access to natural light and ventilation <p>Rear setbacks are generally maximised to:</p> <ul style="list-style-type: none"> • provide consolidated landscaped areas at the centre of residential blocks; • maximise natural infiltration of stormwater; • protect privacy to adjoining buildings and gardens; • facilitate solar access <p>Protect privacy and encourage integrated outdoor living spaces by orienting primary openings in living areas to the street and/or rear garden.</p> <p>Note: Setback refers to the distance from a site boundary to the external wall of a building or furthest extent of landscaped area</p>	<p>DS3.1. Front setbacks vary according to location, building type, orientation, and lot depth, and are generally either 0m or 4.5m. While they are often shown as 4.5m, they are shown for each site.</p>
	<p>DS3.2. Side setbacks for class 2 buildings are principally 01.5m or 3m, and 0m for class 4, 5 and 6 buildings.</p>
	<p>DS3.3. Rear setbacks vary according to lot depth, are generally either 8m, 10m, 12m or 15m.</p>
	<p>DS3.4. The following elements are permissible within the setback zones:</p> <ul style="list-style-type: none"> • Driveways, surface car parking and car parking structures. • Elements allowed in the corresponding landscaped zone.
Building Resolution	
<p>PC4.</p> <ul style="list-style-type: none"> • Promote modelled building facades that contribute to the character of the street • Promote buildings of articulated design and massing, with useable private external spaces. • Ensure the building responds to environmental conditions such as noise, sun, breezes, privacy and views. • Promote energy efficient design principles for solar access by orienting larger private external spaces towards the north. • Promote integration of building and private open space. • Entries should be legible from the street. • Private open spaces should be designed to ensure visual and acoustic privacy of occupants and neighbours. • Where direct access to ground level open space is not available, provide at least one balcony, terrace, veranda, loggia, roof terrace or deck, with a minimum area of 8sqm and minimum depth of 1.8m and preferred depth of 2.4m, for every dwelling. • This element should be accessible from a principal living space. • Balconies should be predominantly north, 	<p>DS4.1. Building envelopes are not to be 'packed', but rather modulated within the envelope to produce housing which meets the objectives.</p>

Development Requirements

	<ul style="list-style-type: none"> east and west facing. Unless noted otherwise on the control drawings, balconies can extend one metre beyond the building envelope. Appropriate sun protection should be provided for large glazed areas facing north, west and east. 	
Compulsory Building Line		
PC5.	<ul style="list-style-type: none"> Utilise the architectural design of building elements to reinforce the importance of certain urban places, promoting a memorable and legible urban fabric, by: <ul style="list-style-type: none"> providing a uniform street alignment in designated public domain locations; and defining important corners. Coordinated building frontage to define alignment to public domain. Articulation can occur within building alignment by use of elements such as inset balconies, porches, wall modulation and the like. Consider the corner design in relation to street geometry, topography and sight lines. Consider appropriate scale of building elements to relate to street prominence and visibility. 	<p>DS5.1. The Compulsory Building Line is indicated by a heavy line to one or more edges of the building envelope</p> <p>Note: <i>the Compulsory Building Line is defined as a line to which a specified proportion of the building must be built.</i></p>
Public Domain Elements		
PC6.	<ul style="list-style-type: none"> Improve pedestrian amenity and safety. <p>Note: <i>Public Domain Elements are defined as structures that relate to the shared public areas such as streets, including footpaths and paving, street trees, street furniture, lighting and signage</i></p>	<p>DS6.1. The pavement materials and levels should be continuous across the footpath.</p> <p>DS6.2. The location of street trees and street furniture should comply with the design.</p> <p>DS6.3. Street tree selection should be consistent with Council Policy.</p>
Parking Controls		
PC7.	<ul style="list-style-type: none"> Ensure that development complies with Section 3.1 Vehicle Access, Parking & Manoeuvring Provide discreet access to, and reduce the impact of car parking on the site and streetscape by minimising the number of driveway crossings. Ensure the design of on-site car parking is safe and efficient, and integrated with the overall site and building design. Minimise the impact of ramps to underground car parking. Investigate the use of softer ground surfaces for on grade parking to maximise natural infiltration of stormwater. Concentrate underground parking areas under building footprints so as to maximise deep soil landscaping. 	<p>DS7.1. Rates: as per Section 3.1 Vehicle Access, Parking & Manoeuvring.</p> <p>DS7.2. Car parking must be accessed via a rear or side lane where such access is available as shown on drawings.</p> <p>DS7.3. Where front only access is available car parking must be incorporated within the building, integrated with the design of the building, and behind the front alignment.</p> <p>DS7.4. Enclosed garages are not permitted within the front setback zone. Open car parking structures such as carports, pergolas and the like are recommended for any secondary parking requirements.</p> <p>DS7.5. Driveways, surface parking and car parking structures may only occupy that percentage of the front or side setback zone which is not required to be landscaped. For example, if the required area of</p>

Development Requirements

- Design driveways to underground car parks so as to minimise the visual impact on the street, and maximise pedestrian safety. Pedestrian access to the development should be separate and clearly defined.
- Locate access ways to underground car parking away from doors or windows to habitable rooms wherever possible.
- Minimise driveway widths

Note: On-site Parking including surface parking areas, car parking structures, integrated garages, and basement parking areas

	front garden is 60%, then only 40% can be occupied by a driveway, surface parking area or car parking structure.
DS7.6.	Surface parking and car parking structures within the front or side setback zone are only permitted as secondary parking spaces.
DS7.7.	Driveways, surface parking and car parking structures must be located in alignment with the garage.
DS7.8.	Solid doors to car parking structures within the front or side setback zone are not permissible. Slatted or open types are preferred.
DS7.9.	Commercial and apartment buildings are to have basement car parking which can only extend one metre above natural ground level.
DS7.10.	Provide a minimum of 300mm of soil above underground car parking areas for planting.
DS7.11.	Opportunities for natural ventilation to such car parking should be maximised.
DS7.12.	All underground car parks are to have security doors.
DS7.13.	Driveway crossings must preserve existing street trees.

Vehicular Access Frontage

PC8.	Frontage along which vehicular access is permitted.	DS8.1.	Provide one single driveway per dwelling or per apartment building if it can meet safety requirements. If not provide a two-way driveway.
	<ul style="list-style-type: none"> • Maximise pedestrian safety and amenity by minimising conflicts • Minimise kerb crossings 	DS8.2.	If adjacent sites are redeveloped at the same time consideration should be given to shared car park access.

Portion of Land Dedicated as Public Accessway

PC9.	<ul style="list-style-type: none"> • Improve the permeability of the urban structure for enhanced pedestrian, cycle and local vehicle movements. • Improve local access to existing parks, retail areas and transport within neighbourhoods. • Extend existing street and lanes alignments to create new local streets where possible, and generally create consistent frontages. • Clear lines of sight should be achieved between existing lanes in designated locations to allow improved footpaths, vehicle movement and parking. • Ensure that buildings address new local streets, lanes and pathways, in order to provide surveillance and define the alignment of the public domain. <p>Note: Public Accessways are defined as areas of privately owned land to be amalgamated by Council to create a new local street system or improve the existing system E.g. Laneways</p>	DS9.1.	Incorporate and amalgamate private driveways as new local streets, including little streets, lanes and pathways, as indicated on the control drawings.
		DS9.2.	<p>The following elements are allowed in the public accessway zone:</p> <ul style="list-style-type: none"> • Footpaths, street signage and lighting. • Pavements and drainage, in compliance with Council's engineer's specification. • Street planting, in compliance with Council's Street Tree Policy.

Development Requirements

Privacy			
PC10.	Protect the visual and acoustic privacy of residents in nearby buildings and their private open space.	DS10.1.	Windows and balconies in habitable rooms are to be directed to the front and rear of the site.
		DS10.2.	Where this is not possible, windows and balconies are to be offset from the windows of the neighbour.
		DS10.3.	Dwellings must be designed to control adverse external noise. Council may require an applicant to provide a report by a qualified acoustic engineer where noise is identified as a likely problem, such as: <ul style="list-style-type: none">• adjoining a railway line;• fronting arterial or state roads; or• under the airport flight path.
Solar Design and Energy Efficiency			
PC11.	Develop ecologically sustainable residential environments which reduce household use of fossil fuels and encourage the use of renewable energy.	DS11.1.	Dwellings are to have adequate daylight to habitable rooms and adequate sunlight to private open spaces.
		DS11.2.	Rooms generally used during the daytime should be capable of receiving adequate sunlight.
		DS11.3.	Allowing for the lot orientation, dwellings should be sited so that the northern façade of the dwellings will receive the maximum amount of sunshine in winter.
		DS11.4.	New buildings should not unreasonably obscure sunlight to habitable rooms, solar collectors or open space of adjoining development during the winter months.
		DS11.5.	Buildings are to incorporate window shading devices where necessary to minimise exposure to direct summer sun. Alternatively, windows may be shaded by the planting of large trees, including deciduous species.
		DS11.6.	Ceiling insulation must be provided with a minimum rating of R2. Information on suitable ways of meeting this requirement is available from Council's Environmental Health and Building Department.
		DS11.7.	All dwellings in new developments are to be cross ventilated.
		DS11.8.	It is desirable for all rooms, including kitchens and bathrooms, to have a window.
		DS11.9.	Council may require an applicant to prepare shadow diagrams showing the impact of a proposal on adjoining residential buildings and their private open space. Such diagrams must be prepared by an architect or surveyor and be based on an accurate survey of the site and adjoining development.
Fences at the Front Boundary			
PC12.	Maximise the surveillance of the street from dwellings and create semi-private spaces at the front of dwellings.	DS12.1.	Fences should: <ul style="list-style-type: none">• Relate to the design period and style of the dwelling.• Be part of the suite of fences in the street.

Development Requirements

		<ul style="list-style-type: none"> Not have a detrimental or overbearing appearance.
Landscaped Area		
PC13. Landscape areas contribute to the visual amenity and character of the site and neighbourhood Note: <i>Landscaped Area is defined in Hurstville LEP 2012 as a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.</i>	DS13.1.	A landscape plan prepared by a qualified person is a required part of the Development Application. The landscape plan must be implemented prior to the buildings being occupied.
	DS13.2.	Trees selected must complement the streetscape. Applicants may refer to Appendix 1 for a list of recommended trees and discuss with Council about the particular requirements for their site.
	DS13.3.	The site layout must retain the maximum number of existing trees. The removal or lopping of trees requires Council consent under Clause 5.9 <i>Management of Trees and Vegetation</i> of the Hurstville LEP 2012. Further information is available from Council's Tree Management Officer.
Front Garden Landscaped Zone		
PC14. <ul style="list-style-type: none"> Retain and supplement existing landscape elements to strengthen the street character Ensure street surveillance is possible to assist safety. Assist in stormwater control by maximising on-site infiltration through the use of permeable surfaces. Design front gardens to help enhance the existing pleasant and green streetscapes. Design front gardens for security by providing adequate lighting to entrances. Avoid planting which may obscure the entry. Fences should highlight building entrances, and allow for outlook and street surveillance. 	DS14.1.	In front gardens 100% of the area must be deep soil landscaped, except where otherwise indicated on the control drawing.
	DS14.2.	The following elements are allowed in front garden landscaped zones. <ul style="list-style-type: none"> all types of vegetation particularly local native species; gravel and paved surfaces where paving is semi-porous or graded to maximise on-site infiltration of stormwater; external lighting driveway/s.
	DS14.3.	Driveways, kerb crossings and parking areas must be sited to have minimum impact on the root zone of existing street trees.
Rear and Side Garden Landscaped Zone		
PC15. <ul style="list-style-type: none"> Preserve and enhance existing landscape character by retaining elements such as significant trees and natural water courses. Assist in stormwater control by maximising on-site infiltration through the use of permeable surfaces, and by providing stormwater detention in the consolidated landscape areas. Use planting to assist in energy conservation in buildings and comfort of outdoor living areas. Assist in providing privacy to dwellings and private outdoor space through screening. Create consolidated areas of vegetation at the centre of residential blocks (and along laneways) to enable retention of significant trees now growing in rear gardens, and to allow new planting of large trees. 	DS15.1.	Swimming pools and ponds may only be permitted within the rear garden landscape zone if an additional deep soil area equal to the area of the pool, is provided.
	DS15.2.	Paved area and external structures must be sited to have minimum impact on existing significant trees.
	DS15.3.	Basement parking is not permitted within the rear garden landscaped zone.
	DS15.4.	Surface parking and car parking structures are not permitted within the landscaped zone
	DS15.5.	The following elements are allowed in rear and side garden landscaped zones. <ul style="list-style-type: none"> All types of vegetation, particularly local native species;

Development Requirements

- Integrate stormwater detention into the landscape; detention basins should be multifunctional where possible.
- Provide trees and pergolas to shade external areas and control sunlight into buildings.

- Gravel and paved surfaces where paving is semi-porous or graded to maximise on-site infiltration of stormwater;
- External structures such as fences, pergolas, gazebos, clothes lines and play equipment;
- External lighting

Site Services

PC16. To ensure site services and facilities are designed:

- to enable easy access;
- in an aesthetically sensitive way;
- to require minimal maintenance.

DS16.1. The design, location and construction of utility services must meet the requirements of both the relevant servicing authority and Council.

DS16.2. Electricity and telephone lines must be underground. Where there is the connection of electricity and telephone lines directly from the service pole to the fascia of the front dwelling, these lines may be above ground.

DS16.3. Prior to the submission of the building application, the developer must present details of the development in writing to Sydney Electricity and obtain that authority's requirements.

DS16.4. Allotment drainage must discharge to the roadway gutter or an approved stormwater system. Depending on site requirements Council may require:

- an easement over adjoining land to be obtained;
- an easement to permit drainage of adjoining land across the site, and/or;
- on site detention of stormwater.

DS16.5. Other drainage systems may include:

- Provision of on-site stormwater retention by draining to gravel filled retention pit. This will reduce peak loadings as well as allow seepage to ground water. Storage basins or tanks could provide a source of water for gardening.
- Use of perforated pavement material such as paving with wide bands of gravel aggregate to allow the water to be absorbed into the ground water.

DS16.6. Mail and garbage collection areas must be integrated into the overall design.

Storage

PC17. Adequate storage is provided to cater for the needs of residents

DS17.1. All developments must provide space for the storage of recyclable goods within the curtilage of each dwelling.

DS17.2. A space of six cubic metres per dwelling must be set aside exclusively for storage. This space may be an extension of a carport or garage, or may be part of an attic or internal cupboard.

Development Requirements

Clothes Drying		
PC18.	To minimise use of energy by providing outdoor drying.	DS18.1. Outdoor clothes drying facilities must be provided and visually screened from the street where necessary.
Rail Noise & Vibration		
PC19.	<ul style="list-style-type: none"> To ensure appropriate noise and vibration attenuation measures are implemented to alleviate adverse (rail) noise and vibration To ensure that residential development adjoining the (railway line) is sited and designed in a manner which minimises adverse noise and vibration effects. To ensure development adjoining railway lines are suitably screened with visually significant landscaping. 	DS19.1. Residential development shall be designed and constructed so that the noise and vibration level within dwellings does not exceed State Rail Noise and Vibration Guidelines.
Design		
PC20.	Development is well designed and contributes to the creation of a functional, safe and attractive neighbourhood	DS20.1. Buildings incorporate the following design characteristics: <ul style="list-style-type: none"> Slim buildings Three storey Pairs of units served by one stair Cross ventilation Front courtyards Rear Deep Soil Planting Zone 12m rear setback and other setbacks as shown Floor to ceiling height 2.7m Window head height at 2.4m in living and bedrooms.

Development Requirements



Figure 1: Land to which this section applies

Development Requirements

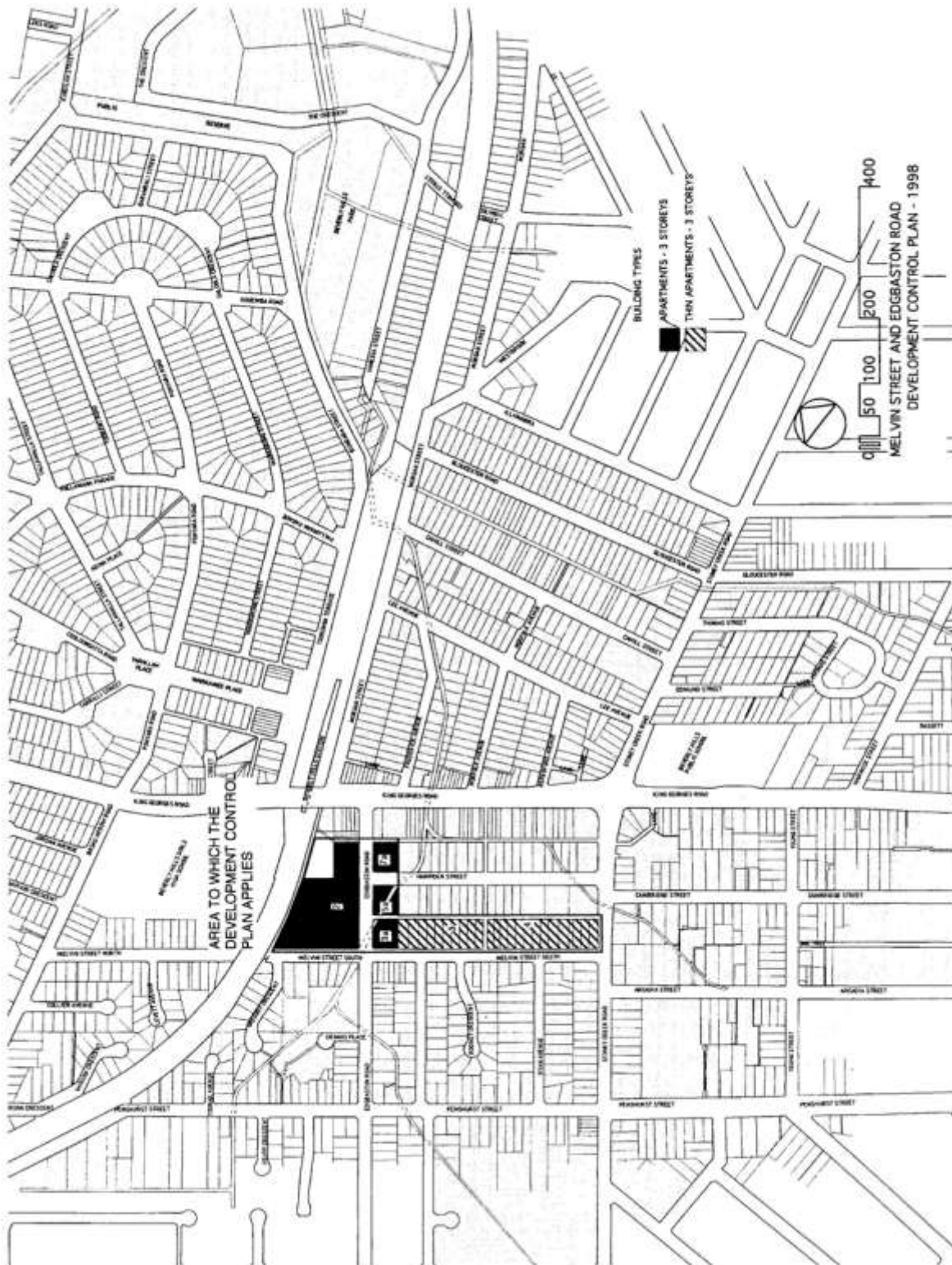


Figure 2: Preferred building typology

Development Requirements

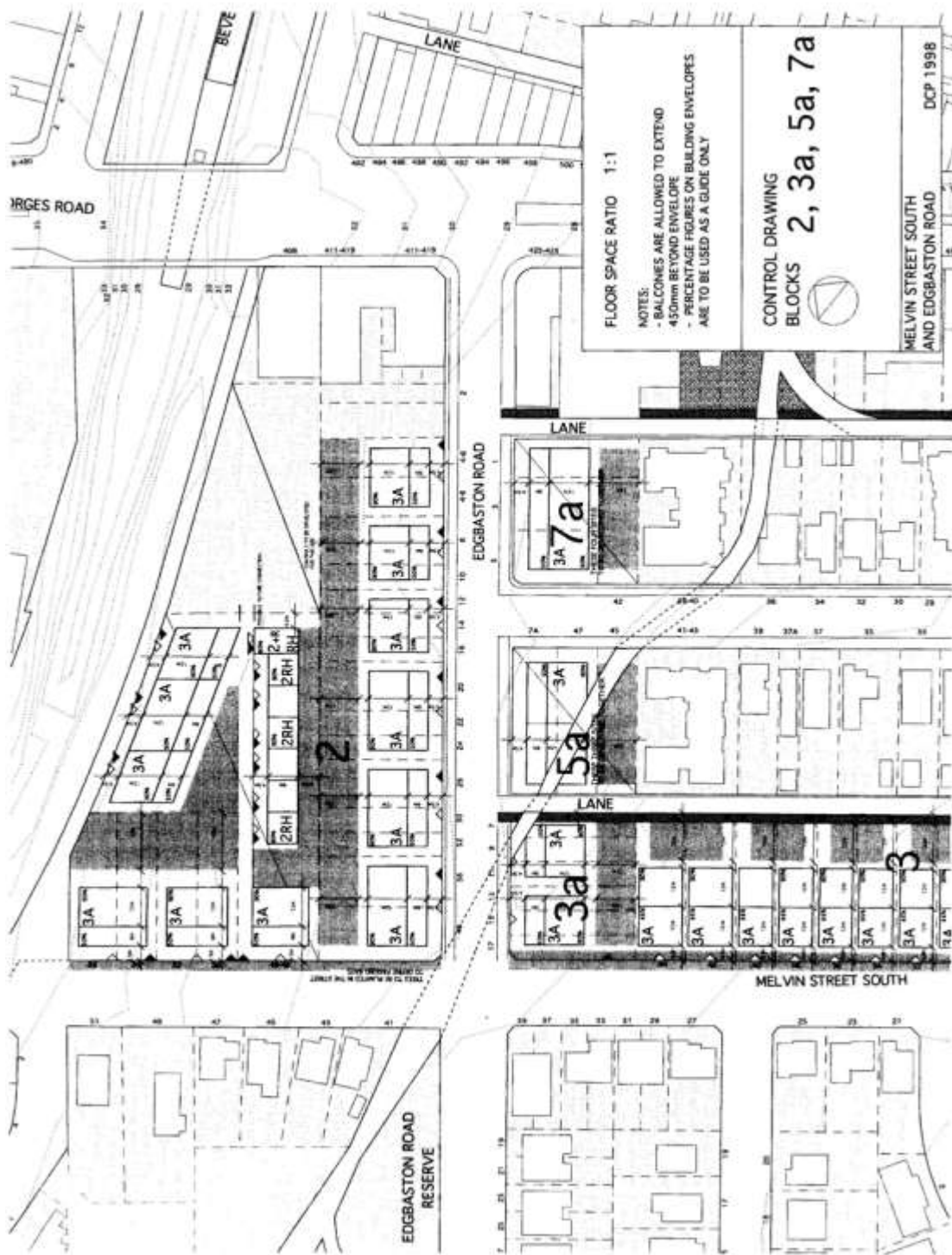


Figure 3: Indicative site layout

Development Requirements

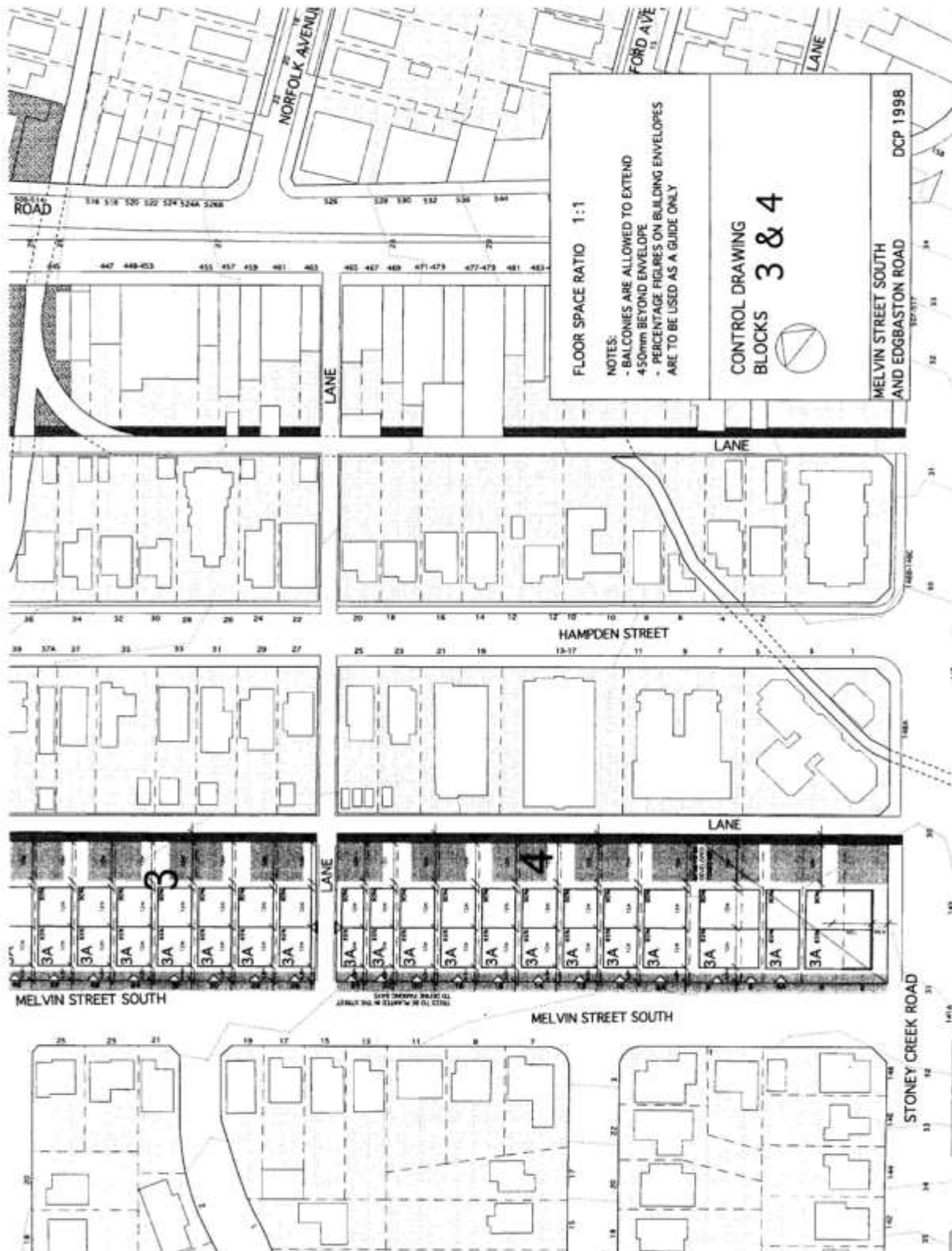
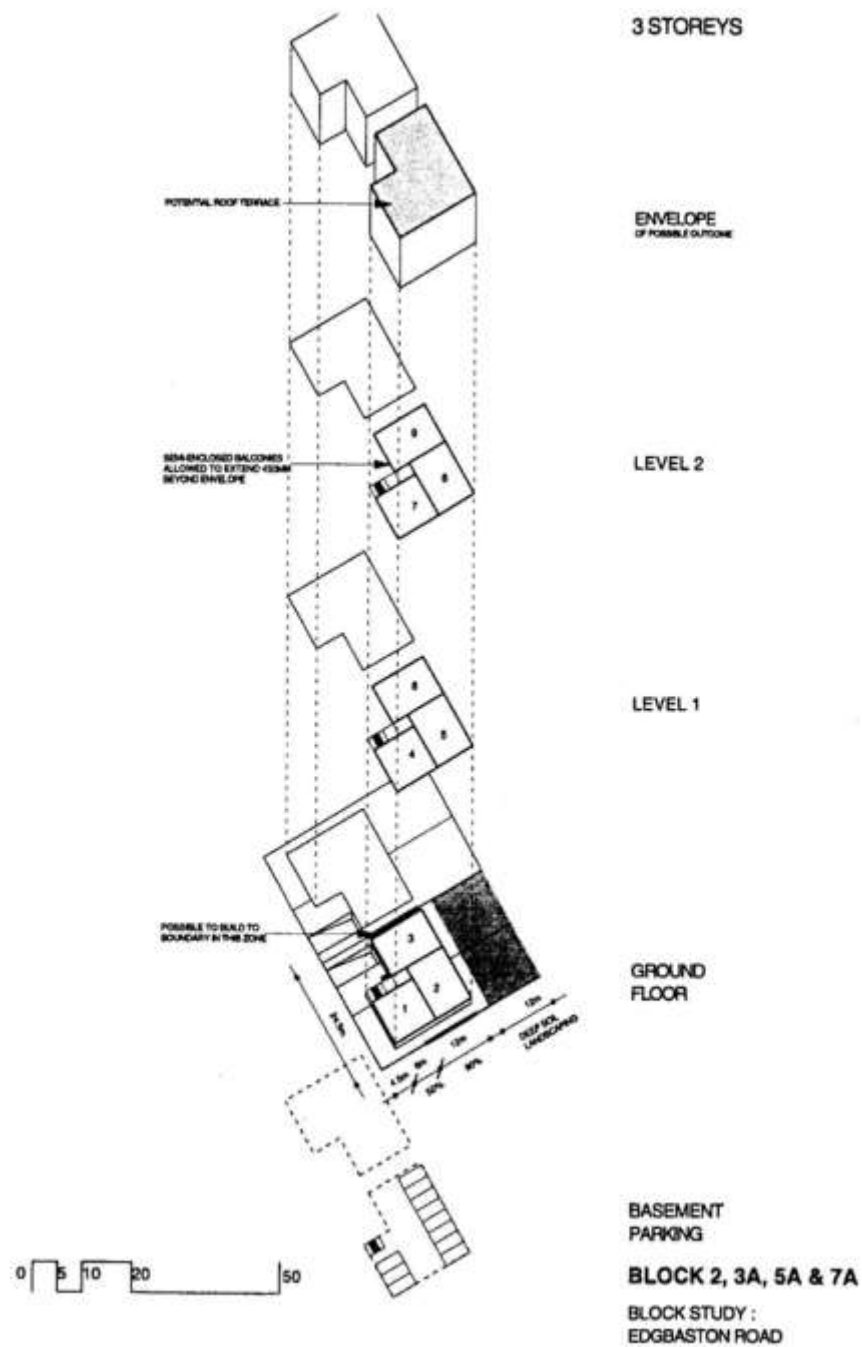


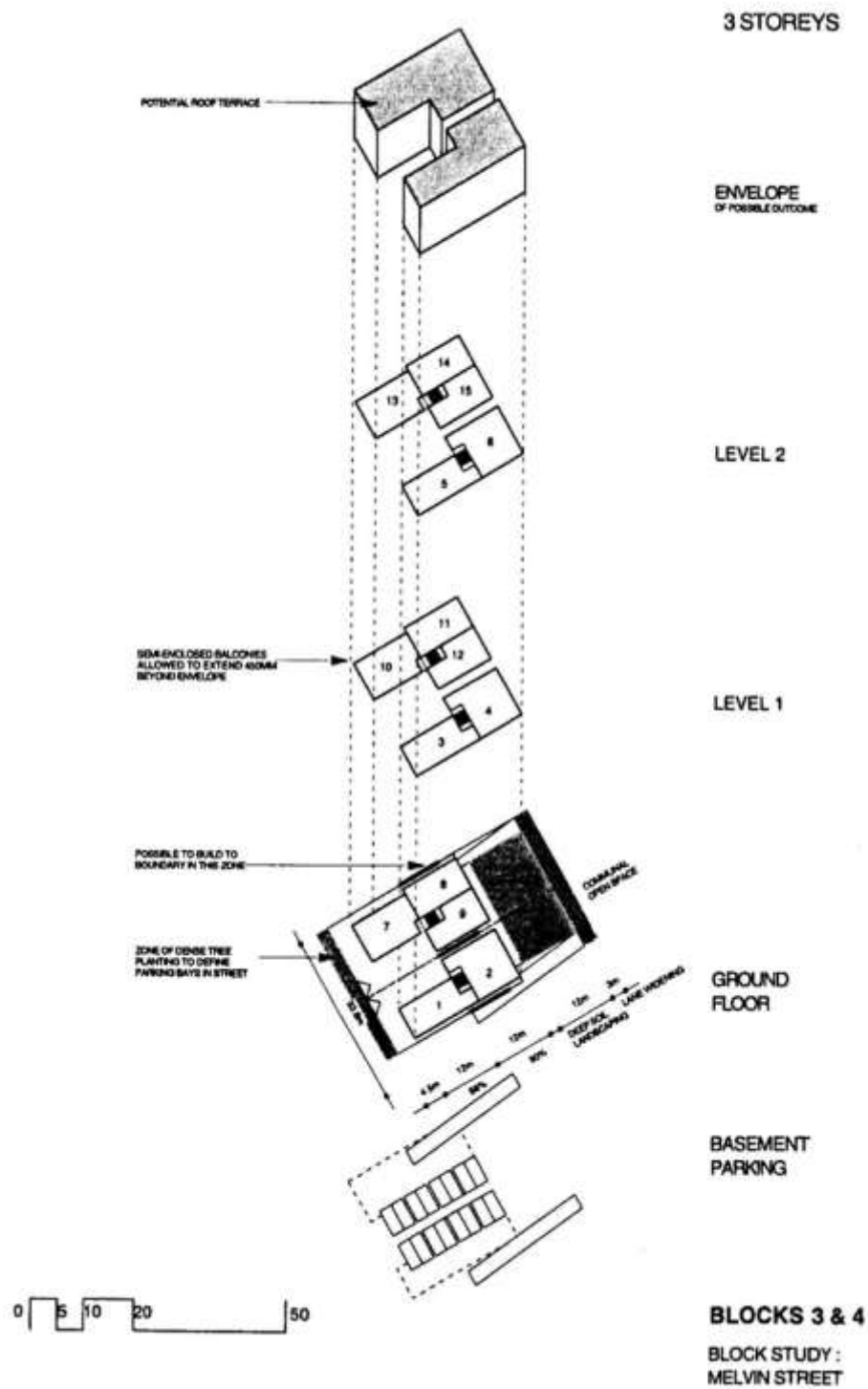
Figure 4: Indicative site layout

Development Requirements



Blocks Studies Indicative Illustrations of Building Typologies

Development Requirements



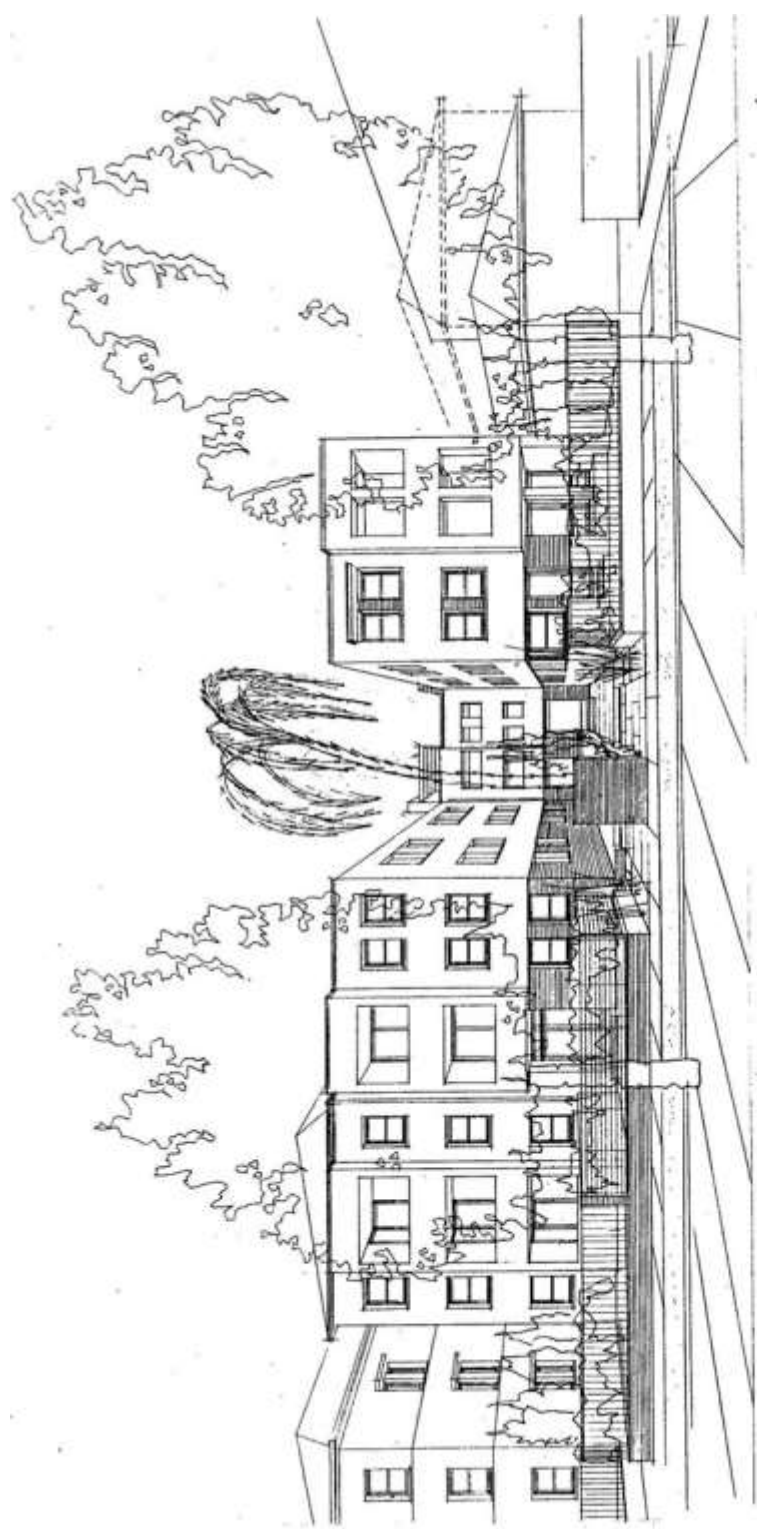
Development Requirements



Architectural Resolution

Illustrates ways in which the building envelopes can be resolved.

Development Requirements



MELVIN STREET
Beverly Hills NSW

Architectural Association	W 7
Design/No.	W 7
Title	Structural Perspective 3
Date	November 1985
Drawn	PH
Check	PH
Scale	1:100
Project No.	11/1000000000
Client	Mr. & Mrs. J. & M. Smith
Location	11/1000000000
Project No.	11/1000000000
Project No.	11/1000000000

Indicative Perspective

Development Requirements



Indicative Perspective

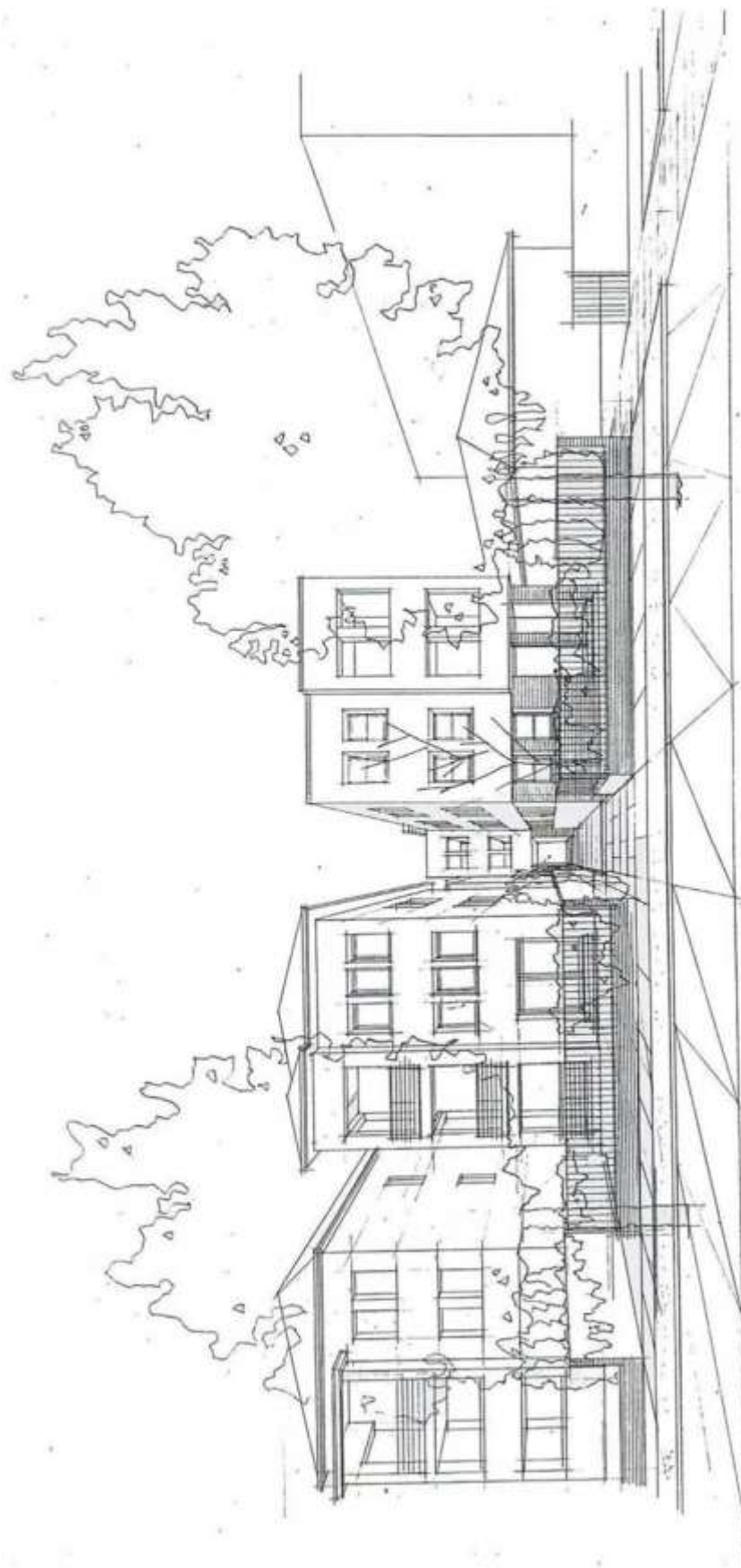
MELVIN STREET Beverly Hills, CA 90210	Architectural Association	County No.	SA 6	Sketchings Perspectives	November 1988	PH	RANDALL HILL ARCHITECTS 11 Maple Street Larchmont, NY 10538 (914) 834-1000 FAX (914) 834-1001
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Development Requirements



Indicative Site Layout

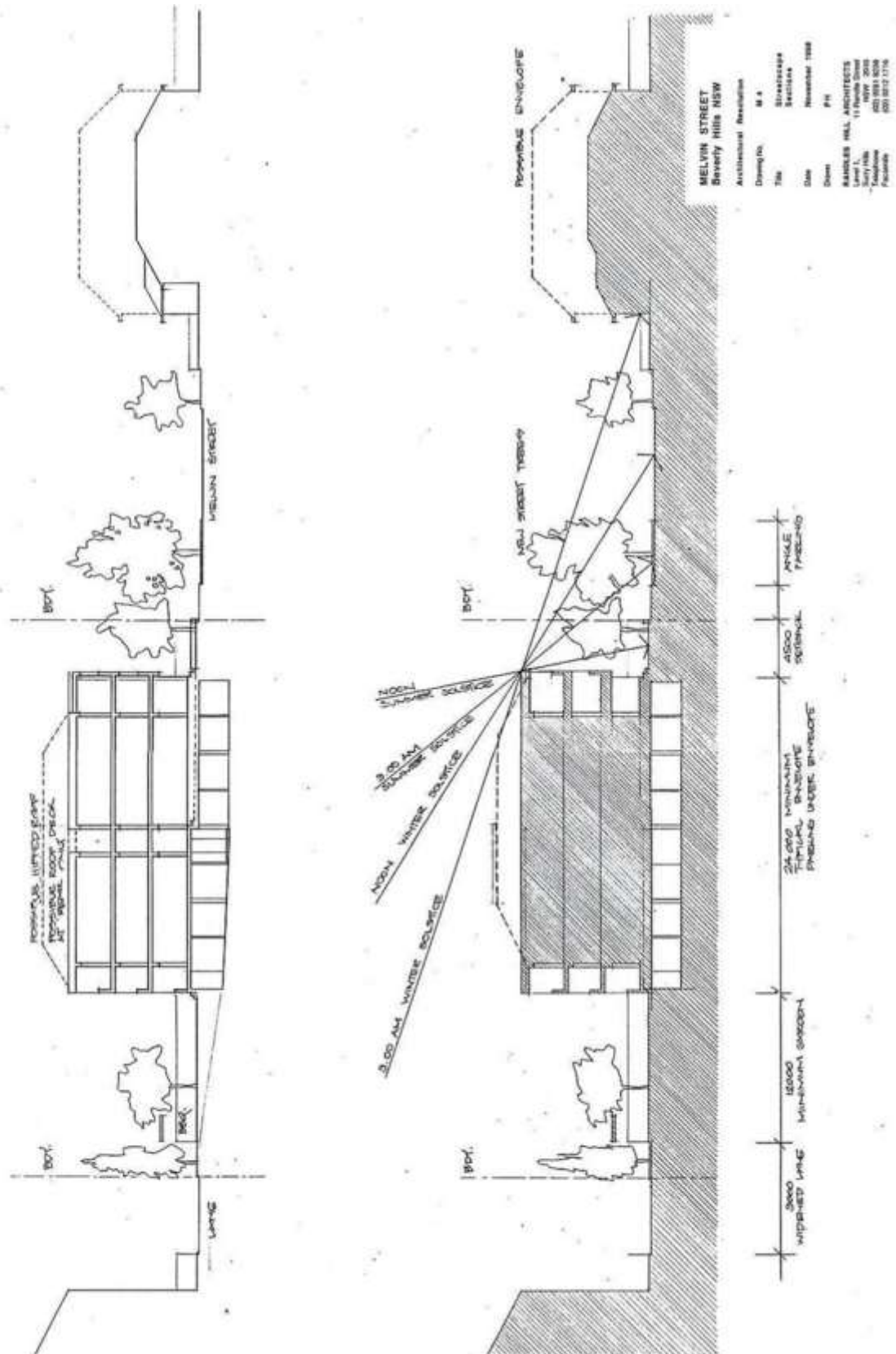
Development Requirements



MELVIN STREET
Beverly Hills NSW
Architectural Elevation
Drawing No. M 8
Title Streetscape Perspective
Date November 1998
Drawn P.H.
RANDELL HILL ARCHITECTS
Level 1, 11 Macleay Street
Sydney NSW 2000
Telephone (02) 9550 1200
Facsimile (02) 9552 1716

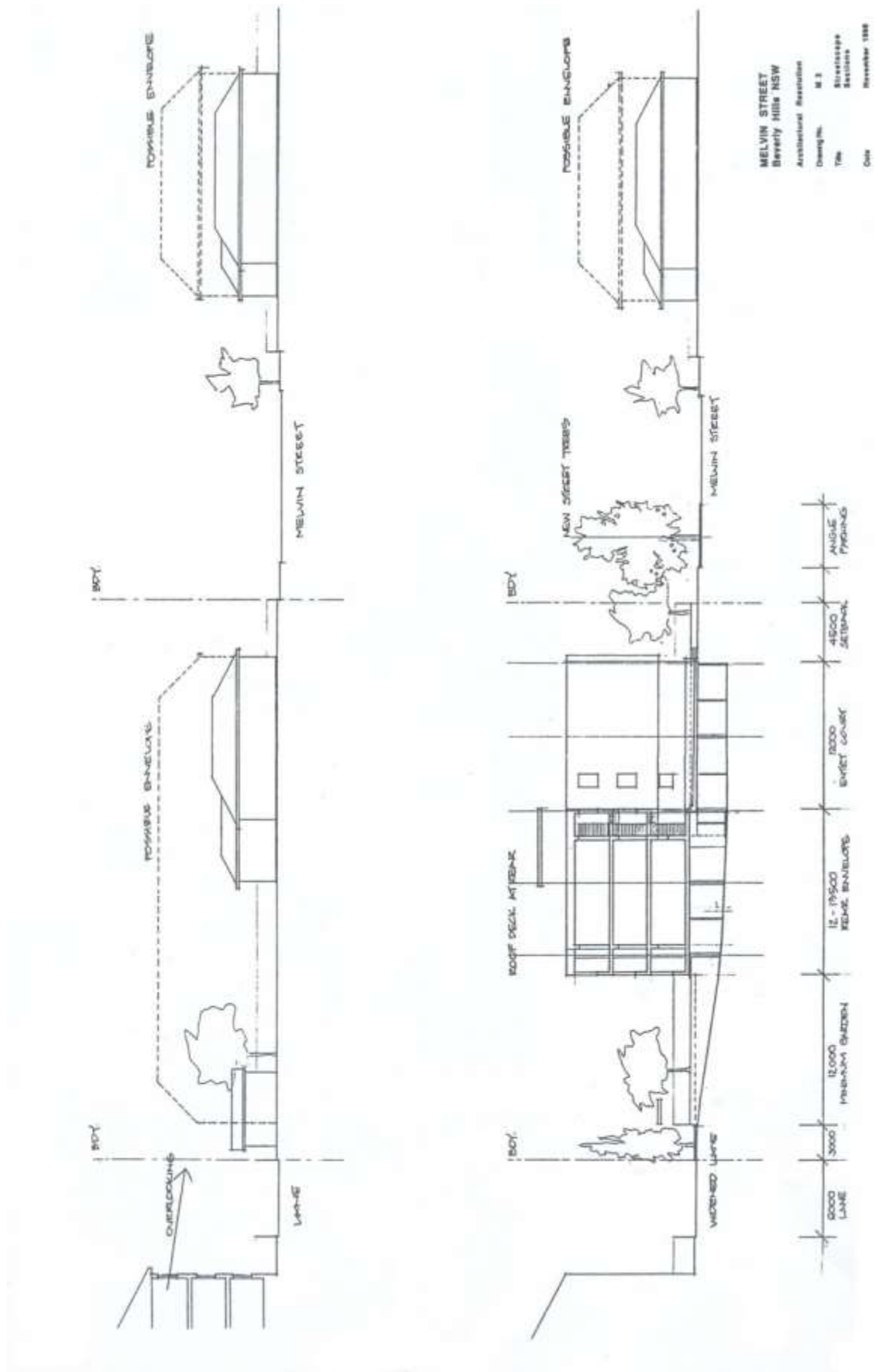
Indicative Perspective

Development Requirements



Indicative Design

Development Requirements



Indicative design



6.4 The Former Narwee High School Site

6.4.1 General Information

Name of Section

This section is known as “The Former Narwee High School Site” and has been prepared in accordance with the requirements of the Environmental Planning and Assessment Act, 1979.

Land to which this Section applies

This section applies to land known as the former Narwee High School site, Broadarrow Road, Mountview Avenue and Chamberlain Street, Narwee.

Aims of this Section

The aims of the section are to produce a detailed guide for the development of the land and through this to ensure:

- A high standard of development that relates to the surrounding area.
- A high quality and amenity for the new neighbourhood and protection of amenity of existing residents.
- Development that is environmentally sustainable, especially in terms of water use and energy efficiency.
- Retention and enhancement of a large area of the former school's playing fields for the use of residents of the surrounding area and residents of the new development.

Relationship to other Plans

This section is to be read in conjunction with the following plans and policies:

- Hurstville Local Environmental Plan 2012;
- Satellite Dish Policy (Appendix 2);
- Underground Electricity Cabling to Developments Policy(Appendix 2);
- Hurstville Section 94 Developer Contributions Plan 2012.

Where this DCP is inconsistent with other plans and policies of Council, this DCP prevails to the extent of the inconsistency.

The following sections of this DCP do not apply to the site:

- Section 3.1 Vehicle Access, Parking & Manoeuvring;
- Section 3.2 Subdivision;
- Section 4.4 Dwelling Houses;
- Section 4.3 Dual Occupancy Housing;
- Section 4.2 Multiple Dwellings; and\
- Section 4.4 Small Lot Housing;

How to use this Section

This section is arranged into several parts. Each part contains objectives and controls.

Objectives state what Council is seeking to achieve.

Controls are standards for achieving the desired objectives. Development that does not comply with the controls may be approved if a DA demonstrates that it still meets the objectives of this Plan.

The development controls work together to achieve the desired objectives for the site. No single control is more important than another and it is crucial that the controls be considered as a whole, so that the relationship between them is understood.

Compliance with the development controls does not guarantee that a DA will be approved. The objectives must be achieved in each case, and each DA will be considered on its merits and within the provisions of this DCP.

Council can approve a DA that does not meet all of the controls in this plan where it can be demonstrated that due to specific site conditions or where the relevant objectives have been satisfied, variation is likely to yield a better or comparable planning solution for the site. Written justification is required for any proposed variation to the DCP.

Development Objectives for the site

The development objectives for the site are to:

- Create a high quality medium density residential development which will fit in with and complement the surrounding residential character.
- Create a permanent area of public open space for use by existing and new residents.
- Create a development which will have high standards of environmental sustainability, particularly with regard to energy and water use.
- Provide a range of housing types including dwelling houses, attached dwellings and loft houses.
- To provide an appropriate provision of car parking and access and a safe and efficient access network.

6.4.2 Development Requirements

The development requirements for this Section are provided in the table below.

Development Requirements

Performance Criteria		Design Solution	
Public Domain			
PC1.	<ul style="list-style-type: none">Create a principal area of open space in the general location of the existing school playing fields (located on the southern side of the school grounds) as the focal of public activity and community interaction.Ensure the public open space is designed principally to retain its use for active recreation.Integrate existing trees within the public open space where practicable.Generally establish, where practical, fronting uses onto the public open space.Design the street network to allow the reasonably free flow of traffic with built-in speed controls to regulate traffic flows.Design the street network to encourage walking and promote neighbourliness.	DS1.1.	No design solution is provided and each development application will be assessed on its individual merits
Site Layout			
PC2.	To create an attractive, efficient and sustainable development with a mix of residential development, open space and streets.	DS2.1.	Development is to be carried out generally in accordance with Figure 1 – Concept Plan .
		DS2.2.	Development Applications for subdivision are to demonstrate how the development principles of this DCP have been responded.
		DS2.3.	The location of the various housing typologies shown at Figure 2 is indicative and is subject to detailed resolution at the stage of the relevant DA.
Streets			
PC3.	<ul style="list-style-type: none">To provide for one main east-west vehicular connection between Chamberlain Street and Mountview Avenue.To incorporate on street parking where appropriate.To provide “Park Edge Streets” which will connect to either the main or existing streets to provide local access to smaller clusters of dwellings.To provide laneways to provide rear access to allotments.To provide for the safe and efficient circulation of traffic.To integrate the pedestrian network with streets to provide pedestrian through-site links.	DS3.1.	New Streets and laneways are to be located generally in accordance with the layout shown on the Concept Plan at Figure 2.
		DS3.2.	New streets are to be designed and constructed generally in accordance with the sections shown at Figure 3.
		DS3.3.	Park edge streets are to incorporate bollards (or similar) within the verge on the park side of the street to prevent vehicles parking on and/or accessing the park (refer to Figure 3).
		DS3.4.	The footpath on the park side of the Park Edge Street is to be located within the open space as a winding path with a width of between 1.2 and 1.5m (refer to Figure 2).
		DS3.5.	The design standard for park edge streets may be varied for the purpose of retaining existing mature trees.
		DS3.6.	Alternative street designs incorporating reduced roadway widths that preserve the functional objectives of the street typology may be considered by the Council.

Development Requirements

Performance Criteria	Design Solution
	<p>DS The developer is to be responsible for all costs and procedures associated with naming of each new public road within the site.</p>



Figure 1: Concept Plan

Development Requirements

Performance Criteria	Design Solution
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		<p>LANEWAY 7.2m reserve</p>
		<p>PARK EDGE STREET 9m reserve</p>
		<p>MINOR LOCAL STREET 1.5m reserve</p>

Figure 2: Street Sections

Development Requirements

Performance Criteria		Design Solution	
Through-site Links			
PC4.	To ensure that the development is integrated into the local community through the provision of a permeable, safe and efficient vehicle and pedestrian through-site links.	DS4.1.	New streets and laneways are to be located generally in accordance with the layout shown on the Concept Plan at Figure 2.
		DS4.2.	The provision of streets and laneways in accordance with the layout shown on the Concept Plan at Figure 2 and the provision of footpaths in accordance with the cross sections shown at Figure 3 will provide a permeable development for both pedestrians and vehicles.
Public Open Spaces			
PC5.	To meet the public open space and recreational needs of existing and future residents.	DS5.1.	An area of approximately 7,400m ² of public open space is to be provided generally in the location shown in the Concept Plan at Figure 2. The open space is to be dedicated to Council.
		DS5.2.	Public open space is to be designed and enhanced in accordance with a Landscape Plan submitted as part of the subdivision DA.
Street Tree Planting			
PC6.	To provide an attractive and habitat – enhancing public domain environment.	DS6.1.	Existing mature trees are to be retained unless required to be removed for safety/healthy, dwelling construction, road construction or other development purpose.
		DS6.2.	The removal or lopping of trees requires Council consent under Clause 5.9 of the Hurstville LEP 2012. If you require further information, please contact Council’s Tree Management Officer.
		DS6.3.	Trees with low watering requirements should be used in all street planting.
Water Sensitive Urban Design			
PC7.	Use of water, especially potable water, is to be minimised in the development.	DS7.1.	Development Applications for subdivision are to be accompanied by a Water Sensitive Urban Design Strategy.
		DS7.2.	Priority is to be given to the use of non-potable water sources for public domain irrigation.
Electricity and Telephone Cabling			
PC8.	To minimise the visual impact of electricity and telephone cabling to the development.	DS8.1.	Electricity and telephone wires are to be located underground where possible, except where direct connection is available from a pole in the street to the façade of a dwelling.
Building Envelope and Site Requirements			
PC9.	<ul style="list-style-type: none">Achieve a site layout that provides a pleasant, attractive and energy efficient living environmentEnsure development minimises impact on neighbouring properties with regard to building bulk, shadows, privacy and outlook.	DS9.1.	No design solution is provided and each development application will be assessed on its individual merits.

Development Requirements

Performance Criteria	Design Solution
<ul style="list-style-type: none">• Ensure dwellings are sited to maximize solar access.• Allow for and encourage a variety of dwelling types to cater for a diverse range of potential residents.	

Development Requirements

Performance Criteria	Design Solution
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Figure 3: Site design and housing layout principles

Housing Types

Development Requirements

Performance Criteria	Design Solution																
<p>PC10. Development provides housing choice and diversity and is low scale to fit in with the surrounding residential character.</p> <p>Note: <i>Housing choice and diversity builds into the site the opportunity for various levels of affordability, house size and family structure to be accommodated</i></p>	<p>DS10.1. The number of houses and breakdown of housing types to be constructed on the site is provided in accordance with the table below.</p> <table> <tr> <th>Dwelling</th><th>Number and % of total</th></tr> <tr> <td>Standard House</td><td>7 (7.8%)</td></tr> <tr> <td>Courtyard House</td><td>9 (10%)</td></tr> <tr> <td>Attached (zero allotment line) House</td><td>32 (35.5%)</td></tr> <tr> <td>Townhouses</td><td>24 (26.7%)</td></tr> <tr> <td>Loft Houses</td><td>18 (20%)</td></tr> <tr> <td>Separately Titled Houses</td><td>90 (100%)</td></tr> <tr> <td>Studios</td><td>5</td></tr> </table> <p>Table 1: Breakdown of Housing Types</p> <p>DS10.2. Future residential development provides the following types of 'dwelling houses':</p> <ul style="list-style-type: none"> • Standard housing; • Courtyard housing • Attached (zero allotment line) housing • Townhouses. <p>Note: <i>Figure 3 - Site design and housing layout principles illustrates the site design and housing layout principles used to guide the location of the different housing types proposed</i></p> <p>DS10.3. Future residential development provides the following types of 'dwellings':</p> <ul style="list-style-type: none"> • Loft houses • Studios <p>Note: <i>Figure 3 - Site design and housing layout principles illustrates the site design and housing layout principles used to guide the location of the different housing types proposed</i></p>	Dwelling	Number and % of total	Standard House	7 (7.8%)	Courtyard House	9 (10%)	Attached (zero allotment line) House	32 (35.5%)	Townhouses	24 (26.7%)	Loft Houses	18 (20%)	Separately Titled Houses	90 (100%)	Studios	5
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Separately Titled Houses	90 (100%)																
Studios	5																
Lot Size and Dimensions																	
<p>PC11.</p> <ul style="list-style-type: none"> • To achieve a site layout that provides a pleasant, attractive and energy efficient living environment • To allow for lot sizes and dimensions which will ensure sufficient supply of housing while protecting the amenity of the area and future residents of the development. 	<p>DS11.1. Lot sizes and orientation are to optimize solar access.</p> <p>DS11.2. Lot layout is to facilitate a living environment with a high level of amenity.</p> <p>DS11.3. Standard houses comply with the following:</p> <ul style="list-style-type: none"> • Minimum lot size is to be 400m². • Minimum width is to be 9m. • Minimum depth is to be 26m. <p>DS11.4. Courtyard Houses comply with the following:</p> <ul style="list-style-type: none"> • Minimum lot size is to be 234m². • Minimum width is to be 9m. • Minimum depth is to be 26m. 																

Development Requirements

Performance Criteria	Design Solution
	DS11.5. Attached (zero allotment line) Dwellings comply with the following: <ul style="list-style-type: none"> • Minimum lot size is to be 235m². • Minimum width is to be 6m. • Minimum depth is to be 24m.
	DS11.6. Townhouses comply with the following: <ul style="list-style-type: none"> • Minimum lot size is to be 144m². • Minimum width is to be 6m. • Minimum depth is to be 24m.
	DS11.7. Loft Houses comply with the following: <ul style="list-style-type: none"> • Loft houses are to be minimum 50m² in size. • A maximum of 18 loft houses are to be constructed on the ground.
	DS11.8. Studio comply with the following: <ul style="list-style-type: none"> • Studios are to be a maximum gross floor area of 42m². • A maximum of 5 studios are to be constructed on the site.
Height	
PC12. <ul style="list-style-type: none"> • To ensure that development is of a similar scale to the existing residences surrounding the site. • To allow for the development of 2 storey dwellings with attic spaces. 	DS12.1. Maximum height is to be 2 storeys, to a maximum height in any part of the building of 9m (refer to Figure 16).
	DS12.2. An attic space constructed predominantly in the roof space is not counted as a storey provided the maximum height does not exceed 9m.
Setbacks	
PC13. <ul style="list-style-type: none"> • To ensure potential impact on neighbouring properties with regard to building bulk, shadows, privacy and views is minimised. • To provide specific controls for dwellings at the southern end of the site to ensure impact on adjoining properties is minimised • To establish a streetscape of a scale and design appropriate for the locality 	DS13.1. Setbacks comply with Figure 4: Front and Secondary Setbacks

Development Requirements

Performance Criteria	Design Solution
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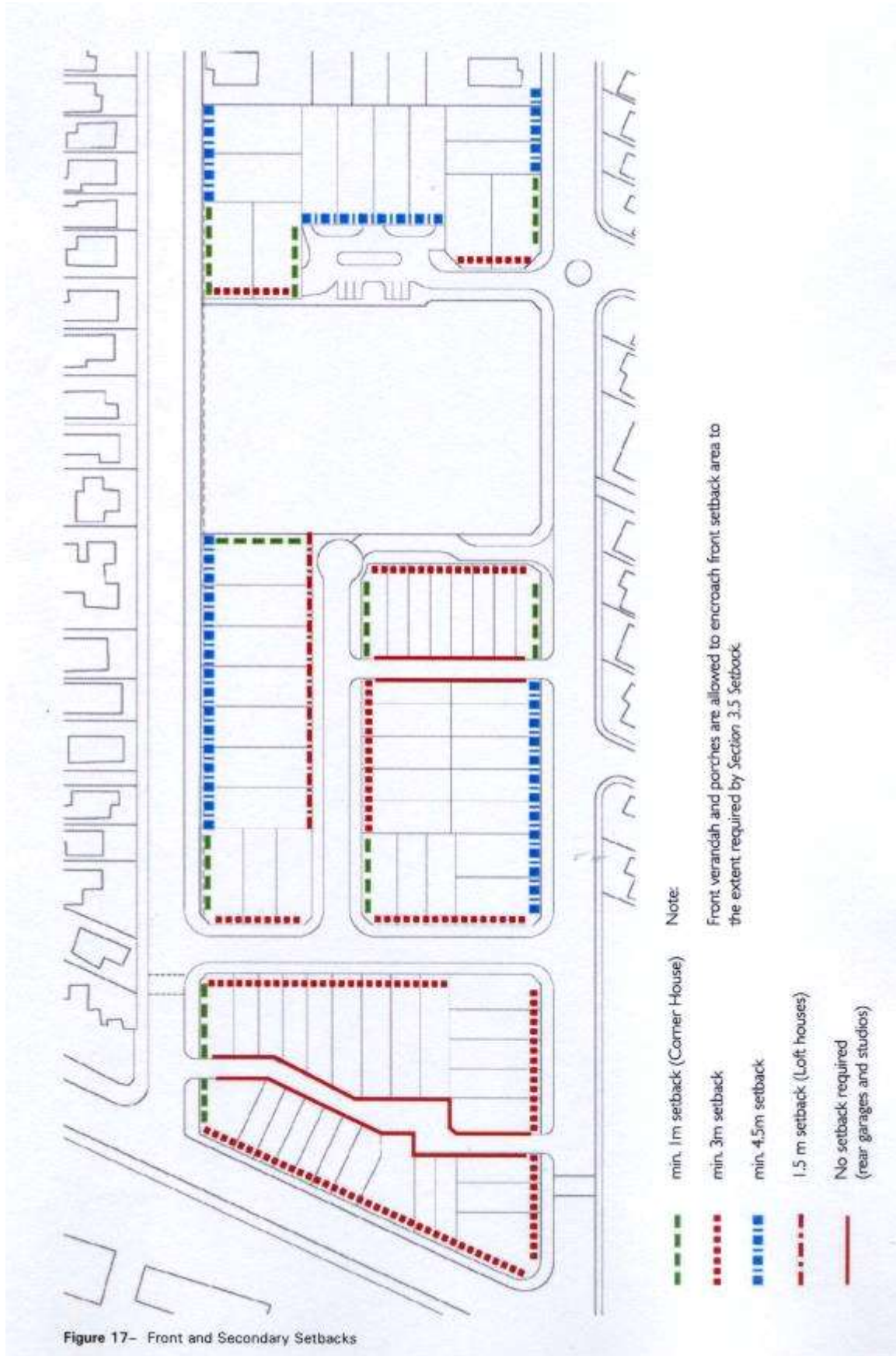


Figure 4: Front and Secondary Setbacks

Development Requirements

Performance Criteria	Design Solution
	Standard and Courtyard Houses
	DS13.2. Front principal setback is to be as shown on Figure 17.
	DS13.3. Front setback for verandah, porch, pergola or the like to be a minimum 2m.
	DS13.4. Secondary setback (for corner lots) is to be a minimum of 1m, with an additional 1m setback required for any length of wall in excess of 10m.
	DS13.5. Side setback is to be a minimum of 0m to one side for zero lot line dwelling and minimum 1m to the other side.
	DS13.6. Rear setback is to be a minimum of 3m.
	Attached (zero allotment line) Houses
	DS13.7. Front principal setback is to be as shown on Figure 17.
	DS13.8. Front setback for verandah, porch, pergola or the like to be a minimum 1.5m.
	DS13.9. Secondary setback (for corner lots) is to be a minimum of 1m, with a maximum unbroken side wall length of 10m.
	DS13.10. Side setback is to be a minimum of 0m on one of the dwelling only.
	DS13.11. A minimum setback of 1m is required to the 'other' side of the dwelling.
	DS13.12. Rear setback is to be a minimum of 3m.
	Townhouses
	DS13.13. Front principal setback is to be as shown on Figure 17.
	DS13.14. Front setback for verandah, porch, pergola or the like to be a minimum 1.5m.
	DS13.15. Secondary setback (for corner lots) is to be a minimum of 1m, with a maximum unbroken side wall length of 10m.
	DS13.16. Side setback is to be a minimum of 0m.
	DS13.17. The maximum number of attached townhouses is 10.
	DS13.18. Rear setback is to be a minimum of 3m.
	Loft Houses and Studios
	DS13.19. There are no minimum setbacks for loft houses or studios and their associated garages.
	DS13.20. A minimum setback of 3m is required between the rear of any dwelling house and the associated loft house or studio.
	Southern Interface Control
	DS13.21. Dwellings at the southern interface are to comply with the special setback and other controls contained in Figure 18.

Development Requirements

Performance Criteria	Design Solution
Private Open Space	
PC14. To ensure the provision of high quality private open space which meets future residents needs for outdoor activities, privacy, outlook and amenity	Dwelling Houses
	DS14.1. Each dwelling to be provided with at least 24 sqm of private open space.
	DS14.2. Principal private open space to be a minimum dimension of 6m x 4m.
	Loft Houses
	DS14.3. Each dwelling to be provided with at least 10 sqm of private open space which may be in the form of a private open space which may be in the form of a private deck, balcony and/or private courtyard.
Vehicular Access and Parking	
PC15. <ul style="list-style-type: none"> To provide convenient and safe parking which is adequate for residents and visitors and which is not visually obtrusive. To ensure development does not significantly increase demand for on-street parking. To ensure development does not adversely impact on Chamberlain Street through vehicle access. To ensure the safety of pedestrians, cyclists and vehicles 	DS15.1. Car Parking for residents is to be provided at the rate of: <ul style="list-style-type: none"> 1 space per 1 bedroom dwelling; 1 space per 2 bedroom dwelling; 2 spaces per 3 bedroom dwelling; 2 spaces per 4 or 5 bedroom dwelling.
	DS15.2. Resident car parking can be provided for in a tandem arrangement or in a side by side arrangement and does not have to be provided for undercover.
	DS15.3. Car parking for visitors to be provided at the average rate of 1 space per 4 dwellings (when averaged across the total number of separately titled 'dwelling houses' and Loft Houses that are to be developed on site).
	DS15.4. Visitor car parking spaces may be provided on street.
	DS15.5. Vehicular access to lots fronting Chamberlain Street to be via internal streets to the maximum extent practicable.
	DS15.6. A minimum 6 parking spaces to be provided at the southern boundary of the area of public open space for use by users of the park.
	DS15.7. Open parking spaces are to be a minimum of 2.5m x 5.5m.
	DS15.8. Constrained car parking shall be of dimensions consistent with the relevant Australian Standard.
Garages	
PC16. <ul style="list-style-type: none"> To ensure garages are treated as an important element of the total building design and interface to the public domain. To locate garages on internal streets to the maximum extent possible. To ensure garages, in particular garage doors, do not visually dominate the streetscape. 	DS16.1. Garages are to be integrated into the design of the dwelling and constructed from similar materials and similar finish.
	DS16.2. Garages are to be preferably located at the rear of dwellings but may also be located at the front or side provided design issues are well resolved.
	DS16.3. Garages to be accessed from internal streets to the maximum extent possible.

Development Requirements

Performance Criteria	Design Solution
	DS16.4. Garages and carports which are visible from a street or public place are to be compatible with building design and streetscape.
	DS16.5. Garages are to be setback a minimum of 5.5m from the front boundary and a minimum of 0m to the rear boundary.
	DS16.6. Front garages are to be setback a minimum 1m behind the front building line of the dwelling.
	DS16.7. Driveways are to be designed to comply with the Hurstville City Council Design guide for driveway profiles.
	DS16.8. Garage floor levels are to be designed so as to be accessible at grade from street level (in line with relevant Australian Standard or Council Code).
	DS16.9. Garages are to be designed so that car parking spaces comply with the relevant Australian Standard.
Landfilling	
PC17. <ul style="list-style-type: none"> To minimise the amount of any filling of land on the site To ensure development at the southern end of the site does not adversely impact on the amenity of adjoining residences. 	DS17.1. Fill to be limited to a maximum of 1m above existing ground level.
	DS17.2. Fill, except for that associated with the remediation of the site, is not permitted adjacent to the existing dwellings at the southern end of the site.
	DS17.3. Fill (associated with the remediation of the site) adjacent to the existing dwellings at the southern end of the site is limited to the height of the existing ground level (i.e. the height of the ground level prior to remediation).
Building Design	
PC18. <ul style="list-style-type: none"> Ensure a safe environment by promoting crime prevention through good urban design. Design houses to facilitate a safe environment. Provide for active frontage to streets and laneways. Maximise street level activity by limiting the height of front fences. Provide interesting, articulated and welcoming building facades Design for appropriate levels of visual and acoustic privacy. 	DS18.1. No design solution is provided and each development application will be assessed on its individual merits
Streetscape	
PC19. <ul style="list-style-type: none"> To create attractive, human-scale streetscapes To encourage innovative designs which enhance and reinforce the built form, landscape and character of the neighbourhood. 	DS19.1. The street elevation of dwellings is to incorporate entrances, verandahs, porches, balconies and the like to provide articulation and visual interest.
	DS19.2. Landscaping is to be provided within the front setback zone to break-up the built form and to provide clear definition between private and public domain.

Development Requirements

Performance Criteria	Design Solution
	DS19.3. Building facades on corner sites shall address both streets and incorporate elements within the roof and wall such as gables, corner elements and wrap around verandahs to create an articulated appearance.
Materials and Finishes	
PC20. To ensure buildings are constructed from compatible materials and finishes which enhance the streetscape.	DS20.1. Dwelling colours, materials and finishes are to create a harmonious streetscape.
	DS20.2. A variety of complementing materials should be used to provide diversity and interest in the new development.
Fences and Walls	
PC21. <ul style="list-style-type: none"> To enhance the streetscape, amenity, setting and outlook of dwellings. To provide a clear distinction between private and public space and to provide for casual surveillance of the street. 	DS21.1. All front fencing is to be consistent in design and style with its dwelling.
	DS21.2. The front boundaries of dwellings are to be clearly defined through the use of low front fences and walls, landscaped retaining walls, hedges or other landscape features.
	DS21.3. On corner allotments, front fencing is to be continued along the secondary street frontage for at least 3m behind the front building line of the dwelling.
	DS21.4. Front fences and walls are to be a maximum of 1m in height.
	DS21.5. Front fences and walls are not to impede safe site lines for traffic.
	DS21.6. All side and rear fencing behind the building line on an allotment is to be a maximum 1.8m high.
	DS21.7. Retaining walls are to be kept to a minimum to reduce earthworks. All retaining walls to be clearly identified on plans. Use of materials that complement the natural environment is encouraged.
Visual and acoustic privacy	
PC22. To ensure buildings are designed to achieve an appropriate level of visual and acoustic privacy.	DS22.1. Habitable room windows that have a direct outlook to habitable room windows or the principal private open space of an adjacent dwelling within 9m are to: <ul style="list-style-type: none"> be offset from the edge of one window to the edge of the other window by a distance sufficient to limit views into adjacent windows, or have sill heights of 1.5m above floor level, or have fixed obscure glazing in any part of the window below 1.5m above floor level.
	DS22.2. Privacy screens of 1.8m in height are to be utilized to prevent overlooking from the loft house balconies to the private living areas and open space areas of the dwelling located on the front portion of the allotment.

Development Requirements

Performance Criteria	Design Solution
	DS22.3. Loft house windows that face either the dwelling located on the front portion of the allotment or adjacent dwelling houses are to have fixed obscure glazing in any part of the window below 1.5m above floor level.
	DS22.4. Dormer windows are to be designed and located to minimise direct overlooking of the private outdoor space of any neighbouring property.
	DS22.5. Building to the maximum permitted dimensions for each dwelling type will only be considered where it can be demonstrated that the proposed neighbouring developments will only comply with the visual and acoustic privacy controls in this Section.
	DS22.6. The design of attached dwellings must minimise the opportunity for sound transmission through the building structure, with particular attention given to protecting bedrooms and living areas.
	DS22.7. In attached dwellings, bedrooms of one dwelling are not to share walls with living spaces or garages of adjoining dwellings, unless it is demonstrated that the shared walls and floor meet noise transmission and insulation requirements.
	DS22.8. Living areas and service equipment must be located away from bedrooms of neighbouring dwellings.
	DS22.9. Loft houses floors are to be constructed in such a way as to ensure transmission of noise from garages to loft houses is minimised.
Safety and Surveillance	
PC23. <ul style="list-style-type: none"> To ensure that the siting and design of buildings and spaces decreases the opportunities for committing crime. To ensure that development encourages people to use streets, parks and other public places without fear of personal risk 	DS23.1. Dwellings should be designed to overlook streets and any public areas to provide casual surveillance. Living areas, windows, access ways and balconies should be arranged to overlook the street.
	DS23.2. Dwelling entries must be oriented to the street.
	DS23.3. Pedestrian and public areas are to have sufficient lighting to ensure a high level of safety. These areas must be designed to minimise opportunities for concealment.
	DS23.4. All developments are to incorporate the principles of Crime Prevention Through Environmental Design (CPTED).
Sustainability and Environmental Performance	
PC24. <ul style="list-style-type: none"> Incorporate best practice energy management. Promote energy efficient housing orientation and envelopes. Incorporate best practice energy management. Maximise source controls for runoff quantity and quality. Minimise the net increase in pollutant load exported from the site. Link water cycle management to the design of the public open space. 	DS24.1. No design solution is provided and each development application will be assessed on its individual merits

Development Requirements

Performance Criteria		Design Solution	
	<ul style="list-style-type: none">Promote efficient and visually unobstructive waste management.		
Solar Access			
PC25.	<ul style="list-style-type: none">To optimize solar access to habitable rooms and private open spaces.To minimise overshadowing of neighbouring properties.	DS25.1.	Wherever possible the main internal living area of each dwelling is to receive at least 3 hours of sunlight between 9.00am and 3.00pm on the winter solstice (21 June).
		DS25.2.	Wherever possible the principal private open space of each dwelling is to receive at least 3 hours of sunlight to 50% of its area between 9.00am and 3.00pm on the winter solstice (21 June).
		DS25.3.	Dwellings to be designed to minimise overshadowing of adjacent properties and to protect sunlight access to any habitable room or private outdoor living space of adjacent buildings.
		DS25.4.	Building to the maximum permitted dimensions for each dwelling type will only be considered where it can be demonstrated that the proposed and neighbouring developments will comply with the minimum required solar access controls in this DCP.
Energy and Water Efficiency (BASIX)			
PC26.	To ensure developments are environmentally sustainable in terms of energy efficiency and water demand.	DS26.1.	All applications for dwellings are to be accompanied by a BASIX certificate showing how energy and water use area to be minimised.
		DS26.2.	Developments are to incorporate all measures stipulated in the BASIX certificate.
Water Conservation, Drainage and Stormwater Management			
PC27.	<ul style="list-style-type: none">To control rainwater to minimise local flooding, soil erosion and siltation of streams and waterways.To encourage the collection and re-use of rainwater.	DS27.1.	Water sensitive urban design practices to be incorporated as a fundamental part of the stormwater management system.
		DS27.2.	All 'dwelling houses' are required to provide on-site detention (OSD).
		DS27.3.	The configuration of the OSD must comply with Council's OSD design requirements including the stormwater runoff from all impervious area. This shall include roofs, paved areas and any road pavement surfaces.
Waste			
PC28.	<ul style="list-style-type: none">To avoid the generation of waste through design, material selection and building practices.To plan for the types, amount and disposal of waste to be generated during excavation and construction of the development.To encourage waste minimization, including source separation, reuse and recycling.To ensure efficient storage and collection of waste and quality design of facilities.	DS28.1.	A Waste Management Plan is to be submitted as part of any subdivision DA.
		DS28.2.	Development must demonstrate that the design takes into account waste storage and collection without reducing the amenity of the dwelling or neighbouring lots.
		DS28.3.	Storage areas for garbage bins are to be located away from the front of buildings in visually unobtrusive locations.

Development Requirements

Performance Criteria	Design Solution
<ul style="list-style-type: none"> To ensure streetscape, building presentation and amenity of residents, building users and pedestrians is not compromised by the location of garbage facilities. Site Services and Facilities Ensure adequate provision of site facilities. Ensure site facilities are accessible, functional and unobtrusive. 	DS28.4. Storage areas are not to result in any odours to adjoining sites.
Telecommunications Infrastructure	
PC29. To ensure telecommunications infrastructure such as satellite dishes and antennae are located in a visually unobtrusive manner.	DS29.1. All proposals for satellite dishes are to comply with Council's Satellite Dish Policy.
Mail Boxes	
PC30. To ensure mail boxes are integrated into the overall design of the buildings and/or landscaping.	DS30.1. A mailbox is to be provided for each dwelling which is integrated into the design of the dwelling and/or its landscaping.
Outdoor Clothes Drying Facilities	
PC31. To ensure each dwelling is provided with an adequate outdoor clothes drying facility which is visually unobtrusive.	DS31.1. An outdoor clothes drying facility is to be provided for each dwelling, except loft houses, where it is capable of being screened from the street and can be located in an area that will receive sunlight and breeze.
Alterations and Additions	
PC32. <ul style="list-style-type: none"> Ensure design quality of development is maintained in perpetuity. To ensure alterations and additions to dwellings following construction do not result in significant changes to the character or scale of the development 	DS32.1. Alterations and additions are to be in character with the built form and streetscape of the development.
	DS32.2. Alterations and additions are to comply with all controls in this Section, in particular Height, Setbacks and Visual and Acoustic Privacy
	DS32.3. Alterations and additions are not to reduce areas of Private Open Space below those specified in Private Open Space.
	DS32.4. Garages associated with loft houses must be retained for car parking at all times. Conversion to a habitable room or otherwise will not be permitted



6.5 Additional Controls for Development in the Foreshore

6.5.1 Application of this chapter

This section applies to land within the Foreshore Area which is defined in the Hurstville LEP 2012 as the land between the Foreshore Building Line and the mean high water mark of the nearest natural waterbody. The Foreshore Building Line is identified on the Foreshore Building Line Map within the Hurstville LEP 2012.

6.5.2 Purpose of this chapter

The purpose of this chapter is to:

- minimise the visual impact of new development from the waterway and adjoining properties and public places and ensure building form is generally sympathetic with the scenic qualities and character of the foreshore area
- integrate new development into the foreshore environment and existing streetscape by using designs and materials which complement character of the locality and landscaped open space on the site
- ensure that building heights are sympathetic to the natural landform and topographical features of the site with minimal cut and fill
- ensure that new development does not result in excessive excavation and protects any natural rock formations, cliffs, canopy vegetation, or any other significant vegetation located on or adjoining the land
- ensure that new development does not adversely affect marine habitats, wetland areas or flora and fauna habitats or cause pollution or siltation of the waterway
- contribute to water and stormwater efficiency by integrating landscape design with water and stormwater management to reduce stormwater runoff.

6.5.3 Development Requirements

The development requirements for this Section are provided in the table below.

Development Requirements

Performance Criteria	Design Solution
Jetty, Ramp and Pontoon Structures	
PC1. <ul style="list-style-type: none"> To ensure structures do not obstruct or interfere with navigation within the waterway and public access along the foreshore is not restricted, To ensure structures are designed to integrate into the natural environment To ensure the cumulative effect of waterfront structures is reduced, particularly in areas where it is difficult to attain reasonable water depths or adequate riparian rights. 	DS1.1. The jetty, ramp and pontoon structures must not exceed the maximum dimensions as illustrated in Diagram 1.
	DS1.2. These structures are to be treated in brown or dark tones to reduce the visual impact of the structure.
	DS1.3. Materials used for construction must not be deleterious to marine life, e.g. antifouling paints.
	DS1.4. No foreshore structures will be permitted over <i>Posidonia australis</i> (Shapweed seagrass).
	DS1.5. Railings will not be permitted on jetties, ramps or pontoons.
	DS1.6. Council strongly supports the use of shared facilities for 2 or more adjoining residential waterfront properties. This particularly applies in confined bays and/or bays characterised by shallow water, which would otherwise tend to create a demand for long structures to attain reasonable water depths.
Boatsheds	
PC2. Boatsheds are specifically intended for the storage/maintenance of small boats and boating equipment only. They are generally permitted with development consent in the area between the FBL and MHWL. Each proposal for a boatshed needs to be considered with regard to the local site conditions and visual impacts from the waterway and adjoining properties and public places. <ul style="list-style-type: none"> To ensure that the visual impact of a boatshed is minimised when viewed from the waterway, adjoining properties and public spaces, and To ensure that the scale and character of a boatshed is sympathetic to the natural landform and topographical features of the site with minimal cut and fill 	DS2.1. Boatsheds must have specific form and dimensions as shown in Diagram 2 and a maximum length of 7m. They must be single storey with a maximum floor level 900mm above MHWL.
	DS2.2. They must be designed to minimise excavation and constructed of timber, stone, brick or other material satisfactory to Council.
	DS2.3. Boatsheds must be setback a minimum 1.5m from the side boundary. Council may consider a variation where there is: <ul style="list-style-type: none"> No detrimental impact on the view from the waterway, No loss of an existing view to the water from the adjoining lands to the waterway, and A need to accommodate any significant vegetation, natural rock formations or other site features.
Seawalls	
PC3. Seawalls are required to protect the land from the waterbody or to stop accelerated erosion of the shoreline. However, where the foreshore is in its natural state, seawalls will generally not be permitted. The construction of seawalls is generally not favoured as these detract from the natural appearance of the foreshore and will only be considered where justified on the basis of avoiding flooding or for necessary retention works. <ul style="list-style-type: none"> To ensure that seawalls are sympathetic to the natural character of the foreshore. 	DS3.1. Seawalls must be located wholly within private land above MHWL. Council may permit the replacement of an existing seawall below MHWL where there is an existing seawall and the reclamation has been authorised under a permissive occupancy.
	DS3.2. The height of the seawall must be flush with the retained ground level or the reclamation level located behind it.

Development Requirements

	<p>DS3.3. Vertical seawalls are discouraged as they offer little aquatic habitat. A sloping seawall with nooks and crannies for fish and invertebrates to hide in is preferred.</p> <p>DS3.4. Natural sandstone blocks or sandstone facing over concrete walls are preferred.</p>
Landscaping	
<p>PC4. Vegetation in the form of bushland, remnant native species and cultural planting has important ecological and landscape values, and Council encourages this to be protected and enhanced in the context of the foreshore.</p> <ul style="list-style-type: none"> To retain and enhance native vegetation and ensure that any new landscaping complements the character of the foreshore area and landscaped open space on the site 	<p>DS4.1. Natural features like rock formations, trees and vegetation along the foreshore must be retained in the construction of landscaping as far as possible.</p> <p>DS4.2. Retaining walls must not be located between the FBL and MHWL or within 40m of MHWL. Where retaining walls are constructed in other areas, materials and colours that blend into the character and landscape of the area must be used.</p> <p>DS4.3. Vegetation along ridgelines and on hillsides must be retained and supplemented to provide a backdrop to the waterway.</p> <p>DS4.4. Development consent is required for environmental facility in Zone W2 – Recreational Waterways, to ensure that any development of land below the MHWL is carried out in an environmentally sensitive manner. This includes but is not limited to bush regeneration, wetlands restoration, erosion and sedimentation works, other drainage works or the like.</p>
Stairways and Inclinator	
<p>PC5. Stairways and inclinator may be required to enable pedestrian access on some steeply sloping sites. However, these should be constructed so as to minimise the removal of natural rock formations, trees and vegetation.</p> <p>To minimise the impact of development on the natural landform of the foreshore, by integrating stairways and inclinator into the topography of the site.</p>	<p>DS5.1. Stairways and inclinator are permitted between the FBL and MHWL.</p> <p>DS5.2. Stairways and inclinator must be constructed as close as practical to natural ground level, with minimal cut and fill.</p> <p>DS5.3. Stairways must be a maximum of 1.2m wide and constructed in timber, masonry or stone.</p>



6.6 Mashman Site, Kingsgrove

6.6.1 General Information

Name of Section

This section is known as the “Mashman Site, Kingsgrove” and has been prepared in accordance with the requirements of Section 72 of the Environmental Planning and Assessment Act, 1979 as amended.

This Plan was adopted by council on 25 March 2009 and took effect on 22 January 2010.

Land to which this Section applies

This section applies to land known as the former “Mashman Pottery Site, Kingsgrove” which is bounded by the East Hills Rail Line to the north, Mashman Avenue and Lane to the east and Colvin Avenue to the west.



Figure 1: The Mashman Pottery Site, Kingsgrove

Aims of the Section

The aims of this Section are to produce a detailed guide for the development of the land and to:

- Provide high quality retail, commercial and residential development to serve the needs of the surrounding local community;
- Ensure that the development is of a scale and design to preserve the amenity of neighbouring residents;
- Ensure that the development of the site has a connection with, and enhances, the Kingsgrove Commercial Centre;
- Provide a open space and pedestrian link through the site and connecting both sides of Mashman Avenue; and
- Ensure that the development is environmentally sustainable.

How to Use This Section

This Section is arranged in several parts. Each part contains objectives and controls.

Objectives state what Council is seeking to achieve.

Controls are standards for achieving the desired objectives. Development that does not comply with the controls may be approved if a development application demonstrates that it still meets the objectives.

The development controls work together to achieve the desired objectives for the site. No single control is more important than another and it is crucial that the controls are considered as a whole, so that the relationship between them is understood.

Compliance with development controls does not guarantee that a development application will be approved. The objectives must be achieved in each case, and each development application will be considered on its merits and within the provisions of this DCP.

Council can approve a development application that does not meet all of the controls in this DCP where it can be demonstrated that due to specific site conditions or where the relevant objectives have been satisfied, variation is likely to yield a better or comparable planning solution for the site. Written justification is required for any proposed variation to the DCP.

Development Objectives for the Site

The development objectives are to:

- create a high quality mixed use commercial, retail and residential development which will fit in with and complement the residential and commercial character of the surrounding area;
- create pedestrian connections and a permanent area of public open space within the site;
- create a development which will have high standards of environmental sustainability; and
- provide an appropriate provision of car parking and access and a safe and efficient access network.

6.6.2 Background and Context

Urban context

The Mashman Pottery site is bounded on the eastern side by commercial land uses which extend along Kingsgrove Road. To the south and west of the site are predominantly detached residential dwellings with many bungalow style houses dating from the 1950s.

Immediately to the north of the railway line and Kingsgrove rail station is Kingsgrove's industrial precinct.

The site has excellent access to public transport (bus and rail) and the M5 East motorway can be accessed from Kingsgrove Road providing direct connection to Sydney Airport, Port Botany and Sydney CBD.

An analysis of building heights in the area indicates a clear graduation of building height away from the Kingsgrove Road Railway Station from the office building on the corner of Commercial Road and Kingsgrove Road to the 2 storey commercial zone to the east and the 1 and 2 storey residential zone to the south and west.

An important feature of the site is the ability to provide pedestrian and cycle access connecting the eastern and western sides of Mashman Avenue. A large area of open space is also identified in the centre of the site which will assist in providing a visual link between both sides of Mashman Avenue.

Heritage Conservation

The site occupied by the Mashman pottery is of cultural significance because of its long association with the Mashman family's role in the manufacture of terra cotta products for building and drainage in New South Wales. Although its architectural and interpretive significance is compromised by the loss of key components such as the original kilns, the site nevertheless has historical and landmark value in an area otherwise characterised by low density suburban development.

A Conservation Management Plan has been prepared for the site.

Concept Masterplan

A Concept Masterplan (refer **Figure 2** below) has been prepared for the site to provide general guidance on the overall form of development on the site.

6.6.3 Development Requirements

The development requirements for this Section are provided in the table below.



Figure 2: Concept Masterplan

Development Requirements

Performance Criteria	Design Solution
Building Use	
PC1. <ul style="list-style-type: none"> A mix of uses consistent with the zoning of land is encouraged; with retail or commercial uses on ground floor and possibly first floor levels and residential above. To ensure that the site provides for a range of floorspace to cater for retail, commercial and residential uses. To retain and support the active frontages by requiring active retail or commercial uses on the ground level. To ensure that development adjacent to existing residential areas is consistent with the character of the area. 	DS1.1. The ground floor level of the development shall comprise a component of retail or commercial floor space that engages with the public realm. Some locations can benefit from multiple public addresses and where practicable they should be encouraged.
	DS1.2. Where residential floor space is included in the development, it is to be provided above ground floor level other than for development fronting the residential area of Colvin Avenue and Mashman Avenue (west) which may include residential floor space on the ground floor level.
Building Height	
PC2. <ul style="list-style-type: none"> To provide a vibrant mixed use development that takes advantage of its proximity to the Kingsgrove Commercial Centre to the east. To ensure that height of the development responds to the desired scale and character of the adjacent residential areas to the west and south. To allow reasonable daylight access to all developments and the public domain To increase amenity of the development by taking advantage of long distance views from the site while avoiding overlooking to adjacent residential areas. 	DS2.1. Maximum building heights for the site, as shown in Figure 3 below, are: <ul style="list-style-type: none"> 4 storeys along the eastern boundary of the site fronting Mashman Lane; 3 and 4 storeys along the northern boundary; 2 storeys along the western boundary adjacent to Colvin Avenue and Mashman Avenue (west); 3 and 4 storeys on the southern boundary adjoining residential uses fronting Patterson Avenue with setbacks from the site boundary.
	DS2.2. Floor to ceiling heights: <ul style="list-style-type: none"> The minimum floor to ceiling height for ground level retail and commercial floorspace where active public uses are encouraged is 3.6m. The minimum floor to ceiling height for upper level commercial floorspace is 3.0m. The minimum floor to ceiling height for residential floorspace is 2.7m.
	DS2.3. The lift overrun is to be incorporated into the design of the building.

Development Requirements

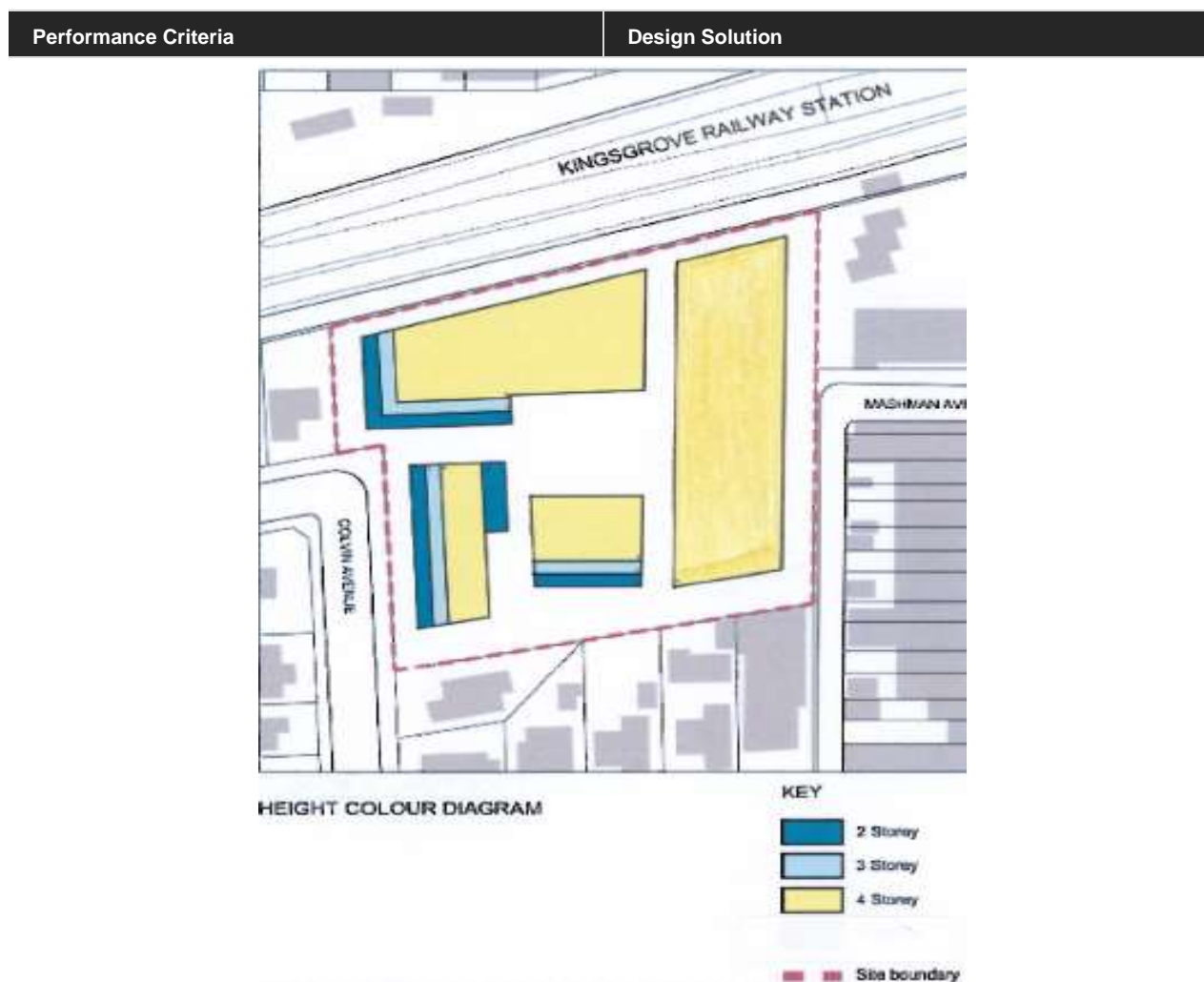


Figure 3: Height Diagram

Building Depth		
PC3.	<ul style="list-style-type: none"> To provide viable and useable commercial, retail and residential floor space. To promote thin cross-section buildings, which maximise daylight access and natural ventilation. To provide adequate amenity for building occupants in terms of sun access and natural ventilation. To provide for dual aspect apartments. To reduce the apparent bulk and scale of buildings by breaking up expanses of building wall with modulation of form and articulation of facades. <p>Note: Building depth is the horizontal cross section dimension of a building. It generally refers to the dimension measured from front to back (from the street to the inside of the block). Control over building depth is important as the depth of a building will have a significant impact on amenity for its occupants.</p> <p>Building depth is also related to building use. Mixed-use buildings may have wider commercial/retail</p>	<p>DS3.1. The maximum allowable depth of the commercial or retail floor space component within a development is 21m. The maximum depth can be increased by introduction of a light and ventilation space which is not less than 33% of the width of the building and 5m deep.</p>
		<p>DS3.2. The maximum allowable depth of the residential floor space component within a development is 15m. The maximum depth can be increased if a ventilation and light space is introduced, which is not less than 50% of the width of the building and 9m deep with provision of acoustic and visual privacy between habitable rooms of different units.</p>

Development Requirements

Performance Criteria	Design Solution
<i>floors and narrower residential floors, to maximise the amenity of living spaces.</i>	
Setbacks	
PC4. <ul style="list-style-type: none"> To establish the desired spatial proportions of the street and define the street edge. To minimise the impact of development on light, air, sun, privacy, views and outlook for neighbouring properties and open space areas. To provide an area of landscape buffer between the development and adjacent residential and commercial landuses and the East Hills rail line. 	<p>DS4.1. The minimum setback requirements at ground level, as shown on Figure 4 below, are:</p> <ul style="list-style-type: none"> 5m on the western boundary south of Mashman Avenue; 6m on the western boundary north of Mashman Avenue; 4m on the northern boundary adjacent to the East Hills rail line; 6m on the eastern boundary north and south of Mashman Avenue; 9 – 12m on the southern boundary; and 1.5m on the southern boundary adjacent to the carpark entrance. <p>DS4.2. All ground level setbacks are to be landscaped to ensure privacy for adjacent residents.</p> <p>DS4.3. The upper levels of any development are to be setback as shown on Figure 5.</p> <p>DS4.4. Vehicle access points and loading docks may be located within the setback area where they do not have a detrimental impact on adjacent residential areas. <u>Note</u>: the preferred access points to the site are shown below.</p> <p>DS4.5. All levels containing residential floorspace are to provide a building separation of 9m between habitable rooms and between habitable rooms and balconies/non-habitable rooms and 6m between non-habitable rooms.</p>

Development Requirements

Performance Criteria	Design Solution
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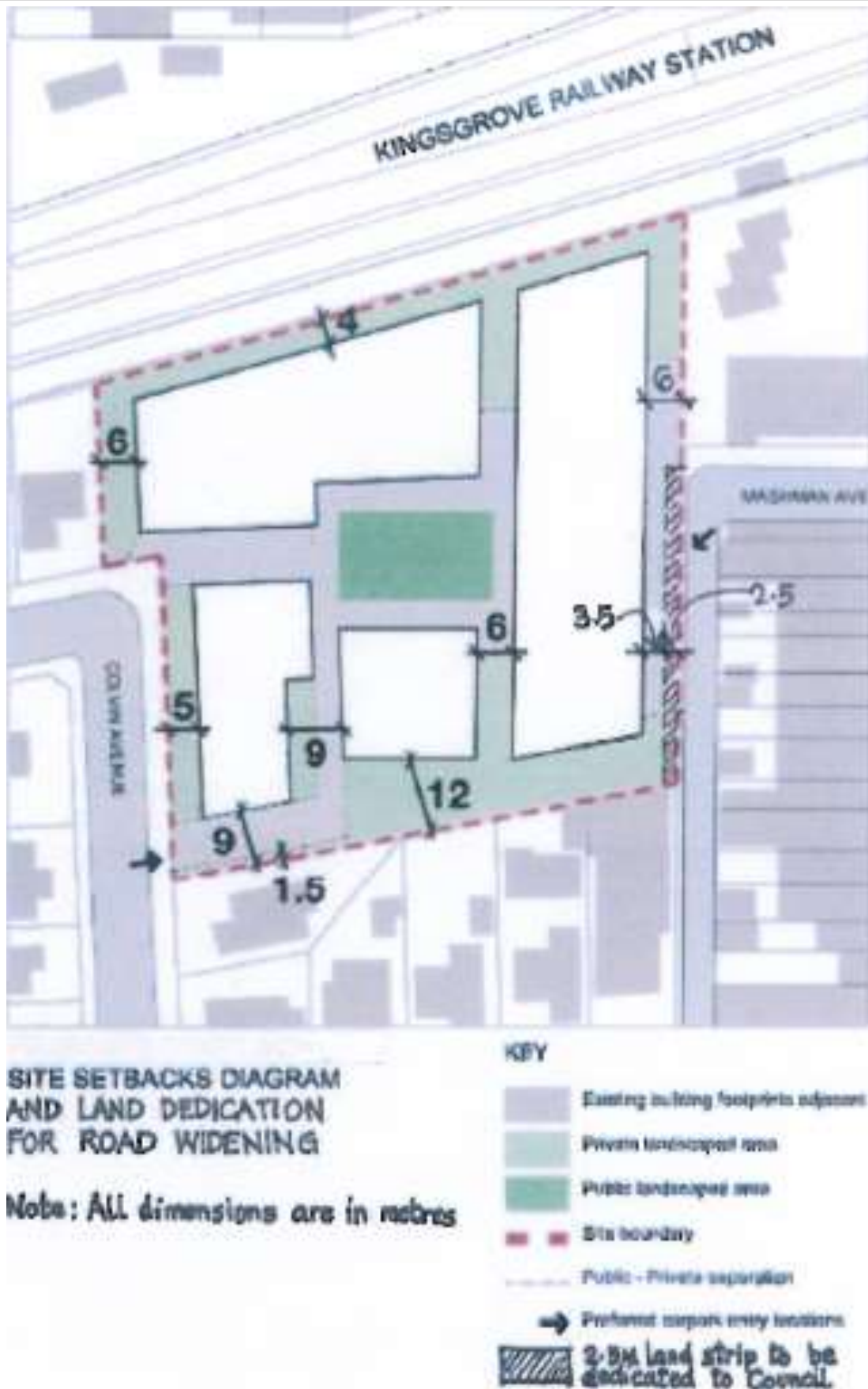


Figure 4: Ground Level Setbacks and Land Dedication for Lane Widening

Development Requirements

Performance Criteria

Design Solution

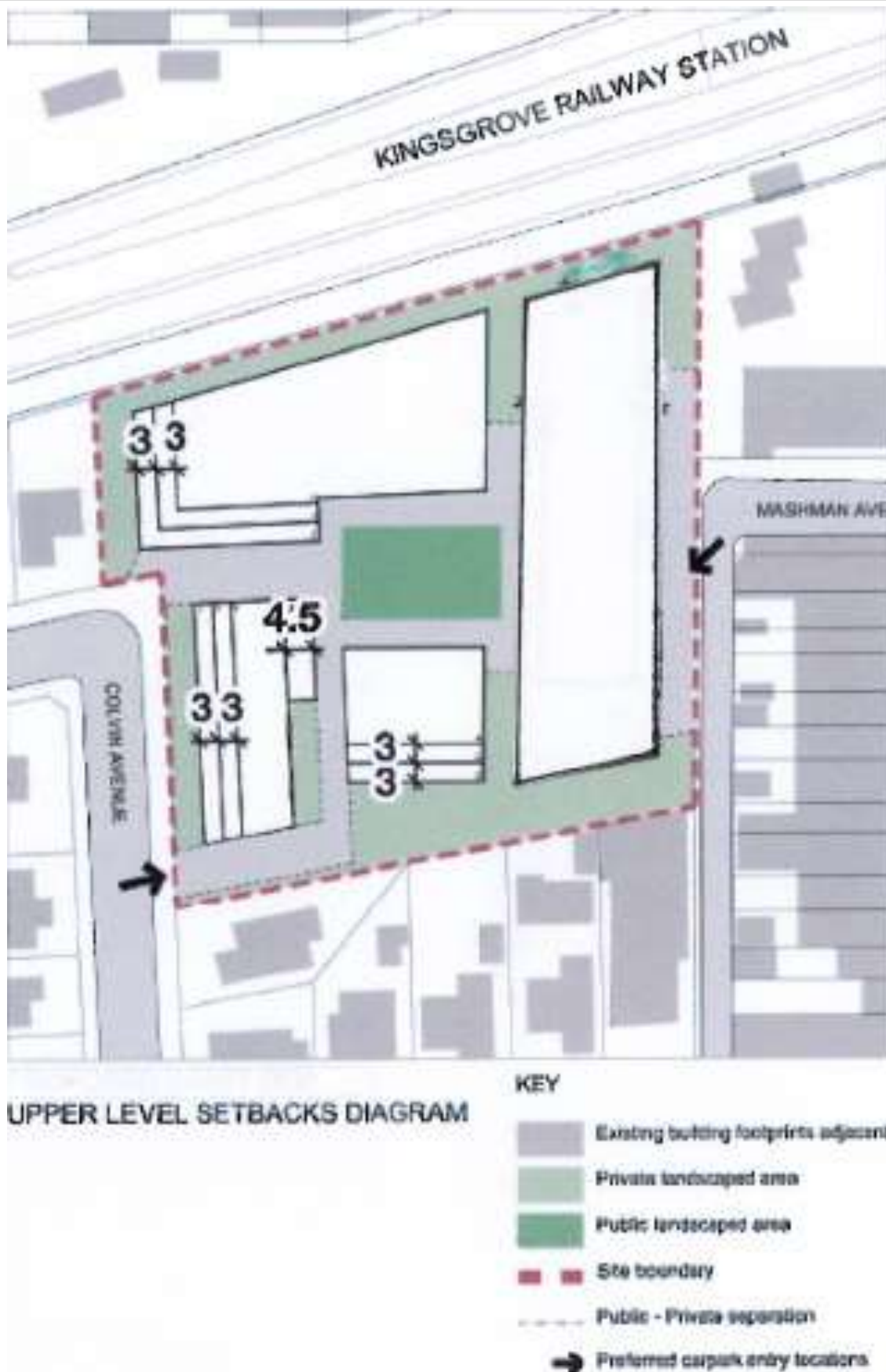


Figure 5: Upper Level Setbacks

Development Requirements

Performance Criteria		Design Solution	
Rail Corridor Impacts			
PC5.	To ensure that future development minimises its impact on the adjoining rail corridor and train services.	DS5.1.	Windows facing the rail corridor that are within 20m of the rail corridor are to contain mechanisms limiting their opening distance.
		DS5.2.	Buildings shall be sited to ensure that they can be constructed and maintained without the need to intrude into the rail corridor.
		DS5.3.	Buildings shall be sited to ensure that demolition, excavation and construction can occur without any intrusion or impact on the rail corridor.
		DS5.4.	Buildings shall be sited to ensure that the use of any rock anchors or footings do not intrude into the rail corridor. Should rock anchors or the like be required within the rail corridor, prior approval of RailCorp needs to be obtained prior to the lodgement of any development application.
		DS5.5.	Buildings shall be sited to ensure that there is no impact on rail infrastructure and services. A Services Search from RailCorp will be required prior to the lodgement of a development application to ensure that all adjoining rail services and infrastructure have been identified.
Traffic analysis and management			
PC6.	<ul style="list-style-type: none">To assess the potential traffic impacts of the proposed development.To identify the most appropriate traffic and pedestrian management measures to alleviate potential impacts. <p>Note: A detailed traffic model based on the design of the proposed development will be necessary to identify the most appropriate traffic management measures to alleviate potential impacts arising from development</p>	DS6.1.	A micro-simulation traffic model (Paramics or similar) is to be developed to assess the potential impacts of the proposed development and identify appropriate traffic and pedestrian management measure to alleviate potential impacts.
		DS6.2.	The study area for the subject model shall include all the streets in the vicinity of the site including Kingsgrove Road (between M5 Motorway and Stoney Creek Road) and consider all potential land use developments within the study area.
		DS6.3.	The model is to be undertaken in consultation with Council and the RTA and shall examine (at least) the following traffic management scenarios. Other scenarios may also be considered.
		DS6.4.	<u>Scenario 1:</u> <ul style="list-style-type: none">Change the current two-way status of Mashman Avenue (eastern section only) to one-way eastbound. The phasing arrangement of traffic lights at the intersection of Mashman Avenue and Kingsgrove Road shall be changed as required.Install a marked pedestrian crossing in Mashman Lane at Mashman Avenue which connects with the through site pedestrian connection.Restrict parking on the northern side of Mashman Avenue (eastern section)

Development Requirements

Performance Criteria	Design Solution
	<ul style="list-style-type: none"> Introduce a right-turning bay in Kingsgrove Road at Paterson Avenue with kerb-side parking restrictions on the eastern side of Kingsgrove Road. Assess the impact of the changed parking situation. <p>DS6.5. Scenario 2:</p> <ul style="list-style-type: none"> Change the current two-way status of Mashman Avenue (eastern section only) to one-way eastbound. The phasing arrangement of traffic lights at the intersection of Mashman Avenue and Kingsgrove Road shall be changed as required. Install a marked pedestrian crossing in Mashman Lane at Mashman Avenue which connects with the through site pedestrian connection. Restrict parking on the northern side of Mashman Avenue (eastern section). Restrict peak time right-turn restrictions for traffic on Kingsgrove Road at Paterson Avenue. Introduce a right-turning bay in Kingsgrove Road at Morgan Street. Assess the impacts on the local streets in the vicinity of the site (including but not limited to Colvin Avenue and Paterson Avenue). <ul style="list-style-type: none"> Mashman Lane is to be widened to accommodate a carriageway of 6.5m which will require a 2.5m wide strip of the Mashman Site adjacent to Mashman Lane to be dedicated to Council free of cost (refer Figure 4). The developer shall bear the cost of implementing all traffic management measures and road works identified to alleviate potential traffic impacts of the development.
Onsite parking	
<p>PC7.</p> <ul style="list-style-type: none"> To minimise car dependency for commuting and recreational transport use and to promote alternative means of transport (public transport, cycling and walking). To provide adequate car parking for the building's users and visitors, depending on building type and proximity to public transport. To integrate the location and design of car parking with the design of the site and the building. 	<p>DS7.1. Carparking provision is to be in accordance with Section 3.1 Vehicle Access, Parking & Manoeuvring</p> <p>DS7.2. In addition to the requirements contained in Section 3.1, any on street carparking in Mashman Avenue and Kingsgrove Road lost as a consequence of identified traffic management measures is to be compensated for within the development.</p> <p>DS7.3. Parking for the development is to be accommodated underground.</p> <p>DS7.4. Ventilation grilles or screening devices of carpark openings are to be integrated into the overall façade and landscape design of the development.</p>

Development Requirements

Performance Criteria		Design Solution	
		DS7.5.	Safe and secure access is to be provided for building users, including direct access for residential apartments.
		DS7.6.	Podiums above basement or sub-basement car parks are to be landscaped as private or communal open space.
		DS7.7.	Parking and storage of bicycles (both resident and visitor) is to be provided at a convenient location in the underground car park.
Vehicle Access			
PC8.	<ul style="list-style-type: none"> To integrate adequate car parking and servicing access without compromising street character, landscape or pedestrian amenity and safety To encourage the active use of street frontages. To make vehicle access to buildings more compatible with pedestrian movements and the public domain. 	DS8.1.	Vehicle access to the site is to be from Mashman Avenue (east), Mashman Lane and Colvin Avenue in locations generally as shown in Figure 4
		DS8.2.	The vehicle access entrance off Mashman Lane and/or Mashman Avenue (east) to the Mashman Site is to be used for service and delivery vehicle entry to the site. No large trucks making deliveries to commercial or retail premises are to use the Colvin Avenue entrance.
		DS8.3.	The vehicle access to the site from Mashman Avenue (east) is not to detrimentally impact on the pedestrian link through the site and pedestrian connections to Kingsgrove Road to the east.
		DS8.4.	Potential pedestrian and vehicle conflict is to be minimised by: <ul style="list-style-type: none"> ensuring clear sight lines at pedestrian and vehicle crossings; utilising traffic calming devices; and separating and clearly distinguishing between pedestrian and vehicular accessways (for example by using bollards, change of hard pavement in rear lane).
		DS8.5.	Adequate separation distances are required between vehicular entries and street intersections.
		DS8.6.	The appearance of carparking and service vehicle entries are to be improved by: <ul style="list-style-type: none"> screening and locating garbage collection, loading and servicing areas within the development; and avoiding black holes in the façade by providing security doors to carpark entries.
		DS8.7.	Where doors are not provided, ensuring that the visible interior of the carpark is incorporated into the façade design and material selection and that building services pipes and ducts are concealed.
		DS8.8.	Vehicle access points to the site are to provide a minimum 1.5m landscaped setback to neighbouring properties.

Development Requirements

Performance Criteria		Design Solution	
Pedestrian Access			
PC9.	<p>A pedestrian through-site link has been identified for the site which will link the eastern and western sides of Mashman Avenue and the residential areas to the east with the public transport, retail and commercial uses to the west on Kingsgrove Road</p> <ul style="list-style-type: none">To ensure that the development incorporates publicly accessible pedestrian paths that are well linked into the surrounding area.To provide a public through-site pedestrian accessway to link the eastern and western sides of Mashman Avenue.To ensure that the development is integrated into the surrounding area through the provision of a permeable, safe and efficient pedestrian through-site links.	DS9.1.	A public through-site pedestrian accessway is to be provided connecting the eastern and western sides of Mashman Avenue generally as shown in Figure 2.
		DS9.2.	The public through-site pedestrian accessway is to be a minimum of 8m wide.
		DS9.3.	All pedestrian links are to have appropriate levels of illumination.
		DS9.4.	Provide high quality accessible routes to public and semi-public areas of a building and the site, including major entries, lobbies, communal open space, site facilities, parking areas and pedestrian pathways.
		DS9.5.	Promote equity by ensuring the entrances to buildings are accessible from the street and integrating ramps into the overall building and landscape design.
		DS9.6.	Design ground floor apartments to be accessible from the street, where applicable, and to their associated private open space.
		DS9.7.	Separate and clearly distinguish between pedestrian accessways and vehicle accessways and utilise consistent paving treatments through the site.
		DS9.8.	Pedestrian accessways are to have a minimum two storey height where they pass beneath a building.
Open Space & Landscaping			
PC10.	<ul style="list-style-type: none">To provide residents with passive and active recreational opportunities.To provide an area on site that enables soft landscaping and deep soil planting.To ensure that communal open space is consolidated, configured and designed to be useable and attractive.To provide a pleasant outlook.	DS10.1.	An area of approximately 500m ² of publicly accessible open space is to be provided generally in the location shown on Figure 4.
		DS10.2.	<p>Publicly accessible open space is to:</p> <ul style="list-style-type: none">Be located so that it forms a focus of the development and provides a landscape buffer between buildings.Provides a pleasant outlook.Be located so that solar access is maximised.Be consolidated into useable areas; andDemonstrate that its size and dimensions allow for a variety of uses.
		DS10.3.	All dwellings are to have access to a private, useable, functional area of open space directly accessible from the main living area.
		DS10.4.	Private open space of apartments at ground level, or similar space on a structure (such as on a podium over a car park) is to have a minimum area of 25m ² and a minimum dimension in one direction of 4 metres.
		DS10.5.	Private open space of apartments above ground level is to be provided by at least one primary balcony with a minimum depth of 2.5m and a minimum area of:

Development Requirements

Performance Criteria		Design Solution	
		<ul style="list-style-type: none">• 6m² for studio and 1 bedroom;• 12m² for two and three bedrooms;• 15m² for four or more bedrooms.	
Landscape Design			
PC11. <ul style="list-style-type: none">• To add value to residents' quality of life within the development by providing privacy, outlook and views.• To maximise absorptive landscaped areas for on-site infiltration of stormwater.• To improve the microclimate and solar performance within the development.• To ensure that landscaping is integrated into the design of the development and that the development fits in with the existing streetscape.• To improve the overall appearance of the development when viewed from neighbouring sites.	DS11.1.	All applications are to include a landscaping plan prepared by a qualified landscape designer. The landscape plan is to include the location of services on the site to ensure that there is no conflict.	
	DS11.2.	The landscaping plan must outline how landscaped areas are to be maintained for the life of the development.	
	DS11.3.	Landscape design is to be in scale with the development and should relate to building form; facilitate stormwater infiltration through the use of permeable surfaces; and be easily maintained.	
	DS11.4.	Landscaping is to ensure amenity of private and publicly accessible open spaces by: <ul style="list-style-type: none">• providing shade from the sun and shelter from the wind;• providing accessible routes through the space and between buildings.	
	DS11.5.	Landscape design is to improve the energy and solar efficiency of apartments and the microclimate of open spaces by: <ul style="list-style-type: none">• locating trees for shading low-angle sun on the eastern and western sides of buildings;• using deciduous trees for shading of windows and open space areas in summer and allowing solar access in winter.	
	DS11.6.	Landscape design is to minimise water consumption by: <ul style="list-style-type: none">• including local native plants with low water demand (refer list of tree species for landscaping in Appendix 1 Recommended Species for Landscaping);• using plants with low fertiliser requirements.	
	DS11.7.	Fencing and landscaping along the rail corridor should be designed to screen views of the rail corridor and exposure from passing trains.	
	DS11.8.	Landscaping and planting plan for land along the rail corridor is to be submitted to RailCorp for endorsement prior to lodgement of any development application to ensure that roots and foliage of trees do not have an impact on rail infrastructure and services.	
Deep Soil Zones			
PC12. <ul style="list-style-type: none">• To improve the amenity of developments through the retention and planting of trees that are, or will, grow to a large or medium size	DS12.1.	Deep soil zones are to be provided on the northern and eastern boundaries of the site as shown in Figure 6 .	

Development Requirements

Performance Criteria	Design Solution
<ul style="list-style-type: none"> To assist with management of water quality and the water table. 	DS12.2. Deep soil zones should accommodate existing mature trees, as well as allow for the planting of trees/shrubs that will grow to be mature trees.
	DS12.3. Deep soil zones are to have a pervious surface.
	DS12.4. Deep soil zones are not to be built upon or have underground carparking areas underneath.
	DS12.5. The area of approximately 500m ² of publicly accessible open space (refer S.6.6.3.4) is to have a minimum soil depth of 1200mm to allow for deep soil planting. This may be accommodated fully or partly above ground level (ie. in a raised landscape bed).

Development Requirements

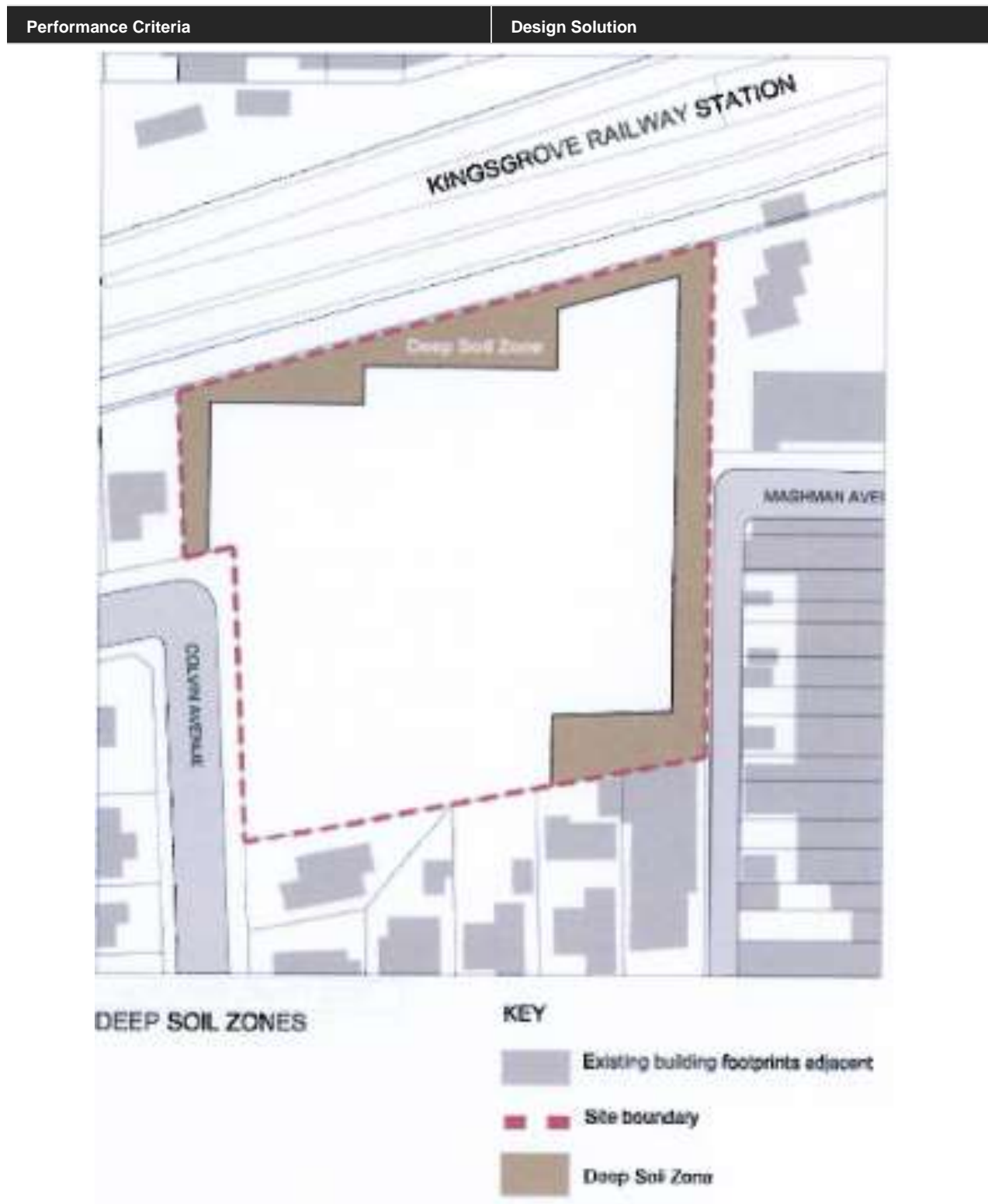


Figure 6: Deep Soil Landscape Zone

Planting on Structures

- PC13.**
- To contribute to the quality and amenity of communal open space on roof tops, podiums and internal courtyards.
 - To encourage the establishment and healthy growth of trees in urban areas.

DS13.1. Plant growth is to be optimised by:

- Providing soil depth, volume and area appropriate to the size of the plants selected;
- Providing appropriate soil conditions and irrigation methods;

Development Requirements

Performance Criteria	Design Solution																												
	<ul style="list-style-type: none">Providing appropriate drainage.																												
	DS13.2. Planters are to be suitable for plant selection and achievement of maximum mature plant growth and are to accommodate the largest volume of soil possible.																												
	DS13.3. Minimum standards for a range of plant sizes:																												
	<table><tr><th></th><th>Minimum Soil Volume</th><th>Minimum Soil Depth</th><th>Approx Soil Area</th></tr><tr><td>Large Trees (canopy up to 16m at maturity)</td><td>150 cubic metres</td><td>1.3m</td><td>10m x 10m or equivalent</td></tr><tr><td>Medium Trees (canopy 8m at maturity)</td><td>35</td><td>1.0m</td><td>6m x 6m or equivalent</td></tr><tr><td>Small Trees (canopy 4m at maturity)</td><td>9</td><td>800mm</td><td>3.5m x 3.5m or equivalent</td></tr><tr><td>Shrubs</td><td>--</td><td>500-600mm</td><td>--</td></tr><tr><td>Ground Cover</td><td>--</td><td>300-450mm</td><td>--</td></tr><tr><td>Turf</td><td>--</td><td>100-300mm</td><td>--</td></tr></table>		Minimum Soil Volume	Minimum Soil Depth	Approx Soil Area	Large Trees (canopy up to 16m at maturity)	150 cubic metres	1.3m	10m x 10m or equivalent	Medium Trees (canopy 8m at maturity)	35	1.0m	6m x 6m or equivalent	Small Trees (canopy 4m at maturity)	9	800mm	3.5m x 3.5m or equivalent	Shrubs	--	500-600mm	--	Ground Cover	--	300-450mm	--	Turf	--	100-300mm	--
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	Ground Cover	--	300-450mm	--																									
Turf	--	100-300mm	--																										
Active Site and Street Frontages																													
PC14. To provide a range of uses to engage and activate the site. To provide a walkable environment with visual interest and a feeling of security. To provide a visual and activity connection between the site and the Kingsgrove Commercial Centre. To maximise building openings and minimise the extent of blank walls on to the street, especially at ground level	DS14.1. Provide continuous retail or active commercial frontage on the ground floor of buildings within the site and encourage the site's connection with the Kingsgrove Commercial Centre.																												
	DS14.2. Active ground floor uses are to be at the same general level as the footpath and be readily accessible.																												
	DS14.3. Restaurants, cafes and the like are to consider providing openable shop fronts.																												
	DS14.4. Maximise street level activity eg. by wrapping shopfronts around corners.																												
	DS14.5. Minimise blank walls at ground level.																												
	DS14.6. Maximise glazing for retail uses on the ground floor.																												
	DS14.7. Do not use opaque or reflective glass on the ground floor.																												

Development Requirements

Performance Criteria	Design Solution
	DS14.8. Use grilles or transparent security shutters with a minimum of 70% transparency on retail frontages. Solid shutters are not permitted.
Facades and Articulation	
PC15. To ensure that new developments have well articulated and harmonious facades which define the public domain.	DS15.1. Design buildings to address the street and the communal open space area and ensure that rear and side facades (where visible) also provide visual interest to the street and surrounding neighbours.
	DS15.2. Provide architectural features which give a human scale to the building, particularly at ground level.
	DS15.3. Ensure that the composition of a building façade or a series of facades forms a rhythm that complements and is harmonious with the streetscape.
	DS15.4. Avoid curtain walling, large expanses of glass and large expanses of concrete as these do not create well articulated and harmonious facades.
Building Entry	
PC16. Entrances define the threshold between the public street and private areas within the building. Building entries provide a public presence and should contribute to the identity of the development. Using multiple entries helps to create a human scale along the street. <ul style="list-style-type: none"> To create entrances which are clearly identifiable. To contribute positively to the streetscape and building façade design 	DS16.1. Building entries are to be: <ul style="list-style-type: none"> Oriented to, and clearly visible from the street; Convenient for pedestrians; A clearly identifiable element of the building in the street.
	DS16.2. Buildings facing Colvin Street may have separate entries for individual dwellings to fit in with the predominantly residential character of the street.
	DS16.3. Building entries must be designed to provide equal access to all people.
	DS16.4. Safe and secure access is to be provided by: <ul style="list-style-type: none"> Providing a clear line of sight between one circulation space and the next; Providing sheltered, well lit and highly visible spaces for building entry and for the collection of mail.
	DS16.5. Separate entries from the street are to be provided for pedestrians and cars.
	DS16.6. Entries, lifts and their associated circulation space are to be of an adequate size to allow movement of furniture between public and private spaces.
Balconies	
PC17. <ul style="list-style-type: none"> To provide all apartments with private open space. To ensure balconies are functional, responsive to the environment and promote outdoor living for apartment residents. To ensure that balconies are integrated into the overall architectural form and detail of the building. 	DS17.1. Each apartment is to have at least one primary balcony
	DS17.2. Primary balconies are to be: <ul style="list-style-type: none"> located adjacent to the main living areas (such as living room or dining room) to extend the living space; and

Development Requirements

Performance Criteria	Design Solution
<ul style="list-style-type: none"> To contribute to the safety and liveliness of the street by encouraging casual overlooking and address To ensure the future development minimises its impact on the adjoining rail corridor and train services. 	<ul style="list-style-type: none"> sufficiently large and well-proportioned to be functional and promote indoor/outdoor living. Consideration should be given to supplying a water tap and gas point.
	<p>DS17.3. Balconies are to be detailed and designed in response to the local climate and site context. This may be achieved by:</p> <ul style="list-style-type: none"> locating balconies facing predominantly north, east or west to provide solar access; utilising sun screens, pergolas and shutters to control sunlight and wind; the use of cantilevered, partially cantilevered and/or recessed balconies in response to daylight, wind, acoustic privacy and visual privacy; ensuring that balconies do not prevent sunlight entering apartments adjacent or below.
	<p>DS17.4. Balustrades are to be designed to allow views and casual surveillance of the street while providing for safety and visual privacy. Design considerations may include: detailing balustrades using a proportion of solid to transparent materials to address privacy, sight lines from the street, public domain or adjacent development. Full glass balustrades do not provide privacy for the balcony or apartment interior and are to be avoided.</p>
	<p>DS17.5. Balconies within 20m of the rail corridor are to be enclosed or contain louvers with mechanisms that limit their opening angle.</p>
Awnings	
<p>PC18. To provide shelter for areas where pedestrian activity occurs.</p>	<p>DS18.1. Continuous awnings are to be provided within the development on the main pedestrian activity pathways.</p>
	<p>DS18.2. Provide under awning lighting to facilitate night use and to improve public safety.</p>
Visual Privacy	
<p>PC19.</p> <ul style="list-style-type: none"> To provide reasonable levels of visual privacy externally and internally, during the day and at night To maximise outlook and views from principal rooms and private open space without compromising visual privacy. 	<p>DS19.1. New development is to be located and oriented to maximise visual privacy between buildings on site and adjacent buildings by providing adequate:</p> <ul style="list-style-type: none"> building separation; rear and side setbacks.
	<p>DS19.2. Building layouts are to be designed such that direct overlooking of rooms and private open spaces is minimised in apartments by:</p> <ul style="list-style-type: none"> separating communal open space, common areas and access routes from windows of rooms, particularly habitable rooms;

Development Requirements

Performance Criteria	Design Solution
	<ul style="list-style-type: none"> changing the level between ground floor apartments (including their associated private open space) and the public domain or communal open space.
	<p>DS19.3. Building and site design are to increase privacy without compromising access to light and air through:</p> <ul style="list-style-type: none"> offsetting windows of apartments in new development to windows in adjacent development; recessing balconies and/or providing vertical fins between adjacent balconies; using solid or semi-solid balustrades to balconies; using louvres or screen panels to windows and/or balconies; providing landscape screening; incorporating planter boxes into walls or balustrades to increase the visual separation between areas; using pergolas or shading devices to limit overlooking of lower apartments or private open space.
Solar Access and Overshadowing	
<p>PC20.</p> <ul style="list-style-type: none"> To ensure that daylight access is provided to all habitable rooms and encouraged in all other areas of residential development. To provide adequate ambient lighting and minimise the need for artificial lighting during daylight hours. To provide residents with the ability to adjust the quality of daylight to suit their needs. 	<p>DS20.1. Retail or commercial component of the development: Direct Solar access is not required, however natural daylighting is critical. Natural light can be gained from the street facing shopfront and from any light wells internally. Daylight should be calculated as achieving minimum 50 lux to 50% of the floor area. This does not apply to any underground retail development (eg supermarket).</p>
	<p>DS20.2. Ensure direct daylight access to communal open space between March and September and provide appropriate shading in summer.</p>
	<p>DS20.3. Living rooms and private open spaces for at least 70 percent of apartments in a development should receive a minimum of three hours direct sunlight between 9am and 3pm in midwinter.</p>
	<p>DS20.4. Limit the number of single-aspect apartments with a southerly aspect (SW-SE) to a maximum of 10 percent in the total units proposed.</p>
	<p>DS20.5. Developments which seek to vary from the minimum standards must demonstrate how site constraints and orientation prohibit the achievement of these standards and how energy efficiency is addressed.</p>
	<p>DS20.6. The proposed development should not increase overshadowing on adjacent dwellings.</p>

Development Requirements

Performance Criteria	Design Solution
Interface with Adjoining Rail Corridor	
PC21. <ul style="list-style-type: none"> To safeguard against any possible impacts from stray currents from the adjoining electrified rail corridor. To ensure that any future development does not impact on the geotechnical and structural stability of the adjoining rail corridor. To ensure that lights and reflections do not distract train drivers. To ensure that there is no stormwater discharge into the rail corridor. To prevent any unauthorised entry into the rail corridor from the development site. To improve the overall appearance of the development when viewed from the rail corridor. 	DS21.1. An Electrolysis expert is to be engaged to prepare a report on the Electrolysis Risk and recommendations of this report are to be implemented in any development proposal.
	DS21.2. A geotechnical report should be prepared to evaluate the stability of the rail corridor from excavation and the impact of vibration from the rail corridor. The report shall meet RailCorp requirements and be submitted to RailCorp for review prior to the lodgement of any development application.
	DS21.3. The use of any external lights, signs and reflective materials, whether permanent or temporary, in the proximity of the rail corridor are to be approved by RailCorp prior to lodgement of any development application.
	DS21.4. Drainage from the site must not be allowed to be discharged into the rail corridor unless prior approval has been obtained from RailCorp.
	DS21.5. During excavation and construction extreme care must be observed to prevent water from collecting on or near RailCorp's infrastructure and services
	DS21.6. Details of the type of fencing and the method of erection are to be submitted to RailCorp for review and comment prior to the fencing work being undertaken.
	DS21.7. Fencing along the rail corridor and parts of the building facing the rail corridor are to be coated with anti-graffiti paint or other coating.
Building Interior	
PC22. <ul style="list-style-type: none"> To ensure a high level of amenity by protecting the privacy of residents within residential flat buildings both within the apartments and in private open spaces. To ensure that future residents and occupiers of the development are not adversely impacted upon by rail or road related noise and vibration. 	DS22.1. A noise and vibration assessment is to be undertaken and lodged with the development application. The assessment is to be undertaken in accordance with RailCorp's Interim Guidelines for Applicants. The assessment is also to take into account any noise emanating from the adjoining Kingsgrove Railway Station and Kingsgrove Road.
	DS22.2. Development should be in accordance with the EPA Criteria (The Environmental Criteria for Road Traffic Noise (May 1999)).
	DS22.3. The site and building layout are to maximise acoustic privacy by providing adequate building separation within the development and from neighbouring buildings.
	DS22.4. Development is to be designed to minimise noise transmission between apartments by: <ul style="list-style-type: none"> locating busy, noisy areas next to each other and quieter areas next to other quiet areas, for example, bedrooms with bedrooms; locating bedrooms away from busy roads and other noise sources;

Development Requirements

Performance Criteria	Design Solution
	<ul style="list-style-type: none"> using storage and circulation zones within the apartment to buffer noise from adjacent apartments, mechanical services or corridors and lobby areas and minimising the amount of party (shared) walls with other apartments.
	DS22.5. Noise transmission is to be reduced by common corridors or outside the building by providing seals at entry doors.
Heritage	
PC23. To ensure that future development and use of the site is in a manner that acknowledges its past uses and cultural significance of the site as a pottery and tile works.	DS23.1. Any development on items of heritage significance should be carried out in accordance with the principles of Australian ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter).
	DS23.2. The treatment of existing fabric, spaces and elements is to be related to the degree of significance as identified in the Conservation Management Plan (refer Appendix below) as follows: <ul style="list-style-type: none"> Items of moderate to high cultural significance should be recorded before any further alterations, demolition or redevelopment of the site commences; Representative items identified as culturally significant should be dismantled in a manner that facilitates their possible re-use in an appropriate context; Items of low significance and intrusive items may be removed.
	DS23.3. An adverse effect on any item or aspect of significance may be permitted provided that it helps to secure the viability of the site or the item and there is no feasible alternative.
	DS23.4. The site should be photographically recorded for public archival purposes prior to any redevelopment of the site. The methods of pottery manufacture on the site should be documented prior to any closure or removal of major structures, plant and equipment.
	DS23.5. An archaeological assessment of the site should be undertaken prior to any redevelopment of the site, to assist in recording its industrial history. Archaeological site work may include the removal, documentation and preservation of any uncovered items of cultural significance.
	DS23.6. In the event of the pottery's closure, the relocation of operational plant and equipment to other potteries will be permitted.
	DS23.7. Redevelopment of the site is to include interpretive and design elements that acknowledge the site's past use and cultural significance as a 20 th Century pottery that contributed to the growth of the area.



APPENDIX 1

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Appendix 1

1 List of Amendments to this DCP

Amendment no.	Clause amended	Subject
Amd No.1. Adopted by Council 30 May 2007, effective 7 June 2007	5.4.1	Child Care Centre Provisions: <ul style="list-style-type: none"> Required frontage increased from 13m to: 18m (where 2 separate one way ingress/egress vehicular access points proposed) and; 20m where a single vehicular access point is proposed centres not permitted on land with a boundary to a state road (previously a "main road")
	5.4.5	<ul style="list-style-type: none"> amendment to not permit centres on land with a boundary on a state road remove industrial areas from list of undesirable features & include statement that centres are permitted within industrial areas subject to merits assessment expand list of undesirable features to include hazardous & offensive development, bushfire and flood prone land, injecting rooms and drug clinics remove requirement for demographic analysis and supply/demand analysis
	5.4.6	<ul style="list-style-type: none"> insert new section regarding cumulative impacts
	5.4.7	<ul style="list-style-type: none"> insert new section requiring consideration of child care centres within large developments
	5.4.8	<ul style="list-style-type: none"> insert new section regarding size of centres & child age groups
	5.4.9	<ul style="list-style-type: none"> Building form and appearance -amend objectives, height, setback and building colour controls
	5.4.10	Access & Parking <ul style="list-style-type: none"> -reduced parent parking rate & illustrative diagrams for preferred vehicular access arrangement of 2 separate one way ingress & egress points -require open stand car spaces setback behind 1m front landscape strip, physical separation between cars and pedestrians, neighbourhood parking policy, motor vehicle and pedestrian risk assessment report to be submitted, require all DA's to be referred to traffic committee
	5.4.11	Landscaping - require 1m wide front landscape strip and screen landscaping alongside boundaries, non-residential zones merits based
	5.4.12	<ul style="list-style-type: none"> shading of outdoor play area requirements amended, play areas not to be located in front of building
	5.4.13	<ul style="list-style-type: none"> staff room requirement & number of cots required amended Hours of operation extended for new centres and old centres with 18m frontage and separate ingress/egress
	5.4.14	<ul style="list-style-type: none"> Acoustic report requirements amended, colour bond fencing now considered
	5.4.15	<ul style="list-style-type: none"> Occupant of dwelling to be associated with centre
Amd No.2. Adopted by Council on 24 February 2010, effective from 22 March 2010	1.12	Savings and Transitional Provision
	2.2	Neighbour Notification and Advertising of Development Applications
	3.1	Car parking
	Various	Development in Bushfire Sensitive Land
	Section 4	Sunlight and Solar Access
	4.1 (new)	Single Dwelling House Controls
	4.2	Dual Occupancy Solar Design, Water and Energy Efficiency
	4.3	Irregular Shaped Lots (new controls)

Appendix 1

	4.3	Isolated Sites (new controls)
	4.6	Outbuildings
	6.10 (new)	Development in the Foreshore
	App. 3	Council Policies
	Various	Update legislation, cross-referencing and State policy references
	Various	DCP Formatting and Layout
Amd No. 3. Adopted by Council on 12 June 2013, effective from 24 June 2013	Various clauses throughout the DCP	<p>The primary purpose of Amendment No. 3 is to make DCP No.1 consistent with the land use zones, definitions, development standards and other clauses in the Hurstville Local Environmental Plan (LEP) 2012, which commenced on 7 December 2012.</p> <p>The amendments to DCP No.1 are contained throughout the DCP and include, but are not limited to:</p> <ul style="list-style-type: none"> • Update Savings and Transitional Provisions (Section 1) • Changes to requirements for neighbour notification and advertising of development applications (Section 2.2); • New section for 'Preservation of trees and vegetation' (Section 3.11); • New section for 'Height of buildings and indicative storeys' (Section 3.12); • Changes to certain controls for residential development (single dwellings, dual occupancy, multiple dwellings, residential flat buildings and small lot housing) including setbacks, landscaping, private open space, stormwater drainage and other controls (Section 4); • New controls for 'detached dual occupancy' (Section 4.2); • New section for 'secondary dwellings' (Section 4.5); • Deletion of certain DCP sections including but not limited to: Home Activities; Housing for Seniors or People with a Disability; Food Premises; Hair Dressing, Beautician and Skin Penetration Premises; Controls for certain Specific Sites; Contaminated Land; Development in bushfire sensitive land; Amusement Centres; Definitions, and Development Application checklists; • Update all Hurstville LEP 1994 references to the Hurstville LEP 2012 land use zones, definitions, development standards and other LEP clauses; • Update references to legislation and state planning policies; • Minor and administrative amendments; • DCP formatting, cross-referencing and layout.
Amd No. 4. Adopted by Council on 4 June 2014, effective from 12 June 2014	1.4	<ul style="list-style-type: none"> • Minor administrative amendment to insert reference to the current amendment, being Amendment No.4.
	1.6	<ul style="list-style-type: none"> • Update Savings and Transitional Provision to only apply to Development Applications lodged on or after 2 April 2014.
	4.3.2.1	<ul style="list-style-type: none"> • Insertion of Residential Densities control for Multiple Dwellings, requiring a minimum site area of 315m² per dwelling for land zoned R2 Low Density Residential under Hurstville LEP 2012.
	4.3.2.10	<ul style="list-style-type: none"> • Minor amendment to clarify the application of the landscaped area control for Residential Flat Buildings.
	4.3	<ul style="list-style-type: none"> • Comparison Table - minor amendment to clarify that building envelope controls apply for the side setbacks of Multiple Dwellings and Residential Flat Buildings.

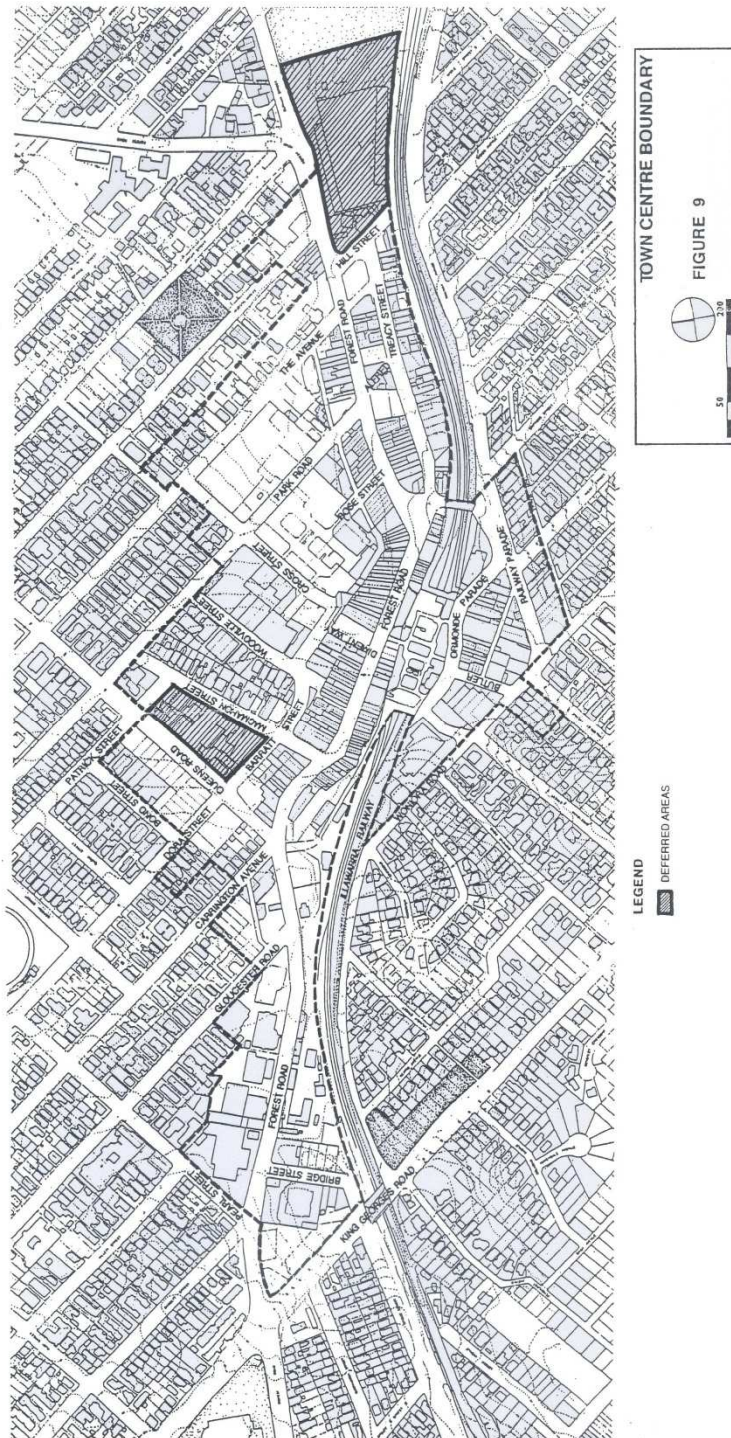
Appendix 1

Amd No. 5. Adopted by Council on 4 July 2016, effective from 13 July 2016	Various clauses throughout the DCP	<p>The primary purpose of Amendment No. 5 is to amend anomalies between DCP No. 1 and the Hurstville Local Environmental Plan (LEP) 2012 to ensure that they are in order, concise and user-friendly.</p> <p>The amendments to DCP No.1 are contained throughout the DCP and include, but are not limited to:</p> <ul style="list-style-type: none">• Reinforcing its guidance role;• Reducing its size and complexity;• Updating residential controls, in particular to reflect the recently adopted NSW Government's Apartment Design Guide (ADG) (Section 4);• Consolidating and updating landscaping (Section 3.5) and stormwater provisions (section 3.7);• Introducing new public domain provisions (Section 3.6);• Amendments to car parking rates for business and industrial zoned land (Section 3.1);• Minor and administrative amendments;• DCP formatting, cross-referencing and layout.
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Appendix 1

2 Land to Which DCP 2 Hurstville City Centre Applies

DCP 2 Hurstville City Centre applies to all land zoned B4 Mixed Use and B3 Commercial Core under the Hurstville LEP 2012. This land is shown and marked by the dotted and fro block lines on the map below. (Hurstville DCP 1 applies to all remaining land where the Hurstville LEP 2012 applies).



Appendix 1

3 Map of Foreshore Scenic Protection Area

Please refer to the Hurstville LEP 2012 for the Foreshore Scenic Protection Area Map.

<http://www.legislation.nsw.gov.au/mapindex?type=epi&year=2012&no=613>

Appendix 1

4 The Kemp's Estate

The Kemp's Estate Station, Universal, Broughton, Crump and Kemp's Street, Mortdale (including parts of Morts and Boundary Roads)

Background – from Hatton, D.J., “Mortdale in the Early Years”, Hurstville Historical Society Monograph, No 8, 1981.

There were two main farms in the district between Mortdale and Penshurst. The Kemp's Farm, which had an orange orchard, encompassed the site of the present Mortdale township. The Parkes' Farm was further towards Penshurst near Victoria Avenue.

The development of Mortdale township followed the establishment of the Hurstville Steam Brick Company in 1844. The brickworks were built on Kemp's land on the eastern (Kogarah Council) side of the railway line.

The railway, constructed in 1884, cut across the farms. There was no provision for the train to stop between Penshurst and Oatley. The brickworks siding opened in 1886 and Mortdale Station was not opened until 1897.

The brickworks brought families to live in the area, and they originally settled on the eastern (Kogarah) side of the railway line.

The present business side of Mortdale, on the western side of the railway, was known as Newman's Paddock in the 1880s. Mr Newman was the only resident on that side of the railway line. His estate was subdivided and sold in 1893-94 as the Morts Township Estate, and in 1895 as Kemp's Estate.

Mort's Township Estate was bound by Morts Road, the railway line, Boundary Road and Station Street. It also included Oxford Street, Martin Place, Macquarie Street, Pitt Street, George Street and the Strand.

Kemp's Estate, to the west of Mort's Township Estate, was sold by the Universal Land and Deposit Bank Ltd., whose directors were Messrs. Crump and Broughton. Hence, the naming of Universal, Broughton, Crump and Kemp's Streets.

The Kemp's Estate Subdivision

A copy of the original subdivision is attached. The residential lots were available under Torrens Title. The majority of the sites had a 20 feet frontage with a depth of 120 feet. Each block was cut in half by a laneway, now called The Strand.

Typical of the subdivisions of the time, the layout of the Kemp's Estate bore no relationship to the terrain or to existing dwellings or structures, or for the provision of services.

Remaining pre subdivision structures and possibly the first houses constructed on the subdivision include: 41 Crump Street, 52 and 54 Broughton Street, 13 Broughton Street, and the brick building on The Strand between Station and Universal Street. 35 Kemp's Street is typical of a number of weatherboard cottages of this early period which remain in good condition.

Some substantial brick houses were constructed in the 1910-20s; a good example is 30 Kemp's Street.

The rate notices of 1926 indicate that although the subdivision had been sold, very few houses had been constructed. Landowners had bought two, three, or four adjoining lots and consolidated them for building sites. Many of the consolidated lots were listed as “vacant”. Some owners were possibly purely investors, listed as living, for example, in Maitland and Gunnedah. The rate notices indicate that the consolidation of the lots were not accompanied by newly deposited plans, thereby retaining the original subdivision layout.

The 20' lots that were isolated under single ownership were listed as “vacant”. The rate building on a 20' lot was listed as “humpy”.

An aerial photograph of 1932 shows Kemp's Estate to be partially developed. It is believed that the Estate was not fully developed until after World War II.

The small dwellings that are now located on the 20' lots are possibly of post World War II construction. Fibro, although available from 1913 onwards, was not used as a major building material until the building boom following the building shortage of the late 1940's. The consolidated lots were then developed as individual lots and sold, possibly to veterans. Rate notices of 1926 show that 12A – 18 Crump Street were two larger lots that were broken up to regain the original narrow 20' lots that are now in existence.

Appendix 1

Kemp's Estate Today

An examination of Council's orthographic maps No's 33, 34, 43, 44 and 54 show that the original lots of the Kemp's Estate subdivision are largely intact, except for Station Street, which has been re-developed as residential flats under Strata Title.

Site investigation reveals that the small lots are popular with small families. Kemp's Estate has many retired occupants and young couples that do not require large sites or large dwellings.

Significance

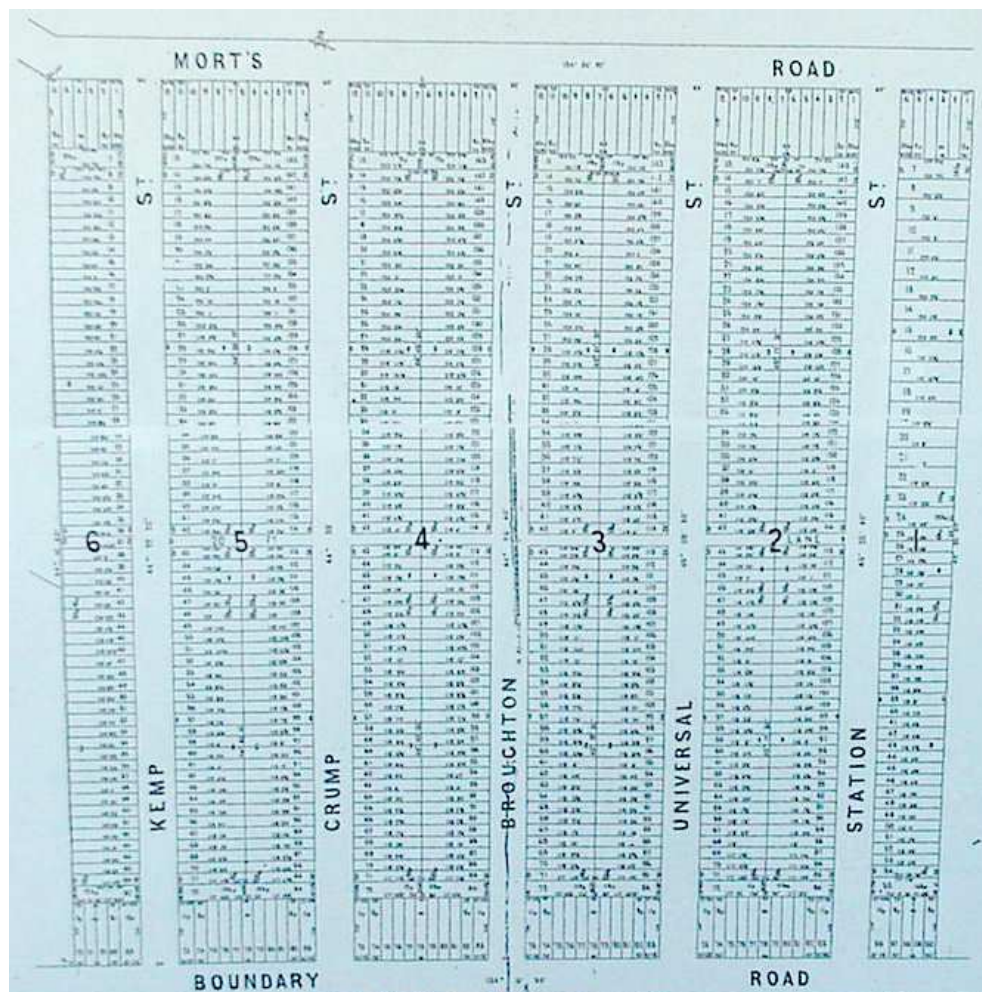
Kemp's Estate can be considered significant as it:

Illustrates the history of residential settlement in the area;

- Has rare 6 metre residential lots under torrens title;
- Has good examples of pre WWII dwellings
- Has good examples of post WWII dwellings, and;
- Encapsulates the character of Mortdale.

There are currently 21 dwellings that are built on single narrow lots. Some of these are in original condition. There are a number of additional dwellings that were built for individual narrow lots that were later re-consolidated into double lots. These dwellings, although altered, retain the character of the Estate and the streetscape. All these buildings are worthy of further examination to determine that significance, and to use as a basis for planning controls.

A photograph based on the original Deposited Plan from 1895 is attached highlighting the subdivision pattern.



Appendix 1

5 Recommended Species for Landscaping

Note: The guide to the size of the trees and shrubs indicated below are approximate only. The size guide has been approximated based on growing conditions in Hurstville. The growth of vegetation can be affected by many factors including restricted area for canopy and trunk spread, restricted area for root systems, soil type, exposure to light etc. Council recommends and encourages the use of indigenous species over others.

Botanic Name	Common Name	Height (Appox)	Preferred Soil Type	Comments
Indigenous Trees - (all wards)				
<i>Acmena smithii</i>	Lilly Pilly	7m	sheltered, sandstone	Rainforest tree
<i>Angophora bakeri</i>	Narrow-leaved Apple	2-10m	varied	
<i>Angophora costata</i>	Sydney Red Gum	15-20m	sandstone	
<i>Angophora floribunda</i>	Rough-barked Apple	12-20m	sandstone	
<i>Backhousia myrtifolia</i>	Grey Myrtle	3-4m	sheltered, fertile	
<i>Banksia serrata</i>	Old Man Banksia	4-8m	sandstone	Used as street tree
<i>Callicoma serratifolia</i>	Black Wattle	4-8m	sandstone/ varied	
<i>Callitris rhomboidea</i>	Port Jackson Pine	6m	sandstone, sheltered	Native conifer
<i>Casuarina glauca</i>	Swamp Oak	to 20m	estuarine	
<i>Ceratopetalum apetalum</i>	Coachwood	to 25m	sheltered	Rainforest tree
<i>Ceratopetalum gummiferum</i>	NSW Christmas Bush	5m	sandstone	
<i>Corymbia gummifera</i>	Red Bloodwood	12m	sandstone	
<i>Elaeocarpus reticulatus</i>	Blueberry Ash	4-8m	fertile, well drained	Used as street tree
<i>Eucalyptus capitellata</i>	Brown Stringybark	10m	sandstone	
<i>Eucalyptus globoidea</i>	White Stringybark	15-30m	varied	
<i>Eucalyptus haemastoma/ Eucalyptus haemarac</i>	Scribbly Gum	8m	sandstone	
<i>Eucalyptus longifolia</i>	Woollybutt	to 25m	clay/shale	Rare species
<i>Eucalyptus maculata</i>	Spotted Gum	30m	varied	
<i>Eucalyptus moluccana</i>	Grey Box	to 30m	clay	
<i>Eucalyptus paniculata</i>	Grey Ironbark	30m	clay/shale	
<i>Eucalyptus parramattensis</i>	Drooping red Gum	8m	clay/shale	
<i>Eucalyptus pilularis</i>	Blackbutt	to 30m	sandstone	
<i>Eucalyptus piperita</i>	Sydney Peppermint	15m	sandstone	
<i>Eucalyptus punctata</i>	Grey Gum	16m	varied	
<i>Eucalyptus resinifera</i>	Red Mahogany	20m	sandstone	
<i>Eucalyptus tereticornis</i>	Forest Red Gum	30m	clay	
<i>Glochidion ferdinandi</i>	Cheese Tree	4-8m	sandstone/ rainforest	
<i>Leptospermum attenuatum</i>	Tea Tree	4m	moist	
<i>Leptospermum polygalifolium</i>	Tea Tree	to 5m	sandstone	
<i>Melaleuca armillaris</i>	Bracelet Honey Myrtle	5-8m	varied	
<i>Melaleuca linariifolia</i>	Snow in Summer	5-8m	varied	
<i>Melaleuca styphelioides</i>	Prickly Paperbark	6-15m	varied	Used as street tree
<i>Myoporum acuminatum</i>	Mangrove Boobialla	4-6m	sheltered	

Appendix 1

Botanic Name	Common Name	Height (Appox)	Preferred Soil Type	Comments
Rapanea howittiana	Brush Muttonwood	to 10m	fertile, sheltered	Rainforest tree
Syncarpia glomulifera	Turpentine	to 25m	clay/shale	Used as street tree
Xylomelum pyriforme	Woody Pear	4m	sandstone	
Native Trees - (all wards)				
Agonis flexuosa	Willow Myrtle	8m	varied	Used as street tree
Alectryon tomentosus	Red Jacket	8-15m	sheltered, fertile	Rainforest tree
Archontophoenix cunninghamiana	Bangalow Palm	15m	moist, sheltered	
Backhousia citriodora	Lemon Scented Myrtle	6-8m	fertile, sheltered	Rainforest tree
Banksia integrifolia	Coast Banksia	5-8m	sandstone	
Brachychiton acerifolius	Illawarra Flame Tree	12-15m	fertile, well drained	Deciduous
Buckinghamia celsissima	Ivory Curl Tree	6-10m	fertile, sheltered	
Callistemon salignus	Willow Bottlebrush	8-10m	alluvial, varied	
Cupaniopsis anacardioides	Tuckeroo	4-8m	coastal, sandy	
Eucalyptus ficifolia	Red Flowering Gum	8m	sandstone	
Eucalyptus maculata	Spotted Gum	15-30m	varied	
Eucalyptus scoparia	Willow Gum	10-20m	well drained	Used as street tree
Eucalyptus sideroxylon	Mugga Ironbark	12m	shale	Used as street tree
Hymenosporum flavum	Native Frangipani	10m	fertile, well drained	Perfumed flowers
Leptospermum laevigatum	Coast Tea Tree	3-5m	sandy	
Livistona australis	Cabbage Tree Palm	to 25m	moist, fertile	
Lophostemon confertus	Brush Box	10m	varied	Used as street tree
Macadamia integrifolia	Macadamia	5-8m	sandstone	Used as street tree
Podocarpus elatus	Plum Pine	12-25m	moist, fertile	Edible fruit
Stenocarpus sinuatus	Firewheel Tree	8-10m	fertile, sandy	Rainforest tree
Syzygium spp.	Lilly Pilly	3m ⁺	sheltered/ sandstone	Rainforest tree
Tristania laurina	Water Gum	4-7m	varied	Used as street tree
Exotic Trees - (Hurstville and Penshurst Wards only)				
Acer species	Maple	4m ⁺	moist, fertile	Deciduous
Arbutus unedo	Strawberry Tree	6-8m	well drained	Edible fruit
Betula species	Birch	12-20m	sandy loam	Deciduous
Calodendrum capense	Cape Chestnut	8-15m	fertile	Semi-deciduous
Fraxinus griffithii	Himalayan Ash	5m	varied	Used as street tree
Ginkgo biloba	Maidenhair Tree	12-25m	fertile, alluvial	Ancient species
Gordonia axillaris	Crepe Camellia	3-5m	fertile, moist	Used as street tree
Lagerstroemia indica	Crepe Myrtle	6-8m	well drained, fertile	Deciduous
Liriodendron tulipifera	Tulip Tree	15-30m	fertile, sheltered	Deciduous
Jacaranda mimosifolia	Jacaranda	12-15m	fertile, well drained	Deciduous
Magnolia grandiflora	Bull-bay Magnolia	15m	well drained, fertile	
Metrosideros excelsa	New Zealand Christmas Tree	10-12m	sandy	
Michelia figo	Port Wine Magnolia	3m	well drained, fertile	

Appendix 1

Botanic Name	Common Name	Height (Appox)	Preferred Soil Type	Comments
Pistacia chinensis	Chinese Pistachio	8-15m	well drained	Deciduous
Quercus species	Oak (various)	10-30m	fertile, moist	Deciduous
Robinia 'Mop Top'	Mop Top Robinia	6m	varied	Semi deciduous
Schinus areira	Peppercorn Tree	6-15m	sandy, moist	Deciduous
Ulmus species	Elm (various)	12m ⁺	fertile	Used as street tree, semi-deciduous

Appendix 1

6 State & Regional Roads Classifications

State Roads

Road	Section		2004 AADT Vehicles/day
Croydon Road	Forest Road	Queens Road	25,000
Queens Rd	Croydon Road	Forest Road	23,500
Forest Rd	Queens Road	Henry Lawson Drive	33,500
Henry Lawson Dr.	Forest Road	Salt Pan Creek	25,500
Stoney Creek Road	Kingsgrove Road	Forest Road	29,000
King Georges Road	Bridge Street	Pallamana Parade	54,500

Regional Roads

Road	Section		2004 AADT Vehicles/day
Belmore Road	Henry Lawson Drive.	Josephine Stret	15,000
Bonds Road	Josephine Street	Forest Road	17,000
Boundary Road	Forest Road	Railway Line	15,000
Lily Street	Forest Road	Railway Line	15,000
Forest Road	Lily Street	Croydon Road	8,000
Tooronga Terrace	King Georges Road	Bundara Street	6,500
Bundara Street	Tooronga Terrace	Vanessa Street	6,500
Vanessa Street	Bundara Street	Commercial Road	7,000
Commercial Road	Vanessa Street	Kingsgrove Road	7,000
Kingsgrove Road	Wolli Creek	Stoney Creek Road	25,000
Croydon Road	Stoney Creek Road	Queens Road	18,000
Gloucester Road	Stoney Creek Road	Forest Road	3,600
Broad Arrow Road	Bonds Road	Bryant Street	7,500
Penshurst Street	Bryant Street	Bridge Street	8,500
Bridge Street	Penshurst Street	Forest Road	5,000

Appendix 1

7 Waste Management

7.1 General Information

a) Name

For the purpose and objectives of this section “waste” refers to:-

- a) putrescible and other non-hazardous household waste;
- b) dry recyclable materials;
- c) green and organic waste;
- d) materials approved to be collected as part of Councils regular ‘Clean Ups’;
- e) commercial and industrial waste; and,
- f) construction and demolition waste.

b) Land to which This Section Applies

This section applies to all land within the City of Hurstville and applies to the following development categories:

- Subdivision;
- Single Dwellings and Dual Occupancies;
- Alterations and additions to existing residential, commercial and industrial developments;
- Attached Dwellings and Multi Dwelling Housing;
- Residential flat buildings (under 8 storeys in height);
- Residential flat buildings (8 storeys or greater in height);
- Commercial and Industrial Buildings; and,
- Mixed use development that includes a residential component.

c) Purpose

The purpose of this plan is to:-

- a) assist in the achievement of effective and efficient waste management and minimization practices across all developments; and,
- b) ensure that where practical all land use activities comply with the relative provisions of any applicable acts, regulations, and other statutes in relation to waste management and waste minimisation initiatives.

In entering the new millennium minimising waste has become a priority. All levels of Australian government – federal, state and local are committed to reducing waste.

Sydney has an ever-increasing waste problem and in the year 2000, over six (6) million tonnes of waste were sent to landfill. This practice is not sustainable and the NSW Waste Avoidance and Resource Recovery (WARR) Act 2001 and the WARR Strategy 2003 aimed to address this issue by promoting waste avoidance, reuse and recycling by specifically encouraging the use of renewable and recoverable materials, in preference to those materials which are not recovered or not made from renewable resources.

Local Government, in particular is faced with ever increasing responsibilities in relation to the issues of environmental protection and waste management. As the level of government closest to the community, local Council’s need to respond to the challenge of defining how better to manage the sustainability of our resources, and the blending of our economic, social, and environmental goals, into the everyday activities of the community.

All stakeholders need to have a clear understanding of what Councils are trying to achieve through better resource management. Accordingly, waste minimisation strategies need to be directed at all levels and activities of society. This not only includes government and the community, but also in the areas of commercial and industrial wastes management, as well as the construction and demolition sectors.

Hurstville City Council is confident that in adopting this DCP and adhering to its principles and objectives, the outcomes will result in positive and tangible benefits to our community and the environment in which we live, as well as providing a solid foundation on which will be built sustainability for the future.

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d) Objectives

The objectives of this section are to:

- a) promote the use of recyclable materials in the design, construction and operation of buildings and land use activities;
- b) maximise waste reduction, material separation and resource recovery in all stages of development (demolition, design, construction) and operations of developments;
- c) encourage building designs and constructions that maximise waste minimisation and management;
- d) provide advice on waste reduction and handling strategies, and minimise the environmental impacts of waste during construction, demolition and end use stages of developments;
- e) encourage the design and construction of waste and recycling storage facilities that are:
 - of an adequate size;
 - appropriately designed for the intended uses;
 - hygienic, safe to access;
 - in compliance with any occupational health and safety requirements; and;
 - visually compatible with their surroundings;
 - minimise noise transfer.
- f) Minimise the environmental impact of poorly designed waste and recycling storage facilities or from the poor management of those facilities;
- g) provide on-going control for waste handling and minimisation in all premises;
- h) Encourage source separation of recyclables and green waste, minimising waste generation and maximising recycling from each dwelling;
- i) Ensure efficient waste management practices from each dwelling;
- j) Ensure the appropriate on-site storage of garbage, recycling and green waste bins for each dwelling whether bins are stored within individual dwellings or within a common storage area;
- k) Ensure that the storage of garbage, recycling and green waste bins for each dwelling does not impact negatively on the visual amenity of the area; and
- l) Ensure that the storage of garbage, recycling and green waste bins for each dwelling does not impact negatively on the neighbouring properties.

e) Waste Management Planning

The provisions of this section require applicants to consider the design, structure, and location of waste management facilities prior to the submission of a DA. Additionally, a Waste Management Plan (WMP) may be required to be submitted with a DA for the development categories described in Section 1.2 of this Plan.

Applicants will need to contact Council prior to the lodgement of a DA to determine whether or not a WMP will be required in respect of their application.

A Waste Management Plan (WMP) is a plan for the on-site management of all waste that is generated or derived from any, or all of the following activities:-

- a) demolition of buildings or structures;
- b) excavation works and activities;
- c) construction of buildings;
- d) landscaping and site remediation works; and,
- e) occupation, use of, or the conducting of any activities on any land or premises.

A model Waste Management Plan (WMP) follows.

A WMP also defines the volume and type of waste that will be generated, how waste is to be managed, treated and stored on site, how all waste types are to be disposed of, facilities for source separation, the reuse, and recycling of materials, as well as the provision of appropriate Waste Storage Facilities.

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When is a Waste Management Plan to be Submitted?

A WMP shall be submitted in accordance with the following Table.

Landuse or Activity	Is a WMP Required?	Additional Information
Subdivision of land	Yes	Only required where the removal of vegetation and excavation activities are carried out.
Demolition of dwelling or outbuilding	No	A WMP will be required for the demolition of dwellings and outbuildings that front a reserve or are larger than 120sqm in area.
Demolition of buildings (other than dwellings and outbuildings)	Yes	
Single dwellings and dual occupancies	No	A WMP will be required for all dwellings and dual occupancies that front a Reserve or are larger than 120sqm in area.
Multiple dwellings (including attached dwellings, multi dwelling housing and residential flat buildings)	Yes	
Commercial buildings (excluding change of use)	Yes	A WMP will not be required for developments that are not subject to any major building activity.
Change of use (where no building works will be carried out)	No	
Industrial buildings (excluding change of use)	Yes	
Mixed use buildings, schools, public and private institutional buildings	Yes	
Special events (festivals, circuses, sporting, cultural or musical events)	Yes	

7.2 Demolition and Construction

Requirement for Submissions

Where applicable, prior to the commencement of any works, the following information must be submitted with the development application:

- a) Section 1 of the model Waste Management Plan (refer to Appendix 1) must be completed
- b) Plans submitted must clearly show:
 - i. the location and size of all Waste Storage Facilities;
 - ii. the location of on-site sorting areas for the reuse and recycling of materials;
 - iii. the location of on-site storage space for the reuse and recycling of materials; and,
 - iv. vehicle access points for the removal of recyclables and waste materials from the site.

Should the developer intend to use a 'Waste Skip Bin' of any size, design or type and application to locate and store the Bin shall be made to Council prior to the commencement of any work. The location of the Bin and method of collecting and transporting the waste contained therein shall be in accordance with Council's 'Waste Skip Bin Policy'.

Development Requirements

Objectives may be achieved where:

- Section 1 of the Waste Management Plan has been satisfactorily completed and submitted with the development application.

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- Details of on-site sorting and storage facilities are provided on any plans that are submitted.
- Evidence is provided of where the waste/recycling materials were disposed of to, eg landfill and/or recycling dockets. This is to ensure compliance with the submitted waste management plan.
- All demolition and construction activities comply with any conditions of consent of the development application, relevant environmental planning instruments and development controls, and applicable Australian Standards (eg, AS2601 – The Demolition of Structures); and,
- All activities are carried out in accordance with the relative environmental planning instruments and development controls.

Minimising Waste Generation & Maximising Recycling & Reuse

Replacing virgin materials with recycled or reused product generally creates less pollution and energy use rather than using waste to make energy. The impacts of our consumption and waste generation can also affect our environment and health over time.

There are many opportunities for the minimisation of the volume of waste generated and maximising resource recovery from building sites land use activities. The following principles of the Waste Avoidance Hierarchy should be adopted to achieve these objectives:-

- **Avoidance** - avoid generating excess waste or producing unwanted materials on site. Try to avoid excessive packaging by purchasing materials carefully;
- **Reducing** – attempt to reduce waste generation by using materials that can be delivered in returnable packaging, eg return timber pallets for reuse;
- **Reuse** – the reuse of building materials should be encouraged but only in accordance with the relative standards (eg, BCA requirements); and,
- **Recycling** – this may involve separating materials

Council has copies of 'The Construction and Demolition Recycling Directory' that will assist applicants in terms of recycling as it provides a comprehensive list of companies and operators which recycle and reuse waste materials generated through demolition and construction activities.

The first issue developers and applicants must consider is whether it is possible to re-use existing materials for the proposed use. The potential to incorporate existing trees and shrubs into landscape planning should be given a high priority. Design that reduces excessive excavation should be encouraged. With careful on-site sorting and storage, it is possible to reuse many materials, either on or off site.

It is not acceptable to dispose of all material to landfill. An ordered program of retrieval is to be specified in the WMP and used to reduce the need for waste disposal.

The Department of Environment and Climate Change has published a 'Waste Planning Guide for Development Applications' copies of which are available from Council.

Recycling Potential of Materials

To assist in the preparation of your WMP, some examples of avoidance and recycling potential of resources and materials are provided in the following Table.

Materials on Site	Waste Avoidance	Reuse & Recycling
Significant trees and shrubs	Design into new development	Reallocated on-site or sold for use off-site
Overburden	Avoid excessive excavation	Power screen for topsoil
Vegetation and Excavation	Incorporate into new development landscaping, etc	Mulching, composting, for use as fertilizer and landscaping
Concrete	Retain existing driveways, paths, footings, slabs, etc	Filling, leveling materials, road base, absorption – stormwater pits and trenches
Bricks	Retain and incorporate into development where appropriate	Cleaned and rendered over for reuse on or off-site, crushed for roadbase, stormwater trenches
Roof tiles	Retain and incorporate into development where appropriate	Crushed as landscaping, and driveways, on or off-site

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Materials on Site	Waste Avoidance	Reuse & Recycling
Hardwood beams	Retain and incorporate into development where appropriate	Fencing, furniture for reuse on or off-site
Timber	Retain and incorporate into development where appropriate	Formwork, bridging, blocking and propping
Doors, windows, fittings	Design as an architectural feature of the new development	Second hand building materials
Glass	Design as an architectural feature of the new development	Sandblasting, aggregate for concrete production
Steel		Metal recyclers

Site contractors should also ensure that separate receptacles are provided and arranged for collection for foods scraps, beverage containers, and other waste generated by site workers.

It is also important to note that waste diversion may offer cost savings on the usual costs of disposing of mixed waste at landfills, and that cost savings may also be achieved at the construction stage by purchasing reusable and recycled content materials or reusing materials salvaged from the demolition stage.

7.3 Waste Management Facilities

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

The provision of these Waste Management Facilities aims to facilitate and enhance the quality of the development as well as addressing every activity and function associated with on-site waste management.

Please refer to Councils Website www.georgesriver.nsw.gov.au, specifically the Waste and Recycling Section for waste bin requirements.

Single Dwellings & Dual Occupancies

1. Applicability

Section 3.9.3.1 of this DCP applies to:

- Development applications for new single dwellings.
- Development applications for new dual occupancies.
- Development applications for alterations or additions to existing single dwellings and, or dual occupancies where waste management practices may be impacted upon or waste may be generated; and,
- Where applicable, existing dwellings and dual occupancies.

2. Requirements for Submissions

Plans submitted with the development application must clearly show:

- a) The location of on-site waste and recycling storage areas for each dwelling and must provide sufficient space for the storage of Council's garbage, recycling and green waste bins (refer to Appendix 1 for bin dimensions).
- b) The location of any indoor garbage, recycling or food garbage collection cupboards or rooms for each dwelling, if applicable; and
- c) The location of the proposed garbage, recycling and green waste bin collection point, this is usually the front kerb of the property.

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3. Development Requirements

For single dwellings and dual occupancy buildings:

- a) Each dwelling must be provided with sufficient on-site space to store Council's garbage, recycling and green waste bins (refer to Appendix 1 for bin dimensions). All single dwellings and dual occupancies are provided with the following bins:
 - i. 120 litre Mobile Garbage Bin (MGB) red-lid garbage bin, collected weekly.
 - ii. 240 litre MGB yellow-lid recycling bin, collected fortnightly.
 - iii. 240 litre MGB green-lid green waste bin, collected fortnightly.
- b) The location of the on-site bin storage areas should be located so as not to impact negatively on the visual amenity of the area and should preferably be located in the rear yard of the premises. The area should also be designed to minimise the impact upon neighbouring properties, for example impacts from odour or vermin.
- c) Each dwelling is required to have a clearly identified collection point, usually the kerb adjacent to the site, for the collection and emptying of Council's garbage, recycling and green waste bins.
- d) Residents are responsible for ensuring that their bins are presented to the kerb each week for collection by Council's contractor on the evening prior to collection day. All dwellings will be provided with a collection calendar from Council upon request. Bins are to be removed from the kerb as soon as possible on the day of collection.

4. End Use Requirements

All bins (MGB's) shall be placed out for collection by the residents of each individual dwelling or dual occupancy unit, on the night prior to collection. Each bin shall be placed at the kerbside, to allow easy access for it to be emptied.

When placing bins out for collection, residents are requested not to place bins in a manner that will impede pedestrian or vehicular access; such as on the road, in driveways, in the vicinity of street trees or near any parked cars.

Bins are required to be returned to on-site storage areas as soon as practicable, after they have been emptied.

Attached Dwellings and Multi Dwelling Housing

1. Applicability

Section 3.9.3.2 of this DCP applies to:

- Development applications for new attached dwellings or multi dwelling housing developments,
- Development applications for alterations or additions to existing attached dwellings or multi dwelling housing where waste management practices may be impacted upon or waste may be generated.

It is Council's aim to provide the residents of these developments with a waste collection service sufficient to their needs, taking into consideration the following criteria:

- a) The size, shape, and design of the overall development.
- b) The size, shape, and design of the private open space of each dwelling.
- c) The availability, size and design of existing on-site waste storage facilities; and,
- d) The specific needs of the occupiers of each individual sole occupancy unit.

Where the size, shape and, or design of the overall development is such that it may be impractical or unfeasible to adequately store the required number of bins on the premises, alternative measures will need to be provided. In some cases a reduced number of bins may be the only alternative, and as such residents may be required to share bins.

Council is prepared to negotiate with residents as to the type and number of bins that will be provided. It should be noted, however that Council has an obligation to achieve specific waste minimisation targets, and these requirements will be strictly observed where possible.

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2. Requirements for Submissions

Prior to the commencement of any works, the following information must be submitted with the development application:

- a) Section 2 of the model Waste Management Plan (refer to Appendix 1) must be completed
- b) Plans submitted with the development application must clearly show:
 - The location of on-site waste and recycling storage areas for each dwelling and must provide sufficient space for the storage of Council's garbage, recycling and green waste bins (refer to Appendix 1 for bin dimensions). Bins may be stored within individual dwellings or in a common bin storage area.
 - The location of any indoor garbage/recycling or food garbage collection cupboards or rooms for each dwelling, if applicable.
 - The location of the proposed garbage, recycling and green waste bin collection point, this is usually the front kerb of the property.
 - The path of travel from a common bin storage area, if applicable, to the designated collection point.

3. Development Requirements

For attached dwelling or multi dwelling housing developments:

- a) Each dwelling must be provided with sufficient on-site space to store Council's garbage, recycling and green waste bins (refer to Appendix 1 for bin dimensions). All dwellings within attached dwellings and multi dwelling housing developments are provided with the following bins:
 - i. 120L red-lid garbage bin, collected weekly.
 - ii. 240L yellow-lid recycling bin, collected fortnightly; and,
 - iii. 240L green-lid green waste bin, collected fortnightly.
- b) In general, residents are required to store their bins within the confines of their own private open space. If common bin storage areas are to be used residents will share 240L bins for garbage. Common bin storage areas must comply with the provisions of the Section on Residential Flat Buildings over page.
- c) On-site bin storage areas should be located so as not to impact negatively on the visual amenity of the area and should preferably be situated in the rear yard of each dwellings private open space. The area should also be designed to minimise the impact upon neighbouring properties, for example impacts from odour or vermin.

4. End Use Requirements

All bins (MGB's) shall be placed out for collection by the residents of each sole occupancy unit or dwelling, on the night prior to collection at a designated collection point for all premises within the development. Each bin shall be placed at the kerbside, to allow easy access for it to be emptied.

When placing bins out for collection, residents are requested not to place bins in a manner that will impede pedestrian or vehicular access; such as on the road, in driveways, in the vicinity of street trees or near any parked cars.

Bins are required to be returned to on-site storage areas as soon as practicable, after they have been emptied.

5. Specific Needs Policy

If for any reason, the occupants of individual sole occupancy units or dwellings, or the Owners Corporation as a whole, do not want or cannot cater for a specific type of bin, or want a reduction in the number of bins, Council will consider each proposal on its merit. When considering specific needs proposals, Council will assess those needs in conjunction with the objectives of Council's waste minimisation initiatives.

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Residential Flat Buildings (RFB's)

1. Applicability

This Section of this DCP applies to:

- Development applications for residential flat buildings (RFB's).
- Development applications for alterations or additions to existing RFB's where waste management practices may be impacted upon or waste may be generated.

This category refers to RFB's of all heights, also commonly referred to as low-rise and high-rise multi-unit dwellings.

It is Council's aim to provide residents with a waste collection service sufficient to their needs. Where the size, shape and, or design of the overall development is such that it may be impractical or unfeasible to adequately store the required number of bins on the premises, alternative measures will need to be provided.

Council is prepared to consult with residents as to the type and number of bins that will be provided. It should be noted, however that Council has an obligation to achieve specific waste minimisation targets, and these requirements will be strictly observed where possible.

2. Requirements for Submissions

Residential and mixed use developments of 8 storeys in height and above often require the provision of waste management facilities of a unique and specific nature due to the size and design of the development. To assist in the provision of effective and efficient waste management facilities, Council is prepared to adopt a flexible approach and encourage applicants to develop a proposal sufficient to the needs of the building and its occupants. This will require the submission of a comprehensive WMP in all cases.

Prior to the commencement of any works, the following information must be submitted with the development application:

- a) Section 2 of the model Waste Management Plan (refer to Appendix 1) must be completed.
- b) Plans submitted with the development application must clearly show:
 - The location of on-site communal waste and recycling storage areas/rooms which provide sufficient space for the storage of Council's garbage and recycling bins (refer to Appendix 1 for bin dimensions). All dwellings will share 240L garbage and recycling bins. Some very large high-rise developments 8 storeys and above may share 1100L bulk bins for garbage.
 - The location of any indoor garbage and, or recycling or food garbage collection cupboards or rooms for each dwelling, if applicable.
 - The path of travel from a common bin storage area/room to the designated collection point, and
 - For RFB's 8 storeys in height and above the following additional information may be required:
 - The location of any garbage chutes.
 - The design and location of any garbage compaction equipment, including details of manufacturing specifications.

3. Development Requirements

For all large scale and high home unit developments:

- a) Each dwelling must be provided with sufficient on-site space to store Council's garbage and recycling bins (refer to Appendix 1 for bin dimensions). Each individual unit shall receive the following entitlement:
 - i. 120L garbage space per week.
 - ii. 80L recycling space per week.
 - iii. Each MUD complex is provided with the following bins:
 - ONE 240L red-lid garbage bin shared between FOUR units, collected twice weekly.
 - ONE 240L yellow-lid recycling bin shared between THREE units, collected weekly.

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- iv. Some very large high-rise developments 8 storeys in height and above may share 1100L bulk bins for garbage. Some very large high-rise developments may have their garbage bins serviced three (3) times weekly and their recycling bins twice (2) weekly to minimise the number of bins required to be stored and presented for collection.
- b) Generally, all bin storage areas are to be located at or near the front boundary of the property, level with and adjacent to driveways.
- c) Provided bin storage areas are in an accessible location and within fifteen (15) metres of the front boundary, all bins are taken to the kerb by Council's Waste Contractor and are returned to the bin area following collection.
- d) The location of the on-site bin storage areas/rooms should be situated so as not to impact negatively on the visual amenity of the area and should preferably be located in the front yard of the development.
- e) If a bin storage area or room is located in the basement of a building or other inaccessible location or in excess of fifteen (15) metres from the front boundary, it will be the responsibility of the Owners Corporation to present the bins to the kerb for collection.
- f) The bin storage area or room should also be designed to minimise the impact upon neighbouring properties, for example impacts from odour or vermin.
- g) Each dwelling is required to have a clearly identified collection point, usually the kerb adjacent to the site, for the collection and emptying of Council's garbage and recycling bins.
- h) The Owners Corporation is responsible for on-site waste management and are to ensure that bin storage areas/rooms remain clean and tidy at all time (ie no rubbish is to be placed outside of a mobile garbage bin). If Council's waste contractor cannot access the bin storage area/room, the bins will not be collected.
- i) For Residential Flat Buildings 8 storeys and above the provisions of a recycling facility or room on each floor is encouraged.
- j) The owners corporation and/or residents are responsible for on-site waste management and are to ensure that bin storage areas/rooms remain clean and tidy at all times (i.e. no rubbish is to be placed outside of a mobile garbage bin). If Council's waste contractor cannot access the bin storage area/room, the bins will not be collected.

Commercial & Industrial Developments

1. Applicability

This Section of this DCP applies to:

- Development applications for commercial and industrial premises.
- Development applications for alterations or additions to existing commercial and industrial premises.

The provision of waste and recycling services to commercial and industrial buildings is determined by the market-place, unlike the provision of domestic waste services which local Councils are legally bound to provide. As such the proprietors of commercial and industrial premises, may choose to have their wastes and recyclables serviced by any waste service provider licensed to do so.

These requirements have been specifically designed to cater for the provision of on-site waste storage facilities, and the collection of bins from premises defined as commercial and industrial developments.

It is Council's aim to provide occupants of these categories of development with a waste collection service sufficient to their needs. Where the size, shape and, or design of the overall development is such that it may be impractical or unfeasible to adequately store the required number of bins on the premises, alternative measures will need to be provided.

Council is prepared to consult with applicants and, or occupants as to the type and number of bins that will be provided. It should be noted, however that Council has an obligation to achieve specific waste minimisation targets, and these requirements will be strictly observed where possible.

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2. Requirements for Submissions

Developments of this category often require the provision of waste management facilities of a unique and specific nature due to the size and design of the development.

To assist in the provision of effective and efficient waste management facilities, Council is prepared to adopt a flexible approach and encourage applicants to develop a proposal sufficient to the needs of the building and its occupants.

Prior to the commencement of any works, the following information must be submitted with the development application:

- a) Section 2 of the model Waste Management Plan (refer to Appendix 1) must be completed.
- b) Plans submitted with the development application must clearly show:
 - The location of on-site waste and recycling storage areas and, or rooms which provide sufficient space for the storage of Council's garbage and recycling bins (refer to Appendix 1 for bin dimensions). All dwellings will share 240L garbage and recycling bins. Some very large high-rise developments may share 1100L bulk bins for garbage.
 - The location of any indoor garbage and, or recycling or food garbage collection cupboards or rooms for each dwelling, if applicable.
 - The location of any garbage chutes.
 - The design and location of any garbage compaction equipment, including details of manufacturing specifications; and,
 - The path of travel from a common bin storage area/room to the designated collection point.

3. Development Requirements

For commercial and industrial developments:

- a) Each development must be provided with sufficient on-site space to store garbage and recycling bins of a sufficient type, size and number in accordance with the waste generation rates described in Appendix 1 'Waste and Recycling Generation Rates'.
- b) The location of the on-site bin storage areas and, or rooms should be situated so as not to impact negatively on the visual amenity of the area and should preferably be located in the front yard of the development.
- c) The bin storage area or room should also be designed to minimise the impact upon neighbouring properties, for example impacts from odour or vermin.
- d) The Owners Corporation is responsible for on-site waste management and is to ensure that bin storage areas and or rooms remain clean and tidy at all time (ie no rubbish is to be placed outside of a mobile garbage bin). If Council's waste contractor cannot access the bin storage area/room, the bins will not be collected.

Mixed Use Developments – Commercial & Residential

1. Applicability

This Section of this DCP applies to:

- Development applications for developments of a mixed use, such as a combination of residential and commercial uses.
- Development applications for alterations or additions to existing buildings that comprise of a mixed use nature, such as a combination of residential and commercial uses.

The provision of waste and recycling services to mixed use developments may require separate service providers. Council's Waste Contractor will service the residential portion of the development, the provision of waste and recycling services to commercial and industrial buildings is determined by the market-place. As such the proprietors of the commercial and industrial components of these developments may choose to have their wastes and recyclables serviced by any waste service provider licensed to do so.

Notwithstanding, these requirements have been specifically designed to cater for the provision of on-site waste storage facilities, and the collection of bins from premises defined as commercial and industrial developments.

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It is Council's aim to provide occupants of these categories of development with a waste collection service sufficient to their needs. Where the size, shape and, or design of the overall development is such that it may be impractical or unfeasible to adequately store the required number of bins on the premises, alternative measures will need to be provided.

Council is prepared to consult with applicants and, or occupants as to the type and number of bins that will be provided. It should be noted, however that Council has an obligation to achieve specific waste minimization targets, and these requirements will be strictly observed where possible.

2. Requirements for Submissions

Developments of this category often require the provision of waste management facilities of a unique and specific nature due to the size and design of the development, and accordingly Council is prepared to adopt a flexible approach and encourage applicants to develop a proposal sufficient to the needs of the building and its occupants.

Prior to the commencement of any works, the following information must be submitted with the development application:

- a) Section 2 of the model Waste Management Plan (refer to Appendix 1) must be completed.
- b) Plans submitted with the development application must clearly show:
 - The location of on-site waste and recycling storage areas and, or rooms which provide sufficient space for the storage of Council's garbage and recycling bins (refer to Appendix 1 for bin dimensions). All dwellings will share 240L garbage and recycling bins. Some very large high-rise developments may share 1100L bulk bins for garbage.
 - The location of any indoor garbage and, or recycling or food garbage collection cupboards or rooms for each dwelling, if applicable.
 - The location of any garbage chutes.
 - The design and location of any garbage compaction equipment, including details of manufacturing specifications; and,
 - The path of travel from a common bin storage area/room to the designated collection point.

3. Development Requirements

For developments of a mixed use category the following requirements apply:

(1) For the residential component of the development:

- a) For developments described and categorized as Residential Flat Buildings the provisions of Section 4.3 of this DCP shall apply.

(2) For the commercial component of the development:

- a) Each development must be provided with sufficient on-site space to store garbage and recycling bins of a sufficient type, size and number in accordance with the waste generation rates described in Appendix 1 – 'Waste and Recycling Generation Rates'. The location of the on-site bin storage areas and, or rooms should be situated so as not to impact negatively on the visual amenity of the area and should preferably be located in the front yard of the development.
- b) The bin storage area or room should also be designed to minimise the impact upon neighbouring properties, for example impacts from odour or vermin.
- c) The bin storage area or room should be designed in accordance with the recommendations outlined in Appendix 1.
- d) The Owners Corporation is responsible for on-site waste management and is to ensure that bin storage areas and or rooms remain clean and tidy at all times (ie no rubbish is to be placed outside of a mobile garbage bin). If Council's waste contractor cannot access the bin storage area/room, the bins will not be collected.

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(a) Waste Management Plan

A Waste Management Plan defines the volume and type of waste that will be generated, how waste is to be treated and stored on site and how all waste types are to be disposed of. The following two tables are samples of model waste management plans. The space provided may not be sufficient for your requirements, therefore you will probably be required to develop your own tables including all of the information contained in the tables.

Both sections must be lodged with the development application. Section 1 describes the anticipated type and volume of waste and recyclable materials that will be generated during demolition and construction. It also describes the destination of these materials. Section 2 describes the waste management practices for the ongoing use of the premises.

Section 1 – Demolition and Construction				
Site Address:				
Applicant's Name and Address:				
Structures Currently on Site:				
Brief Description of Proposal:				
Materials on Site		Destination of Materials		
Type of Material	Estimated Volume (m ³)	Recycling and Reuse		Disposal
		On-site (specify proposed reuse or on-site recycling methods)	Off-site (specify contractor and recycling facility)	Off-site (specify contractor and landfill site)
Excavation Materials				
Green Waste (organic materials)				
Bricks				
Concrete				
Timber (specify)				
Plasterboard				
Metals (specify)				
Asbestos (specify)				
Other (specify)				

Note: Section 1 of the waste management plan must be submitted with plans that show:

- the location of areas that will be used for the sorting of construction recyclables/waste.
- the location of areas that will be used for the storage of construction recyclables/waste, including the location of associated containers/skips
- the point at which vehicles removing construction recyclables/waste will access the site.

Source of Section 1 of above table: *Better Practice Guide for Waste Management in Multi-Unit Dwellings*, Resource NSW, February 2002.

Appendix 1

Section 2 – Ongoing Use of Premises			
Site Address:			
Brief Description of Proposal:			
Type of Dwellings:			
Number of Dwellings on Site			
Garbage – Residential (Multi-Unit Dwellings) MUDs			
Number of Council red-lid garbage bins		Size of red-lid garbage bins	
Recycling – Residential (Multi-Unit Dwellings) MUDs			
Number of Council 240L yellow-lid garbage bins			
Garbage Generation – Non – Residential			
Type of waste	Volume of waste (m3 or litres) per week	On-site storage facilities	Contractor and destination of materials
Recycling Generation – Non – Residential			
Type of waste	Volume of waste (m3 or litres) per week	On-site storage facilities	Contractor and destination of materials
Describe arrangements for cleaning bins, bin storage areas and waste management equipment			
Describe arrangements for maintaining bin storage areas and waste management equipment			
Describe access to the bin storage area. If the area is a secure area access keys will need to be provided to Council's Contractor			

Appendix 1

(b) Commercial Waste and Recycling Generation Rates

Premises type	Garbage Generation	Recyclable Material Generation
Backpackers' hostel	40L / occupant space / week	20L / occupant space / week
Boarding house, Guest house	60L / occupant space / week	20L / occupant space / week
Food premises:		
Butcher	80L / 100sqm floor area / day	Variable
Delicatessen	80L / 100sqm floor area / day	Variable
Fish shop	80L / 100sqm floor area / day	Variable
Greengrocer	240L / 100sqm floor area / day	120L / 100sqm floor area / day
Restaurant, Cafe	10L / 1.5sqm floor area / day	2L / 1.5sqm floor area / day
Supermarket	240L / 100sqm floor area / day	240L / 100sqm floor area / day
Takeaway food shop	80L / 100sqm floor area / day	Variable
Hairdresser, Beauty salon	60L / 100sqm floor area / day	Variable
Hotel, Licensed club, Motel	5L / occupant space / day 50L / 100sqm bar area / day 10L / 1.5sqm dining area / day	1L / occupant space / day 50L / 100sqm bar area / day 50L / 100sqm dining area / day
Offices	50L / 100sqm floor area / day	10L / 100sqm floor area / day
Retail (other than food sales):		
Shop less than 100m ² floor area	50L / 100sqm floor area / day	25L / 100sqm floor area / day
Shop greater than 100m ² floor area	50L / 100sqm floor area / day	50L / 100sqm floor area / day
Showroom	40L / 100sqm floor area / day	10L / 100sqm floor area / day

Source: Draft Marrickville Development Control Plan No. 27: Waste Management (Amendment No. 1)

Appendix 1

(c) Residential, Commercial & Industrial (MGB) Bin Dimensions

Mobile Garbage Bins (MGB's) are generally categorized and sized according to the volume capacity of each bin. The size of the bins that are used in the provision of waste and recycling services are described in the following Table.

BIN TYPE & CAPACITY	HEIGHT	WIDTH	DEPTH
120 Litre MGB	945mm	505mm	555mm
240 Litre MGB	1100mm	580mm	740mm
1100 Litre MGB	1470mm	1370mm	1245mm

(d) Typical Bin Requirement for Residential Flat Buildings

The following Table provides details for the number of 240 litre bins for typical residential flat buildings.

Each RFB complex is provided with the following bins:-

- ONE 240L red-lid garbage bin shared between FOUR units, collected twice weekly; and,
- ONE 240L yellow-lid recycling bin shared between THREE units, collected weekly

TOTAL NUMBER OF SOLE OCCUPANCY UNITS	NUMBER OF 240 LITRE GARBAGE BINS REQUIRED (Red Lid)	NUMBER OF 240 LITRE RECYCLING BINS REQUIRED (Yellow Lid)
1 – 3 Units	1	1
4 Units	1	2
5 Units	2	2
6 Units	2	2
7 Units	2	3
8 Units	2	3
9 Units	3	3
10 Units	3	4
12 Units	3	4
14 Units	4	5
15 Units	4	5
18 Units	5	6
20 Units	5	7
21 Units	6	7
24 Units	6	8
28 Units	7	10
30 Units	8	10
33 Units	8	11
36 Units	9	12
40 Units	10	14
Over 40 Units	Check with Council for specific details	

Appendix 1

8 Energy Efficiency

Introduction

This section applies to all land within Hurstville City Council and applies to all residential alterations and additions (including heritage buildings) that are not the subject of BASIX. Please refer to BASIX website www.basix.nsw.gov.au for information on BASIX requirements.

Aims

The primary aims of this Section are to:

- make our homes more comfortable;
- improve the housing stock of Hurstville;
- save money by using less water and energy; and
- give greater protection to our natural environment by reducing the amount of greenhouse gas emissions through the development process.

Why we have prepared this section?

The Greenhouse Effect is commonly acknowledged as one of the major environmental and policy issues of our time. The effects of global warming through the over use of fossil fuels have been well documented and various policy initiatives by all levels of government have been implemented to try and mitigate against the impacts caused by global warming.

Global warming can create extreme and complicated changes in weather conditions such as severe droughts, floods and higher rainfall, and is contributing to higher sea levels.

The main greenhouse gases generated by human activity are carbon dioxide, methane and nitrous oxide. A major proportion of these gases are produced through the burning of fossil fuels (such as coal and gas) to create electricity. Other sources include motor vehicle exhaust, industrial emissions and methane production through waste land-fills.

By improving the energy efficiency of residential design, and thereby reducing energy consumption, local government is ideally placed to be part of the solution to this global problem through new and innovative development control mechanisms.

This Chapter shows how energy efficiency can be achieved in alterations and additions to existing dwellings. It includes design alternatives – such as passive solar design and solar water heating – that will dramatically reduce the need for non-renewable energy, reducing both costs and air pollution, and increase comfort levels in the average Australian home.

BASIX

BASIX is an initiative of the State Government and is a web-based planning tool designed to assess the potential performance of residential developments against a range of sustainability indices. BASIX has been introduced to ensure that all new residential development satisfies sustainability targets, such as water and energy efficiency, prescribed by the NSW Government.

BASIX currently overrides local government planning controls for all new residential development in relation to energy and water efficiency.

What does 'Energy Smart' mean?

Energy efficient homes are those that, through their design, construction and choice of appliances, maximise use of renewable energy sources (such as sunshine), and use less energy more efficiently. They are 'smart' because they simultaneously help preserve scarce resources, reduce the level of greenhouse gas emissions, and provide significant savings.

Design Guidelines

This section provides detailed design guidelines and advice that will ensure your proposal has maximum energy efficiency.

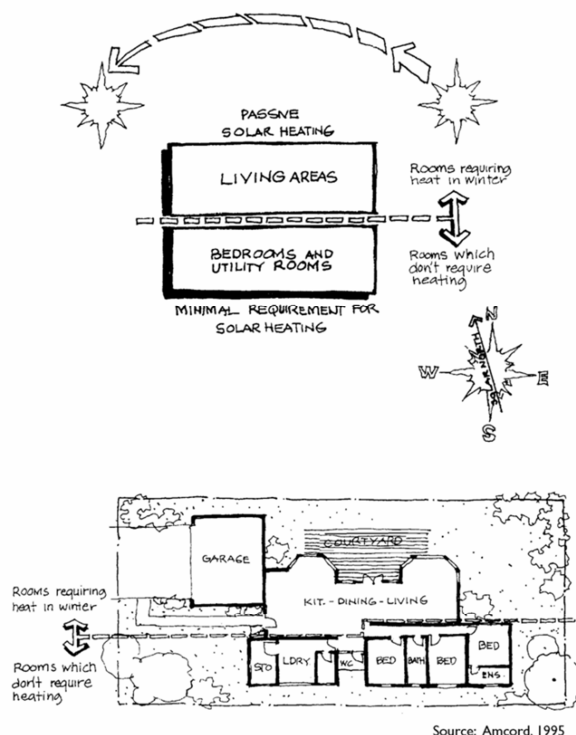
Appendix 1

a) Building Siting and Orientation

The sun's rays are hottest in summer when it is in the north but almost directly overhead. In winter, the sun sits lower in the sky and therefore strikes the northerly side of a building higher up the wall or window than the summer sun.

If your building allotment permits, it is more solar efficient for the long side or the side with the most living areas to face the north. You will then make the best use of winter sun while being able to shade it in the summer through eaves or other shading devices.

Building siting and orientation of living zones within a dwelling for maximum solar access



Source: Amcord, 1995

b) Solar Access

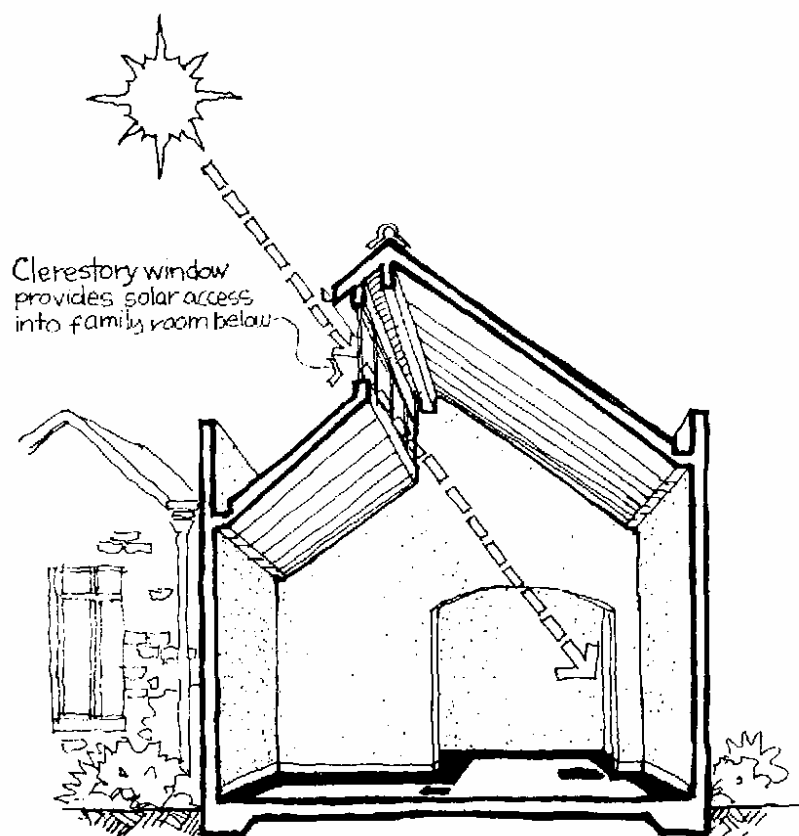
Solar access is the term applied to the ability of a solar collector that is part of or situated on a dwelling or lot (including open space and clothes drying area) to capture sunlight and take advantage of that energy.

Design for solar access can begin with the design of a subdivision, but it may also relate to a rooftop solar hot water system panel or might involve preserving sunlight for the northern windows of a dwelling. If dwelling lots (low, medium and high density) are designed to maximise solar access, energy efficiency is much easier to achieve in the design of dwellings.

Shadow diagrams (for June 21 at 9am, 12pm and 3pm) will be required to be submitted for all developments that have the potential to impact on the solar access of an adjoining property. Design should allow at least 3 hours of sunlight to adjoining dwellings principal area of ground level private open space.

Private yards in new developments (including courtyards) must receive sunlight between 9am and 3pm during midwinter (June 21).

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c) Water Saving Devices

Saving water is one of the most effective ways to make the best use of existing water resources and to help protect the environment. Water saving devices slow the rate of water coming through the tap while still providing the benefits that water fittings with a higher flow rate provide, such as good water pressure and wide spray coverage. Saving water will save you money on your energy bills because you will use less water for the same benefit as using a less efficient device.

AAA rated water saving devices should be installed in your developments on showerheads, bathroom hand-basins and kitchen sinks. These are water saving devices that have been rated to AAA according to Australian Standards and have a maximum flow rate of 9 litres per minute or less.

d) Lighting

Energy efficient lighting can save hundreds of dollars over the course of a year by using less energy to light the same area as a light which is not so energy efficient.

Designing to maximise natural light will minimise the need for artificial light to be used during the day time.

Consideration should be given in the design process as to how your building can maximise the use of natural light during the day. Natural lighting can be achieved through the use of skylights or clerestory windows. Also, consider using energy efficient lighting at night such as compact fluorescence which use much energy than incandescent lights.

e) Insulation

Insulation is a vital component of energy efficient dwelling design, helping to eliminate or drastically reduce the need for mechanical heating and cooling systems, as well as enhancing the efficiency of such systems.

Insulation systems are made up of a number of components – floors, walls, roof, ceilings, windows and seals.

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f) Floors

Floors in contact with the ground are thermally most efficient. Nonetheless, slabs lose heat around the edges and benefit from slab edge insulation. Suspended floors, particularly of timber or sheet materials will often benefit from underfloor insulation (concrete slab floors on ground only require under slab insulation in cold climates or where the slab is used to centrally heat the building).

g) Walls

Walls represent a significant proportion of the external area of the building envelope and should be insulated. Bulk, yet lightweight insulating materials (eg batts) are the most common choice for framed or veneer external walls.

Vapour barriers are sometimes recommended on the warm side of the insulation layer to keep moisture from condensing within the insulation. In some climatic or air conditioned situations, condensation within the insulation can dramatically reduce the effectiveness of insulation and the life of both insulation and the surrounding structure.

h) Roof

The roof is a major heat path in all weather, and the most appropriate insulation levels and type depends on climate. Where reflective sarking is used, an effective R value of R1.0 can be attributed and the bulk insulation level reduced accordingly.

i) Ceiling

The ceiling is also a major heat path in all weather and should be of primary importance when thinking of insulating a home. Where a metal deck is specified under manufacturer's recommendations, it is often best to specify an insulation blanket below the decking. Unfortunately, when installed under sheeting like this, bulk insulation compresses and loses some of its efficiency.

j) Windows

Windows can be best insulated internally by providing close fitting, opaque curtains preferably with pelmets.

k) Seals

Sealing windows and doors can be an effective way to stop the 'leaking' of heat within a home. Exhaust fans vented to the exterior are used where moisture is present, such as kitchens, bathrooms etc. Fans should have built in shutters to prevent draughts. Fireplaces and chimneys should have covers or dampers for the same reasons.

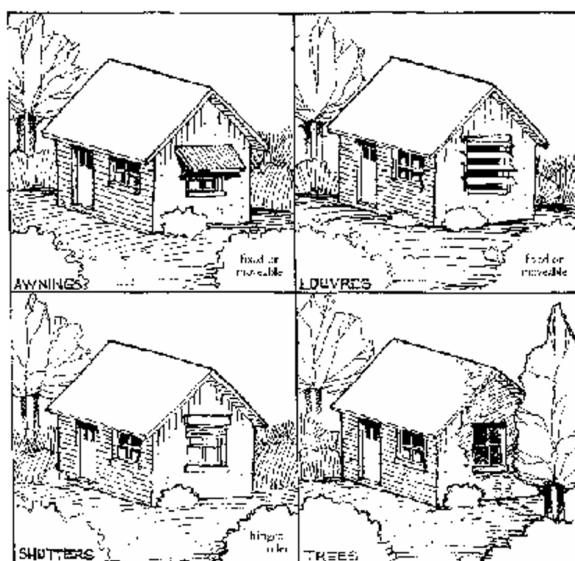
l) Shading Devices

Inadequate shading, particularly on northern and western windows can lead to overheating of your dwelling in summer. Shade devices can keep you cool in summer while allowing sun to penetrate living areas in winter.

The most simple way of providing adequate shading is through the incorporation of eave overhangs or fixed awnings designed to meet an 70 degree (from the horizontal) line drawn from the bottom of the window to the eave.

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Pergolas, verandahs and eaves to the western and eastern aspects should also be designed to maximise summer shade and where possible minimise winter shade through the vegetation on pergolas or operable louvres.



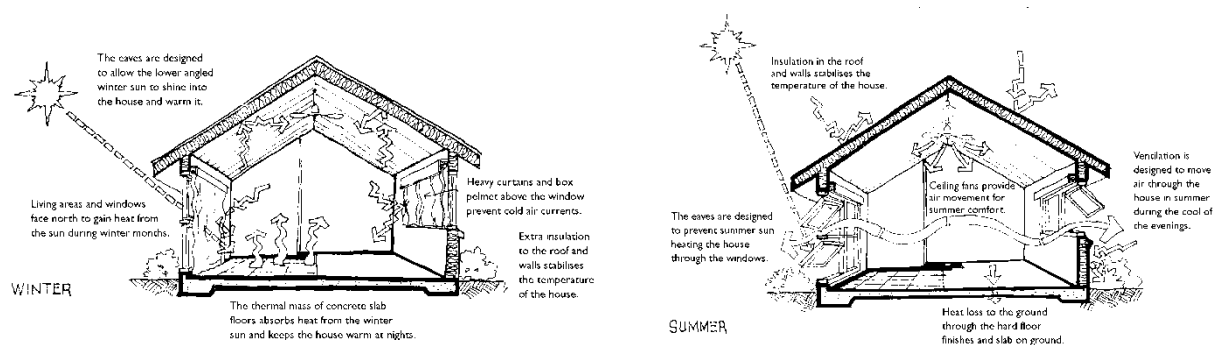
m) Windows and Cross Ventilation

Windows are a primary source of energy loss and gain. If correctly designed and positioned with the most appropriate materials, windows and shade devices can be used effectively to heat and cool a room. North facing windows can quickly warm a building in the winter, while being able to be shaded in the summer and opened to allow the through flow of evening breezes. Natural cross ventilation is induced by wind motion and used most effectively during cool conditions in summer.

Cross ventilation occurs more efficiently through a room with openings in opposite walls than through a room with openings in adjacent walls. To maintain energy efficiency, winds and draughts in both summer and winter need to be minimised by the application of seals around all door and window openings.

It is best to locate windows on the northern face of your building than on the other sides, so that there are more windows gaining heat than there are losing heat in the winter months. However, it is still important to have windows on the other side of the building so they can be opened to allow for cross ventilation. Curtains can be used to maintain heat, particularly on southern windows at night.

Double glazed windows are also beneficial in making your home more energy efficient. They reduce the heat loss of a single pane of glass while still allowing natural light and views. Double glazed windows consist of two panes of glass separated by a sealed air space typically between 6mm and 20mm wide. A minimum air space width of 9mm is recommended for optimum performance



Appendix 1

9 Preservation of Trees and Vegetation

Aims of this Section

The primary aims of this Section are to:

- Ensure vegetation management is consistent with clause 5.9 (Preservation of trees and vegetation) of the Hurstville LEP 2012.
- Encourage the planting and preservation/conservation of suitable trees and other vegetation which will contribute positively to the City's visual amenity, environmental heritage, habitat connectivity and ecological sustainability.
- Establish procedures for the proper management of trees in order to minimise the unnecessary loss of significant vegetation resources.
- Facilitate the removal of undesirable exotics, noxious weeds, dangerous trees and other inappropriate plantings.
- Ensure that site planning, design, development, construction and operation of any new development takes into account and maximises the protection of existing vegetation.

General Information

a) Why Preservation of Trees is Important?

Trees and other vegetation are an integral component of the urban environment and are increasingly recognised as contributing significantly to the community's general health and sense of well being. Plants not only provide habitat, food source, shelter and protection for a wide variety of birdlife and other fauna, but also significantly improve streetscape amenity, reduce stormwater run-off and improve air quality.

Council is committed to protecting and enhancing its environmental biodiversity and arboricultural amenity, special landscape characteristics, unique coastal vegetation and ecological values.

b) Hurstville LEP 2012

This Section of the DCP should be read in conjunction with Clause 5.9 (Preservation of trees and vegetation) and Clause 5.9AA.

Note: Controls marked with * indicate that it is a statutory definition contained in the *Hurstville Local Environmental Plan 2012* and must be complied with.

Tree and Vegetation Management Process

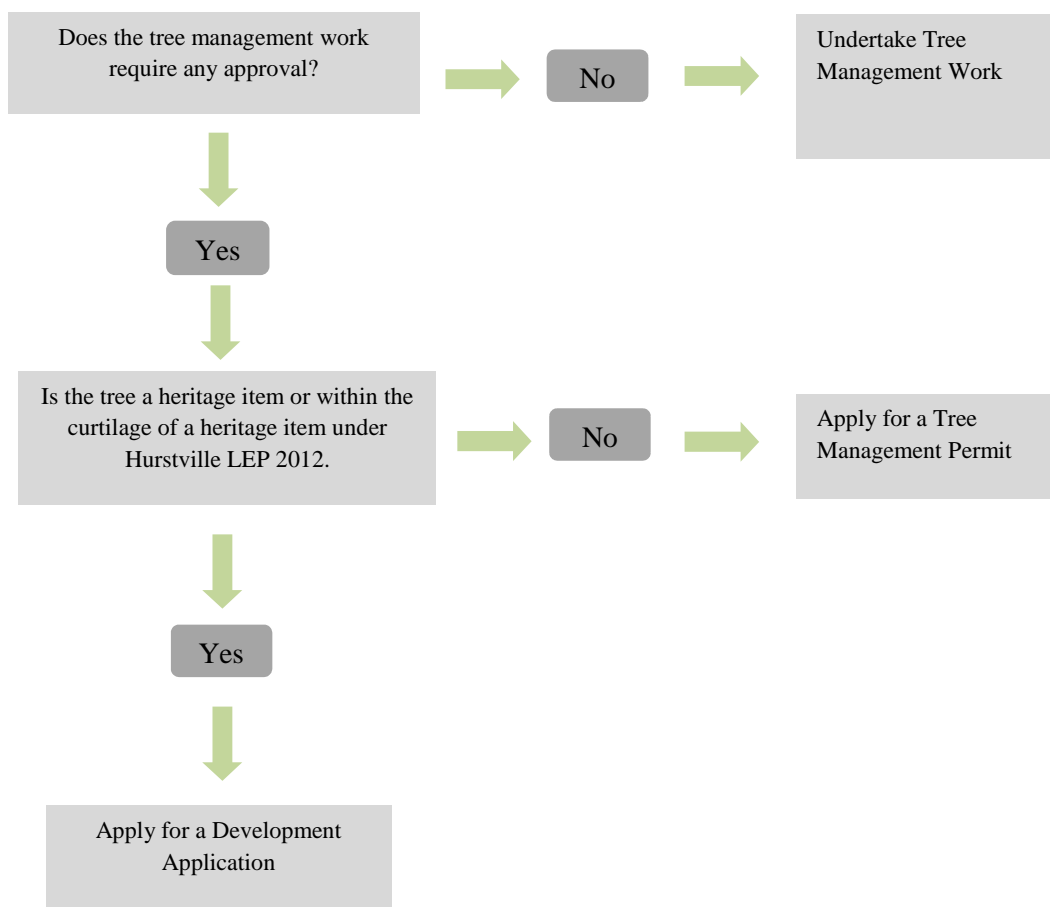
Clause 5.9 of the Hurstville LEP 2012 states that

a person must not ringbark, cut down, top, lop, remove, injure or willfully destroy any tree or other vegetation to which any such development control plan applies without the authority conferred by:

- a) development consent, or*
- b) a permit granted by the Council.*

The process for the removal of trees or vegetation (tree management works) under this Section of the DCP is detailed below in Figure – Tree Management Process and further described in the following subsections.

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Tree Management Approval Required

* In accordance with Clause 5.9 of the Hurstville LEP 2012 a Tree Management Permit or a Development Consent is required to allow any removal or pruning of a tree or other vegetation in private or public land that:

- a) Is listed below, irrespective of size:

Botanical Name	Common Name
<i>Acmena smithii</i>	Lilli Pilli
<i>Angophora costata</i>	Sydney Red Gum
<i>Angophora floribunda</i>	Rough-Barked Apple
<i>Angophora bakeri</i>	Narrow-Leaved Apple
<i>Allocasuarina torulosa</i>	Forest Oak
<i>Banksia serrata</i>	Old Man Banksia
<i>Ceratopetalum apetalum</i>	Coachwood
<i>Ceratopetalum gummiferum</i>	NSW Christmas Bush
<i>Corymbia gummifera</i>	Red Bloodwood
<i>Corymbia maculate</i>	Spotted Gum
<i>Eucalyptus capitellata</i>	Brown Stringybark
<i>Eucalyptus fibrosa</i>	Broad-leaved Ironbark
<i>Eucalyptus globoidea</i>	White Stringybark
<i>Eucalyptus haemastoma</i>	Scribbly Gum
<i>Eucalyptus longifolia</i>	Woollybutt

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Botanical Name	Common Name
<i>Eucalyptus paniculata</i>	Grey Ironbark
<i>Eucalyptus pilularis</i>	Blackbutt
<i>Eucalyptus piperita</i>	Sydney Peppermint
<i>Eucalyptus resinifera</i>	Red Mahogany
<i>Eucalyptus tereticornis</i>	Forest Red Gum
<i>Glochidion ferdinandi</i>	Cheese Tree
<i>Syncarpia glomulifera</i>	Turpentine

or

- b) Is 3 metres or more in height,

or

- c) Has a circumference of 300mm or more, measured at a height of 450mm from the ground,

or

- d) Has a branch spread of three 3 metres or more.

Exemptions to Tree Management Approval

This section of the DCP does not apply to:

- a) The removal, transplanting or pruning of any undesirable species listed below, so long as the work is done in accordance with the relevant Australian Standards:


Botanical Name	Common Name
<i>Bambusa</i> spp.	Bamboo
<i>Syagrus romanzoffianum</i>	Cocos Palm
<i>Erythrina x sykesii</i>	Coral Tree
<i>Ficus elastic</i>	Rubber Tree
<i>Grevillea robusta</i>	Silky Oak
<i>Nerium oleander</i>	Oleander
<i>Populus nigra</i> 'Italica'	Lombardy Poplar
<i>Salix babylonica</i>	Common Willow
<i>Schefflera actinophylla</i>	Umbrella Tree
<i>Ligustrum</i> spp.	Privet
<i>Ailanthus altissima</i>	Tree of Heaven

- b) Any commercial or domestic tree grown for the purpose of fruit or fodder production, or is harbouring fruit fly, except Australian species such as Macadamia (*Macadamia integrifolia*), Lilly Pilly (*Acmena spp*, *Syzygium spp.*), Blueberry Ash (*Elaeocarpus spp.*).
- c) Work undertaken by persons authorised by Council where it can be demonstrated that the tree is dying, dead or has become dangerous to properties or persons and is undertaken in accordance with relevant Australian Standards.
- d) Work undertaken in response to an emergency by the State Emergency Service, Rural Fire Service or another Authority.

Tree Management Works Approval Process

A Tree Management Permit is required from Council for the pruning or removal of any tree, including any dead or dying tree **unless** the following situations apply:

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- a) Any tree and/or other vegetation identified as an item of heritage significance or located on land identified as containing an item of heritage significance, in Schedule 5 Environmental Heritage of Hurstville Local Environmental Plan 2012; 
- b) When determined by any other relevant legislation

In the situations listed above, development consent is required for tree management works.

Tree Management Permit

Each Tree Management Permit Application is limited to a maximum of 5 trees per application;

A maximum of 2 Tree Management Permit Applications may be lodged with Council at any one time;

Application for a permit to deal with a tree must be made in writing on the application form available from Council and be accompanied by the administration fee determined from time to time by the Council. The administration fee is to cover the cost of administration, site visit, assessment and determination of the application. It is non-refundable.

In the case where a Tree Management Permit Application and a Development Application for any other development, are lodged concurrently, the Tree Management Permit Application will not be determined until such time as the Development Application for the particular development is determined since the Development Application determination may influence the decision as to whether the existing tree should be retained.

Issues for Consideration in Assessment of Tree Management Works

Before granting a permit or development consent for the removal of trees or vegetation, Council must make an assessment of the importance of the tree or trees concerned in relation to:

- a) Soil stability and prevention of land degradation.
- b) Scenic or environmental amenity.
- c) Vegetation systems and natural wildlife habitats.
- d) Significance due to its height, size, position or age.
- e) Visual screening.
- f) Is part of remnant or riparian vegetation.

Alternative management strategies were considered before requesting removal such as pruning of branches, roots and removal of deadwood or other appropriate remedial treatment as recommended by an arborist.

Documented evidence, such as that by a qualified arborist, shall accompany any application for removal or partial removal of a tree and shall be justified as:

- The tree was dead.
- Causing or potentially causing structural damage and supporting documentation is provided such as structural engineer's report.
- Having sustained severe damage from vehicle impact or natural hazards such as lightning, wind or flood and no other course of action will rectify the problem.
- Being diseased or has structural defects and remedial pruning (see AS 4373/2007) will improve the health of the tree; or
- A potential hazard to the amenity of the development due to tree form or structural integrity, species characteristics or history, the size of any tree part that is likely to fail or other reasons where the tree may be injurious to health.

Where a tree is located on public land and is causing view loss or loss of solar access to the occupier of neighbouring private land, application may be made to Council to prune the tree. Subject tree/s will be assessed accordingly. All work will be completed in accordance with AS 4373-2007 "Pruning of Amenity Trees".

Tree removal will not be permitted to facilitate views (including advertising signs), off-street parking, and installation of solar panels or to reduce the extent of leaf / flower / fruit drop, or to reduce the impact from any bird / bat / other animal waste or noise.

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Pruning of branches overhanging from a neighbouring property shall be approved by Council prior to any works being carried out and will be assessed at Council's discretion. This work shall also be discussed with the owner of the tree prior to commencement.

Council discourages the ringbarking, lopping, topping, injuring or destruction of any tree.

Where an existing tree limits the size of an addition or new residential dwelling, Council shall give consideration to its removal or pruning. Council shall give consideration to the level of pruning proposed, suitable tree replacement, retain trees and extent of the development. Development proposals shall endeavour to retain trees on their site and any trees to be removed shall be clearly shown on plans.

Tree Management Permit and Development Consent Conditions

In granting a permit or development consent, the Council may impose conditions including, but not limited to, the following:

- a) Requiring a copy of the permit or development consent to be displayed on the land where the work covered by the permit or development consent is to be carried out for a specified period before and after the carrying out of the work.
- b) Requiring the permit or development consent to be available for inspection by an officer of the Council during the carrying out of the work covered by the permit.
- c) Where the permit or development consent allows for the destruction or removal of a tree or trees, requiring the planting of a replacement tree or trees.
- d) Where replanting is made a condition of the permit or development consent, requiring the protection and care of the new tree or trees for a specific period so that the tree or trees remain in good health and are likely to reach natural size and maturity.
- e) Specify the period during which the permit or development consent will remain in force being not more than one (1) year from the date it is granted; and
- f) Providing that the permit will cease to have effect if a development application is lodged where the proposed development includes work covered by the permit.

Enforcement and Penalties

Any persons who damages or removes trees or vegetation to which this section applies shall be guilty of an offence under the Environmental Planning and Assessment Act 1979 and severe penalties apply.

Other Relevant Legislation

a) *State Environmental Planning Policy No. 19 – Bushland in Urban Areas*

Applies to 41 local government areas in the Sydney region and Lake Macquarie, as listed in Schedule 1 of the policy. It does not apply to areas administered by the National Parks and Wildlife Service or State Forests of NSW. Within those listed local government areas, the policy specifically applies to those areas of land zoned or reserved for public open space and which satisfy the definition of urban bushland in the policy. All records of these specific areas are kept by individual councils, and where appropriate, shown in local environmental plans. Additionally SEPP 19 requires the listed councils, when preparing draft local environmental plans, to give priority to preserving bushland and to have regard to the general and specific aims of the policy. Such areas would be recorded in councils' local environmental plans.

b) *Native Vegetation Act 2003*

The lodgement of a Development Application with Council and consent from the relevant Catchment Management Authority for the clearing or removal of native trees and other native vegetation upon land to which the Native Vegetation Act 2003 applies.

c) *Fisheries Management Act 1994*

The lodgement of an Integrated Development Application under Section 91 of the Environmental Planning and Assessment Act 1979 is necessary if the formal concurrence from the NSW Department of Primary Industries is required pursuant to the section 205 of the Fisheries Management Act 1994 for a permit to cut, remove, damage

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or destroy marine vegetation on public water land or an aquaculture lease, or on the foreshore of any such land or lease.

d) *National Parks and Wildlife Act 1974*

The lodgement of an Integrated Development Application under Section 91 of the Environmental Planning and Assessment Act 1979 may be required for any proposed development in, upon or adjacent to any watercourse, lake or estuary where a development may potentially destroy or deface a site containing Aboriginal artefacts or may adversely affect a site of Aboriginal cultural heritage significance and hence, the formal concurrence from the NSW Department of Environment and Climate Change is required pursuant to Section 90 of the National Parks and Wildlife Act 1974.

e) *Threatened Species Conservation Act 1995*

Any action such as clearing or removal of trees or other vegetation has the potential to directly or indirectly affect a threatened species, population, ecological community or their habitat. Therefore, an assessment may be required pursuant to Part 5A of the Environmental Planning and Assessment Act 1979 or Part 6 of the Threatened Species Conservation Act 1995. The clearing or removal of any threatened flora species, endangered population, endangered ecological community or critical habitat under the Threatened Species Conservation Act 1995 requires separate approval from the Director – General of the NSW Department of Environment and Climate Change.

f) *Environment Protection and Biodiversity Conservation Act 1999*

The clearing or removal of remnant trees or other native vegetation which is listed as a “matter of national significance” under the Environment Protection and Biodiversity Conservation Act 1999 requires the separate approval from the Commonwealth Minister for the environment.

g) *Tree (Disputes Between Neighbours) Act 2006*

The *Trees (Disputes Between Neighbours) Act 2006* provides a mechanism for neighbours to be able to resolve neighbourhood disputes regarding trees.

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10 Building Heights and Indicative Storeys

The table below provides an indicative conversion of building height in metres to a maximum number of storeys for Residential, Business and Industrial zones in the Hurstville LEP 2012 and should be read in conjunction with the Clause 4.3, the Height of Buildings Maps and the definition of Building Height and Storey in the Dictionary of the Hurstville LEP 2012.

Hurstville LEP 2012 (Maximum building height in metres)		Maximum number of storeys
B1 Neighbourhood Centre		
9 metres		2 storeys
B2 Local Centre		
No height in metres	Narwee Local Centre	No height control in storeys
	Mortdale Local Centre	
9 metres		2 storeys
12 metres	Beverly Hills near Egbaston Street	3 storeys
13 metres	Riverwood fronting railway	4 storeys
15 metres	Beverly Hills Local Centre south of railway	5 storeys
	Penshurst-Penshurst Street	
	Kingsgrove Mashman	
18 metres	Riverwood Belmore Road	6 storeys
19 metres	Penshurst fronting railway	6 storeys
28 metres	Riverwood Thurlow Street	8 storeys
E1 National Parks and Nature Reserves		
No height control in metres		No height control in storeys
IN2 Light Industrial		
10 metres		2-3 storeys (Depending on site context)
R2 Low Density Residential		
9 metres		2 storeys
R3 Medium Density Residential		
12 metres		3 storeys
RE1 Public Recreation		
No height control in metres		No height control in storeys
RE2 Private Recreation		
No height control in metres		No height control in storeys
SP2 Infrastructure		
No height control in metres		No height control in storeys
W2 Recreational Waterways		
No height control in metres		No height control in storeys

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Note: Number of storeys based on land use and floor to floor/ceiling height

Land Use	Floor to Floor Height in metres	Floor to Ceiling Height in metres
Residential	3.0m	2.7m
Commercial	3.6m	3.3m
Retail	4.5m	3.6m



APPENDIX 2

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Appendix 2

1 Drainage and On Site Detention Policy

Drainage requirements

1. All drainage to be designed for a 1:20 storm frequency except if the site is located in the Wolli Creek catchment, and for Hurstville area this gives 185mm/hour intensity for a six (6) minute storm.
2. In the Wolli Creek Catchment, all stormwater must be designed to provide an On-Site Detention (OSD) facility, except for single dwellings.
3. All grated pits; benched or streamlined, unless otherwise noted.
4. All outlet pipes from a grated pit: minimum of 150mm diameter.
5. All pipes: minimum sewer grade PVC.
6. Minimum grade to all pipes: 1%.
7. The last grated pit before entering a Council pipeline or kerb and gutter must have 150mm sump and galvanised mesh permanently fixed over the outlet pipes.
8. Two or three x 100mm PVC pipes from the last grated pit where connecting kerb and gutter.
9. Minimum cover over pipes: 150mm.
10. Cast in situ concrete, brick or precast concrete grated pits must be used in trafficable areas otherwise plastic pits can be used.
11. Grated drains to be installed across long driveways at the front boundary to prevent stormwater flowing across Council's footpath.

On-site detention (OSD) requirements

1. Applicants must submit (3) sets of drainage calculations and plans prepared by a qualified Drainage consultant.
2. Above ground OSD basins are required where possible in preference to tanks.
3. For OSD tanks in three (3) or more Unit/Villa developments, a Positive Covenant is required for the tank either by Section 88B Certificate, or by Form 55A which is obtainable from Land and Property Information (www.lpi.nsw.gov.au). This Covenant is to be worded as follows:
"It is the responsibility of the Owners Corporation to keep this on-site detention tank clean at all times and not modify it in any way. It is also subject to possible flooding during heavy storms."
4. An equivalent sized pipe is preferred to an orifice plate. Orifice plates may be used in underground OSD tanks only if the plate is permanently fixed to the walls of the tank.
5. A screw on type professionally made sign is required adjacent to the OSD tank/basin, reading as follows:
"This is an onsite detention tank/basin and is subject to possible flooding during heavy storms."
6. The location of the OSD tank/basin is to be shown on the survey plans by the Surveyor and suitably tagged.
7. We require a letter from the Drainage Consultant certifying that the OSD has been constructed to his/her approval and in accordance with the Council approved drainage plans.

On-site detention design criteria

Applicants must provide details of a OSD facility designed by a professional hydrological/hydraulic engineer, showing computations of the inlet and outlet hydrographs and stage/storage relationships of the proposed OSD using the following design parameters:

- Dual Occupancy: 5%
- Villas and Units: 2%
- Commercial & Retail: 1%

Annual Exceedance Probability design event at relevant times of construction (design storm) as defined by the Australian Rainfall and Runoff (1987), peak site discharge resulting from the development shall not be greater than the peak site discharge when the lots contained a single dwelling, garage, lawn and garden.

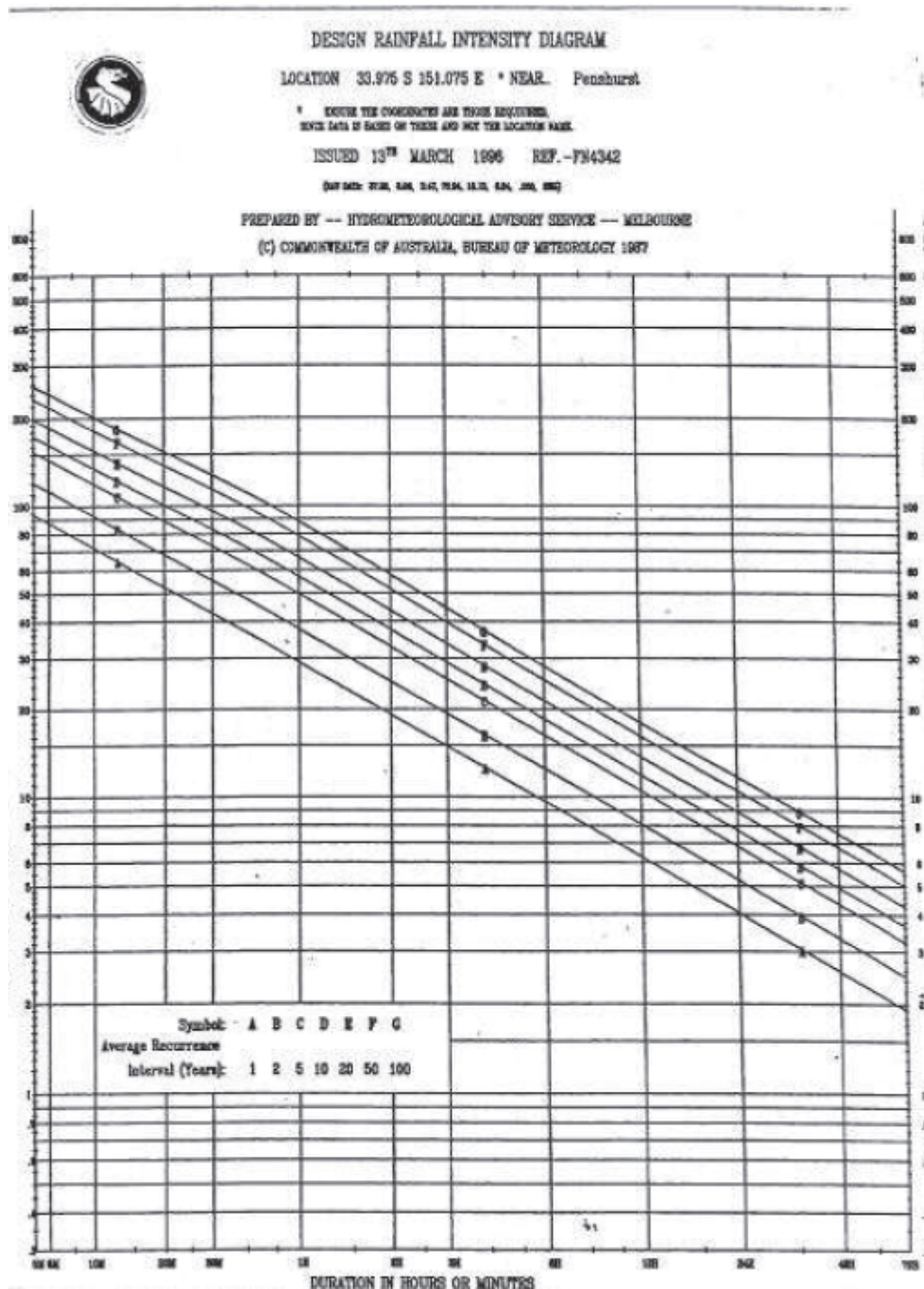
Where the stormwater discharge points are connected to the street gutter system, the peak flow from the site shall not increase the width of gutter flow by more than 200mm at the design storm.

Appendix 2

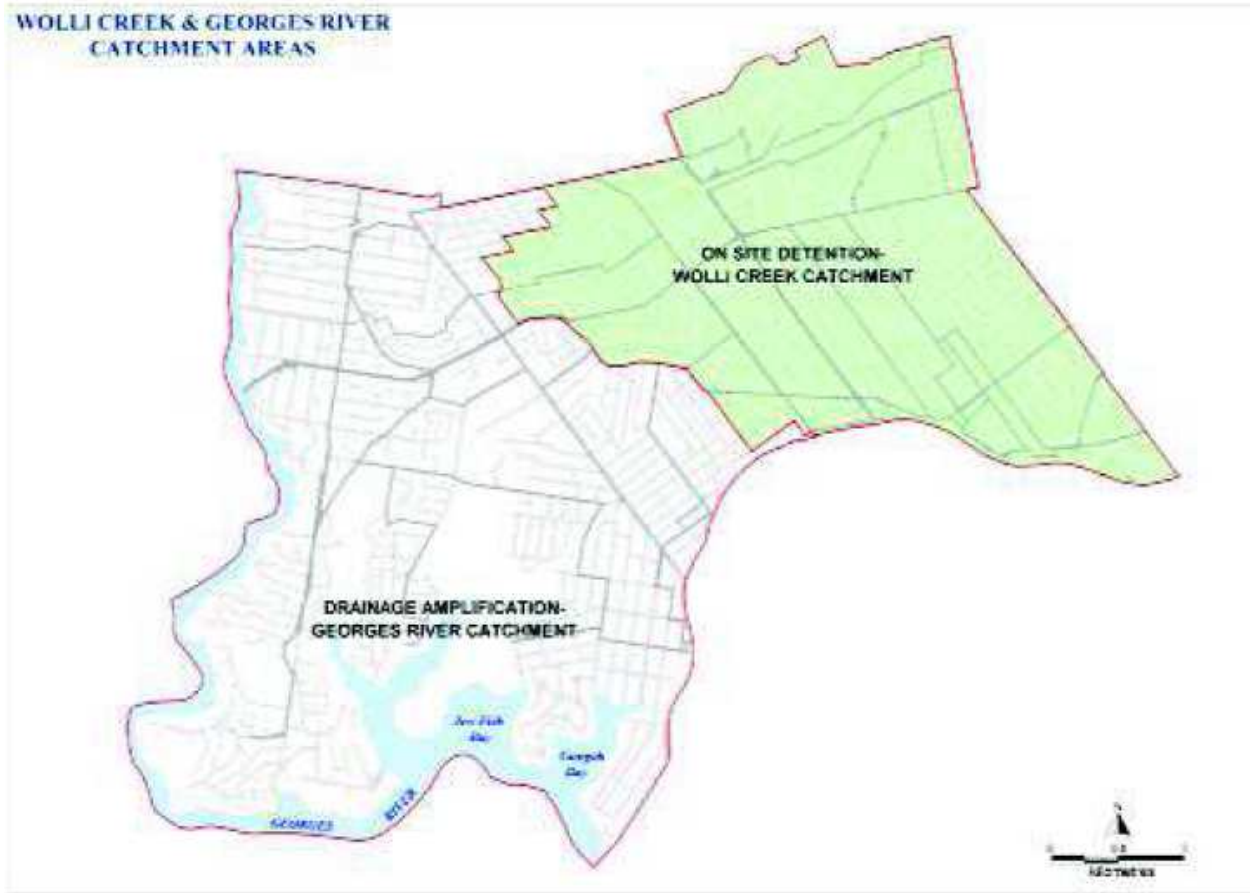
The OSD facility shall be designed to meet all safety requirements and child proof safety fencing around the facility must be provided where the OSD facility is open or above ground when the design peak storage depth is greater than 300mm.

Refer also to separate:

- Design rainfall intensity diagram (chart attached), and
- Wolli Creek/Georges River catchments map (1 x A4 page) which shows that Wolli Creek catchment includes the suburbs of Kingsgrove, Hurstville, Carlton and Beverly Hills, whilst Georges River catchment (drainage amplification area) included Lugarno, Oatley and Peakhurst Heights. For other suburbs refer to the map to determine catchment location



Appendix 2



Appendix 2

2 Fencing Adjacent to Public Roads

Purpose

This code outlines Council's policy in respect of the erection of street boundary fences in excess of one (1) metre in height.

Aims of Code

To provide guidelines for the erection of fences and walls in excess of one (1) metre in height above footpath level.

To ensure that:

- Fences complement and are compatible with the development of the land.
- Adverse impact of fences on the streetscape and public places is minimised.
- Fences do not adversely affect the character or amenity of the locality by their visual impact, size, overshadowing or other factors.
- To ensure that safe vehicular access is maintained at property entrances and street intersections.

To maximise recreational space, privacy and security of residential dwellings adjoining roads, and places of public congregation, (eg bus stops) and for residential developments, townhouses, villas and dual occupancy.

To encourage the use of a diverse range of fencing designs and materials.

Consideration of Applications

In any application for the erection of courtyard walls and/or fences the Council may consider the following:

- The purpose for which the fence or wall is required.
- The position of the fence or wall in relation to the boundaries of the allotment and building alignments.
- Height, materials and design of the proposed fence.
- The general scale and appearance of the fence or wall relative to the general streetscape and amenity of the neighbourhood and the existence of similar structures in the neighbourhood.
- Structural stability of the proposed work.
- The possible effects of the structure on the safety of pedestrians and traffic conditions in the adjoining road system.
- The landscaping, both existing and proposed, and its effect on the embellishment of the proposed structure.
- The effects of the proposed structure on drainage.
- Current open space and open space utilisation on site.
- Levels of traffic on adjoining roads.

Approvals and Requirements

Applications/ Obtaining Approval

To see if you need approval/what sort of approval you require refer to State Environmental Planning Policy (Exempt and Complying Codes) 2008. Some minor projects do not require approval under certain circumstances, some require a complying development certificate and others a development consent and construction certificate.

Required Information

Applications must be completed and signed by the owner, builder, architect or engineer and accompanied by documents as shown on the relevant application form. Fees apply as listed in our Schedule of Fees and Charges which may be downloaded from our website.

Applications for enclosure of the site shall be accompanied by a statement setting out the reasons for the proposed wall.

Appendix 2

Plans

Site Plan

The site plan shall be drawn at a scale of 1:200 or 1:500 and include:

- a. Boundaries and dimensions of the site including location of the proposed fence, with gate openings, offsets, splay corners and returns relative to boundaries and existing structures on the site.
- b. Location and dimensions of any easements.
- c. North point.
- d. Location of vehicular crossings including obstructions such as power poles and gully pits.
- e. Location of existing vegetation including trees having a girth in excess of 300mm.
- f. Proposed landscaping including species and projected height at maturity.
A layout of proposed drainage lines, where necessary.
Foreshore Building Line, if applicable.

General Plan

The general plan shall be drawn at a scale of 1:100 or 1:50 and include:

- a. Elevations and plan view
- b. Height, design, colours and construction of the fence
- c. A sectional elevation of the wall including footings indicating adjoining ground levels and location of adjoining property boundaries, where relevant

Specification

Specifications shall describe construction and materials of the fence, whether materials will be new or second-hand and include details of any proposed surface stormwater drainage or agricultural drainage.

General Requirements

Dividing Fences Act

The provisions of the Dividing Fences Act, 1991, must be considered with the design of fences. This Act is not administered by Council. The provisions of this Act regulate the construction and repair of dividing fences between properties including procedures for the apportionment of costs between owners.

Fence Design

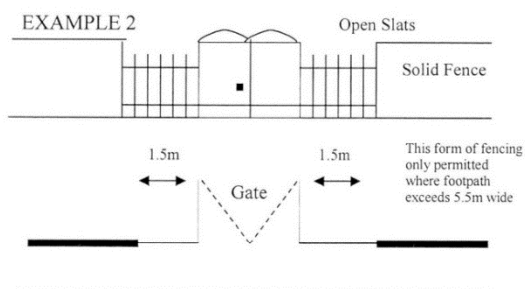
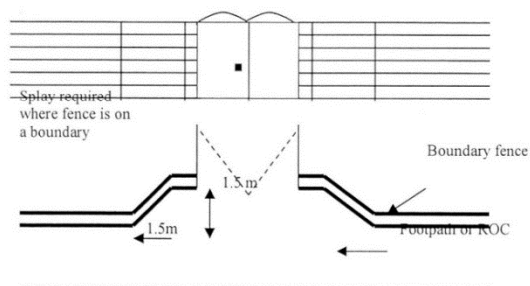
Fences shall be designed so as to be compatible with the adjoining buildings and fences and the natural surroundings.

The design should demonstrate architectural merit and relief from a mass of wall is encouraged by the use of vertical columns, brick capping, variable brickwork bonds, timber panel inserts and open metal or timber panels. Fences on premises with heritage classifications should be in harmony with existing building/s.

Appendix 2

7.3 VEHICULAR ACCESS

Openings for vehicular entries shall be designed to facilitate safe entry and exit conditions from the site and adjoining premises, i.e. visibility of pedestrians and ability to open gates with vehicles fully off the road (refer examples below). Gates shall open inwards to the property and provide a minimum unobstructed width of 2.5 metres. Consideration should be given to the location of access driveways to adjoining premises.

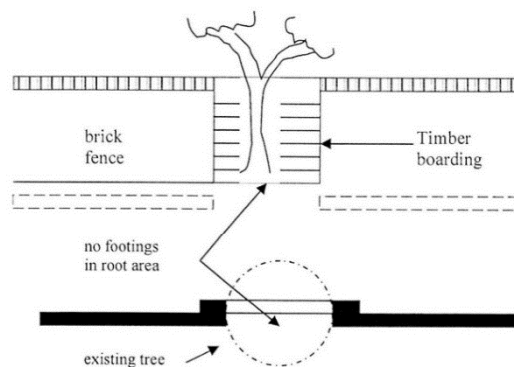


7.4 PLANTING

Where fences are required to be set back from the boundaries of the site, planting with species capable of reducing the visual impact of the fence shall be implemented. Plants and trees should be selected so that damage to the fence or footpath will not occur.

Appendix 2

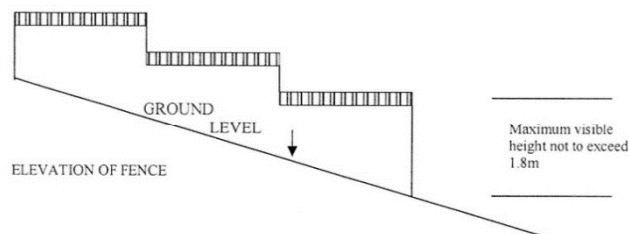
All existing trees subject to the Tree Preservation Order are to be preserved and provision should be made to prevent disturbance to root systems.



8. FENCING REQUIREMENTS - PRIMARY & SECONDARY BUILDING LINES

8.1 SOLID FENCES

Solid fences such as block masonry, paling, brushwood and sheet or panelled fences shall not exceed 1.8m in height at any point when measured above Council's footpath level.
(Note: concessions as expressed in Clause 4.1).



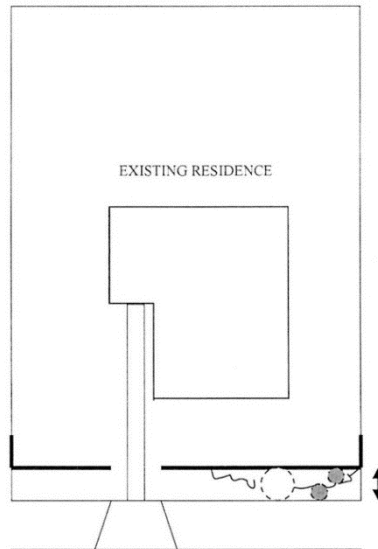
Solid fences to the primary frontage should be set back a minimum distance of 1.5m from the boundary. The setback area shall be landscaped to soften the appearance of the wall when viewed from the street. Solid fences of architectural merit utilizing columns, capping, variable brick bonds, etc. may be approved by Council on the boundary alignment.

Hurstville City Council

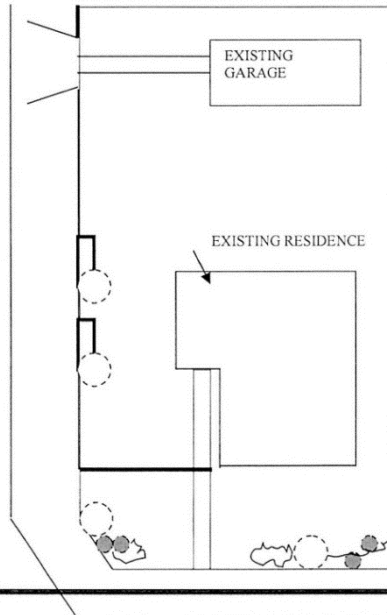
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Fences Adjacent to
Public Roads Code

Appendix 2



Solid fences to secondary frontages on corner allotments may be constructed on the allotment boundary providing they do not extend forward of the front alignment of the dwelling.



Hurstville City Council

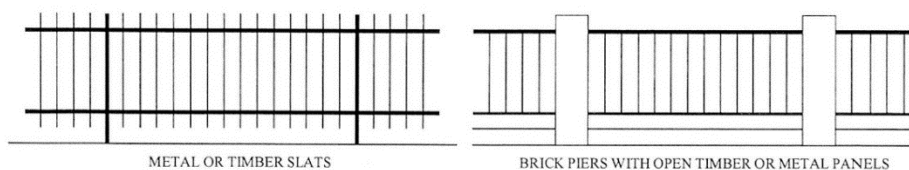
Fences Adjacent to
Public Roads Code

Appendix 2

8.2 OPEN TYPE FENCES

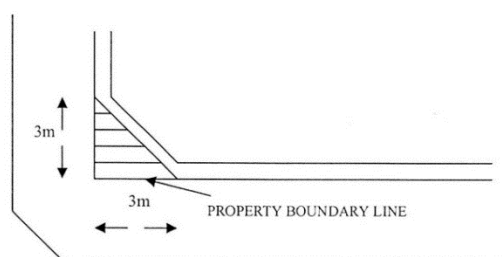
Open fences are those that are designed so that visibility to the enclosed area is not substantially restricted.

Open type fences must not exceed 1.8m in height above natural ground level but may be erected on the boundary alignment.



8.3 SIGHT LINES AT INTERSECTIONS

Where a solid fence is proposed at a road intersection, special consideration must be given to providing satisfactory sight distances for traffic. A 3m by 3m splay will normally be required in these locations.



Planting in the splay area should be trees with high foliage or low profile shrubs to maintain sight lines.

8.4 FENCING IN FORESHORE ZONES

Fencing in foreshore areas shall be designed to preserve views and to minimise disturbance to the natural landscape. Preference will be given to open type fences that are unobtrusive and do not restrict views.

Generally, solid fences will not be permitted between the Foreshore Building Line and Mean High Water mark.

Appendix 2

8.5 BRICK FENCES

8.5.1 Footings.

Footings shall be reinforced concrete founded on a sound foundation and excavated to such a depth that the top of the footing will be 50mm below finished ground level, except for footings on a road boundary whereby the top of the footing must be 170mm (two brick courses) below finished ground level. No part of the footing shall encroach over the allotment boundary.

Where there is no existing kerb and gutter, Council must be consulted to obtain appropriate levels so that footings will be set below future footpaths.

8.5.2 Stability.

Stack bond or brick on edge will not be approved unless designed by a Consulting Structural Engineer. Properly bonded supporting piers are to be provided at not greater than 2m centres to single brick walls.

Free standing ends of brick fences shall be adequately supported by return walls that are a minimum length of half of the height of the wall and carried to the full height of the fence in matching bond.

8.6 DRAINAGE

Satisfactory provision shall be made for drainage lines to collect and discharge surface and seepage water to prevent damming of water on adjoining sites and to not interfere with the natural flow of surface water.

9. DIVIDING FENCES LAW

This law is administered by the Chamber Magistrate at your Local Court, and not the Council. You can obtain more information in the Department of Local Government publication "Dividing Fences Law" which explains issues like shared costs, recovering costs, fencing notices, and disputes. This publication may be downloaded from the Forms/Fees/Charges page of our website. For more information contact the Chamber Magistrate at your Local Court.

10. THE BUILDING CODE OF AUSTRALIA

For information on the Building Code of Australia (BCA): www.abcb.gov.au

11. TO CONTACT US

Hurstville City Council (Customer Service or the Duty Officer)

Tel: 9330 6222 Fax: 9330 6223

PO Box 205 Hurstville BC NSW 1481

DX 11310 Hurstville ABN 24782671133

hccmail@hurstville.nsw.gov.au

www.hurstville.nsw.gov.au

Hurstville City Council

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*Fences Adjacent to
Public Roads Code*

Appendix 2

3 Balcony Enclosures in Residential Flat Buildings Policy

Note: The Balcony Enclosures Residential Flat Buildings Policy was originally adopted by Council on 28 February 2001

1. The full enclosure of balconies required by Council's Code to provide private open space for dwelling units in residential flat buildings be discouraged unless all of the following criteria can be satisfied:
 - The dwelling unit has an alternative (ie, second balcony) which satisfies the open space requirements of Council's Codes.
 - The enclosure does not cause the gross floor plan area to exceed the permissible floor space index for the allotment on which the building stands.
 - The external appearance of the building is not degraded when visible from a public place.
 - The building is recessed within the line of the external walls or is framed by solid walling, piers or columns and is under the main roof line of the building.
 - The deemed to satisfy requirements of the Building Code of Australia are satisfied relating to vertical fire separation between storeys and with respect to fire exposure to boundary or other building fire source features, and the requirements for the safe cleaning of windows within acceptable reach from within the building.
 - The outdoor amenity of a balcony due to its exposure to the elements or to a significant noise source is so adverse for the majority of time and seasons that it is rendered totally unusable for recreational purposes.
 - The actual exposure to elements such as wind, rain, noise be documented by an appropriately qualified person in a Statement of Environmental Effects.
 - The enclosure is subject to no blinds or curtains being installed behind glass to provide sun shading or tinting to reduce heat build-up on the balconies and the Owners Corporation of the Strata Plan be required to endorse and enforce this requirement through its By-Laws.
 - Glare and rogue reflections to traffic (pedestrian or road traffic) can be shown not to be significant for enclosures involving more than 50% glass area compared to the area of the respective elevation of the balcony.
 - The building alterations are designed by a qualified architect in accordance with urban design guidelines.
2. The enclosure of balconies which project outside the main external wall line be not approved.
3. The enclosure of balconies with full storey height glazing be not approved.
4. The piece-meal enclosure of balconies be not approved, but the balcony enclosures may only apply to one side/section of a building.
5. For balcony enclosures which satisfy the criteria in (1) above an overall scheme shall be implemented with the Concurrence of the Owners Corporation of the Strata Plan using the same materials or materials which will harmonise with the materials existing in the building façade.
6. Partial enclosure of balconies be allowed on the same terms and conditions as specified in 5 above.
7. The enclosure of balconies on landmark buildings be denied, i.e. those buildings which are both clearly visible when seen on a viewing axis towards Hurstville and clearly distinguishable from other buildings (eg. 323 Forest Road (Meriton), 109 Forest Road (Forest View)) but not those which are simply visible when a fair distance from Hurstville (eg. 2 original Meriton towers).

Appendix 2

4 Public Spaces Local Approvals Policy

Please refer to Council's Public Spaces Local Approvals Policy on Council's website

<http://www.hurstville.nsw.gov.au/Public-Spaces-Local-Approvals-Policy.html>

Appendix 2

5 Satellite Dish Policy

Objective:

To minimise the visual impact of satellite dishes in residential areas that may adversely affect the visual amenity of neighbours and the public domain.

Guidelines:

General

This policy is applicable to all residential dwellings. The following guidelines need to be considered when assessing an application to erect a satellite dish:-

Satellite dishes are;

- Not to be located on the front façade of buildings, or in front setback areas visible from the street.
- Located so as not to cast glare or interfere with neighbours views.
- To be consistent with the surrounding residential environment in terms of height, scale, colour and location.
- To be complementary to the design and character of the existing residential building.
- Restricted to one per building regardless of the number of units.
- Not to be located on balconies or carports.

A roof mounted satellite dish shall;

- Be located below the ridgeline of the roof (on a pitched roof).
- Not be placed on the dwelling if the diameter is in excess of 1.5 metres.
- Be of a colour consistent with the roofing material.
- Not to be installed on a flat roof (unless on a residential flat building).
- Not front the street.

A ground mounted satellite dish shall;

- Not exceed a maximum height of 1.8 metres.
- Be setback from the side and rear boundary by at least three (3) metres. All parts must be within property boundaries and must not encroach onto any adjoining property or over any public space including a road.
- Be adequately screened (for eg; by vegetation).

Appendix 2

6 Code for the Erection of Private Tennis Courts

Purpose

This Code has been established to outline Council's policy in respect of private tennis courts on residential land. Each application will be considered on its merits, having regard to the aims and guidelines detailed in this Code.

Aims of Code

- a. To provide guidelines for the erection of private tennis courts on residential land.
- b. To permit the reasonable enjoyment of land by recognising the rights of individuals to develop their land.
- c. To ensure that private tennis courts do not adversely affect the amenity of the locality by their visual impact.
- d. To control the use of private tennis courts so there is no adverse impact on the neighbourhood due to loss of privacy, excessive noise or spill or artificial light.
- e. To maintain, where possible, existing trees that are subject to Clause 4.9 Management of Trees and Vegetation, of the Hurstville LEP 2012.

Approvals and Requirements

A development consent and a construction certificate must be obtained for all private tennis courts on residential land.

Required Information

Application for approval must include 6 copies of plans and specifications and the following information:

- a. Details of proposed hours of operation
- b. Details of proposed artificial lighting including any shields
- c. Details of proposed court surface
- d. Details of proposed perimeter landscaping, acoustic screens or similar
- e. Details of site filling or excavation works, including retaining walls

Plans

Site Plan

The site plan must include:

- a. Location and dimensions of the site including location of the proposed tennis court relative to boundaries and existing structures on site.
- b. Location of structures on adjoining properties.
- c. Location and dimensions of any easements.
- d. North point.
- e. Location, size and type of existing vegetation on site including any species to be removed.
- f. Existing drainage lines and proposed stormwater drainage system for the tennis court.
- g. Location of any proposed lighting.

General Plan

The general plan shall show the elevation from adjoining properties, including details of height and construction materials of proposed fencing and details of artificial lighting, including any shields.

Design and Siting of Private Tennis Courts

Appendix 2

Location

Private tennis courts must comply with the following setbacks:

- a. The tennis courts must be sited to provide a minimum separation of 1.5m from site boundaries and 6 metres from adjoining dwellings.
- b. The tennis court must comply with the Building Line adopted by Council. Details may be obtained from Council.
- c. Tennis courts are not permitted between Mean High Water Mark and the Foreshore Building Line.
- d. Tennis courts must be located to maintain existing substantial trees and shrubs where possible.

Design

To minimise impact on adjoining premises the following guidelines must be used in the design of private tennis courts.

- a. Fencing shall not be solid – black or green PVC costed wire fencing is preferred.
- b. Extensive planting must be provided between the tennis court and site boundaries to provide a dense screen.
- c. Site excavation and filling must be kept to a minimum. Retaining walls may be required where cut or fill exceeds 600mm.
- d. Tennis courts in Foreshore Scenic Protection Areas must be designed to be unobtrusive and complement the surrounding area, maintain water views and to minimise the visual appearance from waterways.
- e. Artificial lighting will not be considered unless lighting is shielded to prevent the spill of light onto adjoining properties. Technical details of the lighting shall be submitted by a lighting consultant expert in that field of design. Glare from lighting to adjoining neighbours is to be eliminated.

Drainage

Surface water must be connected by way of 100mm PVC pipeline to:

- a. The street gutter; or
- b. An existing common drainage line; or
- c. Council stormwater drainage line subject to the approval.
- d. Water storage tanks with drip feed water irrigation system. Overflows of water storage tanks are to be directed to the street gutter where possible; or
- e. To a minimum 3000mm long x 600mm deep absorption trench, located at right angles to the fall of the land and a minimum of 3m from boundaries and other building boundaries. This method will only be permitted where it is not possible to use any of the above methods and conditions favour on-site disposal.
- f. A kerb or dish drain must be provided to the lower side of the tennis court to collect and channel stormwater to a 450mm x 450mm by 600mm deep gully pit.

Hours of Operation

Use of tennis courts will be limited to between the hours of 7.00am and 10.00pm, except where varied by conditions of approval.

Appendix 2

7 Stencilling of Street Driveways Policy

Adopted by Council
20 March 2002

- (1) THAT Council affirms the policy that all driveways in Hurstville are finished in plain concrete, and
- (2) FURTHER, THAT in streets which have brick paved surfaces, driveways are constructed to Council's Engineering Specification including a concrete base with matching brick paving surface.

Appendix 2

8 Underground Electricity Cabling to Developments Policy

Adopted by Council
6th July, 1978

- (3) THAT in all future roaded subdivisions, electricity supply be undergrounded.
Minute Number 626

Adopted by Council
12 November 1997

1. For all developments in the Hurstville CBD;
 - Developer to pay full costs of undergrounding low voltage cables adjacent to the development.
 - Developer to provide conduits only for future undergrounding of high voltage cables.
2. For all commercial/industrial and medium high density residential developments elsewhere in the City;
 - Developer to provide conduit for future undergrounding of low voltage cables only.
 - Developer to provide connection to future underground supply to development.

Appendix 2

9 Design Guidelines for Absorption Trenches

These guidelines apply to the following Residential Development types:

- Dwelling Houses (on standard and small lots) including alterations and additions,
- Secondary Dwellings and,
- Dual Occupancy development.

Definition of '**Drainage of low level properties**' - A portion of a low level property that slopes away from the street can be drained to an absorption/an infiltration trench.

System feasibility

Infiltration systems are generally not suitable for sites with the following limitations:

- Heavy clays.
- Exposed bedrock or shallow soils over rock or shale.
- Steep terrain (> 15%).
- High water table (the base of the infiltration system should be higher than the water table).
- Potentially salinity hazard areas.
- Contaminated land.

Storage

Void type absorption trenches are preferred.

These are devices which provide storage space as a void inside the device structure such as leaky pipes, absorption pits and absorption tanks.

Design guidelines

- a) For sites with impervious areas < 50% of the site area, absorption systems shall be designed to the 20 year ARI design storm.
- b) A design and supporting calculations for the proposed absorption system, prepared by a suitably qualified and experienced engineer, shall be supplied by the applicant in conjunction with the development application. The design shall be accompanied by a report prepared by a geotechnical engineer including all necessary geotechnical information required to support the design and the assessment of the soil's hydraulic conductivity.
- c) Hydraulic conductivity (percolation) for the soil should be measured by a qualified geotechnical engineer. At least one test hole per site (at the location of the proposed absorption system) is to be dug to a minimum depth of 1.00 m below the surface. The percolation test is to be undertaken using a recognised falling head or constant head test.
- d) Where high water table is encountered, the base of the absorption system should be at least 0.5 m above the water table to accommodate fluctuations of the ground water. Where rock is encountered, the trench base should be at least 0.5 m above the rock to provide sufficient drainage area. Alternative design should be considered where there is difficulty in achieving either of these requirements.
- e) The on-site absorption system should not be located within 1.5 m of the side or rear property, nor 3 m from any on-site building or neighbouring buildings. Where the absorption system is less than 3 m from any building, the building should be supported on a pier and beam foundation as detailed and certified by the structural engineer. A site plan showing the location of absorption system/s relative to fences and to the buildings on the site and on neighbouring properties is to be provided.
- f) The absorption system should not be placed under any paved surfaces and must be at least 1.0 metres from pavements subject to vehicular traffic.
- g) A debris/silt collection pit shall be constructed immediately upstream of the underground system, a capped observation riser installed over the underground system and the area downstream is to be landscaped in a manner that will ensure a reduction of sub-soil flows into the adjoining property.

Appendix 2

Sizing methodology

- a) From the intensity duration values for storms ranging in duration from 5 minutes to 72 hours, runoff volume is calculated by the formula:

$$Q_T = C \times I_T \times d \times A_c$$

where

Q_T = total runoff volume (m^3)

C = Runoff coefficient (dimensionless)

I_T = average rainfall intensity for a given ARI storm (mm/hr)

d = storm duration (minute)

A_c = catchment area (m^2)

- b) The amount of infiltration during the storm event is calculated by the formula:

$$Q_{inf} = f/s \times A_{surf}$$

where,

Q_{inf} = stormwater infiltrated during the storm event (m^3)

s = factor of safety for soil infiltration rate (use a value of 5 for average application)

f = hydraulic conductivity of the soil (m/sec)

A_{surf} = infiltration surface.

- c) The difference in the above quantities is calculated:

$$V_s = Q_T - Q_{inf}$$

where

V_s = volume of water to be infiltrated (m^3)

- d) For trench-type system, the porosity of the stone filled storage is also taken into account and the minimum trench dimensions are calculated by the formula:

$$V_{tr} = V_s / n$$

Where

V_{tr} = trench volume required (m^3)

n = void ratio of the stone filled trench (see the following table)

Material	Voids (n)
Clean stone	0.4 - 0.5
Uniform gravel	0.3 - 0.4
Graded sand or gravel	0.2 - 0.3

This procedure is carried out for each average rainfall intensity for each storm duration; the required size of the trench is the largest calculated.

- e) Finally, the time of emptying of the absorption system should be checked not to exceed 72 hours.