<table>
<thead>
<tr>
<th>Amendment No.</th>
<th>Description</th>
<th>Adopted By Council</th>
<th>Date Effective</th>
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<tbody>
<tr>
<td>3</td>
<td>‘General Introduction’ amendments to: - Definitions of ‘Gross Floor Area’ &amp; ‘Landscaped Area’ - Part A DCP for Dwelling Houses &amp; Ancillary Structures’ - various amendments including: - 4.0 Streetscape second storey setback change; - 8.0 Floor Space Ratio - FSR exclusion for basements &amp; small balconies; - 10.0 Landscaped Area - minimum landscaped area Table, delete reference to deep soil, simplify private open space controls; - 11.0 Setbacks - change second storey setback requirement, new side setback controls, setback for carports; - 12.0 Vehicle Access &amp; Parking - Garages/carports reference to setbacks; - 13.0 Basements - minor changes to improve wording &amp; clarify controls for basement driveway entries; - 17.0 Water &amp; Soil Management - OSD requirements; - Diagrams - minor amendments to setback references &amp; deep soil references.</td>
<td>13 May 2008</td>
<td>29 May 2008</td>
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<td>4</td>
<td>‘General Introduction’ amendments to:</td>
<td>14 December 2010</td>
<td>17 January 2011</td>
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<td></td>
<td>• Definitions of ‘Gross Floor Area,’ ‘Basement,’ ‘Landscaped Area’ &amp; ‘Building Envelope’</td>
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<td>• ‘Part A DCP for Dwelling Houses &amp; Ancillary Structures’ - various amendments including:</td>
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<td>• (3.0) Redeveloping Existing Dwellings - section deleted;</td>
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<td>• 3.0 Streetscape - revise objectives and controls;</td>
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<td>• 4.0 Heritage &amp; Conservation - addition of ‘Heritage Impact Statement’ clause;</td>
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<td></td>
<td>• 5.0 Architectural Design and Details - amend ‘Building Forms’ section; delete Glazing Proportions, Colour of Strathfield’s Palette, Bay Windows and Veranda Controls section;</td>
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<td>• 6.0 Ecological Sustainable Development - amend content to reflect best practice sustainability provisions &amp; to simplify controls; Hot Water Heater Units minor rewording and provisions;</td>
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<td>• 7.0 Floor Space Ratio - simplify controls and deletion of Diagrams 1 &amp; 2;</td>
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<td>• 8.0 Building Height - simplify building height table; deletion of envelope controls and diagrams and simplify roof pitches;</td>
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<td>• (9.0) Building Envelope - section deleted;</td>
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<td>• 10.0 Setbacks - simplify street setbacks &amp; side &amp; rear setback tables &amp; east/west controls; delete Projections into Setbacks Area Section;</td>
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<td>• 11.0 Vehicle Access &amp; Parking - simplify objectives &amp; controls;</td>
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<td>• 12.0 Basements - simplify objectives &amp; controls &amp; delete driveway diagram;</td>
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<td>• 13.0 Altering Natural Ground Level (Cut &amp; Fill) - minor amendments;</td>
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<td>• 14.0 Privacy - minor amendments;</td>
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<td>• 15.0 Access, Safety &amp; Security - minor amendments; simplify controls &amp; new provisions to reduce household energy consumption;</td>
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### AMENDMENTS

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- **16.0 Water & Soil Management** - minor amendments;
- **17.0 Services & Utilities** - deletion of objectives, illustrations & controls;
- **19.0 Contamination** - revised objectives & controls;
- **20.0 Ancillary Structures** - minor amendments
  - Appendix 1 - revise Development Controls Summary Table
  - Delete Hypothetical development diagram & Site Calculations Data Table.
- **Addition of Part N “Water Sensitive Urban Design”**
- **Addition of Part O “Tree Management”**
- **‘General Introduction’**
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GENERAL INTRODUCTION TO STRATHFIELD CONSOLIDATED PLAN DCP 2005

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General Introduction to Strathfield Consolidated DCP 2005
1.0 GENERAL INTRODUCTION TO CONSOLIDATED PLAN

1.1 Legislative Background

Division 6 of Part 3 of the Environmental Planning & Assessment Act 1979 (EP&A Act) introduced under the Environmental Planning and Assessment (Infrastructure and Other Planning Reform) Act 2005 (Reform Act) commenced on 30 September 2005. This Division introduced new requirements for development control plans (DCPs).

As a result of these changes to the EP&A Act, Council decided to consolidate all DCPs that apply to the whole Strathfield local government area into one instrument. Section 2.0 Schedule 1 outlines the Site Specific Strathfield DCPs that do not form part of this instrument.

On commencement of this Consolidated Plan, all of the DCPs which previously applied to the whole Strathfield local government area will cease to have any effect. Instead, the provisions within those DCPs will now be contained within this Consolidated Plan. Accordingly, this Plan will be the only DCP that applies to all land within the Strathfield local government area.

1.2 Name Of This Consolidated Plan

This development control plan is called the Strathfield Consolidated Development Control Plan. It is referred to herein as "Consolidated Plan." In pursuance of Council’s resolution of 4 April 2006, this plan is in force from 3 May 2006.

1.3 Land To Which This Consolidated Plan Applies

This Consolidated Plan applies to all land within the Strathfield local government area except for the sites listed in Schedule 1 to this Consolidated Plan, which are covered by site-specific or precinct-specific development control plans.

The table below sets out the DCPs which previously applied to the whole Strathfield local government area and the relevant Part of the Consolidated Plan that replaces the DCPs.

<table>
<thead>
<tr>
<th>PART</th>
<th>DCP REPEALED ON COMMENCEMENT OF PART</th>
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<tbody>
<tr>
<td>Part A - Dwelling Houses &amp; Ancillary Structures</td>
<td>DCP No. 21 Dwelling Houses &amp; Ancillary Structures</td>
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<tr>
<td>Part B - Dual Occupancy Housing</td>
<td>DCP No. 8 Dual Occupancy Housing</td>
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<td>Part C - Multiple-Unit Housing</td>
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<td>Part D - Industrial Development</td>
<td>DCP No. 27 Industrial Development</td>
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<td>Part E - Child Care Centres</td>
<td>DCP No.18 Child Care Centres</td>
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<td>Part F - Bed &amp; Breakfast Establishments</td>
<td>DCP No.24 Bed &amp; Breakfast Establishments</td>
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<tr>
<td>Part G - Provisions for the Establishment of Brothels</td>
<td>DCP No.15 Provisions for the Establishment of Brothels</td>
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<tr>
<td>Part H – Waste Management</td>
<td>DCP No.26 Waste Management</td>
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<tr>
<td>Part I - Provision of Off Street Parking Facilities</td>
<td>DCP No.4 Provision of Off Street Parking Facilities</td>
</tr>
</tbody>
</table>
### PART J - Erection & Display of Advertising Signs and Structures

DCP No. 7 Erection & Display of Advertising Signs and Structures

### PART K - Development on Contaminated Land

DCP No. 23 Development on Contaminated Land

### PART L - Public Notification Requirements for Development and Complying Development Applications

DCP No. 19 Public Notification Requirements for Development and Complying Development Applications

#### 1.4 Development To Which This Consolidated Plan Applies

This Consolidated Plan applies to the construction of new dwelling houses, alterations or additions to existing dwelling houses, structures ancillary to dwelling houses, dual occupancy development, multiple-unit housing, industrial development, child care centres, bed and breakfast establishments, provision of brothels, requirements for waste management, car parking, the erection and display of advertising signs and structures, development on contaminated land, educational establishments, requirements for water sensitive urban design and public notification requirements for development and complying development applications.

This Consolidated Plan provides guidelines for new development to advise developers to encourage high quality design based on sound planning principles, sustainability and to enhance the quality of the landscape, streetscape character and amenity of the Strathfield Council area.

#### 1.5 How To Read This Consolidated Plan

Any reference in a Part of this Consolidated Plan to “this DCP” or “this Plan” is a reference to the Part of this Consolidated Plan where the reference is contained.

#### 1.6 Use Of These Objectives and Guidelines

Persons seeking to redevelop or alter sites within land the subject of this Consolidated Plan will be expected to consider carefully the context of their proposal and identify those design guidelines which will apply. The Consolidated DCP (including each Part) is intended to be a comprehensive guide for owners/applicants to the minimum standards required by Council. Council may refuse consent to a development which does not comply with this Consolidated Plan, or may modify the development by way of conditions so that it does comply.

Compliance with this Consolidated Plan does not necessarily guarantee the application will be approved. All applications will be assessed and determined on their individual merits, taking into account these guidelines together with other matters including:

- Section 79C of the EP&A Act 1979,
- relevant State & Regional Planning Policies,
- Strathfield Planning Scheme Ordinance including relevant LEPs and DCP’s
- and other Council Codes and Policies

The Consolidated Plan contains objectives and guidelines set out under various headings in the following Parts of the Consolidated Plan to encourage appropriate development. The guidelines contain both numeric and prescriptive standards which
must be met to achieve the objectives. This approach allows for flexibility and innovation in design. Council expects that applicants will comply with the development standards and planning controls outlined in the Consolidated Plan and Strathfield Planning Scheme Ordinance.

The controls may not normally be varied. However where it can be demonstrated that a particular control is unnecessary or unreasonable in the circumstances of the case, or that the variation will result in a better design solution for the site and its surrounds and still satisfy the underlying objectives of each provision Council may consider varying the controls. Applicants will need to provide written justification in the Statement of Environmental Effects that identifies the development standard and seeks to justify the variation to the development standard.

1.7 Relationship To Other Environmental Planning Instruments, Development Control Plans, Codes, Policies etc

This Consolidated Plan should be read in conjunction with:

- Stormwater Management Code October 1994;
- Strathfield Planning Scheme Ordinance 1969;
- Strathfield LEP No. 79 (Housing Strategy);
- Strathfield LEP No. 86 (Industrial Lands);
- Strathfield Stormwater Management Code;
- Strathfield Fencing Guidelines for Existing Domestic Swimming Pools;
- Strathfield Fencing Guidelines for New Domestic Swimming Pools;
- Strathfield Tree Preservation Order & Tree Management Strategy;
- Council's Significant Tree Register & Recommended Tree List;
- Strathfield Landscaping Code;
- Council's Street Tree Plan of Management;
- Building Code of Australia (BCA);
- Exempt and Complying Development within the Strathfield Municipality (refer to SPSO);
- Council's Guidelines for Completing Applications;
- Section 94 Contributions Plan;
- Strathfield Policy for the Management of Development on Contaminated Land;
- Strathfield Development Control Plan No. 13 - Strathfield Town Centre (where residences are proposed in Strathfield Town Centre);

This Consolidated Plan may be amended from time to time by Council. Proposed amendments are required to be advertised and exhibited in draft form. Before the proposed amendments are adopted, Council is required to consider any submissions made in response to the exhibition of the proposed amendments. Applicants using this Consolidated Plan should check with Council as to whether they have the latest copy of the document, including any amendments.
1.8 Effect Of Inconsistency With An Environmental Planning Instrument

a. A provision of this Consolidated Plan will have no effect to the extent that:

   i it is the same or substantially the same as a provision in an environmental planning instrument (EPI) applying to the same land; or

   ii it is inconsistent with a provision of an EPI applying to the same land, or its application prevents compliance with a provision of an EPI applying to the same land,

and the provision in the EPI will apply.

1.9 Definitions

These definitions should be read in conjunction with the Strathfield Planning Scheme Ordinance and the Environmental Planning & Assessment Act, 1979.

Refer to each Part of this Consolidated Plan for specific objectives, controls and guidelines that relate to these definitions.

In this Consolidated Plan:

“Adjacent development” means that development which is closest or next to the subject development (refers to Part B – Dual Occupancy Housing, Part C Multiple-Unit Housing only).

“Advertisement” means the display of symbols, messages or other devices for promotional purposes or for conveying information, instructions, directions or the like, whether or not the display includes the erection of an advertising structure of the carrying out of a work.

“Advertising structure” means any structure used as a backing or support upon which an advertisement or sign is erected, attached and/or displayed.

“Ancillary structure” means any structure normally associated with a dwelling house, e.g. garage, carport, swimming pool, tennis court, outbuilding, entrance gate/structure, fence, paving, barbecue, awning, pergola, etc (refers to Part A – Dwelling Houses and Ancillary Structures only).

“As of right sign” means an advertisement which is considered to have a low level or visual or environmental impact and which, generally, does not require separate Council approval being a:

   (a) Sign within a site, but not visible from the outside of the site.
   (b) Business identification sign.
   (c) Real Estate sign.
   (d) Temporary sign.
   (e) Public notice displayed by a public organisation giving information or direction about services provided.
   (f) A window sign located behind the glass line (i.e. display window) of a commercial or industrial building.
(g) Sign on a registered motor vehicle used principally for the transporting of goods and passengers.

(h) Sign ancillary to a conforming land use and is displayed by the Crown or Statutory Authority representing the Crown.

(i) School signs and advertisements located within the boundaries of a school and which are:

   (i) not more than 0.75 square metres in area;
   (ii) not less than 3.5m apart;
   (iii) not more than 1.5m from ground level to the top of the advertisement;
   (iv) not higher than any existing boundary fence or wall;
   (v) being in accordance with the requirements for “Advertisement” as defined under this section;
   (vi) approved by the School Council or Parents and Citizens (P&C or P&F) prior to erection or display of the advertisement or advertising sign/structure; and there are no more than six advertisements per frontage.

“Attached dual occupancy” means a building containing two dwellings that are superimposed or alongside each other on an allotment of land that is not less than 560 square metres in area (refers to Part B – Dual Occupancy Housing only).

“Attic” means the space within the roof where the ceiling follows the line of the roof (refers to Part C – Multiple-Unit Housing only).

“Balcony” means a part of a building external to the outer walls and directly accessible from within the building for the exclusive usage of the occupants, at a level one storey or more above the ground, unenclosed on the longest outer side except for an approved solid balustrade (refers to Part B – Dual Occupancy Housing, Part C – Multiple-Unit Housing only).

“Basement” means a space located beneath a dwelling house, where the finished ground floor level does not exceed more than 500mm above natural ground level at the main street frontage and does not exceed more than 1200mm above natural ground level at any other point. A basement can only be used as car parking space, storage space or cellar (refers to Part A – Dwelling Houses and Ancillary Structures, Part D – Industrial Development, Part H – Waste Management only).

“Bed and Breakfast Establishment” means the use of a dwelling to provide accommodation for commercial purposes to guests, where:
   (a) the dwelling is used to accommodate no more than 12 persons (including permanent residents of the dwelling and their guests, whether or not the guests pay for the accommodation) at any one time, and
   (b) paying guests do not stay at the premises for consecutive periods of more than 1 week, and
   (c) no more than 4 bedrooms are made available for use by paying guests, and
   (d) any bedroom made available for paying guests is used to accommodate no more than 2 persons.

“Bedroom” means any room within a dwelling as defined within this Plan identified as a bedroom or capable of being used as a bedroom such as a study, library, rumpus room, enclosed balcony, and the like (refers to Part B - Dual Occupancy Housing and Part C - Multiple-Unit Housing only).
“Brothel” means premises used for the purpose of prostitution by one of more prostitutes.

“Building” means any fixed structure, which is either wholly or in part enclosed by walls and which is roofed and includes any part of a building (refers to Part A – Dwelling Houses and Ancillary Structures, Part B - Dual Occupancy and Part C - Multiple-Unit Housing only).

“Building height” means the distance measured in metres vertically from the highest point of the roof to the finished ground level immediately below that point (refers to Part D – Industrial Development only).

“Business identification sign” means an advertisement which, in respect of any place or premises to which it is fixed, contains all or any of the following information wholly or predominantly in the English language. Predominantly means more than 50% of the written area of the sign:

a) the identification or a description of the place or premises;

b) the identification or a description of any person residing or carrying on an occupation at the place or premises;

c) particulars of any occupation carried on at the place or premises;

d) such directions or cautions as are usual or necessary relating to the place or premises or any occupation carried on there;

e) particulars or notifications required or permitted to be displayed by or under any State or Commonwealth Act;

f) particulars relating to the goods, commodities or services dealt with or provided at the place or premises;

g) particulars of any activities held or to be held at the place or premises;

h) a reference to an affiliation with a trade, professional or other association relevant to the business conducted at the place or premises;

“Category 1 remediation work” is defined in clause 9 of SEPP55 – Remediation of Land.

“Category 2 remediation work” is defined in clause 9 of SEPP55 – Remediation of Land.

“Child care centre” means a building or place which is used (whether or not for profit) for the purpose of educating, minding or caring for children (whether or not any of the children are related to the owner or the operator), but only if the following conditions are stipulated:

(a) the children number 6 or more, are under 6 years of age, and do not attend a government school, or a registered non-government school, within the meaning of the Education Reform Act 1990; and
(b) the building or place does not provide residential care for any of the children (other than those related to the owner or operator).

“Class” means the classification of a building as defined by the Building Code of Australia (BCA) (refers to Part H - Waste Management only).

“Class of advertising structure” means a class of advertising structure specified in Column 1 in Schedule 1 opposite the appropriate description of an advertising structure specified in Column 2 in Schedule 1 (refers to Part J – Erection and Display of Advertising Signs and Structures).

“Collection area” means the location where garbage, compostable material and/or recyclable materials are transferred from a building’s storage room/area to an area set aside for vehicle collection.

“Collection point” means the usual (or agreed) point on the footpath/roadway or onsite, where garbage and recyclables are loaded onto vehicles.

“Compost” means vegetative material capable of being converted to humus by a biological decay process.

“Contaminate” and “contamination” are defined in section 5 of the Contaminated Land Management Act 1997.


“Deep soil landscaping” means landscaping of natural ground, which is not over any built structure (refers to Part A Dwelling Houses & Ancillary Structures and Part C – Multiple-Unit Housing only).

“Detached dual occupancy” means 2 detached dwellings erected on a single allotment of land that is not less than 560 square metres in area (refers to Part B – Dual Occupancy Housing only).

“Development Control Plan” has the meaning ascribed to it in Section 72 of the Environmental Planning and Assessment Act, 1979.

“Directional sign” means an advertising sign erected by the Council or a statutory authority for the purpose of directing vehicular or pedestrian traffic, or advising or restricting the public, and which does not include any information of a commercial nature.

“Dormer windows” are windows that protrude from the dominant roof line of a building so as to provide light and ventilation to spaces that are effectively located within the space formed by a pitched roof (refers to Part A – Dwelling Houses and Ancillary Structures only).

“Dwelling” means a room or number of rooms occupied or used or so constructed or adapted as capable of being occupied or used as a separate residence (refers to Part H - Waste Management only).

“Dwelling House” means a building designed for use by a single family and includes any garages, storage areas or the like contained within that building (refers to Part A – Dwelling Houses and Ancillary Structures only).
“Ecologically Sustainable Development (ESD)” is a conceptual framework for development concerned with dealing with the decreasing ability of the earth to continue to support humanity. It “…aims to improve the quality of life now, and in the future, equitably, in a way that maintains the ecological processes on which life depends. It implies an integration of environmental and economic considerations in decision making, an appropriate valuation of environmental assets, dealing cautiously with risk and irreversibility and recognising the global implications of our actions” (Strategy for a Sustainable Sydney, Greenpeace, 1993).

**Educational Establishment** means a building used or intended for use as a school, college, technical college, academy, lecture hall, gallery or museum, but does not include a building used or intended for use wholly or principally as an institution.

Note: For the purposes of this Consolidated Plan the following applies to the definition of ‘educational establishments’:
- The terms ‘college’ and ‘academy’ includes reference to coaching, language or other college with more than 25 students in attendance at one time
- The definition includes pre-school/kindergarten classes where part of a school.
- The definition does not include childcare centres and libraries.

“Environmental Planning Instrument” has the same meaning as in the Environmental Planning and Assessment Act 1979.


“Floorspace Ratio” means the ratio of the gross floor area of any building or buildings to the area of the site on which the building or buildings is or are to be erected (refers to Part A – Dwelling Houses and Ancillary Structures and Part D – Industrial Development).

“Fly Poster”; means an advertisement promoting any event or activity adhered to or affixed on power poles, bus shelters other public property, fences, buildings or hoardings which is not authorised by the Council.

“Garbage” means refuse or waste material other than trade waste, effluent, compostable material, and green waste or recyclable material.

“Garbage Chute” means a duct in which deposited material descends due to gravity from one level to another within the building.

“Garden Organics” means garden refuse.

“Gross Floor Area” means the sum of the areas of each floor of a building where the area of each floor is taken to be the area within the outer face of the external enclosing walls as measured at a height of 1,400mm above each floor level, excluding:

a. Columns, fin walls, sun control devices and any elements, projections or works outside the general lines of the outer face of the external wall;
b. Lift towers, cooling towers, machinery and plant rooms and ancillary storage space and vertical air-conditioning ducts;
c. Car parking needed to meet any requirements of the Council and any internal access thereto; and
d. Space for the loading and unloading of goods.
(refers to Part D - Industrial Development and Part I – Provision of Off Street Parking Facilities only).

“Gross Floor Area” means the sum of the floor plan area of each level of a dwelling and any ancillary structures inclusive of:
  a. The area contained within the external face of any enclosing walls which includes all habitable areas, bathrooms, laundries, kitchens, hallways, the area of any stairwell at each level and the area of any voids at any level;
  b. Garages and any enclosed ancillary structures.
(refers to Part A – Dwelling Houses and Ancillary Structures only).

“Height” in relation to a building, means the distance measured vertically from any point on the eaves of the topmost floor of the building to the ground level immediately below the point (refers to Part B – Dual Occupancy Housing and Part C – Multiple-Unit Housing only).

“Illuminated” in relation to an advertisement or advertising structure means designed to be illuminated by an internal or external artificial source of light.

“Industrial development” means both industry and light industry as defined below.

“Industry” means:
  a. any manufacturing process,
  b. the breaking up or dismantling of any goods or any article for trade or sale or gain or as ancillary to any business, but does not include an extractive industry.

“Investigation area” means land declared to be an investigation area by a declaration in force under Division 2 of Part 3 of the Contaminated Land Management Act 1997.

“Landscaped Area” means the portion of a site which is designed, developed and capable of being maintained and used as naturally planted gardens, trees and turf. For the purpose of calculating minimum landscaped area, the following elements are excluded: house, garage, vehicular driveways & manoeuvring areas, stairways, side setback areas between the boundary and house (paved or unpaved) that are 1.5 metres or less in width, unenclosed ground level pedestrian terraces or walkways, swimming pools, covered awnings, tennis courts (except natural grass
courts), outbuildings, sheds, BBQs, gazebos, rainwater tanks and the like (refers to Part A – Dwelling Houses and Ancillary Structures only).

“Landscaped Open Space” means that part of the site (including both communal and private open space areas) that is landscaped by way of the planting of gardens, lawns, shrubs or trees but does not include that part of the site used for driveways and parking (refers to Part C - Multiple-Unit Housing only).

“LEP” means Local Environmental Plan.

“Light Industry” means an industry in which the processes carried on, the transportation involved or the machinery or materials used do not interfere with the amenity of the neighbourhood by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or heavy vehicle traffic, or otherwise.

“Main Street Frontage” refers to the narrowest frontage facing the street, generally being the frontage the house faces (refers to Part A – Dwelling Houses and Ancillary Structures only).

“Minister” means the Minister administering the Act.

“Multiple-Unit Housing” means housing comprising more than one dwelling, such as villas, townhouses, other buildings containing 2 or more dwellings or other similar forms of housing (refers to Part C – Multiple-Unit Housing only).

“Natural Ground Level” means the level of any land to which this plan applies as at 9 February 2000 (refers to Part B – Dual Occupancy Housing and Part C – Multiple-Unit Housing only).

“Outbuilding” refers to structures such as garden sheds, studios, cabanas and the like (refers to Part A-Dwelling Houses and Ancillary Structures only).

“Preliminary investigation”, in relation to land, means a preliminary investigation referred to in the contaminated land planning guidelines.

“Real estate sign” means an advertisement which, in respect of any place or premises to which it is affixed, contains only a notice that the place or premises is or are for sale or letting together with particulars of the sale or letting, and:

a) in the case of an advertisement in respect of residential premises relating to a letting, sale by private treaty or sale by auction, does not exceed 2.5 m² in area; and

b) in the case of an advertisement in respect of commercial or industrial premises, does not exceed 3.5m² in area; and

c) is not displayed for more than seven days after the commencement of the letting or completion of the sale of the premises or place to which the sign relates; and

d) is illuminated only by internally lit solar power.

“Recyclable” means capable of being reprocessed into useable material and includes any item collected by Council’s recycling service.
“Recycling and waste room” means a room where recycling and garbage receptacles are stored, awaiting reuse or removal from the premises.

“Recycling and waste storage area” means a designated area or a combination of designated areas upon the site of a building for the storage of approved containers to store all waste material (including recyclable material) likely to be generated by the building’s occupants.

“Remediation” means:
(a) removing, dispersing, destroying, reducing, mitigating or containing the contamination of any land, or
(b) eliminating or reducing any hazard arising from the contamination of any land (including by preventing the entry of persons or animals on the land).  
Note: This definition of remediation corresponds to parts of the definition of remediation in the Contaminated Land Management Act 1997.

“Remediation order” means a remediation order made by the Environment Protection Authority and in force under Part 3 of the Contaminated land Management Act 1997.

“Remediation site” means:
(a) land declared to be a remediation site by a declaration in force under Division 3 of Part 3 of the Contaminated Land Management Act 1997, or
(b) premises:
(i) in respect of which there is in force a notice under section 35 of the Environmentally Hazardous Chemicals Act 1985 requiring prescribed remedial action to be taken, or
(ii) that are the subject of prescribed remedial action (whether being undertaken by the Environment Protection Authority or by another public authority at the direction of that Authority) under section 36 of that Act.

“Residential Flat Building” means a building containing two or more dwellings (refers to Part C – Multiple-Unit Housing only).

“Site Area” in relation to development, means the area of land to which an application for consent to carry out the development relates, excluding any land on which the development is not permitted by or under the Strathfield Planning Scheme Ordinance 1969 (refers to Part B – Dual Occupancy Housing, Part C – Multiple-Unit Housing).

“Site audit” is defined in Section 5.2 of Part K (refers to Part K – Development on Contaminated Land).

“Soft landscaping” means landscaping that consists primarily of vegetation, including grass (refers to Part A - Dwelling Houses and Ancillary Structures only).

“Source separation” means separating waste into like materials for recycling, reuse or collection. It can often lead to significant cost savings.

“Special waste” means any waste that requires special disposal arrangements as it represents a significant hazard to the human health, life, property or the biophysical environment. This includes (but is not limited to) explosives, poisons, clinical wastes, radioactive substances, declared chemical wastes and quarantine wastes.
“Stairwell” means the vertical shaft or opening containing a stairway.

“Storey” means any floor containing any habitable room or rooms (refers to Part H – Waste Management).

“Storey” means any floor regardless of use but does not include a parking area within a basement where the finished ground floor level does not exceed more than 1200mm above natural ground level at any point, a loft within a dwelling unit or an attic contained within the roof space of the building (refers to Part B – Dual Occupancy Housing and Part C - Multiple-Unit Housing only).

“Storey” means any floor regardless of use but does not include a parking area within a basement where the finished ground floor level does not exceed more than 1000mm above natural ground level at any point, a loft within a dwelling unit or an attic contained within the roof space of the building (refers to Part A - Dwelling Houses & Ancillary Structures only).

“Temporary sign” means an advertisement of a temporary nature which:

a) announces any local event of a religious, educational, cultural, political, social or recreational character or relates to any temporary matter in connection with such an event; and

b) does not include advertising of a commercial nature (except for the name of an event’s sponsor); and

c) is not a fly poster; and

d) is not displayed earlier than 28 days before the day on which the event is to take place and is removed within seven days after that event.

“the Act” means the Environmental Planning & Assessment Act 1979.

“Townhouse” means a dwelling within a 2 storey building containing 2 or more dwellings, where each dwelling has, within its curtilage, pedestrian access and open space at ground level for the exclusive use of the occupants of the dwelling (refers to Part C - Multiple-Unit Housing only).

“Trade waste” means refuse or waste material arising from any trade or industry but excludes liquid waste, demolition waste, contaminated waste, green waste and recyclable waste.

“Villa home” means a dwelling within a 1 storey building containing 2 or more dwellings, where each dwelling has, within the curtilage, pedestrian access and open space at ground level for the exclusive use of the occupants of the dwelling (refers to Part C – Multiple-Unit Housing only).

“Wall” relates to that part of the outside structure of a building measured from ground level to the underside of the ceiling of the uppermost storey. For the purposes of this definition:

- a window in a recess in a wall is taken to be a window in the wall;
- the external wall of any garage, laundry, workshop or the like which is attached to a dwelling house is taken to be an external wall of that building;
- any gable having a surface area exceeding 10m² is taken to be a wall; and
‘attached’ means any building on the same allotment site which is closer than 900mm to the dwelling house. 

(refers to Part A - Dwelling Houses and Ancillary Structures only).

“Waste” for the purpose of this DCP means those materials that are generally disposed of at solid and inert waste landfills.

“Waste cupboard” means a storage area within each dwelling (usually in the kitchen) of a size sufficient to enable source separation of a single day’s waste into garbage, recyclables and compostable material.

“Waste Management Plan” is a detailed plan of what waste will be generated and how it will be managed on a development site during the demolition, construction and ongoing use stages of the development.

“Waste Management Statement” is a brief statement of what waste will be generated and how it will be managed on a development site during the demolition, construction and ongoing use stages of the development.

1.10 Development Applications

Council’s normal requirements for development applications, including details to be submitted, number and type of plans required are detailed on the development application form. For applicable fees, refer to Councils Annual ‘Fees & Charges’. The above items are available at Customer Service Centre or Councils website.

Council may request additional information in support of an application before it makes a decision. It is in both the applicants and the Councils interests that fully documented applications are submitted. Apart from considering the guidelines in this Consolidated Plan applicants are strongly advised to consult with the Council’s Technical Services Department prior to preparing development applications, to discuss site specific issues and for guidance on the type of supporting information and documents required.

BASIX Requirements

Council will not accept a development application for BASIX affected development ie. new buildings, alterations & extensions or ‘change of use’ concerning: dwelling house, dual occupancy, multiple unit housing, and ‘bed & breakfast’ establishment and for development of large swimming pools and spas - without the submission of a BASIX Certificate, as required under SEPP (Building Sustainability Index: BASIX) 2004 (the BASIX SEPP). BASIX is a web based planning tool established by the NSW Government to assist applicants and others to achieve water consumption and greenhouse gas emission targets.

Applicants (for BASIX affected developments) are required to complete a BASIX assessment in relation to their proposal. Once a BASIX assessment has been undertaken the BASIX Certificate created confirms that the proposed development will meet the State Government’s water consumption and greenhouse gas emission targets if it is carried out in accordance with commitments made by the applicant during the BASIX assessment. With the introduction of BASIX SEPP Council’s provisions relating to energy efficiency and thermal performance are now obsolete (practice note 4: Guidelines to the BASIX SEPP DIPNR July 2004). For further detail regarding BASIX affected development and the BASIX requirements, process and for updates - refer to the BASIX website, www.basix.nsw.gov.au .
Integrated Development
Integrated development is development that, in order for it to be carried out, requires development consent and at least one approval, permit, licence, authority or consent under any of the various legislation referred to under section 91 of the EP&A Act 1979 eg. Heritage Act 1977, Roads Act 1993, and Water Management Act 2000 etc. When development applications are lodged, the consent authority (Council) will forward integrated development applications to the relevant approval body for approval. Consequently approval bodies may request further information from the applicant.

1.11 Heritage and Conservation

Heritage is an important feature of Strathfield’s built and natural environment providing the municipality with its distinct and unique qualities. It enhances the status of the Municipality as a high quality and desirable place.

Heritage items and conservation areas in the Strathfield Municipality are identified in Schedule 9 and 10 of the Strathfield Planning Scheme Ordinance. Additional items and conservation areas (as indicated in draft Local Environmental Plan 105), will be listed upon the gazettal of draft LEP 105.

Prior to granting development consent, Council is required to consider the extent of impact of proposed development affecting heritage items or conservation areas. Applicants must demonstrate to Council how the heritage significance of the item or conservation area will be affected and specify any measures proposed to minimize that impact.

Strathfield Council’s “Heritage Guidelines for Planning and Development in the Strathfield Municipality” should be referred for further information.

Statements of heritage impact are best prepared by suitably qualified and experienced heritage consultants. For a list of qualified persons or organisations please refer to the Heritage Office website link available on Council's website (www.strathfield.nsw.gov.au).

Objectives

A. To preserve and enhance the visual and environmental amenity of heritage items and heritage conservation areas within the municipality of Strathfield.

B. Ensure all development affecting heritage items and conservation areas is designed to be compatible in setting, scale, setbacks, form, materials and character with the building and surrounding area.

C. Ensure that development in the vicinity of a heritage item or conservation area does not have an adverse impact on the heritage significance or setting and that development is compatible in setting, scale, setbacks, form, materials and character with the item or conservation area.

D. Conserve archaeological sites and places of Aboriginal significance

Controls

1. A statement of heritage impact is required for proposed development:
a) Affecting a heritage item;
b) Within a heritage conservation area; or

c) In the vicinity of an item or heritage conservation area.

2. This statement must set out the heritage significance of the structure or place and assess the extent to which carrying out of proposed development would affect the significance of the heritage item or heritage conservation area concerned and outline measures to minimise any identified impact.

2.0 SCHEDULE 1

The following sites are exempt from the application of this Consolidated Plan:

Parramatta Road Corridor Area
(Refer to Site Specific DCP 20)

Strathfield Town Centre
(Refer to Site Specific DCP 13)

79 Courallie Avenue, Homebush West
(Refer to Site Specific DCP 25)

Davidson St Greenacre [Part Lot 1 & 2 DP 711168]
(Refer to Site Specific DCP 14).
PART A
of
STRATHFIELD
CONSOLIDATED DEVELOPMENT
CONTROL PLAN 2005

Dwelling Houses And
Ancillary Structures

January 2011
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1 INTRODUCTION

1.1 Purpose of Part A

The purpose of Part A of Strathfield Consolidated DCP 2005 – Dwelling Houses & Ancillary Structures is to outline planning requirements for the development of single residential dwellings and ancillary structures that meet community expectations, are environmentally sustainable, respect the heritage significance of Strathfield, make a positive contribution to the streetscape and minimise impact on neighbours while providing quality spaces in which to live.

1.2 Planning Context

Strathfield’s built character began in the late 1800s, when Strathfield developed as a residential area with high quality building stock, landscaping of private gardens and extensive use of street trees. The central location, halfway between Sydney and Parramatta, the establishment of rail services and availability of land attracted wealthy merchants who built country style mansions with extensive grounds within close proximity to their city based businesses.

Later in the early 20th Century, particularly in the interwar period, a considerable number of subdivisions occurred, each governed by a mechanism to ensure quality dwellings. During the post war period, covenants were placed on titles for dwellings to be of brick and tile construction.

During the 1940s the areas of Homebush and Enfield were added to Strathfield Municipality, which added residential properties of similar styles but of more modest proportions. During the late 1940s and 1950s, public housing was established in Homebush West, Belfield and Greenacre. From the late 1960s, walk up flats were built principally near transport centres and on major roads.

1.3 Objectives of Part A

The objectives of Part A are:

A. To preserve and enhance the residential amenity and heritage value of buildings in the Strathfield Municipality.

B. To encourage construction of environmentally sustainable dwelling houses and ancillary structures.

C. To preserve the appearance of dwellings in tree-lined streets and park-like setting.

D. To maintain compatible architectural styles of dwelling houses within the streetscape.

E. To encourage innovation in housing design and detail.
F. To maintain continuity of streetscape by requiring new and altered dwellings to be constructed to a similar size and scale to adjoining developments.

G. To provide a high standard of dwelling house design, construction and finish.

H. To maximise solar access to existing and proposed developments.

I. To provide adequate and convenient on-site car parking.

Strathfield's major streets have generous proportions providing shade, improving quality of the built environment and enhancing streetscape character.
2 ABOUT THIS DCP

2.1 How to Use Part A of the DCP

Part A is intended to be a guide to encourage more appropriate design for residential dwellings and ancillary structures through a range of key development and design elements. Each design element has three (3) components:

1. An overview of planning context. This introductory section for each design element provides the background context to the objectives and controls that follow. These do not constitute requirements themselves, although they are important because they explain the planning context for the particular design element or feature.

2. A set of objectives specified for each design element. The objectives represent the outcomes that Council wishes to achieve. Council will consider how well each of the relevant objectives has been addressed by a proposal when determining an application under Part A.

3. A set of development controls relating to each topic or design element. The controls outline the methods of achieving the objectives. They are generally practical and often measurable development standards that provide clear guidelines for the applicant. A summary of the numeric controls Part A are provided in Appendix 1.

The objectives and controls in Part A are to be read in conjunction with the General Introduction to the Consolidated DCP.

Definitions for Part A are also provided in Section 1.9 of the General Introduction.
3 STREETSCAPE

3.1 Planning Context

Streetscape is a broad term that encompasses everything that can be seen from a street. It refers to the area between the building alignment of a development site, extending through to the building alignment on the other side of the street. This includes both public domain spaces such as the street itself and the adjoining Council owned nature strip, as well as the front yards and front building facades of each dwelling. It is the spatial arrangement, quality and scale of both built form and landscape elements that determine the unique streetscape character of Strathfield.

Strathfield Municipality’s streetscape has developed through a combination of quality building stock, landscaping of private gardens and extensive use of street trees in wide verges. Since the streetscape is about the interface between the private and public domain every new development will affect the overall picture or character that is created in an area. It is therefore vitally important that streetscape is considered carefully whenever a new dwelling or major alteration is planned.

The challenge for new residential development is to reinforce the best characteristics of the existing streetscape.

Whilst the leafy street character has generally remained, increasingly single dwelling stock is now located on smaller allotments. The Municipality has also become a more culturally diverse area and this has influenced the design and character of more recent housing stock.

Streetscape elements that should be taken into account in the design of new and altered residential development include topography, width of carriageway, street tree planting, allotment size/width, boundary fences, setbacks, building character and scale, bulk, setback and rhythm, roof forms, existing building lines and landscaping. The site analysis will inform the parameters to satisfy the streetscape concerns.

The emphasis in building design should be on the components that affect streetscape, such as how a dwelling is sited and designed to face or address a street, building height, roof pitch, articulation, facade detailing, form, materials, colours, textures, and identity. In order to make good decisions about each of these elements, it is important to have an understanding of the immediate site vicinity as it helps inform relevant design decisions.
3.2 Objectives

A. Ensure that development respects the height, scale, character, materials and architectural qualities of the surrounding neighbourhood, including any adjoining or nearby heritage item or heritage conservation area.

B. Protect and retain the amenity of adjoining properties.

C. Discourage the use of non-responsive streetscape elements.

D. Ensure that each new dwelling, addition or alteration respects the predominant height, bulk and scale of existing residential development in the immediate vicinity.

E. Ensure that the dominant building rhythm of the streetscape is reflected in the building design in terms of the spacing and proportion of the built elements.

F. Retain a feeling of openness and space between built elements by maintaining landscaped setbacks.

G. Ensure that new dwellings have facades, which define, address and enhance the public domain.

H. Preserve the appearance of dwellings set in the tree-lined streets and a park-like environment.

I. Achieve quality architecture in new development through the appropriate composition and articulation of building elements.

J. Encourage building materials, colours and finishes that are sympathetic to the materials and finishes of surrounding buildings and can be integrated into the overall building form.

K. To ensure fencing is sympathetic to the design of the dwelling and enhances the character of both the individual house and street.

3.3 Controls

3.3.1 Neighbourhood Character and Amenity

1. New dwellings must be positioned and oriented on their site to address the street frontage and complement the existing pattern of development in the street.

2. Consistently occurring positive building façade features within the existing streetscape should be incorporated into the proposed dwelling design. Excessive parapets, irregular-shaped and irregular-spaced windows, excessive glazing to building facades and double-height vertical elements including columns are not permitted.
3. Dwellings must have a clearly identifiable entry that addresses the street frontage.

4. Where the proposed new dwelling or alteration adjoins a heritage listed building or a heritage conservation area under Strathfield Planning Scheme Ordinance, the proposed architectural design must be designed in accordance with the Burra Charter.

### 3.3.2 Scale, Massing and Rhythm of Street

1. The overall scale, massing, bulk and layout of the proposed building must complement the existing streetscape.

2. New buildings and alterations and additions should reflect the dominant building rhythm in the street.

### 3.3.3 Street Edge and Garden Setting

1. Existing trees within the front building setback must be preserved. New building works within the vicinity of existing trees require an arborists report demonstrating that tree branches or roots will not be affected by the works.

2. New developments should provide opportunities for planting new canopy trees within the front setback, except where the existing front setback already contains at least two (2) trees. These trees should achieve a minimum mature height of 10m.

3. The driveway location must not result in the removal or lopping of any street tree.

4. Hard surfaces within the front setback area must be minimized, and at least 50% of the frontage must be deep soil soft landscaping.

Corner lot dwelling articulated to address both street frontages. Splay improves sight lines.

### 3.3.4 Materials, Colours, Roof Forms, Architectural Detailing

1. The proposed roof design must be similar in pitch, materials and colour to roofs in the immediate streetscape.
2. The colours of garages, window frames, ventilation and downpipes and balustrading on main facades and elevations must be integrated harmoniously with the external design of the building.

3. The building form must be articulated to avoid large expanses of unbroken wall. Articulation can be provided by setbacks, awnings, recesses, blade walls or projecting bays.

4. Where a building is heritage listed or is located within a heritage conservation area, cement render of previously unrendered masonry is not permitted.

5. Materials used in alteration of a dwelling and ancillary structures must be compatible with the existing dwelling house (in the case of alterations and additions) and compatible with adjoining dwelling houses and the streetscape in terms of type, form and colour.

6. Monotone face brick walls and tiles for roofs shall be used where they are existing in the immediate streetscape. Alternative materials may be considered as architecturally appropriate to the style of the dwelling and the locality in some circumstances.

7. Highly reflective materials are not acceptable for roof or wall cladding.

3.3.5 Fencing

1. Front and side fencing facing the secondary street on a corner site must be designed to be sympathetic to the particular style of the dwelling and take into account the style of fencing on adjoining properties. A number of different styles of fencing appropriate to particular architectural styles are illustrated below.

2. Solid fencing forward of the building line (including the building line to a secondary street frontage on a corner site) shall not exceed a height of 1m above NGL.

3. Any fencing forward of the building line (including the building line to a secondary street frontage on a corner site) may be topped by an additional maximum 0.8m high open timber picket, wrought iron, palisade or similar element. Brick piers over 1m in height are permitted to support the decorative elements, provided they are equally spaced along the street, and do not exceed a height of 1.8m.

4. Solid fencing up to a maximum 1.8m in height may be permitted along a secondary street frontage, provided it only encloses private open space. The design of any section of solid fencing along a secondary street frontage shall be consistent and compatible with the style of fencing provided in front of the building line. Solid fences over 1m in height must be setback a minimum of 1.5m from the street alignment and the setback is to be suitably landscaped to Council’s satisfaction.

5. Side and rear fences (including any retaining walls) are to be no more than a maximum 1.8m in height.
6. The following materials and finishes are not permitted to be used in any fence forward of the front building line (including the building line to a secondary street frontage on a corner site):
   • unrendered cement block;
   • galvanised or aluminium sheeting;
   • fibre-cement board;
   • brushwood;
   • barbed wire; or
   • fencing with a spear-type design.

7. Side fences forward of the front building line shall be designed to taper down to the height of the front fence line.

8. Side and rear fences on a slope must be designed to allow stormwater to flow through or under the fence without the flow becoming unduly concentrated.

9. Fencing on corner allotments shall incorporate a minimum 1.5m x 1.5m splay adjacent to the road intersection to maintain sight distances for pedestrians and drivers.

10. Solid fences adjoining vehicular access driveways (including driveways on adjoining property) are to be provided with a minimum 1m x 1m splay to maintain sight distances for pedestrians and drivers.

11. The remaining areas created by providing a splay adjacent to a road intersection or driveway entrance must be landscaped with low-growing vegetation or suitable paving.

12. Council will not allow trees to be removed to facilitate a fence design.

13. Dividing fences between private property and Council parks, reserves, open space, etc must be constructed only in timber palings (lapped and capped) with a maximum height of 1.8m.

14. No gates or entries from private property onto Council parks, reserves, open space, etc are permitted.
Brick base and wrought wire fence allows views into bungalow gardens.

Iron palisade infill with hedge provides privacy but is not a solid screen.

Horizontal slat or batten fences without gaps are not permitted as they do not allow passive surveillance.

4 HERITAGE AND CONSERVATION

4.1 Controls

Refer to Section 1.1 of the General Introduction to the Consolidated DCP in regards to objectives and controls.

A Heritage Impact Statement must accompany any development application involving works associated with a heritage listed item or dwelling located within a Heritage Conservation zone.
5 ARCHITECTURAL DESIGN AND DETAILS

5.1 Planning Context

It is important to identify characteristics that support the preferred neighbourhood character of an area and to derive a design response appropriate to that context. Much of Strathfield Municipality is characterised by single storey dwellings built between 1870 and 1970. Apart from the late Victorian mansion period, it is only in the last 40 years that two (2) storey homes have become much more prevalent. As Strathfield’s tree canopy has matured, the two (2) storey scale of the suburb has readily been accommodated.

Pyramidal roof forms have been the norm. Such roofs are often coloured red, orange or greyish brown and collectively are a prominent feature of Strathfield. Prior to the mid 20th Century, period asymmetrical gables with steep pitched roofs were used over front facades. Later, with the advent of lower pitched roofs, hips were introduced as part of double and triple fronted bungalows.

Architectural elements such as bay windows, dormers or gables are important strategies of function and add visual interest thereby enriching the architectural character of Strathfield.

Architectural characteristics of Strathfield are varied but traditionally, covenants on title have required that dwellings only be in brick and tile. This prohibition on lesser grade materials has helped create Strathfield’s heritage and its image as a prestigious suburb of the Inner West. Some timber weather boarded cottages remain within Strathfield generally limited to areas incorporated from former municipalities such as Enfield or Flemington. Recently, after a brief period of coloured brick (red, white, tan and speckled), the rendering and painting of many new facades has altered the architectural palette and texture.

5.2 Objectives

A. Encourage architecture that is innovative and that uses high quality detailing, blending elements characteristic of Strathfield with contemporary materials and features.

B. Encourage building materials and finishes which are sympathetic to the materials and finishes within the surrounding context.

C. Require the use of colours that are sympathetic to the surrounding dwelling and streetscape that is within proximity of the new development.

D. Reduce the use of highly reflective colours and materials that create visual prominence.

E. Building forms should be compatible with the existing dwelling house (in the case of alteration and additions) or with adjoining dwelling houses and the streetscape in terms of type, form and colour.
5.3 Controls

5.3.1 Building Forms

1. Flat roofs may be considered where there are similar roof forms present in the immediate street. Flat roofs are not appropriate in the case of heritage items or heritage conservation areas.

2. Where a dwelling is located on a street corner it shall be designed to address both street frontages. Blank walls shall not be presented to either frontage and walls shall be articulated or staggered so as to avoid appearing unduly bulky or long.

5.3.2 Two (2) storey porticoes

1. Two (2) storey porticoes may be considered where they are in scale with the proposed dwelling and compatible with the streetscape.

2. Two (2) storey porticoes are to be vertically articulated or broken to reduce their height.

3. No porticoes or associated porches shall protrude more than 1m forward of the front building façade.

4. Porticoes are not to extend higher than the understorey of the eaves/guttering.

5.3.3 Dormers

To be visually effective, dormers (whether gabled, hipped or eye-lid) need to be traditionally proportioned and rectilinear.
6 ECOLOGICALLY SUSTAINABLE DEVELOPMENT

6.1 Planning Context

Australia’s National Strategy for Ecologically Sustainable Development 1992 (NSES) defines ecologically sustainable development (ESD) as

“Using, conserving and enhancing the community’s resources so that ecological processes, on which life depends, are maintained, and the total quality of life, now and in the future, can be increased”.

Residential dwellings which incorporate the principles of ESD will generally be more efficient, utilise recycled or recyclable materials, use less resources in construction and operation, support and enhance local biodiversity and contain no toxic materials.

Reducing the amount of energy and water consumed by residential dwellings is not only beneficial to the environment and community; it will also reduce ongoing living costs. Given that a large bulk of energy is produced from non-renewable sources it is important to consider the resultant production of carbon dioxide and its contribution to climate change.

There are many products on the market, which have been specifically designed to minimise both electricity and water consumption. Household appliances such as air conditioners, refrigerators and freezers, toilets, tapware, water heaters, washing machines and clothes dryers are all produced with models that make efficient use of resources. (Links to helpful websites can be found in Appendix 3.)

In addition to the requirements under BASIX (refer to Section 1.10 of the General Introduction to the Consolidated DCP) Council also has a number of objectives and controls that aim to encourage Ecologically Sustainable Development.

6.2 Objectives

A. Encourage passive and active strategies in the design of dwellings and promote the achievement of ecologically sustainable practices.

B. Ensure dwellings are designed to allow sufficient natural ventilation and lighting whilst, minimising heat gain during summer and maximising solar access during winter, thereby reducing the need for artificial cooling and heating.

C. Minimise the over use of Sydney’s limited high quality domestic water supply by ensuring new dwellings incorporate water storage tanks for use in toilet flushing, landscape irrigation and to encourage new dwellings, additions and alterations to incorporate water saving devices and water conservation strategies.

D. Utilise low greenhouse impact water systems technology in all new dwellings.

E. Achieve greater efficiency in domestic energy consumption, thereby helping to alleviate the effects of greenhouse emissions.
F. Encourage re-use of building materials, thereby reducing waste to landfill, transportation costs, conserving raw materials and reducing energy expenditure. (Refer to Part H Waste Management) Controls

6.3 Controls

6.3.1 Solar Access and Natural Lighting

1. The design of new dwellings should ensure that living areas face north, sleeping areas face to the east or south, and utility areas to the west or south to maximise winter solar access.

2. In new dwellings, solar access to the windows of habitable rooms and to at least 50% of private open space must be provided or achieved for a minimum period of 4 hours between 9.00am and 3.00pm at the winter solstice (June 22).

3. In the case of alterations or additions to existing dwellings, solar access to the windows of habitable rooms and to the majority of private open space must be substantially maintained or achieved for a minimum period of 3 hours between 9.00am and 3.00pm at the winter solstice (June 22).

6.3.2 Natural Heating

1. Living areas should be oriented to the north to maximise direct solar access.

2. Where it is proposed to plant trees to the north of the dwelling they must be deciduous to allow solar access during the winter.

3. Use materials that have a high thermal mass e.g., bricks to retain heat made available during the day.

Filtered shading over outdoor areas enhance liveability.  
Create sun traps at interface between indoors and outdoors to improve passive solar performance.  
Provide louvred sunshade devices to provide filtered sunlight particularly in winter.
6.3.3 Natural Cooling

1. Windows and walls should be shaded by the use of shading devices, eaves, louvres and trees. Shading devices should be sympathetic to dwelling design and not detract from the appearance of the dwelling.

2. Windows should be positioned to capture breezes and allow for cross-ventilation.
6.3.4 Lighting

1. Vented halogen down lights, which project into the roof cavity should not be used unless they are fitted with insulating covers.

6.3.5 Water Tanks

Where a water tank is not exempt development under SEPP (Exempt & Complying Development Codes) 2008, the following controls shall apply:

1. Above ground water tanks shall be located behind the dwelling. Where it is not possible to locate a water tank wholly behind the dwelling, it should be located behind the front building line and screened from view from the public domain with appropriate landscaping.

2. Where water tanks are visible, the tanks and any associated support structure and plumbing must be a colour that compliments the dwelling.

3. Above ground water tanks must be located at least 450mm from any property boundary.

4. Above ground water tanks must not exceed 3m in height above natural ground level (NGL) including any stand for the tank.

5. Overflow from the water tank is to be piped directly to the approved stormwater drainage system except in cases where stormwater is required to be directed to on-site stormwater detention (OSD) storage (as per Council’s Stormwater Management Code).

6. No part of the water tank or support stand may rest on a wall footing.

7. The installation of the tank must not involve the filling of more than 1m above the existing ground level.

8. The tank must not be located over or adjacent to a water main or a sewer main, unless it is installed in accordance with any requirements of the public authority that has responsibility for the main.

9. The tank must not be installed over any structure or fittings used by a public authority to maintain a water or sewer main.

10. The design of any water tank support structure is to be in accordance with the requirements of a qualified practicing structural engineer or to the maker’s specifications.
6.3.6 Hot Water Heater Units

1. Hot water units shall be located behind the dwelling. Where it is not possible to locate the unit either internally or wholly behind the dwelling, it must be located behind the front building line and screened from view from the public domain with appropriate landscaping.

2. Hot water units including instantaneous gas systems are not to be located on balconies unless they are screened from public view.

3. Hot water units are to be placed within a short distance of the most frequent point of use.

4. Pipe insulation is to be installed on all hot water pipe work.
7 FLOOR SPACE RATIO

7.1 Planning Context

Floor Space Ratio means the ratio of the gross floor area of any building or buildings to the area of the site on which the building or buildings is or are to be erected to the area of the site.

Setting an appropriate density is important because building mass can affect things such as neighborhood character, sunlight to adjoining buildings, privacy and the sense of pedestrian scale and amenity in nearby streets. It is important to regulate the total size of dwellings relative to allotment size in order to ensure over development does not result in adverse impacts on the preferred neighbourhood character.

The Municipality of Strathfield has a considerable range of existing residential lot sizes. Permissible density needs to respond to these existing characteristics by ensuring that larger sites do not allow dwellings that are so large and bulky they have undesirable environmental impacts, whilst ensuring that smaller sites still provide for adequate sized dwellings.

7.2 Objectives

A. Ensure that dwellings are in keeping with the characteristics of the local area.

B. Provide consistency in the bulk and scale of new dwellings in residential areas.

C. Minimise impact on the amenity of adjoining properties.

D. Ensure development is appropriate for sites.

7.3 Controls

1. The maximum floor space ratio (FSR) permitted on a site is to be as indicated in Table 1.

2. All attic areas where the wall height is greater than 1.5m shall be included in the calculation of maximum FSR.

3. All stair or floor voids must be included in the calculation of maximum FSR.

4. All outbuildings are to be included in the calculation of maximum FSR.

Note: For “Gross Floor Area” definition refer to General Introduction
Table 1: Maximum Floor Space Ratio

- The maximum permissible Floor Space Ratio (FSR) for single dwellings is to be in accordance with this table.
- The maximum permissible FSR for lots greater than 1100m² is 0.50:1.
- The maximum permissible FSR for lots less than 500m² is 0.65:1.
8 BUILDING HEIGHT

8.1 Planning Context

An essential feature of Strathfield’s visual appeal as a garden suburb has arisen from its traditional use of generous setbacks and modestly scaled dwellings on large lots. Whilst it is recognised that the current demand is for increasingly larger homes and ancillary facilities on the same sized lots, Council seeks to ensure that Strathfield’s character is not eroded by “wall to wall” housing, diminished streetscapes and token gardens. To this end, Council has set building envelope and maximum height controls which will provide sufficient scope for ample dwellings to suit individual configurations and residents needs.

8.2 Objectives

A. Dwelling houses and any ancillary structures, including garages are to be no more than two (2) storeys high.

B. Ensure that the overall size and height of dwellings relative to NGL responds to the adjoining dwellings, site topography and the desired future scale of buildings in the street.

C. Provide suitable anchor points on the external load bearing walls for where additions are proposed.

D. Promote the continuance of pyramidal roof forms within Strathfield where they are already prevalent.

E. Achieve development that does not reduce or restrict reasonable solar access to living and outdoor areas.

8.3 Controls

8.3.1 Building Height

1. The maximum height of structures, as defined within this DCP, permitted on a site is to be as indicated in the following table:

<table>
<thead>
<tr>
<th>Above NGL</th>
<th>Dwelling Houses</th>
<th>Outbuildings, Detached Garages and Carports</th>
</tr>
</thead>
<tbody>
<tr>
<td>To the highest point on the roof</td>
<td>9m</td>
<td>3.5m</td>
</tr>
</tbody>
</table>

2. The building height shall follow the gradient of any given site
8.3.2 Roof Pitches and Shape

1. Pitched roofs should be designed with a pitch between 23.5 and 45 degrees of horizontal.

2. An attic may be built in the roof space of either a two (2) storey dwelling or a single storey dwelling or garage provided access to the attic is via internal stairs.

3. Flat roofs will be considered where they are already present in the street or where a street has no discernable architecture style.

4. Balconies are not permitted in the attic of a garage, unless:
   
   (a) less than 1.8m² in area;
   (b) they are located in the centre of the wall or roof facing into the site; and
   (c) do not allow any significant overlooking of adjoining properties.
9 LANDSCAPED AREAS

9.1 Planning Context

Strathfield has a reputation as a “garden suburb”. Retaining permeable landscaped areas on each allotment is essential to maintain the garden character of Strathfield. The open spaces both at the front (semi private) and rear (private) zones of Strathfield’s allotments encourage outdoor activities. Equally, retaining sufficient areas for deep planting allows the growth of substantial trees and shrubs, which filter the air and produce shade.

Appropriate planting on allotments can enhance the overall character of the street. The planting of trees and mature shrubs are recommended as it helps screen new development particularly those that are two (2) storeys high. It is important in the construction of new dwellings and re-developments that hard landscaped areas (concrete/brick/stone paving and bitumen) are kept to a minimum to maintain the prevailing early twentieth century garden character in the Municipality.

Strathfield has the reputation of being a family friendly suburb with excellent outdoor recreation facilities. Equally Strathfield is sought after for its large housing lot sizes. A significant feature of these lots is their ability to provide significant functional private outdoor space for recreation.

Tree management is an important issue for Strathfield Council. The tree population of the Municipality provides a distinctive sense of place, plays an important role in the environmental amenity of the community, and contributes to overall biodiversity.

Many of the trees are also of immense heritage significance in terms of their cultural, historic, visual, botanic and scientific values. Trees are valuable resources that are essential and provide benefits to inhabitants of the urban environment. Section 40 of the Strathfield Planning Scheme Ordinance governs the preservation of trees within the Municipality.

Information regarding the removal of trees and tree preservation orders can be obtained from Strathfield Council (www.strathfield.nsw.gov.au).

9.2 Objectives

A. Encourage landscaping that is appropriate to the style and scale of the dwelling and adjoining development.

B. Encourage new dwellings to preserve existing landscape elements on site and encourage the integration of existing landscape elements in the design of the proposal.

C. Ensure adequate deep soil planting is retained on each allotment.
D. Ensure both existing and new landscaping provides suitable shade and facilitates convective cooling breeze paths in summer.

E. Encourage the use of native flora such as open woodland canopy trees, to provide a habitat for native fauna.

F. Ensure that outdoor landscaped areas are designed to minimise water use.

G. Provide functional private open and outdoor spaces for active or passive use by residents.

H. Provide private open areas with provision for clothes drying facilities screened from the street and lane or a public place.

I. Encourage the greater provision of more effective shade within the community.

J. Encourage the integration of existing trees into the design of the new or altered dwelling.

K. Require owners assess the feasibility of retaining existing site trees prior to the design of a development.

L. Ensure protection of trees during construction is adequate.

9.3 Controls

9.3.1 Minimum Landscape Area

The minimum landscaped area required on each lot is indicated in the Table 2 below.

Note: For “Landscaped Area” definition refer to General Introduction.

9.3.2 Planting of Landscaped Areas

1. A minimum of 25% of canopy trees and other vegetation shall be locally sourced indigenous species. A canopy tree is a tree which is expected to have a minimum mature height of 6m planted within a minimum 45 litre container or 25 litre container for Australian native tree species (Refer to Appendix 3 for weblink for Council’s recommend tree list.)

2. Planting areas shall include a mix of low–lying shrubs, medium–high shrubs and canopy trees in location where they will soften the built form.

3. Where no existing canopy trees are present on a site at least two (2) canopy trees must be provided in the front yard and one (1) canopy tree in the rear yard.
4. New structures shall be positioned to provide for the retention and protection of existing significant trees, especially near property boundaries, and natural features such as rock outcrops.

9.3.3 Private Outdoor Living Space

Private open space is to be provided in a single parcel rather than a fragmented space and shall be directly accessible from internal living areas of the dwelling.

9.3.4 Tree Removal and Preservation

1. Development shall provide for the retention and protection of existing significant trees, especially near property boundaries. The proposed removal of any significant tree will need to be considered based on the submission of an Arborist’s report. Whether a tree is considered significant, should be checked at the pre-lodgement development application stage.

2. The trunk of a proposed canopy tree must be planted a minimum of 4m from built structures, or a minimum of 3m from pier beam footings.

3. New dwellings must be setback a minimum of 5m from any significant tree listed in Council’s significant tree register.

4. Building works should be located outside of the canopy spread of existing trees, with suitable setbacks depending upon species and size. Hand excavation is mandatory in the immediate vicinity of trees especially within the dripline.

5. Trees planted on side boundaries adjacent to neighbouring dwellings and structures must have a minimum 0.6m deep root deflection barrier provided for a minimum of 1.5m either side of the tree centre.
Table 2: Minimum Landscape Area

- The minimum permissible Landscape Area for single dwellings is to be in accordance with this table.
- The minimum permissible Landscape Area for lots greater than 800 m² is 45%.
- The minimum permissible Landscape Area for lots less than 500 m² is 35%.
10 SETBACKS

10.1 Planning Context

Street setbacks establish the front building line. Building separation relates to urban form because it determines the legible scale of an area. The setback of a dwelling from the street edge affects how it relates to the public space (or public domain), of a street. Suitable setbacks should enhance streetscape character. Where they are large, they add to the perceived width of the street. Where smaller setbacks have occurred, traditionally there have also been wide verges.

Street setbacks can also be used to enhance the setting for the building. They assist in creating continuity of street facades, emphasise the overall shape of a building, provide for landscape areas, allow vehicular access where appropriate; allow entries to the ground floor of buildings and deep soil zones suitable for planting of canopy trees. Such varied setbacks can be utilised to create articulation of the built form adding visual interest and variety in the streetscape.

Side and rear setbacks are important because they determine the relationship between neighbouring structures and the residential scale of an area. Inappropriate setbacks will often cause adverse impacts on neighbours. Inadequate setbacks between dwellings create an unwelcome tunnel effect that block views from the street, and restrict appropriate landscaping and screening. An appropriate separation between buildings helps minimise amenity impacts for neighbours and also provides for access to daylight and ventilation. Strathfield Municipal Council has chosen to address different solar aspects and lot orientation in its setback controls. This is most important for east-west facing lots.

10.2 Objectives

A. Establish and maintain the desired setbacks from the street and define the street edge.

B. Provide a transitional area between public and private space.

C. Create a perception of openness in streets.

D. Assist in achieving passive surveillance whilst protecting visual privacy.

E. Preserve and enhance the established garden settings within each local area.

F. Ensure new development is compatible with the established streetscape character.

G. Maintain view corridors between dwellings.

H. Reinforce a sense of openness of the locality.
I. Ensure that all new and existing dwellings achieve adequate visual and acoustic privacy.

J. Allow for appropriate access for services and utilities easements.

K. Minimise overshadowing of neighbouring properties from new developments.

10.3 Controls

10.3.1 Street Setbacks

1. The following street setbacks apply to new dwellings and extensions (where the building footprint is proposed to be altered) except where exempted below in subclause 2:

<table>
<thead>
<tr>
<th>Street Setback</th>
<th>Minimum street setback required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary street setback</td>
<td>9m</td>
</tr>
<tr>
<td>Secondary street setbacks for dwellings on corner allotments:</td>
<td></td>
</tr>
<tr>
<td>• where the side of the dwelling, garage or carport is proposed to face the secondary frontage</td>
<td>1.5m</td>
</tr>
<tr>
<td>• where the main entrance to the dwelling is from the secondary frontage</td>
<td>3m</td>
</tr>
</tbody>
</table>

2. Despite subclause 1 above, a primary street setback of less than 9m may be considered where:
   (a) the predominant front setback in the street block is less than 9m;
   (b) the proposed setback is not less than the setback of the existing dwelling; or
   (c) the proposed setback would not be in conflict with the character of the existing streetscape.

3. The street setback is measured at right angles from the lot boundary to the front wall of a dwelling.

4. In the case of a corner site with two (2) frontages, the 9m setback applies to the narrowest or primary street frontage.
10.3.2 Side and Rear Setbacks

1. The combined side setbacks for new dwellings and extensions (where the building footprint is proposed to be altered) are to be 25% of the width of the block with minimum 1.5m setbacks for each side. Where an allotment is deemed to be undersized or irregular, a variation to the minimum setback may be considered (e.g., blocks less than 12m wide).

2. Rear setbacks for the dwelling are to be a minimum of 6m to provide adequately sized outdoor living areas and adequate deep soil areas for shading/screening trees.

3. Subject to meeting the minimum landscaped areas elsewhere in the rear of the site, ancillary facilities such as garages/outbuildings may be located within the rear setback area.

4. The following minimum setbacks apply to ancillary structures:

<table>
<thead>
<tr>
<th>Detached Garages and Carports</th>
<th>Minimum setback required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum setback from side and rear boundaries for carports (open on three (3) sides) as per the Building Code of Australia (BCA)</td>
<td>Nil</td>
</tr>
<tr>
<td>Minimum setback from side and rear boundaries</td>
<td>0.5m</td>
</tr>
</tbody>
</table>

Outbuildings (garden shed, studios, cabana)

| Minimum setback from side and rear boundaries | 0.5m |

Pools

| Minimum setback to the outside edge of the paved concourse from the adjacent boundary | 1m |

Tennis Courts

| Minimum setback from any boundary | 1m |
| Minimum setback from neighbouring habitable buildings | 3m |
10.3.3 East-west Lots

1. For east-west oriented lots with the primary street frontage facing west, the southern side setback should be utilised for the driveway/garage entry so that potential overshadowing of adjacent properties is reduced.

2. For east-west oriented lots with the primary street frontage facing east, the minimum side setback should be on the north and the larger side setback should be on the south so that overshadowing is reduced.

3. The wider setbacks on the southern side of east-west blocks may require the relocation of the side driveway or crossing in the proposal where the existing entry crossing is on the northern side, to avoid existing power poles and street trees.
11 VEHICLE ACCESS AND PARKING

11.1 Planning Context

Strathfield is a suburb where the majority of residential parking is off street parking. In the early 20th Century garages were often located up long driveways at the rear of the block, then more commonly as carports on the side of dwellings and more recently as garages, often double, integrated with the main form of the house.

There has been an increase in the ownership of vehicles with most households having two (2) or more vehicles.

11.2 Objectives

A. Ensure that the area of access driveways is minimised in the design of the new development, addition or alteration.

B. Ensure driveway widths are kept to a minimum to allow for maximum landscaped areas.

C. Ensure that construction materials used for driveways respect the architectural qualities of the dwelling.

D. Garages and carports should not visually dominate the street façade of the dwelling.

11.3 Controls

11.3.1 Driveway and grades

1. Existing driveways must be used unless the applicant can demonstrate that:

   (a) relocation would improve solar access to the property and/or adjoining properties;
   (b) the amenity of any adjoining residences would not be unduly affected (with regard to sleeping areas);
   (c) relocation would not impact on street trees, on street parking or the streetscape; and
   (d) relocation would not adversely impact the safety of vehicles or pedestrians.

2. Kerb and footpath crossings as part of the public domain must only be finished in natural finished concrete and not customised finishes that match the property driveway. Coloured concrete is not permitted in the driveway crossing outside the property boundary.
3. Driveway crossings, including apron and layback shall be located a minimum of 1m clear of any existing stormwater pits, lintels or poles and 2m clear of the trunk of any trees within the road reserve.

4. The maximum width of driveways at the property boundary is to be 3m.

5. Vehicles accessing sites which front main roads shall be capable of entering and exiting in a forward direction (i.e., vehicle manoeuvring shall be fully maintained within the site).

6. Vehicular turning areas for garages shall comply with the relevant Australian Standard.

7. Areas of concrete visible from a public road (including driveways and pedestrian ways) are to be kept to a minimum and coloured charcoal, grey or brown.

8. New dual or combined driveways are not encouraged. Existing dual driveways may be retained in circumstance where:
   (a) The area of deep soil planting in the front garden is at least 50% of the front setback area; and
   (b) Where the entry and egress are able to be undertaken in a safe manner in accordance with Australian road rules.

11.3.2 Garages and Carports

1. Two (2) car parking spaces are to be provided and maintained behind the front building line of all new dwellings (i.e. garage/or allocated/stacked space). For lots less than 15m in width consideration may be given to one (1) car space. Where alterations and additions to existing dwellings are proposed and two (2) spaces are available, these spaces must be maintained.

2. Garages are to be recessed behind the main front facade of the dwelling and/or designed so as not to dominate the appearance of the building or streetscape.

3. Garages are not to be converted or used for any purpose other than that for which they are approved, that is, garages must not be converted into rumpus rooms, living areas, bedrooms, offices, etc.

4. Garages should be provided no more than at 150mm above ground level at their entry unless the slope of the site exceeds 1:8 (12.5%) in which case a suspended garage may be acceptable.

5. The minimum dimensions of parking spaces and garages shall comply with the relevant standards.
12 Basements

12.1 Planning Context

Until recently basements were not a predominant feature of the Strathfield Municipality but have over time, become increasingly popular.

12.2 Objective

A. Ensure that any proposed basement minimises disturbance to natural drainage systems.

B. Basements are to have discreet entries, safe access and a high degree of natural cross-ventilation.

C. Minimise excavation to reduce disturbance to NGL particularly adjacent to site boundaries.

D. To ensure that flooding, drainage or ventilation impacts would not be created for the site, or for adjoining or nearby properties.

12.3 Controls

1. The maximum area of a basement shall be limited to and contained within the footprint of the dwelling at ground level.

2. The height of the dwelling will be measured from NGL and will need to satisfy the building height controls in this policy. Where a basement is proposed, the maximum height of the basement above NGL is limited to 1m measured to the predominant finished floor level of the level above. Where the basement exceeds 1m, it will be considered a storey and included in the calculation of maximum FSR.

3. Minimum internal clearance of 2.2m in accordance with BCA requirements.

4. Driveways shall comply with the relevant Australian Standards (AS1428.1 and a maximum 1:4 gradient).

5. Basement entries and ramps/driveways within the property are to be no more than 3.5m wide.

6. Basements are not to be used for habitable purposes.

7. No excavation is permitted within the required minimum side setbacks. Furthermore, the location of basement walls may warrant increased setbacks to provide sufficient area for water proofing, drainage etc.
8. Driveway ramps are to be perpendicular to the property boundary at the street frontage.

9. Basements shall be designed to permit vehicles to enter and exit the basement in a forward direction.

10. Provision of pump-out systems and stormwater prevention should be in accordance with Council’s Stormwater Management Code.

11. Basements may not be permissible on flood affected sites. Applicants should check with Council and consider the submitting a pre-lodgement application.
13 ALTERING NATURAL GROUND LEVEL (CUT & FILL)

13.1 Planning Context

Optimum use of land sometimes requires excavation and filling, though due to Strathfield's relatively flat topography, the need for cut and fill should be minimal.

13.2 Objectives

A. Encourage minimal use of cut and fill to reduce site disturbance.

B. Ensure existing trees and shrubs are undisturbed and maintain ground water tables

C. Minimise impacts on overland flow/drainage and encourage the maintenance of existing ground levels.

13.3 Controls

1. Fill is limited to a maximum of 1m above natural ground level (NGL).

2. For all excavation works that require the use of fill, only clean fill is to be used.

3. Cut and fill batters must be stabilised consistent with the soil properties.

4. Vegetation or structural measures are to be implemented as soon as the site is disturbed.

5. All areas of excavation shall be setback from property boundaries in accordance with the building setback controls. No excavations shall be made to the ground within the minimum required setbacks.

6. Where excavation work is proposed, the work must not affect or undermine the soil stability or structural stability of any buildings on adjoining properties.

7. Applicants may be required to produce a dilapidation report for all buildings, which adjoin proposed excavation areas.

8. Avoid excessive fill or floor levels to ensure convenient access between internal spaces and external recreation areas and to minimise potential impacts from overlooking.
14 PRIVACY

14.1 Planning Context

Strathfield’s harmonious residential amenity derives, in part from the large number of dwellings with large landscaped lots which allows adequate visual and aural privacy; shared views; discrete screening through planting, and the appropriate placement of windows. These attributes allow residents to enjoy their lifestyle without the compromise created by more urban and crowded solutions.

14.2 Objectives

A. Maintain reasonable sharing of views from public places and living areas.
B. Ensure that public views and vistas are protected, maintained and where possible, enhanced.
C. Ensure that canopy trees take priority over views.
D. Ensure that the placement of balconies does not adversely impact on the visual privacy of adjoining properties.

14.3 Controls

14.3.1 Views and View Sharing

1. Buildings shall maintain views where possible from surrounding and nearby properties and those available to the public from nearby public domain areas.
2. Established building lines are to be maintained to preserve view sharing.

14.3.2 Visual Privacy

Private open space, recreation areas and living rooms of proposed and any existing adjoining dwellings are to be protected from direct overlooking within 9m by:

1. Arranging the layout of a building so as to reduce opportunities for overlooking;
2. The use of fixed screening devices;
3. The separation of buildings;
4. The considered placement of windows and openings; and
5. Appropriate evergreen screen plants and trees.

6. Ensuring finished floor levels are not excessively elevated above NGL.

14.3.3 Windows

Windows shall be designed to avoid overlooking of adjacent dwellings and where a transparent window is to be located within 9m of windows of an adjoining dwelling, the window must:

(a) Be offset from the edge of any windows in the adjoining dwelling by a distance of at least 0.5m; or

(b) Have a sill height of at least 1.7m about the floor; or have fixed, obscure glazing in any part of the window less than 1.7m above the floor.

14.3.4 Balconies and Screening

1. Upper storey balconies are not permitted on side boundaries, except where facing the secondary frontage of a corner lot, and provided other setback controls can be achieved.

2. Elevated decks, verandahs and balconies shall incorporate privacy screens where necessary and shall be located at the front or rear of the building only.

3. Small upper floor rear balconies measuring no more than 1m in depth by 2m in length may be permitted where an applicant can demonstrate that the balcony would not unreasonably impact upon the privacy of adjoining premises (including buildings and outdoor spaces).

4. Second storey balconies extending for the full width of the front façade are not permitted.

14.3.5 Acoustic Privacy

1. Noise-sensitive rooms, such as bedrooms, should be located away from noise sources, including main roads, parking areas, living areas and recreation areas and the like.

2. Double glazing, laminated glass, vibration-reducing footings or other materials, should be considered to minimise the effects of noise and/or vibrations.

3. Suitable acoustic screen barriers or other noise mitigation measures may be required where physical separation is not able to be achieved.
15 ACCESS, SAFETY AND SECURITY

15.1 Planning Context

Almost 20% of Australians have a long term disability. As the population of Australia ages, this percentage will increase. Although many people with a disability experience some restrictions in terms of their lifestyle, most are able to live in their own home and retain their independence.

Strathfield Council recognises the benefits of encouraging universal access to dwellings - that is providing access for all people irrespective of ability. By providing better access, it can extend the “life” of the dwelling, accommodate a greater range of lifestyles, make movement of furniture and appliances more convenient and benefits people with prams or strollers and older residents.

The suitable design of entries, front yards, fences and planting contributes to the safety and security of residents. Strathfield’s reputation as a safe suburb is enhanced by optimising perceptions of safety and security.

15.2 Objectives

A. Increase the safety and perception of safety in public and semi-public spaces.

B. Encourage the incorporation of crime prevention principles in the design of the proposed development.

C. Provide casual surveillance of the public domain to promote a safe pedestrian environment.

D. Provide privacy to rooms overlooking the street whilst maintaining surveillance.

E. Ensure the safety of pedestrians by separating pedestrian access from vehicle access.

F. Encourage the provision of an accessible entry to dwellings to accommodate a greater range of lifestyles and improve residential amenity and convenience.

15.3 Controls

15.3.1 Address and Entry Sightlines

1. Buildings are to be designed to allow occupants to overlook public places in order to maximise passive surveillance.
2. Design landscaping and materials around dwellings and buildings, so that when plants are mature they do not unreasonably restrict views of pathways, parking and open space areas.

3. External lighting should enhance safe access and security around the dwelling and light spill must not adversely impact on adjoining properties.

4. Lighting must be designed and located so that it minimises the possibility of vandalism or damage, is appropriate for the street and minimises glare.

5. Security lighting must be fitted with motion detectors to reduce energy use and meet relevant Australian Standards.

15.3.2 Pedestrian Entries

1. Pedestrian entries and vehicular entries should be suitably separated to ensure pedestrian and resident safety.

2. Building entrances and house numbers are to be clearly visible from the street, easily identifiable and appropriately lit.

3. Walkways and landscaping should be used to direct visitors to the main building entrance.

4. One (1) entry to the dwelling should be designed to be as accessible as possible. This entry should be a generous width, without steps, and should be located to facilitate movement.

5. The path to any accessible entry should be appropriately paved, ideally achieve a 1:14 grade, and incorporate barriers or handrails where there is a drop off or change in level at the side of the path.
16 WATER AND SOIL MANAGEMENT

16.1 Planning Context

Appropriate management of water and soil resources is essential to maintain Strathfield Municipality's environment. Strathfield Council has identified stormwater management in peak events as a particular issue requiring greater control of development. Applicants seeking to develop on lands identified as flood prone or subject to acid sulphate soils, are advised to contact Council before designing their proposal.

16.2 Objectives

A. Encourage the incorporation of Sydney Water’s Water Management Strategies in the development.

B. Ensure compliance with Council’s Stormwater Management Code.

C. Ensure compliance with the NSW State Governments Flood Prone Lands Policy.

D. Ensure that appropriate soil erosion and sediment control measures are implemented on all sites that involve soil disturbances during construction.

E. Ensure new building work does not detrimentally affect the existing drainage system of any area of the Municipality.

F. Ensure that new development in areas that may be affected by acid – sulphate soils do not adversely impact the underlying ground conditions and soil acidity.

G. Ensure that economic and social costs, which may arise from damage to property from flooding, are not greater than that which can reasonably be managed by the property owner and general community.

16.3 Controls

16.3.1 Onsite Water Management and Stormwater Control

Developments shall comply with Council’s Stormwater Management Code. On site detention devices may be required to assist in the management of stormwater on site.
16.3.2 Acid Sulphate Soils

Development is to ensure that sites with potential to contain acid sulphate soils are managed in a manner consistent with the provisions contained in Strathfield Draft LEP 2008 and the relevant standards and guidelines.

16.3.3 Flood Prone Areas and Through Site Drainage

1. Flood affected properties must comply with Council’s Interim Flood Prone Lands Policy (Flood Prone Areas and Through Site Drainage).
2. Where a site is subject to flooding applicants should seek written advice from Council’s Planning & Environment section in relation to minimum habitable floor height for the site.
3. In areas subject to major overland flow from adjoining properties, applicants are required to engage a suitably qualified hydraulics engineer and lodge a drainage/flood report prepared by a hydraulics engineer.
4. Applicants must comply with Council’s Stormwater Management Code with regard to drainage and stormwater detention matters. Full details and plans of the stormwater system are to be submitted for approval as part of the development application.

16.3.4 Soil Erosion and Sediment Control

1. Appropriate soil erosion and sediment control measures must be detailed in the development application and implemented prior to the commencement of work.
2. The following sediment control measures are recommended:

(a) Perimeter bank and channels;
(b) Turf filter strips;
(c) Sediment fences;
(d) Sediment traps; and
(e) Roof guttering.

3. Applicants may be required to provide plans showing stormwater quality treatment techniques to prevent sediments and polluted waters from discharging from the site during the construction phase. Such plans will show temporary measures designed in accordance with the NSW Department of Housing, Managing Urban Stormwater, Soils and Construction Manual.
17 SERVICES AND UTILITIES

17.1 Controls for Electricity / Telecommunications / Water / Sewer

1. Services are to be provided in accordance with the relevant service authority requirements.

18 Section 94 Contributions

18.1 Controls

Council has the ability under the Environmental Planning and Assessment Act to charge a developer/applicant a monetary contribution towards the provision of community infrastructure such as open space, traffic management and community facilities. Please refer to Council’s Section 94 Developer Contributions Plan for details of contributions.

19 CONTAMINATION

19.1 Planning Context

Contaminated land refers to land contaminated by hazardous substances, which may pose a risk to human health and/or the environment. Common land uses, which are known to cause contamination, include service stations and landfills. Historically, industrial activities such as disposal and use of chemicals have contaminated land and groundwater. However, contamination of land is not solely limited to previous or current industrial sites.

Strathfield Council is required by legislation (SEPP No. 55) to consider whether land is contaminated. As part of the Development Application process, Council requires applicants to provide information about contamination.
20 ANCILLARY STRUCTURES

20.1 Objectives

A. Ensure that the design and location of ancillary structures takes into account the streetscape and overall environmental impact.

B. Ensure that the provision of ancillary structures, such as air conditioning units, are considered at the design stage of a proposed development.

20.2 Controls

20.2.1 Waste Bin Storage and Management

Refer to Part H of Strathfield Consolidated DCP 2005 Waste Management for Council requirements in relation to managing waste.

20.2.2 Retaining Walls

1. Retaining walls are to be no more than a maximum of 1.2m in height.

2. Council requires retaining walls in excess of 0.6m to be fully designed and documented by a qualified practising engineer.

20.2.3 Mailbox, House Number and Meters

Developments must provide for street mail delivery service by Australian Post in accordance with the requirements of the service provider.

20.2.4 Air-conditioning

1. Air-conditioning units are to be located within a proposed dwelling or within a suitable building and appropriately soundproofed from any habitable room of an adjoining property.

2. Where an air-conditioning unit cannot be located in a building or concealed in a structure (as indicated above), it is to be located in the central third of the rear wall of the dwelling and be a minimum of 3m from any boundary.

3. Any building work associated with the installation of an air-conditioning unit must not reduce the structural integrity of any existing buildings.
4. Only residential grade air conditioners are to be installed and not commercial grade air conditioners.


20.2.5 Outbuildings

1. No outbuilding shall be constructed forward of the front building façade of the dwelling.

2. New garden sheds, studios, cabanas and the like are limited to a maximum gross floor area of 40m$^2$.

3. Windows will not be permitted facing an adjoining property, unless the windows in the proposed outbuilding are screened by boundary fencing or:
   
   (a) Have a sill height of at least 1.7m above the floor; or
   
   (b) Have fixed translucent (or otherwise treated) glazing in any part of the window less than 1.7m above the floor.

4. Any external lighting of an outbuilding is to be positioned or shielded to prevent glare to adjacent premises.

5. Under no circumstances is the roof area of an outbuilding to be accessible for any purpose or used as an entertaining or viewing area.

6. No kitchen facilities will be permitted in an outbuilding. A small fridge and a sink alone are not considered to constitute a kitchen.

7. Outbuildings are not to be used for habitable purposes.

20.2.6 Tennis Courts

1. The following applies to all tennis courts:

   (a) The tennis court may only be used for domestic purposes.
   
   (b) No portion of the finished surface level of a tennis court shall be more than 0.75m above NGL adjacent to the court.

2. The areas required for setback from the side boundaries shall be landscaped using trees and plants to give privacy to adjoining properties, to reduce glare from lighting and to prevent light spill. The outside edge of a tennis court must be separated from a property boundary by an area of land at least 1m wide of soft landscape area containing a continuous planting of screening shrubs.
3. Any lighting provided on a tennis court shall have a maximum intensity of 450 lux on the court surface with a spill of zero lux at horizontal distance of 2m from the court surface.

4. A tennis court is permitted to be enclosed to a maximum height of 3.6m with plastic-coated chain wire on a suitable galvanised iron pipe frame. The plastic coating must be black or dark green in colour.

5. Tennis courts must comply with Council’s Stormwater Code.

20.2.7 Swimming Pools

1. Where a pool is more than 1m above ground, the space between the bond beam/concourse and the ground is to be suitably finished with decorative blocks or other approved material and landscaped to Council’s satisfaction.

2. Swimming Pool enclosures shall comply with the Swimming Pools Act and relevant Australian Standards as amended.

3. The outside edge of a pool concourse (and any paved/concreted area adjacent to the concourse) must be separated from a property boundary by an area of land at least 1m wide of deep soil soft landscape area containing a continuous planting of screening shrubs.

4. An approved depth indicator must be attached to each end of the pool.

5. The pool filter and pump equipment are to be located where they will not create a nuisance to neighbouring property owners/occupiers.

6. Lighting should be installed so as not to cause nuisance.

20.2.8 Satellite Dishes

Where a satellite dish is proposed it must be:

(a) Located behind the front building line of the dwelling;
(b) A maximum height of 2.4m from NGL to the top of the satellite dish;
(c) Located below the fence-line on corner allotments;
(d) Set back at least 3m from the side or rear boundary;
(e) Constructed of pre-finished steel in colours which blend with the existing building and surroundings; and
(f) Limited to one (1) satellite dish per property.
**APPENDIX 1: DEVELOPMENT CONTROLS SUMMARY**

<table>
<thead>
<tr>
<th>Design Element</th>
<th>Controls</th>
</tr>
</thead>
<tbody>
<tr>
<td>Min. Deep Soil Soft Landscaping</td>
<td>• 50% of the front setback</td>
</tr>
<tr>
<td>Min. Solar Access for New Dwellings</td>
<td>• 4 hours to habitable rooms and 50% of private open space between 9.00am and 3.00pm on 22 June</td>
</tr>
<tr>
<td>Min. Solar Access for Alterations and Additions</td>
<td>• 3 hours to habitable rooms and majority of private open space between 9.00am and 3.00pm on 22 June</td>
</tr>
<tr>
<td>Water Tanks</td>
<td>• Minimum 450mm setback to any boundary</td>
</tr>
<tr>
<td></td>
<td>• Max. 3m height above NGL</td>
</tr>
<tr>
<td></td>
<td>• Any associated filling is limited to 1m</td>
</tr>
<tr>
<td>Max. Floor Space Ratio</td>
<td>• Refer to Table 1</td>
</tr>
<tr>
<td>Max. Building Height</td>
<td>• 9m and two (2) storeys for dwellings</td>
</tr>
<tr>
<td></td>
<td>• 3.5m for outbuildings</td>
</tr>
<tr>
<td>Min. Landscaped Area</td>
<td>• Refer to Table 2</td>
</tr>
<tr>
<td>Min. Street Setback</td>
<td>• 9m to primary street</td>
</tr>
<tr>
<td></td>
<td>• Refer to Section 10.3 for secondary street setbacks</td>
</tr>
<tr>
<td>Min. Side Setback (m)</td>
<td>• 25% of block width with min. 1.5m setbacks to each side</td>
</tr>
<tr>
<td>Min. Rear Setback (m)</td>
<td>• 6m (excluding outbuildings)</td>
</tr>
<tr>
<td>Min. Setback to Outbuildings</td>
<td>• Nil setback to an open carport</td>
</tr>
<tr>
<td></td>
<td>• 0.5m from side and rear boundaries to a detached garage, carport, shed, studio and cabana</td>
</tr>
<tr>
<td></td>
<td>• 1m from side and rear boundaries to outside edge of a pool paved concourse</td>
</tr>
<tr>
<td></td>
<td>• 1m from side and rear boundaries and 3m to neighbouring habitable buildings for a tennis court</td>
</tr>
<tr>
<td>Basement</td>
<td>• Max. area equal to footprint of dwelling at ground level</td>
</tr>
<tr>
<td></td>
<td>• Min. 2.2m internal clearance</td>
</tr>
<tr>
<td></td>
<td>• Maximum 1:4 ramp gradient and 3.5m maximum width to entry</td>
</tr>
<tr>
<td></td>
<td>• Max. 1m height above NGL</td>
</tr>
<tr>
<td>Max. Area of Outbuilding</td>
<td>• 40m² gross floor area</td>
</tr>
</tbody>
</table>
APPENDIX 2: WEB LINKS

Heritage and Conservation Areas

Heritage Consultants and Suppliers Directory
http://www.strathfield.nsw.gov.au

Ecologically Sustainable Development

A guide for ESD designs for you home
NSW Greenhouse Office
Cities for Climate Protection Program
http://www.iclei.org/index.php?id=2291
Sydney Water rainwater tank rebates
Australian Energy Rating
Smart Approved Watermark
http://www.smartwatermark.info/home/default.asp

Landscaped Areas and Deep Soil Planting

Tree Preservation Order
Strathfield Recommended Tree List
http://www.strathfield.nsw.gov.au

Vehicle Access and Parking

Reversing Visibility
Early Childhood Road and Safety Education Program
http://www.kidsandtraffic.mq.edu.au/
Motor Accidents Authority

Ancillary Structures

Strathfield Recycling and Waste Service

Dividing Fences Act NSW (1991)
STRATHFIELD MUNICIPAL COUNCIL

PART B
of
Strathfield
Consolidated Development
Control Plan

Dual Occupancy Housing
(Replaces DCP No.8)
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1.0 INTRODUCTION

Refer to “General Introduction” of this Consolidated Plan in regards to Background, General Introduction and Definitions etc.

1.1 Purpose of Part B

Part B aims to achieve residential development within the Strathfield Municipal Council Area which is sympathetic and appropriate for the natural and built environment, acceptable to the community and economically feasible.

1.2 Objectives of Part B

The specific objectives of Part B are:

1. To maintain and improve the amenity and character of residential areas in the Council area.

2. To ensure that new dual occupancy development is of a type, scale, height, bulk and character that is compatible with the particular streetscape characteristics of the area in which it is proposed.

3. To promote residential development that is attractive, functional, innovative and is of a high quality.

4. To maximise solar access and privacy to existing and proposed developments.

5. To provide an acceptable acoustic environment for residents through appropriate design, layout and construction measures, which mitigate noise and vibration impacts from nearby road and rail transport activities.

6. To preserve existing mature vegetation and encourage the planting of native vegetation suitable for the area.

7. To ensure that an adequate number of on-site car parking spaces are provided for residents and visitors.

8. To ensure that adequate provision is made for landscaped open space for the enjoyment of residents.

9. To promote high quality landscaped areas which complement the overall development and which assist in maintaining existing streetscape quality.

10. To promote ecologically sustainable development by requiring the construction of energy smart dual occupancy dwelling houses.

11. To ensure that the heritage value of individual buildings and conservation areas is not compromised by dual occupancy development.

12. To promote ecologically sustainable development.
2.0 SITE PLANNING AND DESIGN PROVISIONS

2.1 Site Analysis and Design Principles

Site Analysis

Objective:

To ensure that site layout and building design consider the existing characteristics, opportunities and constraints of the site and the surrounds, which will result in a design sensitive to its environment and of high quality.

Guidelines:

All applications shall include a site analysis drawing, which demonstrates the following items have been taken into consideration in the design and documentation of applications:

<table>
<thead>
<tr>
<th>Site</th>
<th>Surroundings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Survey details, including changes of levels</td>
<td>Location, height and use of neighbouring buildings (including location of doors or windows facing the site)</td>
</tr>
<tr>
<td>Easements (drainage or service)</td>
<td>Predominant built form and character of locality (including fencing and garden styles)</td>
</tr>
<tr>
<td>Existing vegetation and other significant site features</td>
<td>Private open space areas adjacent to site</td>
</tr>
<tr>
<td>Existing buildings or structures</td>
<td>Adjacent public open space</td>
</tr>
<tr>
<td>Site orientation and solar access</td>
<td>Location of major trees on adjacent properties</td>
</tr>
<tr>
<td>Significant noise sources</td>
<td>Elements of street frontage (street trees, vehicular cross-overs, bus stops etc)</td>
</tr>
<tr>
<td>Views</td>
<td>Differences on levels between site and neighbouring properties</td>
</tr>
<tr>
<td>Pedestrian and vehicle access</td>
<td>Significant noise sources, such as railway or roads.</td>
</tr>
<tr>
<td>Natural drainage</td>
<td></td>
</tr>
</tbody>
</table>

Refer to Figure 1 for an example of a site analysis drawing.

Design Principles

A site analysis must be carried out in respect of all proposals.

Site layout and building design are to consider the existing characteristics, opportunities and constraints of the site and the surrounds to result in a high quality design that is sensitive to its environment.

Council will consider the results of the site analysis, and will not grant consent to a dual occupancy development unless it is satisfied that:

1. The development is compatible with the predominant height, bulk, scale and character of existing residential development in the vicinity;
2. The proposed development is generally consistent with the existing streetscape character of the locality (as defined in Appendix 1);
3. The height, scale, character and external detailing of the development is compatible with any adjoining heritage item or conservation area; and
4. The development is unlikely to adversely affect the amenity of any existing residential development in terms of overshadowing, privacy (refer to Figure 2), excess noise, loss of views or otherwise.

**FIGURE 1: SITE ANALYSIS DRAWING**
FIGURE 2: PRIVACY AND NOISE IS A KEY CONSIDERATION AT THE SITE PLANNING AND LAYOUT STAGE

Source: Department of Planning; Dual Occupancy - design solutions manual
2.2 Site Requirements

Generally, dual occupancy developments should take place on allotments that are appropriate for dwelling houses.

Objectives:

a) To ensure dual occupancy developments are compatible with the streetscape;
b) To retain a single dwelling character of development in the 2(a) zones; and
c) To clearly define appropriate site requirements for dual occupancy development.

Development Standards

The following site requirements are the basic minimum area requirements for all dual occupancy development:

Allotment Requirements:

1. Dual occupancy developments shall not be permitted on allotments less than 560m² in area.
2. The frontage of all sites should be of sufficient width to permit adequate and safe vehicular access, and side boundary setbacks.

General Site Coverage:

1. The site coverage (proportion of the site which is built upon) is not to exceed 65% of the total site area.
2. For the purpose of calculating site coverage, the following is to be included:-
   - house, garage, driveway, paved or concreted areas (including pool concourse),
   - side setback areas between the boundary and house (paved or unpaved)
   - 1500mm or less in width, pools, footpaths, BBQ areas, covered awnings, outbuildings, tennis courts and the like.

Frontage

For the purpose of this section of Part B, frontage refers to land between the front of the building and street.

The proportion of the frontage to be built upon shall not exceed 50% or 90m² whichever is the lesser.

Front Setbacks:

1. Front boundary setbacks are intended to achieve a reasonably consistent arrangement and alignment of buildings to the street where there is a particular feature of the streetscape, provide areas for landscape planting in front of buildings, and to achieve adequate sight distances for vehicular safety, particularly at intersections.
2. Developments are required to be setback a minimum of 9 metres from the front of the development to the front property boundary.
3. Developments may be setback less than 9 metres where the predominant setback in the street block is less than 9 metres or the setback would not conflict with the existing streetscape.

4. For sites with frontage to two or more streets, a minimum setback of 9 metres is required to at least one of the street frontages. The setback to the other frontage shall generally be in accordance with the design principles outlined within Part B but shall not be less than 3 metres.

5. All car parking structures and designated surface parking areas are to be located behind the front building alignment. On corner sites in particular, such areas should be designed and suitably landscaped or screened to ensure the character and visual amenity of the streetscape is maintained and not compromised.

Side and Rear Boundary Setbacks:

1. Setbacks are intended to maintain a reasonably consistent relationship between buildings, allotment boundaries and adjacent development and limit the extent to which occupants within one building overlook neighbouring buildings and private recreation areas.

2. A 900mm minimum setback from side and rear boundaries for walls of less than 3.0 metres in height.

3. A 1.5 metre minimum setback from side and rear boundaries for walls greater than 3 metres in height.

4. Two storey developments must also comply with the building envelope as detailed in this section of Part B. Buildings shall be sited within a building envelope determined by a plane projected at an angle of 45 degrees over the site from a height of 4.5m above natural ground level along the side and rear boundaries of the land, subject to the matters listed below. Figures 3 and 4 illustrate the building envelope.

Within the building envelope, developments are required to comply with the following side and rear setback controls:

(i) minor encroachments to the minimum setback shall be considered on their merits for elements such as eaves, pergolas, electricity or gas meters, steps, ramps or the like;

(ii) side setbacks for buildings containing 2 storeys shall be determined by the building envelope, and the ability of the development to comply with Solar Access and Privacy requirements as set out in sections 2.4 and 2.7 of this Plan. Encroachments to the building envelope and setback controls will be considered on sites with frontage to a public place (including road or open space area), and will be determined on their merits.

(iii) exceptions to the side and rear setback controls will also be considered for sites with frontage to a major noise source, such as an arterial road or the railway line. The extent and nature of variations will be determined on the merits of the case.

Departures from the building envelope will be considered for characteristic design elements, such as chimneys, vents and eaves, and for other features
such as dormer windows and aerials where it can be demonstrated that no significant non-compliances are likely to occur with the privacy and overshadowing provisions contained in this Plan.

Walls along boundary setbacks shall be broken or staggered to avoid the appearance of appearing unduly massive or long walls. No section of wall built on a side or rear boundary setback should be longer than 10 metres or 40% of the length of the boundary, whichever is the lesser. Variations to this requirement will be considered on merit having regard to overshadowing, privacy issues and treatments used to avoid the appearance of unduly massive or long walls.

2. Buildings should be sited in a manner, which is consistent with the principles contained in the Streetscape Analysis included in Appendix 1, and should maintain or enhance the existing streetscape, particularly where there is an established building line.

Basement Setbacks:

The outer walls of basements shall comply with the setbacks required in this section.

Setback from Easements:

Sydney Water Corporation requires that all buildings and structures be at least one metre from any easement or public sewer main. Exceptions may be considered on their merit. In all cases, development must comply with the Corporation’s requirements for building over or adjacent to sewer mains.
FIGURE 3: BUILDING ENVELOPE

Source: AMCORD 1997

FIGURE 4: SIDE ELEVATION OF BUILDING ENVELOPE

Source: AMCORD 1997
2.3 Density, Bulk and Scale

While residential density in terms of dwellings is established by definition, a control on the bulk of building is necessary to ensure that streetscape objectives are not compromised by large, out of character buildings.

The maximum height of a dual occupancy development at any point shall be measured from the natural ground level to the eaves of the topmost storey. The design and height of roofs, is to be determined on the basis of streetscape principles.

Objectives:

a) To ensure that residential development is of a type, height and scale that is generally compatible with or which improves the existing scale, appearance and character of the existing buildings in the street;

b) To maintain a residential density that is compatible with the established built environment and streetscape; and

c) To ensure that overshadowing and overlooking of private yard spaces, windows in adjoining living areas and public space is minimised.

Development Standard

1. The maximum floor space ratio for dual occupancy developments (attached and detached) is 0.5:1. This excludes the area of any carport or garage.

   An exception may be considered where an existing dwelling house exceeds a floor space ratio of 0.5:1, and it is proposed to convert the dwelling into an attached dual occupancy without increasing the total floor space.

2. Buildings in a detached dual occupancy shall not exceed one storey in height except in the case of the dwelling addressing the primary or main street frontage, in which case a 2 storey building may be considered in similar circumstances to attached dual occupancy. Figure 5 shows possible dual occupancy developments.

3. A detached dual occupancy shall have a maximum floor space of 100m$^2$. This excludes the area of any carport or garage.
2.4 Energy Efficiency and Water Conservation

This section of Part B has been developed as part of the Council’s and growing community’s desire to achieve greater efficiency in domestic energy use. It stems from the concern about the effects of greenhouse gases generated by energy use on the environment and over use of domestic water supplies.

The following provisions illustrate how energy efficiency can be achieved in all new developments through the use of appropriately designed buildings, passive solar energy, use of energy smart appliances and water efficiency which will dramatically reduce the need for non-renewable energy thereby reducing both costs and air pollution and in turn increase the level of living standards and comfort within the dwelling.

Applicants are encouraged to consult the Sustainable Energy Development Authority’s (SEDA), Energy Smart Homes Policy for design solutions to the minimum requirements specified in this plan.

Objectives:

a. To achieve a high level of energy efficiency in the design of new dual occupancy dwellings and in the design of alterations and additions to existing dwellings.

b. To locate buildings and open space areas so that existing and proposed dwellings will have reasonable access to sunlight, shade and have optimal outlook and aspect; and
c. To achieve energy smart urban housing, using passive solar design, that provides residents with all year round comfort and reduces energy consumption.
d. To conserve water via the use of rainwater tanks and water-saving appliances.
e. To encourage the use of devices which promote energy efficiency and water conservation and which respect the residential qualities of the areas in which they are located.
f. To promote the reduction of greenhouse gas emissions through ensuring a thermally efficient building envelope and the use of greenhouse gas friendly hot water systems.
g. To encourage building materials and insulation, which assist in thermal performance and maintain internal comfort levels.
h. To encourage recycled building materials where appropriate.

2.4.1 House Energy Rating

Requirements

Thermally efficient building envelope

1. All proposals for dual occupancy dwelling houses must achieve a minimum House Energy Rating of 3.5 stars (using Nationwide House Energy Rating Software NatHERS or equivalent), assessed by an accredited HMB Assessor - accredited by the House Energy Rating Management Body (HMB).

2. All alterations and additional to dual occupancy dwelling houses must achieve minimum levels of insulation under Australian Standards AS 2627.1-1993 Thermal insulation of dwellings for ceiling, roof and walls.

3. Appropriate shading devices for protection against summer heat must be included to living areas, bedrooms and all north facing windows of each dwelling.

FIGURE 6: BUILDING DESIGNED TO MAXIMISE BENEFITS OF ENERGY EFFICIENCY

2.4.2 Solar Access

Requirements

1. To the extent that existing developments and site orientation allow, site layout and design shall ensure:
   (i) reasonable solar access to the site;
   (ii) the protection of solar access to neighbouring properties;
   (iii) buildings to maximise the benefits of solar access in terms of reducing winter heat loss and the impact of summer afternoon sun (refer to Figures 6 and 7);
   (iv) adequate natural light to the living areas of dwellings for normal domestic duties; and
   (v) orientation to the north, with priority in dwelling layout being given to living areas and bedrooms (refer to Figure 8).

2. Dual occupancy developments are to be designed to maximise solar access to living areas and private open space. The following guidelines indicate the preferred levels of solar access for dwellings, and any departures from these standards will require justification that resultant energy efficiency and solar access is acceptable:
   (i) the main living areas and at least 50 percent of the principal private open space of each dwelling have at least four hours of sunlight between the hours of 9am and 3pm on June 22 (winter solstice); and
   (ii) sunlight access to the main living areas and principal private open space of adjacent properties is not unreasonably reduced by the proposal.

3. In the case of alterations or additions to existing dwellings, solar access to the windows of habitable rooms and to the majority of private open space must be substantially maintained or achieved for a minimum period of 4 hours between 9.00am and 3.00pm at the winter solstice (June 22).

4. Where already existing, solar access to the windows of habitable rooms and to the majority of private open space of adjoining properties must be substantially maintained or achieved for a minimum period of 4 hours between 9.00am and 3.00pm at the winter solstice (June 22).
5. Solar access to existing neighbouring solar collectors including solar hot water systems and photovoltaic systems must be maintained or enhanced.

6. Applicants of all two storey developments (including additions) are required to submit shadow diagrams for 9am, midday and 3pm for 22 December (summer equinox) and 22 June (winter solstice) that show:

- Shadows cast by the existing structures on the site, including the dwelling, outbuildings, fences and any significant trees (including where those shadows extend off the site onto adjoining properties); and

- Shadows cast by the structures on the site when the proposed development is complete, (including where those shadows extend off the site onto adjoining properties) including an indication of where these shadows differ from those cast by the existing structures.

Note: Shadow casts in elevation to determine the extent of overshadowing may be required if windows of adjoining buildings are affected.

7. Where shadow diagrams are submitted, they are required to be in accordance with the Department of Environment and Planning’s (now Department of Planning) ‘Technical Bulletin 13: Sunlight Indicators’.

2.4.3 Natural Space Heating and Cooling

Requirements

1. It is desirable that the use of artificial heating and cooling devices be minimised. Heating and cooling needs should be considered at the design stage.

2. Dual Occupancy dwelling houses shall be designed/oriented in a manner which minimises heat gain during summer and maximises solar access during winter, thereby reducing the need for artificial cooling and heating (and the associated consumption of natural energy resources).

3. The need to artificially heat each dwelling during winter, for example, can be minimised via the techniques indicated below.

- The orientation of living areas to the north so as to make full use of available heat from the sun.
- The use of deciduous trees (rather than non-deciduous trees) to the north of the dual occupancy dwellings so as to allow for improved solar access during winter.
- The use of insulation to walls and roofs so as to reduce the rate at which heat is lost from each dwelling.
- The use of thermal mass to retain solar heat made available during the day. Thermal mass refers to the ability of a material to store and retain heat. Dense materials such as brick and concrete have a high heat storage capacity. For example, an internal brick wall that receives direct sunlight during the day (preferably only) in winter will store heat that is then released during the evening.

4. The need to artificially cool a dwelling during summer, (via air conditioning) for example, can be minimised via the techniques indicated below.
- The shading of windows and walls (particularly those which face east and west) with both horizontal and vertical shading devices, including appropriately sized eaves and louvres.
- The shading of windows and walls via appropriately located trees.
- The positioning of windows and openings so as to capture prevailing breezes.
- The positioning of windows and openings so as to allow for cross-ventilation.
- The use of ceiling fans to maintain movement of air.
- Allowing windows to be locked in a slightly open position so as to admit cool air yet maintain security.

5. Council discourages the use of domestic solid fuel combustion heaters.

FIGURE 8: ORIENTATION OF LIVING AREAS TO NORTH
2.4.4 Natural Lighting

Requirements

1. The need to artificially light each dwelling during the day can be minimised by allowing as much natural light as possible to enter the building. Minimised use of artificial lighting results in reduced electricity consumption. Natural light can be harnessed via:

- North and south facing windows;
- Skylights;
- Clerestory windows;
- Lightwells;
- Internal courtyards;
- Glass bricks;
- Translucent, glazed or otherwise treated glass which allows for the transmittal of light but which maintains privacy; and
- Pergola/patio roofs which are able to be opened.

The installation of some of the above features will require shading devices, either externally or internally such as eaves, pergolas, verandahs, awnings or a solar blind to be incorporated within the building design to provide maximum shading in summer and minimum shading in winter.

2.4.5 Building Materials

Requirements

1. Building materials and insulation that assist in providing acceptable thermal conditions are to be used wherever possible.

2. Materials of high thermal mass are to be used for living areas and located to receive maximum sun during cooler months.

3. Existing buildings, which are in sound condition, can be converted in whole or in part for dual occupancy dwellings.

2.4.6 Water Management

Requirements

Greenhouse Gas Friendly Hot Water Systems

1. A greenhouse gas friendly hot water system that achieves a minimum 3.5 SEDA Hot Water Greenhouse Score must be installed for all new dual occupancy dwelling house developments, and for all alterations and additions to existing dual occupancy dwelling houses (where a new hot water system is required). Systems which comply with this requirement are outlined in the table below.
### Water heater Type and Greenhouse Score

<table>
<thead>
<tr>
<th>Water heater Type</th>
<th>Greenhouse Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>Solar-Gas boost * Storage</td>
<td>5</td>
</tr>
<tr>
<td>Gas Instantaneous</td>
<td>4</td>
</tr>
<tr>
<td>Gas-Storage High Efficiency</td>
<td>4</td>
</tr>
<tr>
<td>Electric-Storage Heat Pump</td>
<td>4</td>
</tr>
<tr>
<td>Gas-Storage Low Efficiency</td>
<td>4</td>
</tr>
<tr>
<td>Solar-Electric Boost*</td>
<td>4</td>
</tr>
<tr>
<td>Solar-Electric Boost* Off Peak 2</td>
<td>4</td>
</tr>
<tr>
<td>Electric Instantaneous</td>
<td>2</td>
</tr>
<tr>
<td>Electric Continuous</td>
<td>1</td>
</tr>
<tr>
<td>Electric-Storage Storage (Off Peak 1, Off-Peak 2)</td>
<td>1</td>
</tr>
</tbody>
</table>

* greater than 50% solar contribution

2. The installation and use of electric or gas boosted solar hot water systems is encouraged.

3. Installation details of proposed solar hot water systems are required to be submitted including:
   - Position on roof and orientation;
   - Type of system – eg split system, direct or indirect system;
   - Size of system and colour of tank and collectors;
   - Specifications for attaching the system to the host structure.

Solar water heaters should generally be located below the ridge line of a roof. Where possible, a solar water heater should be located on a section of roof that is not visible from the street or that is otherwise set back from the street. Particularly in situations where north-facing sections of roof face the street, consideration will need to be given to the visual impact of a solar water heater upon the quality of the streetscape and heritage listed properties.

4. For the purpose of child safety and energy conservation, all new or replacement hot water systems must include a mixing device which delivers hot water at a maximum temperature of 50 degrees Celsius to all taps, shower heads and other outlets.

### Water Saving Devices

1. Developments are required to be fitted with appliances and plumbing hardware which have a “AAA” Australian Standards Water Conservation Rating and meet the manual of Assessment Procedure for Water Efficient Appliances SAA MP64-1995 which aim to reduce water consumption, including those devices indicated below:
   - Shower head which allows 9 litres flow or less per minute
   - Water tap which allows 9 litres flow or less per minute
   - Dual flush toilet with maximum 6/3 litre capacity dual flush cistern or approved dual flush equivalent
- Low water use dishwasher and washing machine.

**Mandatory Rainwater Tanks**

1. A rainwater collection tank of at least 1000 litres capacity for each dwelling must be included in all applications for new dual occupancy dwelling houses. The use of tank water for outdoor purposes such as garden watering should have the effect of ‘saving’ higher-grade water.

2. Subject to the fulfilment of certain conditions indicated in Schedule 13 of the Strathfield Planning Scheme Ordinance (SPSO), domestic water tanks with a capacity of 3000 litres or less are classified as Exempt development and therefore do not require Council approval.

3. The following controls apply to all water tanks that are not classified as Exempt development under the SPSO:
   a. The water tank(s) is to be located behind the dual occupancy dwellings. Where it is not possible to locate a water tank wholly behind each dwelling, it should at least be located behind the front building line. Care should be taken to reduce the visibility of the water tank from the street.
   b. The water tank(s) and any associated support structure and plumbing should be the same colour as each dwelling or a colour which complements each dwelling.
   c. The water tank(s) must be located at least 900mm from any property boundary.
   d. The top of the tank(s) is to be located below the top of the nearest fenceline or 1.8 metres, whichever is the lesser.
   e. The water tank(s) should be positioned to collect rainwater which falls on the roof of the dwelling. Tank water is to be used for non-drinking/non-consumption purposes only. Taps associated with the tank(s) are to be clearly marked ‘NOT FOR DRINKING’.
   f. Overflow from the water tank(s) is to be piped directly to the approved stormwater drainage system. Where stormwater for a particular property is required to be directed to on-site stormwater detention (OSD) storage (as per Council’s Stormwater Management Code) then the overflow from the water tank(s) must also be directed to the OSD storage.
   g. Plumbing from the water tank(s) is to be kept separate from the reticulated water supply system.
   h. The water tank(s) inlet is to be screened to prevent entry of any foreign/animal matter and insects such as mosquitos. The water tank(s) should be enclosed.
   i. No part of the water tank(s) or support stand is to rest on a wall footing.
   j. The water tank(s) is to be installed in accordance with the manufacturer’s specifications.
k. The design of any water tank(s) support structure is to be in accordance with the requirements of a qualified practising structural engineer or to the maker’s specifications.

l. A pump associated with the tank(s) is to be housed in an enclosure and be no louder than 5dBA above background noise levels.

2.4.7 Energy Smart Appliances

1. The use of top star rated energy smart appliances and lighting including dryers, dishwashers, refrigerators, freezers and washing machines is required.

2. Energy smart appliances are those that use less energy to do the same job as other less efficient models. The Label Star Energy Rating System gives a rating to a range of appliances based on their energy efficiency. The more stars you see, the more efficient the model.

3. Energy Smart light includes the use of fluorescent and compact fluorescent globes, self-timing systems, dimmers, motion sensors and specific purpose switches. The use of natural lighting should be maximised wherever possible.

2.5 Streetscape and Building Orientation and Materials

Objectives:

a) To provide design solutions which will assist in achieving residential development which is attractive, functional and convenient for residents; and

b) To ensure street facing facades incorporate appropriate decorative elements to provide interest to the development and address the street frontage.

c) To encourage materials used in new or altered dual occupancy developments to be compatible with an existing dwelling if applicable, adjoining dwelling houses and the streetscape in terms of type, form and colour.

Guidelines:

1. New development, particularly when viewed from the street or other public places is to be compatible with the predominant character and architectural detail of existing residential development in the street and in particular with any existing building to be retained on the site. New development shall also address the street frontage (refer to Figure 9).
2. In areas where one period or style of architecture predominates, new development is to reflect either that style or the main stylistic features such as roof pitch, gable end details, building height, window and doorway proportions, verandah detailing, building materials, front boundary setbacks, etc (refer to Appendix 1).

3. Building materials, finishes and colours are to be sympathetic with the materials, finishes and colours of any existing buildings to be retained, adjoining buildings and buildings in the streetscape.

4. In order to maintain the character of the Municipality, the preferred finish of buildings are face brick and tile. The following requirements apply to brickwork:

   - Dark and light toned bricks of different colours shall not be used together in the same brickwork, so that the brickwork does not detract from the appearance of the streetscape.
   - Darker and lighter toned bricks of the same colour may be used in brickwork where the colour and appearance of the different tones add interest and are sympathetic to the streetscape.
   - Mottled colours and mottled tones of the same colour in the composition of individual bricks, may be used in brickwork where the colours and appearance are sympathetic to the streetscape.
5. All building elements are to be integrated in design detailing, including the design of carports, garage openings, verandah and balcony balustrades, gateways and fencing.

6. Cement rendering or textured finish is only to be used where brick and tile colours cannot be matched. Bagged finishes are discouraged for use where brick and tile colours cannot be matched, due to the difficulty in applying the finish and the poor result often achieved.

Colours used on the proposed finishes are to be natural/subdued tones that are not bright or white so that they do not detract from the streetscape. Where cement rendering or textured finishes are proposed to be used, the colours of the proposed finishes are to be provided by way of colour charts submitted with the development application.

7. Council will also consider the use of other materials provided the applicant can prove the following has been considered:

- The aims and objectives of Part B are not compromised.
- The materials are compatible and sympathetic with the streetscape and the dwelling style.
- Non-brick extensions are not visible from the street.
- First floor additions in brick can not be supported by existing ground floor foundations. An engineer’s certificate must accompany such applications.
- Non-tile roofing materials such as corrugated colour coated metal (eg colourbond) and the like are architecturally appropriate to the style of the dwelling and the locality.

8. The dwelling/s facing the street frontage shall have their entry readily apparent from the street so as to convey a sense of individual street address (refer to Figure 10).

9. Garages and parking structures, shall be sited and designed not to dominate the street frontage (refer to Figure 11).
FIGURE 10: BUILDING ENTRY READILY APPARENT FROM THE STREET CONVEYING A SENSE OF ADDRESS

FIGURE 11: GARAGES AND PARKING STRUCTURES SITED AND DESIGNED NOT TO DOMINATE THE STREET FRONTAGE.

Source: AMCORD 1997
10. Developments adjoining a major road or railway line shall take into consideration impacts of the noise source on the future amenity of residents on the site, ensuring noise sensitive uses are placed in more shielded locations (refer to Figure 12). Development is to take into consideration and address the various matters raised within the State Rail’s publication titled *Rail Related Noise and Vibration*. Such sites are also required to demonstrate adequate noise attenuation can be achieved within all dwellings through the use of materials and mitigative measures such as double glazing in windows. The cost of any on-site noise attenuation measures required for the amenity of a development are to be borne entirely by the developer.

Council may require a Noise Assessment report to be submitted with such applications, evaluating the likely noise environment of proposed residents.

**Front Fences**

1. Fences and gates are to be sympathetic to the design of the development to maintain and unify the character of both the dwellings and the street.

2. Front fences or side fences forward of the building line shall generally not exceed a height of 900mm.

3. Wrought iron or similar fencing may be constructed on the street alignment to a maximum height of 1.8 metres. Similarly, fences consisting of 900mm in height of solid brickwork and 900mm open wrought iron or similar material supported at a minimum of 3 metre centres on brick columns, may be constructed directly on the street alignment.

4. Solid fences or fences with less wrought iron inserts than specified above, over 900mm in height, must be setback a minimum of 1.5 metres from the street alignment and the setback area is to be suitably landscaped to Council’s satisfaction to effectively screen the fence.

5. Council may agree to solid fences being a maximum height of 1.8 metres if the applicant can satisfy Council that:
   - the fence is compatible with the architecture of the development; and
   - the fence would provide an interesting facade when viewed from the street and would not conflict with the streetscape or fences on adjoining properties.

6. Provision is to be made for access to public utility installations by the relevant authorities, ie electricity, gas and water meters. If the gate is to be locked, an intercom system is to be provided at the front gate.

**Side and rear fences**

1. Side and rear fences are to be no more than a maximum 1.8 metres in height (including any retaining walls).

2. Side and rear fences on a slope must be designed to allow water to flow through.

3. Side fences forward of the front building line are to taper down to the height of the front fence line. Solid sections of the side fence forward of the front building line shall not exceed a height of 900mm. A transparent section of the fence is therefore required to taper down from the height of the side fence to the height of the front fence. Piering above 900mm will be permitted to support the transparent section.
4. Where the front fences of adjoining properties are dissimilar in height, the owners of both properties are to come to an agreement on which front fence the side fence is to taper down to.

5. Side fences forward of the front building line are to be constructed in the same materials as the front fences of the adjoining dwellings. Where they are dissimilar, the owners of adjoining dwellings are to come to an agreement on the materials in the construction of the fence. The materials used must be in keeping with the architectural styles and materials of both dwellings and must not dominate or detract from the streetscape.

6. The transparent section of the fence may be constructed with open inserts of wrought iron, timber or similar materials. To be considered transparent, the inserts must be spaced apart so that the dwelling/s and the property forward of the front building line are clearly visible through the fence from the street.

FIGURE 12: SERVICE ROOMS LOCATED CLOSE TO NOISE SOURCE SHIELDING NOISE SENSITIVE ROOMS

Source: AMCORD 1997
2.6 Heritage and Conservation

Strathfield Council is committed to the conservation of buildings and structures of special significance within the local government area where there are a number of buildings and structures listed as heritage items in areas where multiple unit development is permissible. Special requirements apply to applications involving or affecting heritage items. Schedule 9 of the SPS lists the heritage items within the Strathfield Municipality. The Scheme also provides requirements for submitting applications relating to sites with heritage items or adjoining other sites containing a heritage item.

Objectives

a) Protect and enhance items of environmental and heritage significance; and;

b) All new developments and works to existing developments or adjoining heritage properties are to be designed to be compatible with the heritage significance of listed heritage items.

Guidelines and Controls

1. Proposed developments involving heritage items or adjoining heritage properties are to be designed to be compatible with the heritage significance of listed heritage items.

2. When submitting an application in respect of or adjoining a heritage item, the onus is on the applicant to demonstrate that the heritage significance of the item or structure would not be compromised by the proposal.

3. Where a development involves or adjoins a heritage item, Council requires that a statement of effect be lodged with a development application. That statement must set out the heritage significance of the structure or place and the effect the proposed works will have on the significance of the heritage item.
2.7 Open Space and Landscaping

Objectives:

a) To ensure that adequate land is provided around the building for landscaping, ventilation and sunlight penetration between dwellings;

b) To ensure open landscaped space relates well to the living areas of dwellings;

c) To ensure that within environmentally sensitive areas, buildings do not dominate or degrade the quality of the environment;

d) To maintain the park-like vistas of the Council area; and

e) To retain existing vegetation where appropriate.

Guidelines:

Landscape design should be used to provide attractive and useable outdoor living areas. The design should also aim to protect the privacy of occupiers and neighbours and define the function of buildings and spaces within the development.

Development Standard

1. A minimum of 40% of the site area is to be landscaped open space or private yard space.

2. For dual occupancy development each dwelling shall be immediately adjacent to and have direct access to private landscaped open space with a minimum boundary length of 4 metres and a minimum area of 40m$^2$. Private open space fulfils a number of functions (refer to Figure 14).

3. Any landscaped area having a width and depth of less than 2 metres shall not be counted as part of the required landscaped open space unless densely planted for screening purposes.

4. Areas used for driveways, carparking and other service areas will not be included as part of the required landscaped open space.

5. A landscape strip of 1 metre width is to be provided between the driveway and the boundary fence where the driveway on the adjoining property is not on the same boundary.

6. The whole of the site other than the area of the site occupied by buildings is to be landscaped.

The preferred shape and aspect of private open space areas in dual occupancy development is shown in Figure 15.
FIGURE 14: PRIVATE OPEN SPACE FULFILS A NUMBER OF FUNCTIONS

Source: AMCORD 1997

FIGURE 15: PREFERRED SHAPE AND ASPECT OF PRIVATE OPEN SPACE IN DUAL OCCUPANCY DEVELOPMENTS

Source: AMCORD 1997
7. For the purposes of calculating a courtyard, areas under balconies or eaves can be included where the projection or overhang does not extend more than 1500mm from the external face of the building at the courtyard level.

8. Exceptions to the above standards may be considered where it can be demonstrated that a slightly reduced amount of landscaped open space is adequately compensated by the amount, position and quality of the open space provided.

9. Trees and shrubs with invasive root systems must not be planted over existing service infrastructure.

2.8 Privacy and Security

Objectives:

a) To ensure the siting and design of buildings provides visual privacy for residents and their neighbours in their dwellings and open space areas; and

b) To provide personal and property security for residents and visitors and enhance perceptions of community safety.

Guidelines:

1. The privacy aspects of all development shall be considered in the context of the development itself and its relationship to surrounding development. The siting and layout of buildings shall ensure that windows and doors are to be designed/located to reduce direct overlooking into an adjoining dwelling. Where the windows are less than 9 metres apart from an adjoining dwelling, the windows in the proposed dwelling:
   • are to be offset from the edge of the windows in the adjoining dwelling by a distance of at least 0.5 metres (refer to Figure 16); or
   • have a sill height of at least 1.7 metres above the floor; or
   • have fixed obscure glazing in any part of the window below 1.7 metres above the floor.

![Figure 16: Windows Located to Limit Overlooking](source: AMCORD 1997)
2. Suitable screening shall be provided within developments when direct overlooking is likely from proposed dwellings to the private open space areas of adjacent existing dwellings, or to balcony or private open space areas of dwellings on the same allotment (refer to Figure 17).

![Figure 17: Screening Views to Adjacent Private Open Space](image)

3. The acoustic privacy of residents shall be considered in the context of the proposed development itself and its relationship to the surrounding. The site layout and building design shall ensure that:
   (i) communal areas, parking areas, accessways and service equipment areas are separated from bedrooms and minimise the entry of high levels of external noise to dwellings;
   (ii) bedrooms of one dwelling do not adjoin living rooms or garages of adjacent dwellings; and
   (iii) dwellings close to high-noise sources (such as busy roads, railway lines and industry) are designed to locate habitable rooms and private open space away from noise sources and are protected by appropriate noise-shielding devices (refer to Figure 18). Also refer to the State Rail Document *Rail related Noise and Vibration*.

4. The security aspects of all development shall be considered in the context of the proposed development itself. The siting and layout of buildings shall ensure that buildings adjacent to public streets or spaces are designed to allow casual surveillance and should have at least one habitable room window facing that area (refer to Figure 19).
FIGURE 18: LOW FRONT FENCES WILL BLOCK SOME NOISE AND ALLOW INTERACTION AND SURVEILLANCE

Source: AMCORD 1997

FIGURE 19: SECURITY BY DESIGN - CASUAL SURVEILLANCE OF THE STREET

Source: AMCORD 1997
2.9 Access and Parking

Objectives:

a) To provide adequate off-street car parking for residents and visitors for each dwelling;
b) To ensure that access driveways and manoeuvring areas are provided which are adequate for the convenience and safety of residents and visitors to the site; and
c) To encourage the integrated design of access and parking facilities to minimise visual and environmental impacts.

Development Standards:

1. A minimum of 1 car parking space for each dwelling with a gross floor area of 150m$^2$ or less shall be provided on site.

2. For dwellings exceeding 150m$^2$ in gross floor area, Council will require an additional on-site space for the occupants. Car parking spaces may be stacked, but only to the extent of one car space behind one other for each dwelling.

3. Dimensions of access driveways and manoeuvring areas are to be in accordance with the provisions of “Policy and Guidelines for Traffic Generating Developments” published by the RTA.

4. The minimum size for spaces is 5.5m x 2.5m (open parking).

5. Minimum internal dimensions of a single lock up garage are 3m x 5.5m unobstructed, with any car access opening being at least 2.4m wide.

6. Where practicable, garage doors shall not be sited to face the street to which the building has its main frontage.

7. Driveways are classified as hardpaving and must be included within the 65% maximum built on site coverage and frontage standards contained in Section 2.5 of Part B.

8. Construction materials used must blend architecturally with the development. If concrete is to be used and is visible from a public road, all paved areas, including driveways, pedestrian ways or any other hardpaved areas are to be coloured charcoal or brown or finished in exposed aggregate. Other paving materials will be considered on their merits. However, grasscrete (or similar) is not favoured for permanent parking spaces or for turning areas.

9. Driveway widths are to be kept to a minimum to allow for maximum landscaped areas. The maximum width of driveways at the property boundary is to be 3 metres.

10. Vehicular turning paths for garages should be a minimum of 6 metres wide. Where the turning path is less, the garage should be widened accordingly.

11. For sites fronting main roads, it is required that where possible cars be able to enter and leave the site in a forward direction, ie they be able to turn on site.
12. No additional driveway can be installed without the prior consent of Council.

13. Council may consider the construction of dual driveways on an allotment, in lieu of Council’s frontage provisions for site coverage, providing:

- any repositioning of an existing driveway is considered necessary for solar access to the site and/or adjoining sites;
- any new driveway or repositioned driveway does not involve the removal of any street trees;
- the streetscape will not be unduly impacted upon; and
- it is not possible to design a driveway on the site that allows a vehicle to be turned on site and leave the site in a forward direction.

2.10 Site Facilities and Water Management

Objectives:

a) To preserve and protect the amenity and property of residents, property owners and the community;
b) To ensure the safety of residents and the community;
c) To protect the physical environment and receiving waters of the catchment;
d) To ensure that site facilities and essential services and amenities are well integrated into residential developments, and are unobtrusive; and
e) To ensure that site facilities are adequate, convenient and easy to maintain.

Guidelines:

Site Drainage and Water Management:

1. Stormwater runoff from all roof and paved surfaces is to be collected and discharged by means of a gravity pipe system to the Council's drainage system.

2. Where gravity drainage is not feasible to the street frontage, a private easement for stormwater drainage must be obtained to enable gravity discharge of stormwater from the site. Where private easements are used, the Certificate of Title, both of the dominant and subservient tenement, must be submitted to Council before construction certificate plans are released, to ensure that the grants of the easement have been registered and such easements must contain a clause that they shall not be extinguished without the written consent of the Council.

3. In accordance with Council’s Stormwater Management Code, the development is required to include a system of on-site stormwater detention and provision for overland flow of stormwater.

4. A Positive Covenant under Section 88E of the Conveyancing Act will be required to be created on the title of the property detailing the on-site stormwater detention system and surface flowpaths.

5. In accordance with Council’s Stormwater Management Code the development is required to provide and regularly maintain during construction measures to prevent sediment and polluted waters discharging from the site.
6. Pervious areas shall adjoin paved areas to reduce stormwater run-off (refer to Figure 20).

![Figure 20: Pervious Areas Adjoining Paved Areas Reduce Stormwater Run-Off](source: AMCORD 1997)

Garbage Facilities

Refer to Part H – Waste Management.

Letterboxes:

Provision shall be made for street mail delivery service by Australia Post in accordance with the following:

- letterboxes are to be chosen to suit the front fence and dwelling;
- deliveries will only be provided to one point at each property;
- the point of delivery should entail the least possible deviation by delivery staff from the public footpath;
- letterboxes shall be between 900mm and 1200mm from the ground;
- letterboxes shall be included in or on the structure of the front fence or be a separate structure located within the property along the pedestrian accessway;
- letterboxes are to be in clear view from the public footpath and not surrounded by trees, shrubs and rocks that make it difficult to deliver mail; and
- letterboxes are to have Australia Post approved minimum dimensions which include the following:
  * 230mm wide;
  * 330mm long;
  * 160mm high; and
  * the slot should be the full width of the box (230mm), 30mm deep and be positioned at least 130mm above the base of the box.

In all developments, the existing house number is to be retained. One dwelling will have an ‘A’ number and the second dwelling will have a ‘B’ number. This will also apply to development on corner allotments. A separate number will not be allocated.
to the dwelling house facing the secondary street. Council will advise of house numbers at the time of approval of the development application.

Clothes Drying Facilities:

Each dwelling must contain a separate laundry of sufficient area to contain at least one washtub and clothes washing facilities - and if a clothes dryer is not provided, external clothes drying areas shall be provided. All such external clothes drying areas shall be completely screened from any public road.

2.11 Section 94 Contributions

Council has the ability under the Environmental Planning and Assessment Act to charge a developer/applicant a monetary contribution towards the provision of community infrastructure such as open space, traffic management and community facilities. Please refer to Council’s Section 94 Developer Contributions Plan for details of contributions.

2.12 Subdivision

The subdivision of attached or detached dual occupancy developments within the 2(a) Residential zone is prohibited under the Strathfield Planning Scheme Ordinance. Subdivision of dual occupancy developments within the 2(b) Residential zone only is permitted.

2.13 Excavation of Sites

The following guidelines refer to works that require deep excavation such as basements, cellars and in ground pools:

1) All areas of excavation shall be setback from property boundaries in accordance with the building setbacks required in section 2.2 – Front Setbacks and Side and Rear Boundary Setbacks. No cut shall be made to the ground within the required setbacks.

2) Where excavation work is proposed, the work shall not affect or undermine the soil stability or structural stability of any buildings on adjoining properties. Adequate precautions must be undertaken during excavation to ensure there is no soil subsidence or slip. Council encourages the consideration of soil subsidence and slip issues at the design stage of a proposed development.

3) The provisions of the Building Code of Australia must be complied with to ensure that earthworks will be carried out safely and avoid potential damage to adjoining structures and property through soil collapsing or subsiding during building works.

4) All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards.
5) All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.

6) The applicant is required to produce a dilapidation report for all buildings, which adjoin proposed excavation areas.

Note: The owner of the adjoining allotment of land is not liable for any part of the cost of the work carried out, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

Note: Plans prepared by a qualified Structural Engineer indicating the design details and specifications of the basement walls and excavation shall be submitted with the development application. The plans shall include sections and plan views showing the extent of excavation and setbacks from boundaries. A qualified Structural Engineer shall certify that the excavation works will not result in damage to adjoining properties.
3.0 APPENDIX 1

3.1 Streetscape Analysis

General

Streetscape, in general terms, refers to the area between the building alignment of a development extending through to the building development on the other side of the street. Strathfield’s streetscape has been developed chiefly by a combination of quality building stock, landscaping of private gardens and extensive use of street trees.

The maintenance and enhancement of the streetscape is of paramount importance in preserving neighbourhood character.

Streetscape elements that should be taken into account in the design of the residential development are:

**Topography** - The topography of the street is the most immediate feature when analysing streetscape. For example:
- an undulating topography offers vistas within the street due to elevation; and
- a street with a marked cross fall has a strong bearing on the way height of dwellings are perceived in the streetscape.

**Width of Carriageway** - Width of road, nature strips and footpaths should be considered in residential design. A narrow carriageway, with an avenue of street trees and single storey development, creates an intimate character. Two storey or more developments placed too close to a narrow street may dominate the streetscape.

**Street Tree Planting** - Streets lined with mature trees are a prominent feature of the Strathfield Municipality. Mature plantings form framed vistas which add to the quality and character of streets. Where street plantings are removed, new developments become far more dominating. The pattern of street plantings should be taken into account in residential design, particularly in the design of driveways. All care should be taken to preserve street plantings.

**Allotment Size/Width** - The size and shape of the lot should be a major consideration in residential design. The general pattern of development in the Municipality is of larger properties with substantial dwellings having large setbacks from the street and smaller lots with smaller dwellings having less setback from the street frontage.

**Boundary Fences** - The boundary fence establishes a relationship between private property and public property. The majority of housing in the Strathfield Municipality has low scale period fences, which contribute to the character of the street. Low scale fences allow a visual link with the street, while large masonry fences can interrupt the link. Fences that use similar or harmonious materials to the development are preferred.

**Existing Building Line** - Existing building line setbacks for the majority of the municipality were established by the estate subdivisions of the late nineteenth and early twentieth centuries. Increased building line setbacks contribute to the
amenity of the streetscape. The impact of new developments is reduced by an increased setback allowing:

- more landscaping to soften the appearance of the development; and
- the existing development and character to dominate (See section 2.2, 2.3 and 2.5 of this DCP for details).

Building Character - When development within the street is of similar scale and architectural style, a strong relationship is formed that unifies the streetscape. A departure from that character, usually designed with no consideration of scale, bulk or mass, introduces an inappropriate contrasts that detracts from the quality of the streetscape.

Roof Forms - Roof forms should relate to those in the adjoining neighbourhood in style and pitch. Roofing materials should also be carefully selected to harmonise with neighbouring buildings (refer to Figure A).

![Existing Development](Image1.jpg) ![New Development](Image2.jpg)

**FIGURE A: ROOF FORMS SHOULD RELATE TO THOSE IN THE ADJOINING NEIGHBOURHOOD**

Source: AMCORD 1997

Landscaping - Planting on individual allotments can complement and support street planting thereby contributing to the overall character of the street (refer to Figure B). It is important in new developments that hard landscaped areas (concrete paving and bitumen) are kept to a minimum. Hardpaving is not in keeping with the grassed front yards of the prevailing early twentieth century housing stock in the Municipality. Trees and mature shrubs help screen new development consisting of 2 stories.
Any new development should respond to each of these elements and the streetscape should be considered as a total of all these elements.
STRATHFIELD MUNICIPAL COUNCIL

PART C
of
Strathfield
Consolidated Development
Control Plan

Multiple-Unit Housing
(Replaces DCP No. 3)
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1.0 INTRODUCTION

Refer to “General Introduction” of this Consolidated Plan in regards to Background, General Introduction and Definitions etc.

1.1 Purpose of Part C

Part C aims to achieve residential development within the Strathfield Municipal Council Area which is sympathetic and appropriate for the natural and built environment, acceptable to the community and economically feasible.

1.2 Objectives of Part C

The specific objectives of Part C are:

1. To maintain and improve the amenity and character of medium density residential areas in the Council area.

2. To ensure that new residential development is of a type, scale, height, bulk and character that is compatible with the particular streetscape characteristics of the area in which it is proposed.

3. To promote residential development that is attractive, functional, innovative and is of a high quality.

4. To maximise solar access and privacy to existing and proposed developments.

5. To provide an acceptable acoustic environment for residents through appropriate design, layout and construction measures, which mitigate noise and vibration impacts from nearby road and rail transport activities.

6. To preserve existing mature vegetation and encourage the planting of native vegetation suitable for the area.

7. To ensure that an adequate number of on-site car parking spaces are provided for residents and visitors.

8. To ensure that adequate provision is made for landscaped open space for the enjoyment of residents.

9. To promote high quality landscaped areas which complement the overall development and which assist in maintaining existing streetscape quality.

10. To ensure that the heritage value of individual buildings and conservation areas is not compromised by new multiple-unit residential development.
2.0 SITE PLANNING AND DESIGN PROVISIONS

2.1 Site Analysis and Design Principles

Site Analysis

Objective:

To ensure that site layout and building design consider the existing characteristics, opportunities and constraints of the site and the surrounds which will result in a design sensitive to its environment and be of high quality.

Guidelines and Controls:

All applications must include a site analysis drawing which demonstrates the following matters have been taken into consideration in the design and documentation of applications:

<table>
<thead>
<tr>
<th>Site</th>
<th>Surroundings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Survey details, including changes of levels</td>
<td>Location, height and use of neighbouring buildings (including location of doors or windows facing the site)</td>
</tr>
<tr>
<td>Easements (drainage or service)</td>
<td>Predominant built form and character of locality (including fencing and garden styles)</td>
</tr>
<tr>
<td>Existing vegetation and other significant site features</td>
<td>Private open space areas adjacent to site</td>
</tr>
<tr>
<td>Existing buildings or structures</td>
<td>Adjacent public open space</td>
</tr>
<tr>
<td>Site orientation and solar access</td>
<td>Location of major trees on adjacent properties</td>
</tr>
<tr>
<td>Significant noise sources</td>
<td>Elements of street frontage (street trees, vehicular cross-overs, bus stops, etc)</td>
</tr>
<tr>
<td>Views</td>
<td>Differences on levels between site and neighbouring properties</td>
</tr>
<tr>
<td>Pedestrian and vehicle access</td>
<td>Significant noise sources, such as railway or roads</td>
</tr>
<tr>
<td>Natural drainage</td>
<td></td>
</tr>
</tbody>
</table>

Refer to Figure 1 for an example of a site analysis drawing.

Design Principles

A site analysis must be carried out in respect of all proposals.

Site layout and building design are to consider the existing characteristics, opportunities and constraints of the site and the surrounds to result in a high quality design that is sensitive to its environment.

Council will consider the results of the site analysis, and will not grant consent to a multiple-unit residential development unless it is satisfied that:

1. The development is consistent with the height limits illustrated in Appendix 1.
2. The development is compatible with the predominant height, bulk, scale and future character of the locality.
FIGURE 1: SITE ANALYSIS DRAWING
3. The proposed development is generally consistent with the existing streetscape character of the locality (as defined in Appendix 2).
4. The height, scale, character and external detailing of the development is compatible with any adjoining heritage item or conservation area.
5. The development is unlikely to adversely affect the amenity of any existing residential development in terms of overshadowing, privacy, excess noise, loss of views or otherwise (refer to Figure 2).

FIGURE 2: PRIVACY AND NOISE IS A KEY CONSIDERATION AT THE SITE PLANNING AND LAYOUT STAGE

Source: AMCORD 1997
2.2 Density, Bulk and Scale

Objectives:

a) To establish appropriate building envelopes for multiple-unit residential development throughout the Strathfield Municipality, while allowing flexibility in siting buildings;

b) To ensure that the amenity, character and environmental quality of the Strathfield Municipality is maintained by grouping together compatible residential development;

c) To clearly define appropriate site requirements for multiple-unit residential development; and

d) To encourage vertical, rather than stepped or terraced building forms, as appropriate to an area’s predominant built character.

Site Requirements

The following site requirements are the basic minimum area requirements for all residential development, and in particular, sites with frontage to an arterial road:

1. Multiple-unit housing shall not be permitted on allotments less than 1000m\(^2\) in area and 30 metres in width. The frontage of all sites however should be of sufficient width to permit adequate and safe vehicular access, and side boundary setbacks.

2. Along arterial roads, a minimum allotment frontage of 25m is required. Exceptions to this standard will only be considered where:
   (i) alternative means of access via a secondary street is available; or
   (ii) where, due to site constraints, a frontage of 25m is not possible, and no objection is raised on traffic grounds.

Building Envelope (Height, Scale and Setbacks)

Building Height and Scale:

1. The bulk, scale and height of any development shall be determined by the building envelope applicable to the site, as set out below. The maps included in Appendix 1 identify the location of the Density sub-zones.

<table>
<thead>
<tr>
<th>Density Sub-Zone</th>
<th>Maximum Storeys Permissible</th>
</tr>
</thead>
<tbody>
<tr>
<td>5-7 storey units</td>
<td>5-7 storeys</td>
</tr>
<tr>
<td>3-4 storey units</td>
<td>4 storeys</td>
</tr>
<tr>
<td>2-3 storey townhouses and units</td>
<td>3 storeys</td>
</tr>
<tr>
<td>up to 2 storey, townhouses</td>
<td>2 storeys</td>
</tr>
<tr>
<td>villa houses</td>
<td>1 storey</td>
</tr>
</tbody>
</table>

2. The finished floor level of the ground floor units, being the units with immediate access to street level shall be not more than 1200mm above the natural ground level.
Front Setbacks:

1. Front boundary setbacks are intended to achieve a reasonably consistent arrangement and alignment of buildings to the street where there is a particular feature of the streetscape, provide areas for landscape planting in front of buildings, and to achieve adequate sight distances for vehicular safety, particularly at intersections.

Developments are required to comply with the following front setback controls:

(i) Subject to exceptions set out below, a minimum setback to the street alignment of 9m is required for all new buildings.

(ii) For sites with frontage to two or more streets, the total sum of the two setback areas must be equal to or greater than 12 metres and each setback must be a minimum of 3 metres.

(iii) All car parking structures are to be located behind the front building alignment. On corner sites in particular, such structures should be designed and suitably landscaped or screened to ensure the character and visual amenity of the streetscape is maintained and not compromised. Generally, all parking areas are to be located behind the front building line. Council may permit surface visitor parking within the building setback, provided the finished surface complements the landscaping and allows surface water to permeate and a substantial landscaping buffer is provided to screen the spaces from the street.

2. Notwithstanding requirement 1, developments may be setback less than 9 metres where the predominant setback in the street block is less than 9 metres or the setback would not conflict with the existing streetscape.

Building Envelope and Side and Rear Setbacks:

1. Buildings shall be sited within a building envelope determined by a plane projected at an angle of 45 degrees over a site from a height of 3.5m above natural ground level along the side and rear boundaries of the land, subject to the matters listed below (refer to Figures 3, 4 and 5).
FIGURE 3: BUILDING ENVELOPE
Source: AMCORD 1997

FIGURE 4: SIDE ELEVATION OF BUILDING ENVELOPE
Source: AMCORD 1997
2. Departures from the building envelope will be considered for characteristic design elements, such as chimneys, vents and eaves, and for other features such as dormer windows and aerials where it can be demonstrated that no significant non-compliances are likely to occur with the privacy and overshadowing provisions of this Plan.

3. Buildings should be sited in a manner which is consistent with the principles contained in the Streetscape Analysis included in Appendix 2, and should maintain or enhance the existing streetscape, particularly where there is an established building line.

4. Side and rear setbacks are intended to maintain a reasonably consistent relationship between buildings, allotment boundaries and adjacent development, limit potential for overlooking of neighbouring properties and allow adequate daylight, sunlight and ventilation to living areas and private open spaces of new and neighbouring dwellings.

Within the building envelope, developments are required to comply with the following side and rear setback controls:

(i) A minimum side setback of 4 metres each side shall be provided in all development. Minor encroachments to this minimum setback shall be considered on their merits for elements such as eaves, pergolas, electricity or gas meters, steps, ramps or the like.

(ii) Side and rear setbacks for buildings containing 2 or more storeys shall be determined by the building envelope, and the ability of the development to comply with Solar Access and Privacy requirements as set out in sections 2.3 and 2.6 of this Plan. Encroachments to the building envelope and setback controls will be considered on sites with frontage to a public place (including road or open space area), and will be determined on their merits.

(iii) Exceptions to the side and rear setback controls will also be considered for sites with frontage to a major noise source, such as an arterial road or the railway line. The extent and nature of variations will be determined on the merits of the case.

![FIGURE 5: AN EXAMPLE OF A SOLUTION TO THE BUILDING ENVELOPE](source: AMCORD 1997)

Basement Setbacks:
The outer walls of basements shall comply with the setbacks required in this section.

Setback from Easements:

Sydney Water Corporation requires that all buildings and structures be at least one metre from any easement or public sewer main. Exceptions may be considered on their merit. In all cases, development must comply with the Corporation’s requirements for building over or adjacent to sewer mains.

2.3 Dwelling Unit and Building Design

Objectives:

a) To ensure that a choice of housing is available throughout the Strathfield Municipality.

b) To ensure that housing is accessible to older people and people with mobility disabilities.

c) To encourage materials used in new developments to be compatible with adjoining developments and the streetscape in terms of type, form and colour.

Guidelines and Requirements:

Building Design

1. A minimum of 15% of the total number of dwellings within every multiple unit development must be designed in accordance with Australian Standard AS 4299 – Adaptable Housing (Class C) to ensure units are internally designed to allow occupation by older people and people with disabilities.

2. For areas designated for townhouses/villas in Part C Maps included in Appendix 1, the following building design requirements apply:

   • Developments are to incorporate a minimum 6 metre building separation at the halfway point of the length of the allotment (refer to Figure 5A).
   • No single building shall have a continuous wall length of more than 30 metres without a separation.
   • The building closest to the street frontage can consist of townhouses and villa homes and the rear building(s) shall consist of villa homes only.

3. For developments consisting of all townhouses, 50% of the total number of townhouses are to have at least one bedroom and bathroom facilities located on the ground floor.

4. For residential flat developments, at least one main entry which is convenient and provides a barrier free access must be provided for access (complying with AS1428.1) to ground floor units.

5. Walls along adjoining property boundaries shall be broken or staggered at intervals of at least every 10 metres so as to avoid appearing unduly massive or long.
6. Access to common areas should be direct and without unnecessary barriers. Obstructions which cause difficulties should be avoided. These include:
   - uneven and slippery surfaces
   - steep stairs and ramps
   - narrow doorways, corridors and paths
   - devices such as door handles that require two hands to open.

7. Adequate and convenient seating and amenities for people with mobility disabilities is to be provided.

8. Adequate parking for people with mobility disabilities, and safe, easy and convenient access to the building shall be provided. Parking spaces for persons with disabilities which is provided within basements is to have wheelchair access to the residential units by either a ramp with a 1:14 gradient, a passenger lift complying with AS1735.12 1999 or a fixed stair lift complying with AS1735.7 -1998.


10. Building materials, finishes and colours are to be sympathetic with the materials, finishes and colours of adjoining buildings and buildings in the streetscape.

11. In order to maintain the character of the Strathfield Municipality, the preferred finish of buildings are face brick and tile. The following requirements apply to brickwork:
   - Dark and light toned bricks of different colours shall not be used together in the same brickwork, so that the brickwork does not detract from the appearance of the streetscape.
   - Darker and lighter toned bricks of the same colour may be used in brickwork where the colour and appearance of the different tones add interest and are sympathetic to the streetscape.
   - Mottled colours and mottledtones of the same colour in the composition of individual bricks, may be used in brickwork where the colours and appearance are sympathetic to the streetscape.

12. A mixture of face brick and painted cement render is permissible to provide variation and contrast, however, face brick must be the predominant finish. Non traditional building materials such as fake sandstone and metallic finishes are discouraged.

13. Colours used on the proposed finishes are to be natural/subdued tones that are not bright or white so that they do not detract from the streetscape. Where cement rendering or textured finishes are proposed to be used, the colours of the proposed finishes are to be provided by way of colour charts submitted with the development application.
Unit Sizes and Layout

14. The following minimum unit sizes shall apply

<table>
<thead>
<tr>
<th>Dwelling type</th>
<th>Size in m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 bedroom apartment</td>
<td>70</td>
</tr>
<tr>
<td>2 bedroom apartment</td>
<td>85</td>
</tr>
<tr>
<td>3 bedroom apartment</td>
<td>100</td>
</tr>
<tr>
<td>More than 3 bedroom apartment</td>
<td>110</td>
</tr>
<tr>
<td>2 Bedroom townhouse/villa</td>
<td>100</td>
</tr>
<tr>
<td>3 bedroom townhouse/villa</td>
<td>110</td>
</tr>
<tr>
<td>More than 3 bedroom townhouse/villa</td>
<td>120</td>
</tr>
</tbody>
</table>

Attic Space

15. Council does not permit the use of attic space for any form of habitable purposes including living area, bedrooms, balconies, study or the like. Attic space can be used for storage purposes however no dormer windows are permissible.

BUILDING FOOTPRINT FOR REGULAR SIZE BLOCKS

![Building Footprint Diagram]

- 6 metre separation zone
- Front Building Zone Two Storey
- Rear Building Zone Single Storey
- 9m setback
- Front Building line
- Midway point of the length of allotment
BUILDING FOOTPRINT FOR LONG BLOCKS

- **Rear Block Building Zone**
  - Single Storey
  - Maximum 30m
  - 6 metre separation zone

- **Mid Block Building Zone**
  - Single Storey
  - Maximum 30m
  - 6 metre separation zone

- **Front Building Zone**
  - Two Storey
  - Maximum 30m
  - Front Building line
  - 9 metre setback area
  - Street Frontage
  - Road

**FIGURE 5A: BUILDING DESIGN FOR TOWNHOUSE/VILLA DEVELOPMENTS**
2.4 Energy Efficiency and Water Conservation

This section of the DCP has been developed as part of the Council's and growing community's desire to achieve greater efficiency in domestic energy use. It stems from the concern about the effects of greenhouse gases generated by energy use on the environment and over use of domestic water supplies.

The following provisions illustrate how energy efficiency can be achieved in all new developments through the use of appropriately designed buildings, passive solar energy, use of energy smart appliances and water efficiency which will dramatically reduce the need for non-renewable energy thereby reducing both costs and air pollution and in turn increase the level of living standards and comfort within the dwelling.

Applicants are encouraged to consult the Sustainable Energy Development Authority’s (SEDA), Energy Smart Homes Policy for design solutions to the minimum requirements specified in this plan.

Objectives:

a. To locate buildings and open space areas so that existing and proposed dwellings have reasonable access to sunlight, shade and have optimal outlook and aspect; and
b. To achieve a high level of energy efficient urban housing, using passive solar design, that provides residents with all year round comfort and reduces energy consumption; and
c. To conserve water via the use of rainwater tanks and water-saving appliances; and
d. To encourage the use of devices which promote energy efficiency and water conservation and which respect the residential qualities of the areas in which they are located; and
e. To promote the reduction of greenhouse gas emissions through ensuring a thermally efficient building envelope and the use of greenhouse gas friendly hot water systems; and
f. To encourage building materials and insulation which assist in thermal performance and maintain internal comfort levels; and
g. To encourage the use of recycled building materials where appropriate.

General

An Energy Performance Statement is required to be submitted which details and justifies the energy performance of the proposal, covering thermal efficiency, greenhouse gas friendly hot water systems, provision of suitable outdoor space for clothes drying, the inclusion or otherwise of clothes dryers with a minimum SEDA Greenhouse Appliance Score of 3.5. The statement must also address any overshadowing of adjoining properties, energy efficiency influences on the landscape design and general efficient influences on the design in general.

The individual elements to be covered in the Energy Performance Statement are detailed below.

2.4.1 Energy Efficiency
Requirements

Thermally efficient building envelope

1. All proposals for multiple unit housing developments must achieve, for each unit proposed, a minimum House Energy Rating of 3.5 stars (using Nationwide House Energy Rating Software NatHERS or equivalent), assessed by an accredited HMB Assessor - accredited by the House Energy Rating Management Body (HMB).

2. A NatHERS assessment must be submitted for each unit plan which has a unique solar orientation and position within the development. The Energy Performance Statement must justify why rated units have been selected as ‘representative’ of the thermal conditions of the non-rated units.

FIGURE 6: BUILDING DESIGNED TO MAXIMISE BENEFITS OF ENERGY EFFICIENCY


2.4.2 Solar Access

Requirements

1. To the extent that existing developments and site orientation allow, site layout and design shall ensure:
   (i) reasonable solar access to the site;
   (ii) the protection of solar access to neighbouring properties;
   (iii) buildings to maximise the benefits of solar access in terms of reducing winter heat loss and the impact of summer afternoon sun (refer to Figures 6 and 7);
   (iv) adequate natural light to the living areas of dwellings for normal domestic duties; and
   (v) orientation to the north, with priority in dwelling layout being given to living areas and bedrooms (refer to Figure 8).

2. Residential buildings are to be designed to maximise solar access to living areas and private open space. The following guidelines indicate the
preferred levels of solar access for new developments, and any departures from these standards will require justification that resulting energy efficiency and solar access is acceptable:

(i) the main living areas and at least 50 percent of the principal private open space of each dwelling shall have at least three hours of sunlight between the hours of 9am and 3pm on June 22 (winter solstice); and

(ii) solar access to the windows of habitable rooms and to the majority of private open space of adjoining properties must be substantially maintained or achieved for a minimum period of 3 hours between 9.00am and 3.00pm at the winter solstice (June 22).

3. Solar access to existing neighbouring solar collectors including solar hot water systems and photovoltaic systems must be maintained or enhanced.

4. Shadow diagrams are required to accompany all applications, and are to include:
   (i) details of the existing shadows affecting the property;
   (ii) projected shadow impacts of the proposed development to the site and adjacent properties at 9am, midday and 3pm, 22 December (summer equinox) and 21 June (winter solstice); and
   (iii) details of windows/living areas of adjacent properties likely to be shadow affected by the proposal.

Note: Shadow casts in elevation (to determine the extent of overshadowing impact) may be required if windows of adjoining buildings are affected.

5. Shadow diagrams are required to be in accordance with the Department of Environment and Planning's (now Department of Planning) 'Technical Bulletin 13: Sunlight Indicators'.

![FIGURE 7: BUILDING DESIGNED TO MAXIMISE BENEFITS OF SOLAR ACCESS](source: Urban Form, Urban Design & Energy Use: Occasional Paper Series 2 Paper 2)
2.4.3 Natural Space Heating and Cooling

Requirements

1. It is desirable that the use of artificial heating and cooling devices be minimised. Heating and cooling needs should be considered at the design stage.

2. Developments shall be designed/oriented in a manner which minimises heat gain during summer and maximises solar access during winter, thereby reducing the need for artificial cooling and heating (and the associated consumption of natural energy resources).

3. The need to artificially heat each dwelling unit during winter, for example, can be minimised via the techniques indicated below.

   - The orientation of living areas to the north so as to make full use of available heat from the sun.
   - The use of deciduous trees (rather than non-deciduous trees) to the north of the building so as to allow for improved solar access during winter.
   - The use of thermal mass to retain solar heat made available during the day. Thermal mass refers to the ability of a material to store and retain heat. Dense materials such as brick and concrete have a high heat storage capacity. For example, an internal brick wall that receives direct sunlight during the day (preferably only) in winter will store heat that is then released during the evening.

4. The need to artificially cool a residential unit during summer, (via air conditioning) for example, can be minimised via the techniques indicated below.

   - The shading of windows and walls (particularly those which face east and west) with both horizontal and vertical shading devices, including appropriately sized eaves and louvres.
• The shading of windows and walls via appropriately located trees.
• The positioning of windows and openings so as to capture prevailing breezes.
• The positioning of windows and openings so as to allow for cross-ventilation.
• The use of ceiling fans to maintain movement of air.
• Allowing windows to be locked in a slightly-open position so as to admit cool air yet maintain security.

5. Single oriented apartments are discouraged.

![Diagram showing good cross ventilation can be achieved with double orientation apartments, having split levels and corridors on alternate floors.]

![Diagram showing cross ventilation is best achieved through narrow floor plans.]

FIGURE 8A: GOOD CROSS VENTILATION IS ACHIEVED BY HAVING SPLIT LEVEL DWELLINGS AND NARROW FLOOR PLANS

Source: Better Urban Living: Department of Urban Affairs and Planning

### 2.4.4 Natural Lighting

**Requirements**

1. Residential units are to be designed so as to maximise natural lighting.

   The need to artificially light each unit and common areas (stairs, lobbies and corridors) during the day can be minimised by allowing as much natural light as possible to enter the building. Minimised use of artificial lighting results in reduced electricity consumption. Natural light can be achieved via north, east and south facing windows; glass bricks and translucent, glazed or otherwise treated glass which allows for the transmittal of light but which maintains privacy.

   The installation of some of the above features will require shading devices, either externally or internally such as eaves, pergolas, verandahs, awnings or a solar blind to be incorporated within the building design to provide maximum shading in summer and minimum shading in winter.

2. In order to reduce the consumption of conventional non-renewable resources in new developments, all internal and external common areas within a multiple unit housing development are to be lit utilising renewable energy resources generated on site and or supplemented by green energy generated off-site.
3. To improve pedestrian safety in public places at least one lamp post on each street frontage is to be installed as part of the development which provides light of at least 150W onto public pedestrian footpath areas. For sites in excess of 30 metres one lamp post is to be provided for each 15 metres or part thereof. It is preferred that the light be positioned near the main entrance to the site.

2.4.5 Building Materials

Requirements

1. Building materials and insulation that assist in providing acceptable thermal conditions are to be used wherever possible.

2. Materials of high thermal mass should be used for living areas and located to receive maximum sun during cooler months.

3. Existing buildings which are in sound condition can be converted in whole or in part for multiple unit dwellings.

2.4.6 Water Management

Requirements

Greenhouse Gas Friendly Hot Water Systems

1. A greenhouse gas friendly hot water system that achieves a minimum 3.5 SEDA Hot Water Greenhouse Score must be installed for all multiple unit housing developments. Systems which comply with this requirement are outlined in the table below.

<table>
<thead>
<tr>
<th>Water heater Type</th>
<th>Greenhouse Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>Solar-Gas boost * Storage</td>
<td>5</td>
</tr>
<tr>
<td>Gas Instantaneous</td>
<td>4</td>
</tr>
<tr>
<td>Gas-Storage High Efficiency</td>
<td>4</td>
</tr>
<tr>
<td>Electric-Storage Heat Pump</td>
<td>4</td>
</tr>
<tr>
<td>Gas-Storage Low Efficiency</td>
<td>4</td>
</tr>
<tr>
<td>Solar-Electric Boost*</td>
<td>4</td>
</tr>
<tr>
<td>Solar-Electric Boost* Off Peak 2</td>
<td>4</td>
</tr>
<tr>
<td>Electric Instantaneous</td>
<td>2</td>
</tr>
<tr>
<td>Electric Continuous</td>
<td>1</td>
</tr>
<tr>
<td>Electric-Storage Storage (Off Peak 1, Off-Peak 2)</td>
<td>1</td>
</tr>
</tbody>
</table>

* greater than 50% solar contribution

2. Installation details of proposed solar hot water systems are required to be submitted including:

- Position on roof and orientation;
- Type of system – eg split system, direct or indirect system;
- Size of system and colour of tank and collectors;
- Specifications for attaching the system to the host structure.
Solar water heaters should generally be located below the ridge line of a roof. Where possible, a solar water heater should be located on a section of roof that is not visible from the street or that is otherwise set back from the street. Particularly in situations where north-facing sections of roof face the street, consideration will need to be given to the visual impact of a solar water heater upon the quality of the streetscape.

3. For the purpose of child safety and energy conservation, all new or replacement hot water systems must include a mixing device which delivers hot water at a maximum temperature of 50 degrees Celsius to all taps, shower heads and other outlets.

Water Saving Devices

1. Developments are required to be fitted with appliances and plumbing hardware which have a “AAA” Australian Standards Water Conservation Rating and meet the manual of Assessment Procedure for Water Efficient Appliances SAA MP64-1995 which aim to reduce water consumption, including those devices indicated below:

   - Shower head which allows 9 litres flow or less per minute
   - Water tap which allows 9 litres flow or less per minute
   - Dual flush toilet with maximum 6/3 litre capacity dual flush cistern or approved dual flush equivalent
   - Low water use dishwasher and washing machine.

Mandatory Rainwater Storage

1. A rainwater collection tank must be included in all multiple unit housing developments. The use of tank water for outdoor purposes such as garden watering should have the effect of ‘saving’ higher-grade water. The size of the rainwater tank will be based on the following calculation:

   First 10 dwellings – minimum 500 litres per dwelling = 5000 litres
   Each dwelling thereafter – additional minimum 250 litres per dwelling

2. The following controls apply to all water:

   a. The water tank(s) are to be located underground. Where it is not possible to locate a water tank wholly underground, it must at least be located behind the front building line. Care should be taken to reduce the visibility of the water tank from the street.

   b. The water tank(s) and any associated support structure and plumbing should be the same colour as the development or a colour, which complements the building.

   c. The water tank(s) must be located at least 900mm from any property boundary.

   d. The top of any aboveground tank(s) is to be located below the top of the nearest fenceline or 1.8 metres, whichever is the lesser.
e. The water tank(s) should be positioned to collect rainwater which falls on the roof of the building(s). Tank water is to be used for non-drinking/non-consumption purposes only. Taps associated with the tank(s) are to be clearly marked ‘NOT FOR DRINKING’.

f. Overflow from the water tank(s) is to be piped directly to the approved stormwater drainage system. Where stormwater for a particular property is required to be directed to on-site stormwater detention (OSD) storage (as per Council’s Stormwater Management Code) then the overflow from the water tank(s) must also be directed to the OSD storage.

g. Plumbing from the water tank(s) is to be kept separate from the reticulated water supply system.

h. The water tank(s) inlet is to be screened to prevent entry of any foreign/animal matter and insects such as mosquitoes. The water tank(s) should be enclosed.

i. No part of the water tank(s) or support stand is to rest on a wall footing.

j. The water tank(s) is to be installed in accordance with the manufacturer’s specifications.

k. The design of any water tank(s) support structure is to be in accordance with the requirements of a qualified practising structural engineer or to the maker’s specifications.

l. A pump associated with the tank(s) is to be no louder than 5dBA above background noise levels.

3. Council may consider the combining of the rainwater storage and on-site stormwater retention in one tank. In this regard you are required to contact Council’s Drainage Unit for the minimum requirements.

4. The use of ‘Grey water’ for domestic purposes is encouraged. Developers are required to investigate the treatment and re-use of ‘Grey’ water for non-potable uses as part of the development.

2.4.7 Energy Smart Appliances

1. The use of top star rated energy smart appliances and lighting including dryers, dishwashers, refrigerators, freezers and washing machines is required.

2. Energy smart appliances are those that use less energy to do the same job as other less efficient models. The Label Star Energy Rating System gives a rating to a range of appliances based on their energy efficiency. The more stars you see, the more efficient the model.

3. Energy Smart light includes the use of fluorescent and compact fluorescent globes, self-timing systems, dimmers, motion sensors and specific purpose switches. The use of natural lighting should be maximised wherever possible.

2.5 Streetscape and Building Orientation
Objectives:

a) To ensure that residential development is of a type, height and scale that is generally compatible with or which improves the appearance of existing buildings and contributes positively to the future character of the street;
b) To provide design solutions which will assist in achieving residential development which is attractive, functional and convenient for residents; and
c) To ensure street facing facades incorporate appropriate decorative elements to provide interest to the development and address the street frontage.

Guidelines:

1. New development, particularly when viewed from the street or other public places is to be compatible with the predominant character and architectural detail of existing residential development in the street and in particular with any existing building to be retained on the site. New development shall also address the street frontage (refer to Figure 9).

FIGURE 9: NEW DEVELOPMENT SHOULD ALWAYS ADDRESS THE STREET FRONTAGE

Source: AMCORD 1997
2. In areas where one period or style of architecture predominates, new development is to reflect either that style or the main stylistic features such as roof pitch, gable end details, building height, window and doorway proportions, verandah detailing, building materials, front boundary setbacks, etc (refer to Appendix 2).

3. All building elements are to be integrated in design detailing, including the design of carports, garage openings, verandah and balcony balustrades, garbage enclosures, gateways and fencing.

4. The dwelling/s facing the street frontage shall have their entries readily apparent from the street so as to convey a sense of individual street address (refer to Figure 10).

5. Garages and parking structures, including underground parking entries, shall be sited and designed not to dominate the street frontage (refer to Figure 11).

FIGURE 10: BUILDING ENTRY READILY APPARENT FROM THE STREET CONVEYING A SENSE OF ADDRESS

Source: AMCORD 1997
6. Developments adjoining a major road or railway line shall take into consideration impacts of the noise source on the future amenity of residents on the site, ensuring noise sensitive uses are placed in more shielded locations (refer to figure 12).

For development located close to busy roads, reference should be made to AS2107 “Acoustics – Recommended Design Sound Levels & Reverberation Times for Building Interiors” and AS3671 – 1989 “Acoustics – Road Traffic Noise Intrusion – Building Siting & Construction”.

For development located close to railway lines, reference should be made to Hornsby Shire Council’s Code of Practice for Sound Insulation of Residential Buildings and the State Rail’s Publication titled “Rail Related Noise & Vibration”.

For development that may be impacted by vibration from road or rail, reference should be made to AS2670.2 Evaluation of Human Exposure to Vibration – Part 2: Continuous and Shock Induced Vibration in Buildings (1Hz to 80Hz).

Such sites are also required to demonstrate adequate noise attenuation can be achieved within all dwellings through the use of materials and mitigative measures such as double-glazing in windows. The costs of any on-site noise attenuation measures required for the amenity of a development are to be borne entirely by the developer.

Council may require a Noise Assessment report to be submitted with such applications, evaluating the likely noise environment of proposed developments.
Front Fences

1. Fences and gates are to be sympathetic to the design of the development to maintain and unify the character of both the development and the street.

2. Front fences or side fences forward of the building line shall generally not exceed a height of 900mm.

3. Wrought iron or similar fencing may be constructed on the street alignment to a maximum height of 1.8 metres measured from the footpath. Similarly, fences consisting of 900mm in height of solid brickwork and 900mm open wrought iron or similar material supported at a minimum of 3 metre centres on brick columns, may be constructed directly on the street alignment.

4. Solid fences or fences with less wrought iron inserts than specified above, over 900mm in height, must be setback a minimum of 1.5 metres from the street alignment and the setback area is to be suitably landscaped to Council’s satisfaction to effectively screen the fence.

5. Council may agree to solid fences being a maximum height of 1.8 metres if the applicant can satisfy Council that:
   • the fence is compatible with the architecture of the development; and
   • the fence would provide an interesting facade when viewed from the street and would not conflict with the streetscape or fences on adjoining properties; and
   • where the site is located on a major road or is exposed to other significant noise sources.

6. Provision is to be made for access to public utility installations by the relevant authorities, ie electricity, gas and water meters.
Side and rear fences

1. Side and rear fences are to be no more than a maximum 1.8 metres in height (including any retaining walls).

2. Side and rear fences on a slope must be designed to allow water to flow through.

3. Side fences forward of the front building line are to taper down to the height of the front fence line. Solid sections of the side fence forward of the front building line shall not exceed a height of 900mm. A transparent section of the fence is therefore required to taper down from the height of the side fence to the height of the front fence. Piering above 900mm will be permitted to support the transparent section.

4. Where the front fences of adjoining properties are dissimilar in height, the owners of both properties are to come to an agreement on which front fence the side fence is to taper down to.

5. Side fences forward of the front building line are to be constructed in the same materials as the front fences of the adjoining dwellings. Where they are dissimilar, the owners of adjoining dwellings are to come to an agreement on the materials in the construction of the fence. The materials used must be in keeping with the architectural styles and materials of both development and must not dominate or detract from the streetscape.

6. The transparent section of the fence may be constructed with open inserts of wrought iron, timber or similar materials. To be considered transparent, the inserts must be spaced apart so that the building and the property forward of the front building line are clearly visible through the fence from the street.

FIGURE 13: MAXIMUM FENCE HEIGHTS
Source: AMCORD 1997

2.6 Heritage and Conservation

Strathfield Council is committed to the conservation of buildings and structures of special significance within the local government area where there are a number of buildings and structures listed as heritage items in areas where multiple unit...
development is permissible. Special requirements apply to applications involving or affecting heritage items. Schedule 9 of the SPS lists the heritage items within the Strathfield Municipality. The Scheme also provides requirements for submitting applications relating to sites with heritage items or adjoining other sites containing a heritage item.

**Objectives:**

a) Protect and enhance items of environmental and heritage significance; and

b) All new developments and works to existing developments or adjoining heritage properties are to be designed to be compatible with the heritage significance of listed heritage items.

**Guidelines and Controls:**

1. Proposed developments involving heritage items or adjoining heritage items must comply with the heritage provisions contained in the Strathfield Planning Scheme Ordinance.

2. When submitting an application in respect of or adjoining a heritage item, the onus is on the applicant to demonstrate that the heritage significance of the item or structure would not be compromised by the proposal.

3. Where a development involves or adjoins a heritage item, Council requires that a statement of effect be lodged with a development application. That statement must set out the heritage significance of the structure or place and the effect the proposed works will have on the significance of the heritage item.

### 2.7 Open Space and Landscaping

**Objectives:**

a) To limit site coverage and support building envelope and height controls in establishing appropriate residential densities in Strathfield;

b) To provide adequate open space for the recreation needs of residents;

c) To ensure open landscaped space relates well to the living areas of dwellings;

d) To maintain the park-like vistas of the Council area; and

e) To retain existing vegetation where appropriate.
Guidelines:

Landscape design should be used to provide attractive and useable outdoor living areas. The design should also aim to protect the privacy of occupiers and neighbours and define the function of buildings and spaces within the development.

Landscaped open space is required in Multiple-unit housing development for recreation and to achieve a sense of openness between buildings.

1. Landscaped area at ground level is to be provided on site in accordance with Table 1.

<table>
<thead>
<tr>
<th>TABLE 1: Landscaped Area Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development</td>
</tr>
<tr>
<td>Residential units</td>
</tr>
<tr>
<td>Townhouses</td>
</tr>
<tr>
<td>Villa houses</td>
</tr>
</tbody>
</table>

For the purposes of this clause, “landscaped area” is defined to include those parts of the site not occupied at or above ground level by any structure, which is or is proposed to be predominantly landscaped by way of trees, gardens, lawns or shrubs and is available for the use and enjoyment of the occupants of the building.

In the case of residential flat buildings:

(i) landscaped area does not include any area set aside for driveways, parking, side setback areas less than 1.2m in width, pools, outbuildings, and the like; and

(ii) at least 60 percent of the landscaped area must remain as unpaved or “soft” landscaping.

In the case of townhouses and villa house developments, driveways and other unbuilt upon areas can be included in the landscaped area calculation, provided:

(i) at least 70 percent of the total landscaped area remains unpaved or “soft” landscaping;

(ii) courtyards comply with or exceed the minimum requirements set out below, with a desirable level of amenity, including sun access and privacy; and

(iii) the development provides a positive contribution to the streetscape, with appropriate and quality landscaping in the front setback area.

2. At least 35% of the required landscaped area is to provide for deep soil landscaping. Buildings and basement car parks shall be planned to allow contiguous deep soil areas, and planned to allow planting of large trees.

3. For multiple-unit housing developments an area of common open space equal to 10% of the total site area or 100m$^2$, whichever is the greater, and with minimum dimensions of 7 metres is required to be provided. Such an area is to be positioned to receive sunlight and shade, be conveniently located for all residents and be clearly visible from the windows of the majority of dwellings and include an appropriate area for recreation by
resident's children where safe and durable play equipment can be provided. Such area must be located behind the front building setback.

**Townhouses and Villas**

4. For townhouses and villa house developments, each dwelling shall be immediately adjacent to and have direct access to at least one area for private landscaped open space which has a minimum area of at least 40m², a minimum width and breadth dimension of 4m and is screened where necessary to ensure adequate privacy (refer to Figure 14). The preferred shape and aspect of private open space areas in multiple unit development is shown in Figure 15.

5. For the purposes of calculating a courtyard, areas under balconies or eaves can be included where the projection or overhang does not extend more than 1500mm from the external face of the building at the courtyard level.

**Residential Flat Developments**

6. Where dwellings do not have access to ground level open space, at least one main balcony having access from each dwelling unit’s living area/s is to serve as private open space. The minimum total balcony area is:
   - 12 m² for up to 2 bedroom dwellings; and
   - 15 m² for 3 or more bedroom dwellings.

   All balconies must have a minimum width and depth of 2 metres.

---

**FIGURE 14: PRIVATE OPEN SPACE FULFILS A NUMBER OF FUNCTIONS**

*Source: AMCORD 1997*
7. Exceptions to the above standards may be considered where:
   - It can be demonstrated that a slightly reduced amount of landscaped open space is adequately compensated by the amount, position and quality of the open space provided.
   - Evidence is provided that the likely profile of occupants of the proposed building involves particular open space requirements (e.g., a low probability of resident children meaning a specific playing area is not necessary).

8. Balcony balustrades are to be designed to provide adequate privacy and conceal service areas and also allow for passive surveillance of public areas to improve public safety.

**General**

9. Trees and shrubs with invasive root systems must not be planted over existing service infrastructure.

10. A Landscape Concept Plan is required to be submitted with the application indicating the location and treatment of landscaped areas and private open space areas and the location, size and species of existing trees and plantings. Refer to Council’s Application Information Kit for details required for a Landscape Concept Plan.
11. The design of the development should consider the retention of existing mature trees and shrubs on the site and any potential impacts on trees and shrubs on adjoining properties.

2.8 Privacy and Security

Objectives:

a) To ensure the siting and design of buildings provides visual privacy for residents and their neighbours in their dwellings and open space areas; and

b) To provide personal and property security for residents and visitors and enhance perceptions of community safety.

Guidelines:

1. The privacy aspects of all development shall be considered in the context of the development itself and its relationship to surrounding development. The siting and layout of buildings shall ensure that windows and doors are to be designed/located to reduce direct overlooking into an adjoining dwelling. Where the windows are less than 9 metres apart from an adjoining dwelling, the windows in the proposed dwelling:
   • are to be offset from the edge of the windows in the adjoining dwelling by a distance of at least 0.5 metres (refer to Figure 16); or
   • have a sill height of at least 1.7 metres above the floor; or
   • have fixed obscure glazing in any part of the window below 1.7 metres above the floor.

![Splay Windows](source)

**FIGURE 16: WINDOWS LOCATED TO LIMIT OVERLOOKING**

Source: AMCORD 1997

2. Suitable screening shall be provided within developments when direct overlooking is likely from proposed dwellings to the private open space areas of adjacent existing dwellings, or to balcony or private open space areas of dwellings within the same development (refer to Figure 17).
3. The acoustic privacy of all development shall be considered in the context of the proposed development and its relationship to the surrounding environment. The site layout and building design shall ensure that:
   (i) active communal recreation areas, parking areas, accessways and service equipment areas are separated from bedrooms and minimise the entry of high levels of external noise to dwellings;
   (ii) bedrooms of one dwelling do not adjoin living rooms or garages of adjacent dwellings; and
   (iii) dwellings close to high-noise sources (such as busy roads, railway lines and industry) are designed to locate habitable rooms and private open space away from noise sources and are protected by appropriate noise-shielding devices (refer to Figures 18 and 19). Refer to Section 2.5 of Part C for noise criteria to be referenced.
4. The security aspects of all development shall be considered in the context of the proposed development itself. The siting and layout of buildings shall ensure that:
   (i) shared pedestrian entries can be locked and serve a limited number of dwellings; and
   (ii) buildings adjacent to public streets or spaces are designed to allow casual surveillance and should have at least one habitable room window facing that area (refer to Figure 20).

5. External common areas such as pathways and entrances shall be provided with appropriate artificial lighting at low levels to provide safe access at night.

6. For privacy reasons, a balcony on the second storey of a townhouse must not overlook an adjoining property.

FIGURE 19: SOME IDEAS FOR ACHIEVING ACOUSTIC PRIVACY

Source: AMCORD 1997
2.9 Access and Parking

Objectives:

a) To provide adequate off-street car parking for residents and visitors within each development;

b) To ensure that access driveways and manoeuvring areas are provided which are adequate for the convenience and safety of residents and visitors to the site; and

c) To encourage the integrated design of access and parking facilities to minimise visual and environmental impacts.

Guidelines:

For the purpose of this clause -

"Large dwelling" means a dwelling with gross floor area greater than 110m$^2$.

"Medium dwelling" means a dwelling with gross floor area greater than 75m$^2$ but less than 110m$^2$.

"Small Dwelling" means a dwelling with a gross floor area less than 75m$^2$. 

Source: AMCORD 1997
1. On-site, resident parking shall be provided in accordance with the requirements of Table 2.

<table>
<thead>
<tr>
<th>Dwelling Size</th>
<th>On-site Parking Requirement (Minimum)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 bedroom dwelling</td>
<td>1 space</td>
</tr>
<tr>
<td>2 bedroom dwelling</td>
<td>1.5 spaces</td>
</tr>
<tr>
<td>3 or more bedroom dwelling</td>
<td>2 spaces</td>
</tr>
</tbody>
</table>

2. On-site visitor parking shall be provided on site at a rate of 1 space for every 5 dwellings or part thereof.

3. The above requirements determine the minimum number of spaces to be included in any development. The number of spaces provided in any development may be reduced where it can be demonstrated that:
   
   (i) the impacts on existing parking conditions will not be unreasonable, including the availability of on-street parking for visitors;
   
   (ii) the projected requirements of people occupying the development, taking into account, age, car ownership details, life cycle and other relevant factors, confirm the likely needs will be less than the minimum required by the schedule;
   
   (iii) reduced parking requirements of comparable developments have not generated significant impacts; and
   
   (iv) the site layout and location maximises opportunity for use of public transport.

4. Accessways and driveways shall be designed to provide sufficient manoeuvring areas to enable vehicles to enter and leave the site in a forward direction. Dimensions of access driveways and manoeuvring areas are to be in accordance with the provisions of “Policy and Guidelines for Traffic Generating Developments” published by the RTA.

5. The minimum size for spaces is 5.5m x 2.5m (open parking). Minimum internal dimensions of a single lock up garage is to be 3m x 5.5m unobstructed, with any car access opening being at least 2.4m wide.

6. Garage doors shall not be sited to face the street to which the building has its main frontage.

7. For residential development of 10 or more dwellings a designated car washing bay shall be provided on the site.

8. Car parking spaces may be “stacked” but only to the extent of one car space behind one other for each dwelling. Both spaces must belong to the same dwelling.

9. Applicants should note that variations to the standards relating to access and car parking may be required by the Council in response to a recommendation from the relevant traffic committee.

10. Suitable facilities for accommodating bicycle parking in all residential flat buildings must be provided.
Ramp/driveway Gradient and Design

1. The minimum and maximum dimensions and gradients for ramps/driveways leading to basement garages are provided in the table below. Figure 21 also details the minimum and maximum dimensions and gradients allowed.

<table>
<thead>
<tr>
<th>Minimum and Maximum Requirements For Ramps</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lane Width (a)</td>
</tr>
<tr>
<td>Maximum Transition Zone Gradient (b)</td>
</tr>
<tr>
<td>Maximum Transition Zone lengths (c)</td>
</tr>
<tr>
<td>Maximum Ramp Gradient (d)</td>
</tr>
</tbody>
</table>

Note: Where waste storage facilities are located in a basement or an area required to be accessible via ramps, the minimum width of vehicular ramps shall be four (4) metres and the gradient shall not be steeper than 1:8 to allow the safe and easy transfer of waste and recyclable material to the street.

![FIGURE 21: MINIMUM AND MAXIMUM REQUIREMENTS FOR RAMPS](image)

2. Applications for steeper gradients will generally not be supported unless a written submission accompanies the application justifying the departure. Any such submission shall address the impact of the ramp on the streetscape.

3. The ramp/driveway is to be designed in accordance to Australian Standard AS 2890.1 - 1993.

4. Applicants are required to submit plans at a scale of 1:200 of the ramp showing long sections of both the side and centre of the driveway from the garage to the centre of the road carriageway with their development application.
2.10 Site Facilities and Water Management

Objectives:

a) To preserve and protect the amenity and property of residents, property owners and the community;
b) To ensure the safety of residents and the community;
c) To protect the physical environment and receiving waters of the catchment;
d) To ensure that site facilities and essential services and amenities are well integrated into residential developments, and are unobtrusive; and
e) To ensure that site facilities are adequate, convenient and easy to maintain.

Guidelines:

2.10.1 Site Drainage and Water Management:

1. Stormwater runoff from all roof and paved surfaces is to be collected and discharged by means of a gravity pipe system to the Council’s drainage system.

2. Where gravity drainage is not feasible to the street frontage, a private easement for stormwater drainage must be obtained to enable gravity discharge of stormwater from the site. Where private easements are used, the Certificate of Title, both of the dominant and subservient tenement, must be submitted to Council before construction certificate plans are released, to ensure that the grants of the easement have been registered and such easements must contain a clause that they shall not be extinguished without the written consent of the Council.

3. In accordance with Council’s Stormwater Management Code, the development is required to include a system of on-site stormwater detention and provision for overland flow of stormwater. Council will not permit above ground detention basins which alter the natural ground level.

4. A Positive Covenant under Section 88E of the Conveyancing Act shall be created on the title of the property detailing the on-site stormwater detention system and surface flowpaths.

5. In accordance with Council’s Stormwater Management Code the development is required to provide and regularly maintain during construction measures to prevent sediment and polluted waters discharging from the site.

6. Run-off from roofs or paved surfaces is to be passed to surface storage devices, which allow the slow release of stored water into the development’s landscaping or use for the purposes of car washing.

7. Pervious areas shall adjoin paved areas to reduce stormwater run-off (refer to Figure 22).

8. All costs associated with providing any additional capacity of stormwater and drainage services as well as water and sewerage supply shall be met by the developer in accordance with Council’s or Sydney Water’s requirements.
2.10.2 Garbage Facilities

Refer to Part H – Waste Management.

2.10.3 Electricity and Telecommunications Supply

Requirements

1. To improve the visual amenity of developing areas, the following is required:
   - All electricity and telecommunications supply to the development and throughout the site is to be placed underground; and
   - Arrangements are to be made with the relevant electricity supply authority and telecommunications carriers to place all overhead wires which hang in front of the development site between electricity power poles to be placed underground including any supplies required from the opposite side of the public road at the developers expense.

2. Energy Australia may require an area within the site suitable for location and maintenance of a substation kiosk. The location must satisfactorily meet the requirements of both Energy Australia and the Council and be finalised prior to release of the Construction Certificate. Applicants are encouraged to contact Energy Australia at the design stage to ascertain their requirements.

2.10.4 Letterboxes

1. Provision shall be made for mail delivery service by Australia Post in accordance with the following:
   - letterboxes are to be chosen to suit the development;
   - deliveries will only be provided to one point at each property;
   - the point of delivery should entail the least possible deviation by delivery staff from the public footpath;
   - letterboxes shall be between 900mm and 1200mm from the ground;
• letterboxes shall be included in a separate structure located within the property along the pedestrian accessway. The wall of the letterbox structure containing the front of the letterboxes is to be positioned at 90° to the street frontage;
• letterboxes are not to be surrounded by trees, shrubs and rocks that make it difficult to deliver mail; and
• letterboxes are to have Australia Post approved minimum dimensions which include the following:
  * 230mm wide;
  * 330mm long;
  * 160mm high; and
  * the slot should be the full width of the box (230mm), 30mm deep and be positioned at least 130mm above the base of the box.

2. Letterboxes are to be located fully within the site and positioned so as to avoid any unsightly or untidy appearance from the street frontage.

2.10.5 TV Antennas

1. A master antenna and / or satellite receiving dish is to be provided for any development of more than two dwellings.

2. Any cable TV connection is to be provided by a single underground cable.

2.10.6 Clothes Drying Facilities

All multiple unit developments must include sufficient outdoor clothes drying space. The drying of clothes in balcony areas visible from the street is prohibited.

In addition, where clothes dryers are proposed to be installed as part of the development, these must achieve a minimum SEDA Greenhouse Score of 3.5. The Greenhouse Score is found by comparing the Label Energy Star rating to the Greenhouse Score on the table below.

<table>
<thead>
<tr>
<th>Label Energy Rating</th>
<th>Greenhouse Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.5</td>
<td>6.0</td>
</tr>
<tr>
<td>4.0</td>
<td>5.5</td>
</tr>
<tr>
<td>3.5</td>
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<td>2.5</td>
</tr>
<tr>
<td>0.5</td>
<td>2.0</td>
</tr>
</tbody>
</table>

2.11 Section 94 Contributions

Council has the ability under the Environmental Planning and Assessment Act to charge a developer/applicant a monetary contribution towards the provision of
community infrastructure such as open space, traffic management and community facilities. Please refer to Council’s Section 94 Developer Contributions Plan for details of contributions.

2.12 Excavation of Sites

The following guidelines refer to works that require deep excavation such as basements, cellars and in ground pools:

1) All areas of excavation shall be setback from property boundaries in accordance with the building setbacks required in section 2.2 – Front Setbacks and Building Envelope And Side and Rear Setbacks. No cut shall be made to the ground within the required setbacks.

2) Where excavation work is proposed, the work shall not affect or undermine the soil stability or structural stability of any buildings on adjoining properties. Adequate precautions must be undertaken during excavation to ensure there is no soil subsidence or slip. Council encourages the consideration of soil subsidence and slip issues at the design stage of a proposed development.

3) The provisions of the Building Code of Australia must be complied with to ensure that earthworks will be carried out safely and avoid potential damage to adjoining structures and property through soil collapsing or subsiding during building works.

4) All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards.

5) All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.

6) The applicant is required to produce a dilapidation report for all buildings, which adjoin proposed excavation areas.

Note: The owner of the adjoining allotment of land is not liable for any part of the cost of the work carried out, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

Note: Plans prepared by a qualified Structural Engineer indicating the design details and specifications of the basement walls and excavation shall be submitted with the development application. The plans shall include sections and plan views showing the extent of excavation and setbacks from boundaries. A qualified Structural Engineer shall certify that the excavation works will not result in damage to adjoining properties.
3.0 RESIDENTIAL DEVELOPMENT IN THE BUSINESS ZONES

In general, Multiple-unit housing in business zones will be subject to similar objectives and development standards to those set out in Part 2 of Part C, particularly where the development site adjoins land in a residential zone. In that case the provisions of DCP No. 6 - Development Within and Adjoining Residential Zones may also be relevant.

The key principles and standards applicable to residential development in business zones are set out below. These act as variations to the provisions of Part 2, which would otherwise be applicable -

1. Where practicable, development should provide a frontage to the street that creates a continuity of existing shopping centre forms. For example, this could include a retail frontage, which may also act to screen parking structures behind.

2. A retail or commercial component of a development may be erected to the street alignment, where that is the predominant existing characteristic. Any residential component above should be set back to achieve a consistent facade height on the retail strip.

3. Vehicular access should be provided from the side or rear. Where there is no alternative to access from the front, the access should be designed to minimise disruption to the street and footpath.

4. Buildings may be erected to the side and/or rear boundaries provided -
   (a) no windows are located in walls on the boundary;
   (b) if windows are provided, the Council is satisfied that this will not prejudice the reasonable redevelopment of any adjoining land; and
   (c) residential development is not adversely affected by either location or scale of walls erected to the boundary.

5. Maximum building heights are as follows -
   - Strathfield Town Centre - subject to merits and the provision of LEP 70 and DCP No 13;
   - Homebush and Homebush West business zones - 4 levels above ground (including any aboveground parking level);
   - 3(a) and 3(b) zones - 3 levels aboveground (including any aboveground parking level); and
   - 3(c) Zone - 2 levels aboveground (including any aboveground parking level).

6. Open space and recreation facilities may be provided in the form of balconies, roof-top decks and the like, and may include indoor facilities. No specific standards apply.

7. Parking arrangements will depend on the circumstances and land use mix. Where adequate off-street parking is provided for business zones, Council may dispense with on-site visitor parking and customer parking or require a contribution towards these facilities as set out in Council’s Section 94 Contribution Plan.
4.0 APPENDIX 1 – DCP MAPS

HOMEBUSH (NORTH OF M4 MOTORWAY)

MAP 1

KEY:  
CONSOLIDATION PATTERN

DENSITY ZONE
HOMEBUSH WEST

MAP 2

KEY:  

CONSOLIDATION PATTERN

DENSITY ZONE
MAP 3

KEY:  

CONSOLIDATION PATTERN

DENSITY ZONE
MAP 4

KEY:  

CONSOLIDATION PATTERN

2-3 STOREY ZONE

DENSITY ZONE
MAP 7

KEY:  

- CONSOLIDATION PATTERN

- DENSITY ZONE
GREENACRE

MAP 9

KEY: □ CONSOLIDATION PATTERN

2-3 STOREYS

DENSITY ZONE
5.0 APPENDIX 2 – STREETSCAPE ANALYSIS

General

Streetscape, in general terms, refers to the area between the building alignment of a development extending through to the building development on the other side of the street. Strathfield’s streetscape has been developed chiefly by a combination of quality building stock, landscaping of private gardens and extensive use of street trees.

The maintenance and enhancement of the streetscape is of paramount importance in preserving neighbourhood character.

Streetscape elements that should be taken into account in the design of the residential development are:

- **Topography** - The topography of the street is the most immediate feature when analysing streetscape. For example:
  - an undulating topography offers vistas within the street due to elevation; and
  - a street with a marked cross fall has a strong bearing on the way height of dwellings are perceived in the streetscape.

- **Width of Carriageway** - Width of road, nature strips and footpaths should be considered in residential design. A narrow carriageway, with an avenue of street trees and single storey development, creates an intimate character. Two storey or more developments placed too close to a narrow street may dominate the streetscape.

- **Street Tree Planting** - Streets lined with mature trees are a prominent feature of the Strathfield Municipality. Mature plantings form framed vistas which add to the quality and character of streets. Where street plantings are removed, new developments become far more dominating. The pattern of street plantings should be taken into account in residential design, particularly in the design of driveways. All care should be taken to preserve street plantings.

- **Allotment Size/Width** - The size and shape of the lot should be a major consideration in residential design. The general pattern of development in the Strathfield Municipality is of larger properties with substantial dwellings having large setbacks from the street and smaller lots with smaller dwellings having less setback from the street frontage. Care should be taken in the siting of new multiple-unit developments too close to the street frontage to avoid negative impact on the streetscape.

- **Boundary Fences** - The boundary fence establishes a relationship between private property and public property. The majority of housing in the Strathfield Municipality has low scale period fences which contribute to the character of the street. Low scale fences allow a visual link with the street, while large masonry fences can interrupt the link. Fences that use similar or harmonious materials to the development are preferred.

- **Existing Building Line** - Existing building line setbacks for the majority of the municipality were established by the estate subdivisions of the late nineteenth and early twentieth centuries. Increased building line setbacks contribute to
the amenity of the streetscape. The impact of new developments is reduced by an increased setback allowing:

- more landscaping to soften the appearance of the development; and
- the existing development and character to dominate.

Building Character - When development within the street is of similar scale and architectural style, a strong relationship is formed that unifies the streetscape. A departure from that character, usually designed with no consideration of scale, bulk or mass, introduces an inappropriate contrasts that detracts from the quality of the streetscape.

Roof Forms - Roof forms should relate to those in the adjoining neighbourhood in style and pitch. Roofing materials should also be carefully selected to harmonise with neighbouring buildings (refer to Figure A).

FIGURE A: ROOF FORMS SHOULD RELATE TO THOSE IN THE ADJOINING NEIGHBOURHOOD

Source: AMCORD 1997

Landscaping - Planting on individual allotments can complement and support street planting thereby contributing to the overall character of the street (refer to Figure B). It is important in new developments that hard landscaped areas (concrete paving and bitumen) are kept to a minimum. Hardpaving is not in keeping with the grassed front yards of the prevailing early twentieth century housing stock in the Municipality. Trees and mature shrubs help screen new development consisting of 2 or more stories.
Any new development should respond to each of these elements and the streetscape should be considered as a total of all these elements.
### 6.0 APPENDIX 3 – CHECKLIST

The following checklist provides a quick guide as to the DO’S and DON’TS of designing a multiple unit residential development. The purpose of the guide is to assist developers with producing a development which meets the requirements of the DCP and expectations of the community.

- ✓ **DO** consider the characteristics of the site and the adjoining developments
- ✓ **DO** ensure that new developments maintain the same setback and streetscape character of the neighbourhood
- ✓ **DO** ensure that the development is appropriate for the site
- ✓ **DO** ensure that dwellings will be accessible to people with disabilities, or are able to be modified
- ✓ **DO** ensure the development is designed and uses materials and finishes which are characteristic of Strathfield Municipality
- ✓ **DO** ensure that the dwellings and open space make best use of the sun, are energy efficient and are environmentally friendly
- ✓ **DO** ensure that buildings entries to dwellings address the street and are clearly visible from the street or internal driveways
- ✓ **DO** design to fit with the type and quality of landscaping in the area
- ✓ **DO** consider the quality of private open space and how it relates to the layout of the dwelling
- ✓ **DO** ensure that entries, parking areas and paths are well lit and able to be viewed from public spaces

- ✗ **DON’T** let driveways or garages dominate the view of the development from the street
- ✗ **DON’T** forget communal open space and play facilities for children
- ✗ **DON’T** leave acoustic and visual privacy protection out of the design of the development
- ✗ **DON’T** ignore design techniques which assist safety issues
- ✗ **DON’T** treat all land as being the same. Recognise its special character and design your development to maximise the advantages of the site.
STRATHFIELD MUNICIPAL COUNCIL

PART D
of
Strathfield
Consolidated Development
Control Plan

Industrial Development
(Replaces DCP No. 27)
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1.0 INTRODUCTION

Refer to “General Introduction” of this Consolidated Plan in regards to Background, General Introduction and Definitions etc.

1.1 Purpose of Part D

The Strathfield Planning Scheme Ordinance as amended by Strathfield Local Environmental Plan No. 86, sets out the broad planning framework for industrial development in the Strathfield Council area. Local Environmental Plan No. 86 identifies a single land use zone for industrial development (Industrial 4) and the type of development that is permitted with Council consent. It also defines ‘light industrial development’, which in addition to being permitted in the Industrial 4 zone, is permitted in the 3(a) Business zone and Mixed Use 10 zone with Council consent.

The purpose of Part D is to ensure developers and property owners submit industrial development proposals which are attractive and sympathetic to the streetscape, are appropriate for the surrounding built and natural environments, have a minimum impact on surrounding non-industrial uses and are functionally and economically viable.

1.2 Objectives of Part D

The specific objectives of Part D are:

a. To improve the quality of industrial development within the Strathfield Municipality;

b. To ensure the orderly development of industrial sites to minimise their environmental impact while maximising their functional potential;

c. To ensure development is consistent with the principles of Ecologically Sustainable Development;

d. To encourage high quality building design and industrial streetscape aesthetics;

e. To ensure that new industrial development is of a type, scale, height, bulk and character that is compatible with the streetscape characteristics of the surrounding area;

f. To promote high quality landscape areas which complement the overall development of the site and which assist in enhancing streetscape quality;

g. To ensure that development will not unreasonably impact upon the amenity of any residential area in the vicinity;

h. To ensure that traffic generated by industrial development does not adversely impact upon local or regional traffic movements;

i. To ensure that each development has adequate on-site parking and manoeuvring areas for vehicles; and

j. To encourage employee amenity within industrial developments.
2.0 DESIGN PROVISIONS

In determining a development application for an industrial development, Council will consider the following design provisions.

2.1 Site Analysis and Design Principles

Site Analysis

Objectives:

a. To ensure layout and building design makes best use of the existing characteristics, opportunities and constraints of the site and surrounds to result in a high quality development sensitive to the environment; and
b. To ensure all activities associated with the development do not adversely impact on the environment.

Guidelines:

All applications shall include a site analysis drawing, which demonstrates the following items have been taken into consideration in the design and documentation of applications:

<table>
<thead>
<tr>
<th>Site</th>
<th>Surroundings</th>
</tr>
</thead>
</table>
| • Survey details, including changes of levels  
• Easements (drainage or service)  
• Existing vegetation and other significant site features  
• Existing buildings or structures  
• Site orientation and solar access  
• Significant noise sources  
• Views  
• Pedestrian and vehicle access  
• Natural drainage including stormwater overland flow paths | • Location, height and use of neighbouring buildings (including location of doors or windows facing the site)  
• Predominant built form and character of locality  
• Location of nearby heritage items or heritage conservation areas  
• Private open space areas adjacent to the site  
• Adjacent public open space  
• Location of major trees on adjacent properties  
• Elements of street frontage (street trees, vehicular cross-overs, bus stops, etc)  
• Differences in levels between site and neighbouring properties at the boundaries |

Refer to Figure 1 for an example of a Site Analysis Drawing.

It should also be noted that where any threatened species, populations or ecological communities listed under the Threatened Species Conservation Act 1995 occur on or adjacent to the site, an 8-part test prepared by a suitably qualified consultant must be submitted with the development application to Council. In this regard it is required you speak with Council's Natural Resources Co-ordinator prior to lodgement for advice on known locations of threatened species, populations and ecological communities.

Design Principles

Council will consider the results of the site analysis and must be satisfied that the development is compatible with the predominant height, bulk, scale and character of existing development in the vicinity.
2.2 Contamination

Objective:

To ensure that a site is safe for development or redevelopment.

Guidelines:

Under State Environmental Planning Policy (SEPP) No. 55 - Remediation of Land, Council cannot consent to the carrying out of any development on land unless:

1. It has considered whether the land is contaminated, and

2. If the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purposes for which the development is proposed to be carried out, and

3. If the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

To ensure that a development application is appropriately assessed by Council under the requirements of SEPP 55, where an industrial development is proposed on a site that is identified as potentially unhealthy or contaminated, a preliminary investigation may be required to be submitted to Council by the applicant to demonstrate that the site is safe for development.

Where an environmental site contamination assessment is required to be produced to Council, the assessment must take into consideration the Department of Planning and the Environment Protection Authority’s (EPA) document Managing Land Contamination Planning Guidelines SEPP 55 – Remediation of Land, 1998. Some activities that may cause or may have caused contamination are identified in that document.

Please Note:

1. Under the Contaminated Land Management Act 1997 and the Duty to Report provision in relation to contaminated land, where Council becomes aware of a site that has been contaminated or potentially contaminated and there is a significant risk of off-site harm, Council must notify the EPA in writing that the land has been contaminated or is potentially contaminated.

2. Council has a Policy for the Management of Development on Contaminated Land which includes Part K – Development on Contaminated Land. This document should be referred to if the subject site is contaminated or potentially contaminated.

2.3 Subdivision

Objective:

To ensure subdivision results in lots that are suitable for a range of industrial developments.
Guidelines:

1. Council shall not grant consent to the subdivision of land zoned Industrial 4 which would result in a lot with an area of less than 1,000m$^2$. This does not include the area of any access handle. Any lot created is to have a minimum width and depth of not less than 30m (excluding the access handle).

2. Exceptions to the minimum lot size and width will be considered if (among other things) it can be demonstrated that the proposal is consistent with development in the area, safe vehicular access and egress can be achieved and the proposal will not result in adverse negative impacts on the surrounding environment.

2.4 Development Adjoining Residential Zones

Objective:

To ensure industrial development does not unreasonably impact or intrude upon any adjoining residential area(s).

Guidelines:

1. The proposed building is to be sympathetic to the height, scale, siting and character of existing adjoining and/or nearby residential development.

2. Solar access to the windows of habitable rooms and to the majority of private open space of adjoining residential properties must be substantially maintained or achieved for a minimum period of 3 hours between 9.00am and 3.00pm at the winter solstice (June 22).

3. Windows facing residential areas must be treated to avoid overlooking of private open space or private windows.

4. Goods, plant equipment and other materials are to be stored within the proposed industrial building or suitably screened from residential development.

5. Noise associated with the premises including plant and equipment will be subject to the NSW Environmental Protection Authority’s *Environmental Noise Control Manual* and *Industrial Noise Policy 2000* and the *Protection of the Environment Operations Act 1997*.

6. Noise generated from fixed sources or motor vehicles associated with the proposed industrial development must be effectively insulated or otherwise minimised.

7. The operating noise level of plant and equipment shall generally not exceed 5dB(A) above the background noise level when measured at the boundaries of the premises between the hours of 7.00am and 10.00pm. If existing background levels are above the Environmental Protection Authority (EPA) criteria, then a merit based assessment will be carried out.

8. If operating noise levels of plant and equipment are proposed outside the hours of 7.00pm and 10.00pm, the applicant may be subject to a merit based assessment which may need to be supported by an Acoustical Engineers’ report.

9. The development shall not otherwise cause nuisance to residents, by way of hours of operation, traffic movement, parking, headlight glare, security lighting and the like.

10. Refer to Section 2.10.8 for details of landscape buffer requirements.
2.5 Density, Bulk and Scale

Height, Floor Space Ratio and Office and Showroom Requirements

Objective:

To ensure the density, bulk, scale and design of industrial development enhances the streetscape and visual quality of the Strathfield Municipality.

Guidelines and Requirements:

2.5.1 Height

A building shall not have a wall height of more than 10m above natural ground level. Where an industrial development otherwise achieves the objectives of Part D, Council may consider varying this provision depending on the merits of the case.

2.5.2 Floor Space Ratio

The maximum floor space ratio is 1:1.

2.5.3 Office and Showroom Requirements

All office and showroom activities shall be ancillary to the main industrial activity approved for the site.

Proposals which include a large area dedicated to office or showroom purposes (in excess of 25%) will need to be substantiated by evidence that the location is necessary because either no suitable business zoned land is available, or that the use is of a type that location in a business zone is not desirable.

2.6 Setbacks

Objectives:

a. To ensure setbacks for industrial buildings provide adequate space for landscaping to soften the built form and enhance the amenity of the streetscape;
b. To ensure setbacks from watercourses and bushland are adequate to provide protection to those areas and an opportunity for the restoration/establishment of native vegetation;
c. To reduce the visual and/or acoustic impacts of industrial development on surrounding non-industrial land uses; and
d. To ensure frontage setbacks are consistent with surrounding industrial development.

Guidelines and Requirements:

1. A minimum setback of 10m from the front boundary applies.
2. On corner lots, a setback of 5m applies to the secondary frontage.
3. A minimum 10m setback will be required from watercourses (e.g. Cooks River and Coxs Creek) and bushland. The Department of Infrastructure Planning and Natural Resources (formerly known as the Department of Land and Water Conservation) may require a greater setback from watercourses and consent may jointly be required from them and Council (Integrated Development). Contact should be made with them early if development is planned in the vicinity of a watercourse.

4. If nearby existing industrial buildings have setbacks less than the above, a variation on setback requirements may be considered.

5. Side and rear boundary setbacks for proposals adjoining non-industrial uses such as residential development shall be subject to an individual merit based assessment. Such an assessment will consider issues such as privacy, solar access, and visual and acoustic amenity.

6. Side and rear boundaries adjoining industrial development may not require a setback; this will depend on the individual situation.

7. Setbacks shall not contain any buildings or storage areas but may contain car parking and manoeuvring areas (and landscaping).

8. Refer to Section 2.10.6 - 2.10.9 for landscaping requirements within setbacks.

2.7 Building Requirements and Materials

Objectives:

a. To ensure that industrial development is of a high standard of design and appearance so as to contribute to the enhancement of the Strathfield Municipality;

b. To encourage innovative industrial development within the Strathfield Municipality; and

c. To encourage design and building materials that complement and enhance the surrounding environment.

Guidelines and Requirements:

1. Front walls and walls visible from any public place shall be substantially faced with brick, stone, concrete, glass (non-reflective) or like materials, but not cement render.

2. Walls/surfaces that are easily accessible to public places are to be treated (e.g. screened by plants) to discourage graffiti.

3. No service plumbing or pipes, other than downpipes for the conveyance of roof water, shall be external to the building where visible from any public place.

4. Long blank walls on street frontages are to be avoided. Where this is not possible, they are to be screened by appropriate landscaping or incorporate design features into the walls.

5. On corner sites, the proposed building shall aim to address both frontages. Where the secondary frontage cannot also be addressed, suitable landscaping is to be proposed (see section 2.10.6) and/or design features incorporated into the wall.

6. Building materials and colours used on facades facing the street shall be compatible with those of adjoining industrial buildings.
7. Non-industrial aspects of the development, ie offices or showrooms ancillary to the development, shall face the street.

8. Buildings must be designed to:
   i. Architecturally express the structure of the building (not hiding behind expansive glass).
   ii. Visually reinforce entrances, office components and stairwells of units to create rhythm on long facades and a reduction of perceived scale.
   iii. Introduce variation in unit design within building groups;
   iv. Introduce solid surfaces, preferably masonry, incorporate horizontal and vertical modulation including windows in appropriate proportions and configurations.
   v. Achieve a balance between masonry (or materials and solid panels that reflect masonry materials) and vertical walling which contain large areas of glass. Solid surfaces of rendered and painted masonry should dominate the overall building facade. Where glazing is used, it is to be modulated with vertical or horizontal members (mullions) between the lights of a window to provide visually recognisable patterns, rhythm and texture to the overall design. Such glazing is to be non-reflective.

9. Applicants will be required to indicate on development application plans building materials and colours proposed.

2.8 Energy Efficiency and Water Conservation

Objectives:

a. To orientate buildings so they maximise the use of solar energy to keep buildings cool in summer and warm in winter;
b. To encourage the use of building materials that assist in achieving energy efficient buildings;
c. To conserve water and reduce stormwater by the use of rainwater tanks and AAA rated water saving appliances and fittings;
d. To encourage the use of energy efficient appliances and fittings and where possible the use of renewable energy sources to reduce greenhouse gas emissions; and
e. To encourage the use of recycled building materials where appropriate.

Guidelines and Requirements:

1. New buildings are to be orientated as much as possible so that they make best use of solar energy to lower heating and cooling costs.

2. Glazing on north facing facades is encouraged to maximise solar access in winter and glazing to the west is to be minimised to reduce summer solar access.

3. Building materials and insulation are to be used which assist in thermal performance and maintain internal comfort levels of a building.

4. A rainwater tank must be included in all industrial developments to be used for landscape watering and other supplies of non-domestic water (ie toilets and machinery). The size of the tank(s) required will be based on 10 litres/m² of roof area proposed. Automatic landscape irrigation systems shall be connected to and utilise the rainwater tank. A tank or tanks with a total volume of up to 10,000 litres can be installed without consent, see Appendix 3 for installation guidelines.
5. Developments are required to be fitted with appliances and plumbing hardware which have a “AAA” Australian Standards Water Conservation Rating and meet the manual of Assessment Procedure for Water Efficient Appliances SAA MP64-1995 which aim to reduce water consumption.

6. Any hot water heaters to be installed are to be greenhouse gas friendly systems that achieve a minimum 3.5 SEDA Hot Water Greenhouse Score. Systems which comply with this requirement are outlined in Figure 2.

7. The use of top star rated energy smart appliances and lighting is required. The Label Star Energy Rating System gives a rating to a range of appliances based on their energy efficiency. The more stars you see, the more efficient the model. Energy Smart light includes the use of fluorescent and compact fluorescent globes, self timing systems, dimmers, motion sensors and specific purpose switches.

8. All external lighting and common areas (eg undercover car parking) are required to be lit utilising renewable energy resources generated on site. Larger developments (buildings exceeding 4,000m² in area) must investigate the viability of utilising renewable energy resources for all lighting on site and a statement included with the development application addressing this requirement for the consideration of Council.

<table>
<thead>
<tr>
<th>Water heater Type</th>
<th>Greenhouse Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>Solar-Gas boost* Storage</td>
<td>5</td>
</tr>
<tr>
<td>Gas Instantaneous</td>
<td>4</td>
</tr>
<tr>
<td>Gas-Storage High Efficiency</td>
<td>4</td>
</tr>
<tr>
<td>Electric-Storage Heat Pump</td>
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<td>Gas-Storage Low Efficiency</td>
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</tr>
<tr>
<td>Solar-Electric Boost*</td>
<td>4</td>
</tr>
<tr>
<td>Solar-Electric Boost* Off Peak</td>
<td>4</td>
</tr>
<tr>
<td>Electric Instantaneous</td>
<td>2</td>
</tr>
<tr>
<td>Electric Continuous</td>
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</tr>
<tr>
<td>Electric-Storage Storage (Off Peak 1, Off-Peak 2)</td>
<td>1</td>
</tr>
</tbody>
</table>

* greater than 50% solar contribution

![FIGURE 2: HOT WATER HEATERS](image)

2.9 Parking, Access and Manoeuvring

2.9.1 Parking

Objectives:

a. To ensure sufficient car parking spaces are provided on-site for employees and visitors;
b. To ensure the effective design of car parking areas;
c. To encourage the provision of parking areas that will integrate with proposed the building(s) and be suitably landscaped to reduce large expanses of hard paving; and
d. To ensure car parking areas are accessible for persons with a disability and safe for all pedestrians to use.

**Guidelines and Requirements:**

1. The design of off-street parking areas is to be guided by and meet the requirements of Australian Standard (AS) 2890.1-1993 – Off-street car parking, AS2890.2-1989 – Commercial vehicles and Strathfield Part I - Provision of Off-Street Parking Facilities.

2. Provision of spaces:
   - Industry: 1 space per 50m² GFA where any office component is under 20%. If the office component is greater than 20% that additional area will be assessed at a rate of 1 space per 40m² GFA.
   - Warehouses: 1 space per 300m² GFA.
   - Delivery and service vehicles associated with a development: 1 space per 800m² GFA up to 8,000m² GFA plus 1 space per 1,000m² GFA thereafter.

   Note: Car parking calculations are to be rounded up.

3. Car parking areas should ideally be located in the front setback for easy access.

4. Loading/unloading and parking areas are to be separated so as not to cause conflict. A variation to this may be considered if, for example all deliveries are made outside of business hours.

5. Car parking areas are to be suitably landscaped which should include trees for shading. Refer to Section 2.10.13 and 2.10.14 for landscaping requirements.

6. No parking shall be located within any proposed buildings (this does not include underground car parking).

7. Pedestrian thoroughfares shall be provided to separate vehicular from pedestrian traffic in large parking areas.

### 2.9.2 Access and Manoeuvring

**Objectives:**

a. To ensure that provision is made for safe vehicular ingress and egress having regard to the nature of vehicles likely to patronise the site;

b. To ensure satisfactory on-site manoeuvring for vehicles, including the loading/unloading of goods;

c. To minimise potential for congestion or hazard on adjoining roads at points of ingress/egress;

d. To ensure that traffic generated by industrial development does not adversely affect local or regional traffic movements; and

e. To ensure that any traffic generated by the development will not impact unreasonably upon the amenity of any residential areas in the vicinity.
Guidelines and Requirements:

2.9.3 Access/Driveways

1. Access to the proposed development is to be via a non-residential street, unless the proposed development:
   
   i. Has no other alternative access;
   
   ii. Demonstrates that consideration has been given to the affect of traffic generated from the site and the likely impact on surrounding residential areas; and
   
   iii. Identifies an appropriate traffic management scheme, which would mitigate potential impacts on residential areas.

   A statement addressing the above must be submitted with any application which involves access via a residential street.

2. The location of driveways is to be in accordance with AS2890.1-1993 – Off-street car parking, Section 3 – Access driveways to off-street parking areas and queuing areas.

3. Separate driveways for ingress and egress are required if expected traffic volumes indicate a possible conflict for vehicles using the site.

4. Redundant driveways shall be closed off and/or removed and justification provided if more than one access point and one egress point is proposed for a development. Note that multiple access/egress points are discouraged.

5. Driveway areas visible to the street shall have a featured surface.

2.9.4 Site Design

1. All vehicles are to enter and leave the site in a forward direction.

2. Driveways and manoeuvring areas are to be so designed that all vehicles entering and leaving the site can do so with minimum interference to traffic on adjoining roads.

3. Where specific service vehicles are proposed to visit the site, the design/layout of a site must provide for the access, loading and unloading of such vehicles.

4. All servicing, including waste collection, is to be carried out wholly within the site with suitable collection points at convenient locations.

5. Entrance and exit points and car parking areas are to be designed in order to ensure safety for pedestrians within and outside the site.

6. Vehicular manoeuvring will not be permitted within any buildings.

2.9.5 Unloading and Loading

1. All loading and unloading is to take place within the curtilage of the site.

2. If loading areas are undercover, no stormwater pits shall be located in the area and all surface drainage shall be diverted away from the area.
3. The design considerations for service vehicles set out in Appendix C of Part I - Provision for Off-street Parking Facilities, applies to all loading and unloading facilities.

4. All loading and unloading facilities are to be screened from the street (refer to section 2.10 for landscaping requirements).

2.10 Landscaping and Fencing

Objectives:

a. To provide landscaping within developments that enhances the surrounding neighbourhood and streetscape aesthetics and character of the Council area;
b. To provide landscaping within developments that softens and screens the visual impact of industrial structures, infrastructure, storage areas and large expanses of hard paved surfaces;
c. To provide robust and low maintenance landscaping within developments that contributes to biodiversity, sustainability, water efficiency and reduction of airborne pollutants;
d. To promote landscape and outdoor amenity within developments particularly for employees in terms of views, aesthetics, microclimate and recreational outdoor areas; and
e. To protect and maintain existing trees including street trees and trees on private land and reserves within the Council area.

Guidelines and Requirements:

2.10.1 Landscaping

1. All landscaping shall be in accordance with the Strathfield Landscaping Code.

2. A landscape plan prepared by a Landscape Architect (who is eligible for membership of the Australian Institute of Landscape Architects) is to be submitted with all industrial development applications addressing the provisions included in this section and including details of the location of:

   i. Any existing vegetation to be retained or removed (a tree preservation order applies throughout the Strathfield Municipality);
   ii. Deep soil landscape and planter areas;
   iii. Parking and associated access driveways;
   iv. Paved and grassed areas;
   v. Boundary fencing to adjoining properties;
   vi. Loading/unloading areas;
   vii. Any outside storage areas;
   viii. Any open space and any outdoor furniture; and
   ix. Planting scheme including trees, shrubs, grasses and groundcovers.

Existing vegetation

3. All existing street trees are to be retained. A minimum 2m setback is required from the base of the trunk of any street tree to any driveway including allowance for layback. Utilising an existing driveway location that has a setback less than 2m from the trunk of any street tree(s) will only be permissible if it can be demonstrated that no other location can be achieved that does allow a 2m setback.
4. All existing trees on site over 4m in height (or with a trunk girth greater than 500mm) are protected by Strathfield Council’s Tree Preservation Order and are to be retained. An assessment will be made by Council in regards to the retention of each tree based on the trees health, form etc.

5. Adequate excavation and structural free setback zones are to be provided to all trees to be retained. Setback distances as measured from the base of the tree trunk vary from 2 to 6m depending on the particular tree. Tree setbacks will be determined depending on tree species, age, size, condition, health, location etc.

Setbacks

6. A continuous deep soil landscape area of a minimum of 2m (for sites greater than 4,000m$^2$, see 6(iii)) in width is required across all street frontages or a minimum area equivalent to the length of all frontages multiplied by 2m.

   i. The planting design for this area is to create a continuous tree canopy and coverage of shrubs and/or groundcovers.
   
   ii. Where a development has two or more street frontages and the development does not address one of these frontages, the planting design to this frontage is to create continuous dense screen planting using evergreen screening shrubs and trees.

   iii. For sites greater than 4,000m$^2$, the minimum width required is 3m and for sites greater than 10,000m$^2$, the minimum width is to be 4m.

7. Continuous deep soil landscape areas of a minimum of 1.2m in width are required adjacent to all common boundaries forward of the building line. A continuous coverage of evergreen shrubs interspersed with tree planting is required within this landscape area. Note: for sites greater than 4,000m$^2$, the minimum width required is 2m and for sites greater than 10,000m$^2$, the minimum width is to be 3m.

8. Continuous deep soil landscape buffer zones of a minimum of 2m in width are required adjacent to any common boundaries shared with public reserves, drainage corridors, transport corridors, residential developments and any other non industrial land uses.

   i. A width greater than 2m may be required for sites over 4,000m$^2$ or sites with tall structures and/or prominent infrastructure. A merit based assessment will be carried out on such sites.

   ii. Continuous evergreen screen/buffer planting consisting of shrub and tree planting is required within these landscape areas to screen tall and bulky structures, create visual privacy and provide an environmental buffer to the common boundaries.

9. Where a watercourse occurs through or adjacent to the site, a riparian vegetated zone with indigenous local provenance species will be required. This will generally occur in the required setback as set out in section 2.6.3.

Proposed plantings

10. All plants specified are to be native Australian plants with a minimum 20% of the quantity producing edible fruit. For certain sites such as adjacent to remnant bushland and creeks, Council may require that all plants specified are to be indigenous plants of local provenance.
11. Tree selection should be in scale with the proposed development, including built structures and infrastructure.

12. All trees are required as minimum 50 litre container size for general tree planting or 100 litre container size for street trees.

**Car parks**

13. Tree planting is required within car parks to provide summer shade and soften the hard surfaces. One medium size shade tree is required every eight car spaces.

14. Screen planting with evergreen shrubs and trees is required to screen car parks, vehicular manoeuvring areas, garbage areas, storage areas etc from the street frontage.

**Design / Maintenance**

15. All landscape areas are to have permanent edging to assist with maintenance. Concrete kerbs of a minimum 150mm high are to be used as edging to landscape areas adjoining vehicular areas and car parks. For sites greater than 10,000m², discontinuous 150mm high concrete edging or wheel stops are required so that rainwater may drain into landscaped areas rather than being directed to the stormwater system.

16. All landscape areas are to be mulched with 75mm depth of organic mulch eg. pine bark, wood chips, eucalypt mulch, pebble mulch etc.

17. Fully automated irrigation systems are to be specified to all landscape areas and connected to the required rainwater tank(s) – see section 2.8.4

18. Landscaped areas must be maintained at all times with any dead vegetation being replaced with a mature specimen of the same species or similar species if the original cannot be purchased.

**Other**

19. On site stormwater detention systems if required should be designed and located so as to maximize the opportunity for deep soil area tree planting to property frontages and screen planting to common boundaries.

20. The provision of communal outdoor seating and lunch areas. Landscaping is to be used to create attractive areas with adequate summer shade through the use of tree planting and/or pergolas.

**2.10.2 Fencing**

1. Solid fences above 1m in height are not permitted along street frontages; security fencing (up to 1.8m) is permissible (see point 3 below).

2. Side or rear boundary fencing shall be a minimum height of 1.8m and can be made of brick, masonry, wood planking and/or landscaping. Note: Boundary fences are subject to the provisions of the *Dividing Fences Act 1991*. 
3. Security fencing on main or secondary frontages is encouraged to be powder-coated steel post/picket fencing and security fencing on side or rear boundaries can also consist of steel post/picket fencing or black or dark green coloured plastic coated wire fencing. Landscaping immediately behind these types of fences is encouraged to soften their impact.

![Diagram of landscaping in car parking areas]

FIGURE 3: LANDSCAPING IN CAR PARKING AREAS

2.11 Signage

Objectives:

a. To ensure adequate identification of all industrial premises whilst preventing the proliferation of advertising signs or structures; and

b. To encourage signage which complements the character of an area.

Guidelines and Requirements:

1. To ensure that any signage proposed does not dominate the building(s) or the streetscape, signage should be of an appropriate scale and location. Applicants should refer to Part J – Erection and Display of Advertising Signs and Structures.

2. Bright or fluorescent colours will not be accepted other than those associated with logos.
3. Examples of signage types permissible without Council consent in industrial areas include:

- Under Awning;
- Directional;
- Real Estate; and
- Temporary.

4. Examples of signage types permissible with Council consent in industrial areas include:

- A-Frame;
- Business Identification (that is not an as of right sign);
- Fascia;
- Floodlit;
- Flush Wall;
- Painted Wall;
- Projecting Wall;
- Top Hamper; and
- Any sign on or near a heritage item or conservation area.

2.12 Site Drainage and Water Management

Objective:

To ensure that potable water use and stormwater quantities are reduced whilst stormwater quality is improved.

Guidelines and Requirements:

1. A stormwater drainage concept plan (SDCP) is to be submitted with every development application demonstrating the feasibility of the proposed drainage system(s) within the site and connection to Council’s system. This plan is also to show surface flow path treatment, extent of roof and paved areas, any easements required, on site detention (OSD) storages as well as existing and proposed piped systems. Detailed design plans and calculations will be required to be submitted with any construction certificate application.

2. All development proposals that exceed 2,500m² of impermeable surface will be required to submit a comprehensive water cycle strategy. A comprehensive water cycle strategy is an investigation of hydrological issues affecting the feasibility, performance, sustainability and implementation of development. Please see Appendix 4 for further details as to what such a strategy should contain.

3. Excess roof stormwater runoff (after being directed to the rainwater tank(s)) and stormwater runoff from all paved surfaces is to be connected to the proposed (OSD) system and then discharged by means of a gravity pipe system to Council’s drainage system.

4. Where gravity disposal of stormwater is not available to Council’s street drainage system, an easement in favour of the development site/lot shall be obtained over any downstream properties traversed by the gravity drainage line connecting to Council’s drainage system. The wording of the dedication shall be approved by Council prior to lodgement with Land...
and Property Information and proof of lodgement is to be provided to Council prior to the issue of the construction certificate.

5. A Positive Covenant under Section 88E of the *Conveyancing Act 1919* shall be created on the title of the property detailing the: surface flow path, finished pavement and ground levels, prevention of erection of structures or fencing and the OSD system incorporated in the development. The wording of the instrument shall be submitted to, and approved by Council prior to lodgement with Land and Property Information. The instrument shall be registered prior to occupation/use of the approved use on site.

6. All costs associated with providing any additional capacity of stormwater and drainage services shall be met by the developer in accordance with Council’s requirements.

7. In accordance with Council’s Stormwater Management Code, temporary measures shall be provided and regularly maintained during construction to prevent sediment and polluted waters discharging from the site.

2.13 Utilities

Objective:

To ensure a development is satisfactorily serviced by all utilities.

Guidelines:

2.13.1 Water and Sewerage

1. Applicants are required to satisfy the requirements of Sydney Water. This may include the payment of connection and/or amplification charges, as well as the cost involved in protecting water and sewer mains.

2. Prior to the release of a construction certificate, a Compliance Certificate under section 73 of the *Sydney Water Act 1994* will be required to be obtained from Sydney Water.

3. Sydney Water Corporation requires that all buildings and structures be at least 1m from any easement or public sewer main. Exceptions may be considered on their merit. In all cases, development must comply with the Corporation’s requirements for building over or adjacent to sewer mains.

2.13.2 Electricity and Telecommunications Supply

1. To improve the visual amenity of developing areas, the following is required:
   - All electricity and telecommunications supply to the development and throughout the site is to be placed underground; and
   - Arrangements are to be made with the relevant electricity supply authority and telecommunications carriers to place all overhead wires which hang in front of the development site between electricity power poles to be placed underground including any supplies required from the opposite side of the public road at the developers expense.

2. Energy Australia may require an area within the site suitable for location and maintenance of a substation kiosk. The location must satisfactorily meet the requirements of both Energy Australia and the Council and be finalised prior to the issue of the construction
certificate. Applicants are encouraged to contact Energy Australia at the design stage to ascertain their requirements.

2.14 Air, Noise and Water Pollution

Objective:

To ensure industrial developments do not create a pollution problem by the discharge of an unacceptable level of air, noise and/or water emissions.

Guidelines:

2.14.1 General

1. The emission of any air impurities including offensive odours, the discharge of any waste into any waters or the emission of noise associated with any development shall not contravene the Protection of the Environment Operations Act 1997.

2.14.2 Noise

2. The proximity of the proposal to residential areas will influence the type of land use or machinery that will be permissible.

3. The proposed building(s) must be designed (orientated, insulated etc) to inhibit the transmission of noise. Hours of operation and access to the site through residential streets may be restricted where the proposed development involves the generation of noise likely to affect residential areas. Council may require an acoustic report from a suitably qualified acoustic consultant where a proposed development may create excessive noise.

4. The use of the premises including plant and equipment will be subject to strict compliance with the NSW Environmental Protection Authority’s Environmental Noise Control Manual and the Industrial Noise Policy 2000.

2.14.3 Water

5. Details of the types, volumes and method of storage of any chemicals to be used on site shall be submitted with any development application.

6. Only clean water shall be discharged to the stormwater system.

7. Any discharge to Sydney Water’s sewer will need their approval and may involve a Trade Waste Agreement.

8. Internal floors of industrial buildings may need to be graded and drained to the sewer in accordance with Sydney Water’s requirements if a significant volume of wastewater is generated by processes or cleaning.

9. Any wastewater that is generated in this manner is considered as trade waste and may need pre treatment prior to its discharge to the sewer. Information regarding this should be sought from Sydney Water and any details regarding wastewater and its treatment shall be submitted with any development application.
2.15 Commercial Development in Industrial Zones

Applications for commercial development in industrial zones will be subject to a merit based assessment. Commercial premises and shops in an industrial zone shall demonstrate that they are:

- Ancillary to the approved industry; and/or
- Intended to serve persons occupied or employed in a landuse otherwise permitted in the zone; and/or
- Most suited to the location in an industrial area by virtue of their operation (i.e. they must not be otherwise more appropriately located in a local commercial centre).

2.16 Waste Management

Refer to Part H – Waste Management.
PART E
of
Strathfield
Consolidated Development
Control Plan

Child Care Centres
(Replaces DCP No. 18)
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1.0 INTRODUCTION

Refer to “General Introduction” of this Consolidated Plan in regards to Background, General Introduction and Definitions etc.

1.1 Purpose of Part E

Part E aims to achieve child care centre developments within Strathfield Municipality which are attractive and sympathetic to the streetscape, appropriate for the surrounding built and natural environment, have a minimum impact on surrounding land uses and are functional and economically viable.

Part E relates to the erection and/or operation of child care centres and has been prepared to outline the approval process and provide guidelines for child care centre applications.

The purpose of Part E is to encourage developers and property owners to submit child care centre proposals which are attractive and sympathetic to the streetscape, appropriate for the surrounding built and natural environment, have a minimum impact on surrounding land uses and are functional and economically viable. Strathfield Municipal Council encourages proposals for child care centres which include facilities for the 0-2 years age group.

Strathfield Municipal Council is responsible for land use planning and building standards in the Strathfield Local Government Area. This is regulated through plans and policies prepared under the Environmental Planning and Assessment Act 1979 and Environmental Planning and Assessment Regulation 1994.

The State Government is responsible for licensing child care centres under the Children (Care and Protection) Act 1987. In this regard, the NSW Department of Community Services (NSW DOCS) has separate requirements which must be satisfied for a child care centre to be licensed. These requirements are within the Centre Based and Mobile Child Care Services Regulation (No 2) 1996, as amended in May 1997. This Consolidated Plan has been prepared for centre based child care services as defined under that regulation.

Council will not grant approval to any proposal which will not meet the NSW DOCS licensing requirements. This Consolidated Plan should be read in conjunction with the above mentioned regulations, as this Consolidated Plan does not reiterate any of the requirements as they may be subject to change from time to time.

The NSW DOCS contact details for child care centre proposals within the Strathfield Municipality are:

Children’s Services Advisor
Department of Community Services
56 Liverpool Road
SUMMER HILL NSW 2130
Ph: 9797 8133
1.2 Objectives of Part E

The specific objectives of Part E are:

(a) To encourage the provision of child care centres to meet the needs of the community and ensure that such centres will be appropriate for the purpose and provide a functional and pleasant environment for users.

(b) To ensure that there is a consistent approach to the provision, construction and approval of child care centres.

(c) To ensure that child care centres are compatible with neighbouring land uses.

(d) To ensure the amenity of adjoining neighbours is retained (including protection of privacy, access to property, etc) and is not detrimentally affected by noise emissions from the site.

(e) To ensure child care centres are located with adequate, convenient and safe parking for visitors that do not impose on any residential neighbourhoods or commercial areas.

(f) To ensure that child care centres integrate into existing residential environments and are unobtrusive in terms of size, bulk, height and the amount of landscaped area provided.

(g) To provide child care centres that are located or designed so as not to pose a health risk to children using the centre.

(h) To retain and protect significant existing vegetation in the Strathfield Municipality.

1.3 Provisions Of Part E

Part E is intended to be a comprehensive guide for developers of the minimum provisions required by Council. It should be noted that each proposal will be determined according to its merits in the context of its surrounding locality. Compliance with the provisions of Part E will not lead to automatic approval.

Council may refuse consent to a development which does not comply with the provisions of Part E, or may modify the development by way of conditions so that it does comply.

The Council may if it is satisfied, approve development that does not comply with the provisions of Part E. In general, it is recognised that a particular provision may not be appropriate or relevant in every particular case. Where a proposed development does not comply with a provisions of Part E, it is essential that the applicant sets out the reasons in documentation supporting the application. Such reasons should include the manner in which the aim and objectives of Part E are otherwise achieved.

1.4 Definition of “Child Care Centre”

For definition refer to General Introduction to Consolidated Plan Section 1.9 Definitions.
2.0 APPROVAL PROCESS

Child care centres require development consent. In addition, the activity must be licensed by the NSW DOCS. The steps in the approval process for child care centres are summarised below.

**Step 1 Consultation with Council staff**

Pre-lodgement discussions with Council staff are strongly recommended so as to avoid delays in the processing of your application.

**Step 2 Consultation with the NSW DOCS prior to lodging a formal Development Application**

A child care centre will not be licensed by the NSW DOCS if it does not satisfy the requirements of the Centre Based and Mobile Child Care Services Regulation (No. 2) 1996, as amended May 1997. Pre-lodgement discussions with the NSW DOCS are therefore necessary to ensure that the proposed child care centre satisfies their regulations.

A letter of acceptance of the plans of the proposed child care centre from the NSW DOCS must be submitted with a Development Application to Council. Council will not grant development consent without such a letter. Council requires the letter to ensure that the child care centre plans can meet licensing standards, as it would be unwise to grant development consent for a child care centre that can not operate.

**Step 3 Development Consent**

Development consent from Council is necessary to ensure the type of development is compatible with the allowable uses of the site and appropriate for the area in which it is proposed. Issues such as overall design, traffic and parking, amenity, drainage, landscaping and site treatment are addressed at this stage. Council will either grant development consent with or without conditions or refuse the application with reasons.

### Key Steps In Gaining Council Approval For Child Care Centres

<table>
<thead>
<tr>
<th>Step</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Consultation with Council staff&lt;br&gt;Review Council requirements before selecting a site or preparing plans</td>
</tr>
<tr>
<td>2</td>
<td>Consultation with NSW DOCS&lt;br&gt;Review the NSW DOCS regulations before selecting a site or preparing plans</td>
</tr>
<tr>
<td>3</td>
<td>Development Application (DA)&lt;br&gt;Submit a DA with Council supported by a letter from the NSW DOCS stating that the proposed child care centre is acceptable</td>
</tr>
</tbody>
</table>
3.0 ADDITIONS/ALTERATIONS OF EXISTING CENTRES

Where alterations and additions or land use changes (e.g., additional numbers of children or hours of operation) are proposed for an existing child care centre, then a Development Application must be lodged with Council and, if building works are proposed, a Construction Certificate Application must be lodged with Council or an accredited certifier.

As with Development Applications for new child care centres, additions and alterations or land use changes to an existing childcare centre will be assessed in conjunction with the objectives and controls of Part E.
4.0 APPLICATION REQUIREMENTS

Please refer to Council’s development application form and Application Information Kit for information to be submitted with a development application. The following information must also be submitted with a development application for a child care centre:

- a statement clearly indicating the proposed number of children, their age and staff numbers along with proposed hours of operation;
- a letter of acceptance of the proposal from the NSW DOCS (refer to section 2.0 and 5.8 of Part E);
- a Site Analysis Drawing (as per section 5.1 and Appendix B of Part E);
- where a proposed development does not comply with a provision of Part E, a statement as to how the application otherwise achieves the aims and objectives of Part E;
- where a child care centre is proposed on a site that is identified as potentially unhealthy or contaminated, an environmental site contamination assessment demonstrating that the site is environmentally safe and is suitable for use as a child care centre; and
- a Detailed Landscape Plan (as opposed to a Landscape Concept Plan which is required for other development applications) prepared by a suitably qualified landscape professional addressing the provisions of Part E (refer to section 5.11 of the DCP and Council’s Application Information Kit for details).
5.0 DESIGN PROVISIONS

Development applications (DA) are assessed under section 79C of the Environmental Planning and Assessment Act 1979 (EPA Act 1979). Under section 79C, Council must consider the provisions of any relevant DCP in determining a DA. In determining a DA for a child care centre, Council will therefore consider section 79C of the EPA Act 1979 and the contents of Part E. A site concept plan that satisfies the objectives and guidelines of Part E is included at Appendix A.

Schools are exempt from full compliance from Part E, as schools are specific purpose built facilities which accommodate existing educational needs and generally located on sites which are suited for such services.

5.1 Site Analysis And Design Principles

Site Analysis

Objectives:

- To ensure that the site layout and building design consider the existing characteristics, opportunities and constraints of the site and the surrounds which will result in a design sensitive to its environment and of high visual quality;
- To ensure that a child care centre is compatible with the bulk, scale and height of existing buildings in the surrounding area; and
- To ensure that the amenity of neighbours is maintained.

Guidelines:

All applications shall include a site analysis drawing which demonstrates the following items have been taken into consideration in the design and documentation of applications:

<table>
<thead>
<tr>
<th>Site</th>
<th>Surroundings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Survey details, including</td>
<td>Location, height and use of neighbouring</td>
</tr>
<tr>
<td>changes of levels</td>
<td>buildings (including location of doors or windows facing the site)</td>
</tr>
<tr>
<td>Existing vegetation and</td>
<td>Predominant built form and character of locality (including fencing and</td>
</tr>
<tr>
<td>other significant site</td>
<td>garden styles)</td>
</tr>
<tr>
<td>features</td>
<td></td>
</tr>
<tr>
<td>Existing buildings or</td>
<td>Private open space areas adjacent to site</td>
</tr>
<tr>
<td>structures</td>
<td></td>
</tr>
<tr>
<td>Site orientation and solar</td>
<td>Location of major trees on adjacent properties</td>
</tr>
<tr>
<td>access</td>
<td></td>
</tr>
<tr>
<td>Significant noise sources</td>
<td>Elements of street frontage (street trees, vehicular cross-overs, bus stops,</td>
</tr>
<tr>
<td></td>
<td>etc)</td>
</tr>
<tr>
<td>Views</td>
<td>Differences of levels between site and neighbouring properties</td>
</tr>
<tr>
<td>Pedestrian and vehicle</td>
<td>Significant noise sources, such as railway or roads</td>
</tr>
<tr>
<td>access</td>
<td></td>
</tr>
<tr>
<td>Natural drainage</td>
<td></td>
</tr>
</tbody>
</table>

An example of a site analysis drawing is included at Appendix B.

Design Principle

Council will consider the results of the site analysis and in order for Council to grant development consent it must be satisfied that:
1. The bulk, scale, height, character and external detailing of the development is compatible with the character of development within the vicinity, including any adjoining items of environmental heritage or conservation areas.

2. The child care centre design is generally consistent and sympathetic with the existing streetscape character of the locality (in residential areas the building should look like a residential dwelling).

3. The development is unlikely to adversely affect the amenity of any existing development in terms of overshadowing, privacy, excess noise, loss of views or otherwise.

4. Adequate screening has been provided where balconies and decks cause privacy concerns for adjoining properties.

5.2 Site Requirements

Objectives:
- To ensure that the relationship between a child care centre and adjoining land uses is favourable in terms of traffic, parking and noise impacts; and
- To ensure that a child care centre is located where it is safe for children and has a minimal impact on traffic and the amenity of residents.

Guidelines:
1. Child care centres are not favoured on classified roads or within 30 metres of a classified road. A list of classified roads is included at Appendix C.

2. Child care centres are not favoured in residential cul-de-sacs (as cul-de-sacs do not allow good traffic circulation). The additional traffic generated by a child care centre may create a noise and traffic nuisance to surrounding residences within a cul-de-sac.

3. Child care centres are not favoured adjoining service stations or heavy industrial developments (as potentially harmful fumes or noise being emitted from either type of development may affect the health of children).

4. In residential areas, a minimum site area of 1,000 m² is required in order to overcome the potential problem of noise and nuisance (sites less than this requirement will be considered on a merits basis).

5. In commercial areas, the site area shall be determined by the requirements of the Centre Based and Mobile Child Care Services Regulation (No 2) 1996, as amended in May 1997 (ie provision must be made for required facilities, required indoor and outdoor play areas per child, etc).

6. Sites other than corner sites need to have a minimum width of 25 metres.

7. Child care centres shall be set back a minimum of 4 metres from side and rear boundaries.

8. The entry areas of a child care centre should be setback at least 12 metres from the front boundary line. A 9 metre setback may be considered by Council where it can be shown that the objectives of section 5.6 of Part E can be achieved.

9. Child care centres will not be allowed on sites with existing swimming pools and swimming pools proposed within child care centre developments will not be permitted due to DOCS licensing standards.

Requirements:
⇒ Minimum site area of 1000m².
⇒ Sites other than corner sites require a minimum width of 25 metres.
⇒ Minimum side and rear boundary setback of 4 metres.
⇒ Minimum entry area setback from front boundary line of 12 metres.

5.3 Existing Buildings

Objectives:
• To ensure that the relationship between an existing building used as a child care centre and adjoining land uses is favourable in terms of traffic, parking and noise impacts; and
• To ensure that an existing building used as a child care centre is located where it is safe for children and has a minimal impact on traffic and the amenity of surrounding residents (including privacy).

Guidelines:

A child care centre that is proposed in an existing building may not meet all of the requirements of Part E. Council may consider varying the requirements of Part E for existing buildings where the aim and objectives are otherwise achieved. Where a child care centre is proposed in an existing building, the applicant must provide a statement which sets out the manner in which the aim and objectives of Part E are otherwise achieved.

5.4 Site Contamination

Objective:

• To ensure that a site is a safe and healthy environment for children.

Guidelines:

Where a child care centre is proposed on a site that is identified as potentially unhealthy or contaminated, an environmental site contamination assessment must be produced to Council by the applicant to demonstrate that the site is environmentally safe and is suitable for use as a child care centre. This documentation must be provided with the development application.

5.5 Environmental Hazards

Objective:

• To minimise the possible adverse health effects to children of electromagnetic radiation emitted from telecommunication facilities.

Guidelines:

Child care centres should be no closer than 300 metres to existing mobile phone towers or antennas or transmission line easements or other similar electromagnetic radiation sources.

Requirement:

⇒ No closer than 300 metres to mobile phone towers or antennas or transmission line easements or other similar electromagnetic radiation sources.
5.6 Traffic, Parking And Access

Objectives:

- To ensure that the relationship between child care centres and adjoining land uses are favourable in terms of parking, traffic and vehicular access; and
- To ensure that a child care centre is safe for children.

Guidelines:

Note: Refer to Appendix A of Part E for an example of a solution to these guidelines.

1. Car parking shall be provided at a rate of 1 space per employee (stack parking is permitted for staff parking) and 1 visitor space per 8 children or part thereof (stack parking is not permitted for parents or guardians).
2. Two (2) additional parking spaces are to be provided for any associated residence.
3. Dimensions of parking spaces and vehicle access areas shall comply with Part I - Provision of Off-street Parking Facilities.
4. The centre should be designed to allow the safe drop off and collection of children and safe movement and parking of staff, parents, visitors and service vehicles.
5. Parking spaces and vehicle access points are to be located to ensure the safe movement of children to and from the centre.
6. Standing areas for the dropping off and collecting of children are to be provided.
7. All vehicles shall move in a forward direction on the site at all times.
8. Access for people with disabilities should be provided to allow continuous wheelchair access from the street, car park, building entry and into individual playrooms and toilets.
9. Parking and vehicle access areas are to be separated from any area used by children by safety fencing and gates.
10. If appropriate, pedestrian safety measures shall be installed (eg pedestrian crossings and refuges etc).

Requirements:

⇒ 1 visitor space per employee.
⇒ 1 visitor space per 8 children (or part thereof) proposed to use child care centre.
⇒ 2 additional parking spaces for any associated residence.

5.7 Height

Objective:

To ensure the height of a child care centre relates to site conditions, matches the scale of the streetscape and minimises any adverse impacts on adjoining properties such as overshadowing and overlooking.

Guidelines:

1. Stairs present a safety risk to young children. The optimal height for a child care centre is therefore one storey. A child care centre that exceeds one storey shall ensure the safety of children by minimising access to stairs.
2. A child care centre shall not be erected to a height greater than 2 storeys in height above the natural ground level on any part of the allotment, and in any event shall not exceed 9.5 metres in height above natural ground level to the ridge of the roof, measured at any point above the ridge.

3. In Part E, the number of storeys which a building contains shall be deemed to be the maximum number of storeys of the building which may be intersected by the same vertical line, not being a line which passes through any wall of the building.

Requirements:

⇒ The optimal height for a child care centre is 1 storey.
⇒ The maximum height for a child care centre is 2 storeys (9.5 metres from natural ground level to ridge of the roof).

5.8 Licensing Standards And Internal Layout

Objectives:

• To ensure that a Child Care Centre that has received development consent will be able to be licensed under the Children (Care and Protection) Act 1987; and
• To ensure that children using a child care centre receive appropriate care.

Guidelines:

For a Child Care Centre to be licensed under the Children (Care and Protection) Act 1987, the centre must satisfy the requirements of the NSW DOCS. These requirements are within the Centre Based and Mobile Child Care Services Regulation (No 2) 1996, as amended May 1997. Council will not grant development consent to an application which can not satisfy the requirements of the regulation, as it would be unwise to grant development consent for a child care centre that can not operate. The requirements include: licensing standards, the maximum number of children allowed per child care centre, staffing standards and a code of conduct.

Requirements for the following are included within the regulation as licensing standards:

• Space requirements for child care services;
• Laundry facilities;
• Craft preparation facilities;
• Food preparation facilities;
• Toilets and washing facilities;
• Nappy change facilities;
• Sleeping facilities;
• Storage facilities;
• Fencing;
• Telephone;
• Glass;
• Pools;
• Premises cleanliness, maintenance and repairs;
• Heating and cooling equipment;
• First aid;
• Outdoor play equipment;
• Emergency procedures and fire safety;
• Hot water;
• Plants; and
• Equipment to support program.

It is important to note, that Council or other Government Departments or Public Authorities may have more onerous requirements than the above mentioned requirements which may have to be met before a child care centre proposal will be approved.

5.9 Noise
Protecting Neighbours From Excessive Noise

Objective:
To protect neighbours from excessive noise by ensuring that noise from a child care centre is not created by additional traffic, activities on and off the site (such as the dropping off and collecting of children) and children’s activities on site.

Guidelines:
The centre must be designed to minimise the impact of noise on surrounding properties. In this regard, the following must be addressed when designing a child care centre development:
• access points should be located so as to minimise disruption to neighbours (ie to reduce the impact of gates opening and slamming car doors when children are dropped off and picked up);
• playground areas should be appropriately located;
• appropriate location of windows and doors;
• no public address systems are to be installed at the centre;
• the use of fencing and landscaping to reduce the impact of noise; and
• the proposed hours of operation, particularly the impact of early morning starting times.

Protecting The Child Care Centre From Excessive Noise

Objective:
To protect children from excessive noise which may be generated by proximity to roads, industrial premises, aircraft or rail operations.

Guidelines:
1. Sites should be chosen which protect children from excessive noise.
2. Where the centre is affected by excessive noise, the centre should be designed to minimise the impact of that noise source. For example, using appropriate screening devices or locating sensitive areas (eg sleeping rooms) away from the source of noise.
3. Details of any mitigation measures should be submitted in the Statement of Environmental Effects.
4. In situations where noise may be excessive from surrounding areas, an acoustic consultant's report may be required.
5. Where sites are adjoining or adjacent to railway land, the State Rail publication entitled Rail Related Noise and Vibration; Issues to consider in Local Environmental Planning - Development Applications and Building Applications must be considered.

5.10 Outdoor Play Areas

Objectives:
• To provide external spaces which promote a variety of learning, play and other developmental experiences; and
• To provide a safe and healthy outdoor environment for children.

Guidelines:
1. Outdoor play areas are not to be located so that they are adjacent to the living/bedroom areas of adjoining residents, busy roadways/driveway areas and other potential noise or pollution sources.
2. An outdoor play area shall be provided in each child care centre development, having space for the following areas, equipment and facilities.

* An open flat grassed area for running.
* Quiet play areas for focused play (including a sandpit).
* A formal quiet area for contained play (eg finger painting).
* An active area for busy physical play which includes:
  - some paved surfaces for wheeled toys; and
  - suitable play equipment with impact absorbent material beneath.
* A transition zone from indoor and outdoor areas for covered outdoor play. The transition zone shall be a veranda with a minimum width of 4 metres.
* A baby/toddler area which is flat, soft and separated from older children.
* Secure fencing (refer to section 5.12 of Part E).

3. A variety of surfaces, such as grass, sand, hard paving and moulding shall be provided in outdoor play areas. The heat absorption qualities and texture of materials must be suitable, with surfaces such as bitumen (due to surface temperatures exceeding 45º in summer) being avoided.

4. Outdoor play areas must not be occupied by any motor vehicles during operating hours.

5. Outdoor play areas shall have immediate access to toilets.

6. Where possible, outdoor play areas shall be located to the north or north-east of the site to ensure that play areas receive adequate sunlight.

7. Outdoor play areas shall be designed to allow constant supervision and access to children by staff.

8. Outdoor play areas shall utilise the site’s natural features (where possible).

9. Attention should be given to the design and construction of outdoor play areas, to provide a variety of experiences for children.

10. All outdoor play areas are to be shaded in accordance to the recommendations and considerations of the NSW Cancer Council and the NSW Health Department publication *Under Cover: Guidelines For Shade Planning and Design*. These recommendations and considerations are provided in *Appendix D*.

### 5.11 Landscaping And Vegetation

**Objectives:**

- To improve the overall visual amenity of Strathfield Municipality;
- To protect existing significant vegetation;
- To protect the privacy of any adjoining residences; and
- To aid in noise abatement.

**Guidelines:**

1. All development shall be in accordance to the Strathfield Landscaping Code.
2. Landscaping shall be in keeping with adjoining developments.
3. Landscaping and fencing shall be designed to provide a noise barrier and privacy screen for adjoining residents. In residential zones, or on land adjoining residential zones, a 1.5 metre landscaping strip shall be provided on all boundaries to help with noise abatement and privacy.

4. Existing natural features and significant vegetation of a site shall be conserved where possible to help increase the amenity of the area (a tree preservation order applies throughout Strathfield Municipality). Where appropriate existing trees are to be retained and incorporated as shade elements in outdoor play areas.

5. Plant species shall be chosen for their suitability to the site, ease of maintenance and interest to children.

6. Plant species shall not be toxic, allergic, prickly or otherwise unsafe for children.

7. When choosing plant species, the following shall also be considered:
   - protection from prevailing winds;
   - shelter and enclosure;
   - shade;
   - reduction of reflection from bright surfaces;
   - emphasis of pedestrian and vehicular routes; and
   - ensure visibility of play areas.

8. A Detailed Landscape Plan prepared by a suitably qualified landscape professional is to be submitted with all development applications for child care centres addressing the provisions included in this section. The plan is to include details required in Council’s Application Information Kit for Detailed Landscape Plans and the following:
   - The location of play areas, equipment and facilities within the outdoor play area;
   - Details of boundary fencing to adjoining properties; and
   - The location of the drop off/pick up area, including the location and design of safety fencing and gates to separate the area from play areas.

Requirements:

⇒ All development shall be in accordance with the Strathfield Landscaping Code.
⇒ In residential zones, or on land adjoining residential zones, a 1.5 metre landscaping strip shall be provided on all boundaries to help with noise abatement and privacy.

5.12 Fencing And Gates

Objectives:
- To ensure the child care centre provides a safe environment for children; and
- To minimise access by children to dangerous areas.

Guidelines:
1. Outdoor play areas must be fenced on all sides by fencing of at least 1800 mm in height.
2. No play equipment shall be located adjacent to a fence if, by doing so, it reduces the effective height of the fence and enables it to be scaled.
3. All gates leading to or from play areas shall be equipped with child self locking mechanisms.
Requirement:

⇒ Outdoor play areas must be fenced on all sides by fencing of at least 1800 mm in height.

5.13 Safety And Health

Objectives:

• To ensure that the site and building provide a safe and healthy environment for children; and
• To minimise access to dangerous areas and substances by children.

Guidelines:

1. Safety balustrades are to be provided on all balconies and raised areas.
2. Kitchen areas are to be separated from play areas in accordance to NSW DOCS requirements.
3. Dangerous substances such as detergents and cleaning materials are to be securely stored.
4. Fire safety egress and equipment are to be installed in accordance with the Building Code of Australia.

5.14 Stormwater Drainage And Control

Objective:

• To ensure that the site (including buildings) is adequately drained and to plan, implement and maintain a stormwater drainage system which adequately serves the needs of the subject site without detrimental impact on adjoining properties.

Guidelines:

All child care centre developments must be in accordance to the requirements of Council’s Stormwater Management Code.

A general concept plan for drainage is required to be submitted with each development application for a child care centre. Refer to Council’s Application Information Kit for details to be included on a general concept plan for drainage.

5.15 Signage

Objective:

• To ensure that any signage proposed with the child care centre does not dominate the building or the streetscape.

Guidelines:

Applicants shall refer to the Strathfield Planning Scheme Ordinance 1969 and Part J - Erection and Display of Advertisements and Advertising Structures for guidelines for signage.
5.16 Hours Of Operation

Objective:

- To protect the amenity of adjoining residential neighbours.

Guidelines:

Where a child care centre is proposed within a residential area or adjoining a residential area, the hours of operation shall generally be limited to 7 am to 6 pm, Monday to Friday. Operating hours outside these times will be considered on their merits.

Where an application is submitted with operating hours outside the above mentioned times, a noise impact assessment must be produced to Council by the applicant to demonstrate that the hours of operation will not adversely impact upon any adjoining residential neighbours.

5.17 Maximum number of children

Objective:

- To ensure that child care centres integrate into existing residential environments and are unobtrusive in terms of size and operation,
- To ensure that the amenity of neighbours is maintained.

Requirement:

The maximum number of children using a child care centre at any one time shall not exceed thirty (30).
6.0 APPENDIX A – SITE CONCEPT PLAN

Outdoor Play Area
All outdoor play areas are to be designed and shaded as per Section 5.0 of Part E (will vary with site)
Minimum site area of 1000 m²
7.0 APPENDIX B – SITE ANALYSIS DRAWING
8.0 APPENDIX C – LIST OF CLASSIFIED ROADS

Provided below is a list of classified roads within the Strathfield Municipality.

- Centenary Drive
- Coronation Parade
- Homebush Bay Drive
- Liverpool Road
- M4 Motorway
- Parramatta Road
- Punchbowl Road
- Raw Square
- Redmyre Road (between the Boulevarde and Raw Square)
- Roberts Road
- The Boulevarde

More roads may be added to this list at any time. It is therefore advised that applicants check with Council or the Roads and Traffic Authority to determine if a proposal is on or within 30 metres of a classified road.
9.0 APPENDIX D – GUIDELINES FOR SHADE PLANNING AND DESIGN

The following recommendations and considerations for early child care services are made by the NSW Cancer Council and the NSW Health Department in the publication *Under Cover: Guidelines For Shade Planning and Design*. These recommendations and considerations are minimum shade guidelines for centre based child care services across NSW. Recommendations and considerations are made for all play areas required by Part E and are outlined in the table below.

<table>
<thead>
<tr>
<th>PLAY AREAS</th>
<th>RECOMMENDATIONS AND CONSIDERATIONS</th>
</tr>
</thead>
</table>
| Open Areas       | • Partial shade is recommended, especially over grass which needs some sun for growth.  
|                  | • Natural shade is the most appropriate option.  
|                  | • Consider arranging planting in clusters so that groups of children can access shade.  
|                  | • Deciduous trees will allow for penetration of warmth and light to the play space during winter. |
| Quiet Areas      | • Shade throughout the year is recommended, particularly over sandpits.  
|                  | • A permanent shade system is the most appropriate option.  
|                  | • The need for winter warmth and light should be considered. |
| Formal Quiet Areas | • Shade throughout the year is recommended.  
|                  | • Consider using combination of built and natural shade.  
|                  | • The need for winter warmth and light should be considered. |
| Active Areas     | • Shade throughout the year is recommended over fixed play equipment and areas where children play for extended periods of time.  
|                  | • Moveable equipment used for active play should be placed in the shade. Consider using a combination of built and natural shade.  
|                  | • The need for winter warmth and light should be considered.  
|                  | • Safety is a major consideration for shade provision over fixed play equipment.  
|                  | • Shade structures over fixed play equipment should not have footholds or grip surfaces which would allow for climbing.  
|                  | • The roofline of the shade structure should extend at least 500 millimetres beyond the edge of the deck of the play equipment, to prevent child access on to the roof.  
|                  | • Tree trunks and the upright posts of shade structures should be located a minimum distance of two metres away from the most fully extended part of the play equipment, eg the side of a climbing platform or the end of an extended swing arc. This will ensure sufficient freefall zones.  
|                  | • Any shade structures in the play area should be designed with reference to AS/NZS 4486.1:1997.  
| Transition Zone  | • Verandas will provide permanent shade as well as rain protection. |
• The angle of the roof and the extent of overhang should be designed to maximise shade for the major part of the day, especially during summer.
• The width of the veranda should be a minimum of four metres to allow for shaded play space underneath.
• Roof materials should be selected to minimise heat build-up during summer. The roof should be insulated (with at least a ceiling cavity, and preferably with insulated material too) and airflow points should be provided.
• Terraces, with a deciduous, vine-covered pergola or an adjustable shade system, will provide seasonal shade. Some canopies will also provide rain protection.
• Retractable or louvred shade canopies should be easily adjustable, ideally by one person at ground level.
• A combination of fixed roof veranda terrace spaces may be desirable for some services.
• Vertical pull-down blinds at the side of a veranda or terrace can provide additional protection from UVR when the sun is low in the sky.

<table>
<thead>
<tr>
<th>Baby/toddler Area</th>
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<tr>
<td>Shade throughout the year is recommended.</td>
</tr>
<tr>
<td>Consider using a combination of natural and built shade.</td>
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<tr>
<td>The need for winter warmth and light should be considered.</td>
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</tbody>
</table>
10.0 APPENDIX E – APPLICANT CHECKLIST

This checklist has been provided to assist applicants in the preparation and lodgement of applications for child care centre proposals and to ensure that there are no delays in the processing of an application. A checklist for all development applications is provided on Council’s Development Application form. This checklist should be completed with Council’s development application form checklist.

<table>
<thead>
<tr>
<th></th>
<th>Yes</th>
<th>No</th>
<th>NA</th>
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</tbody>
</table>

**Applicant’s**

**Signature/s:**........................................................................................................................................

Date:..............................................

**Customer Service Officer’s**

**Signature:**........................................................................................................................................

Date:..............................................

SMC121850
STRATHFIELD MUNICIPAL COUNCIL

PART F
of
Strathfield
Consolidated Development
Control Plan

Bed And Breakfast
Establishments

(Replaces DCP No. 24)
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1.0 INTRODUCTION

Refer to “General Introduction” of this Consolidated Plan in regards to Background, General Introduction and Definitions etc.

1.1 Purpose of Part F

Bed and Breakfast Establishments provide an alternative form of tourist accommodation to the traditional hotel and motel style short term accommodation. The controls contained in this document are aimed to ensure that the operation of such establishments are in keeping with the amenity of the surrounding residential areas and are of a standard that is attractive to visitors.

The controls contained in Part F will apply to proposed establishments which do not qualify under the provisions of ‘Complying Development’ Bed and Breakfast Establishments listed in Schedule 14 of the Strathfield Planning Scheme Ordinance. In such circumstances proposals consisting of no more than 2 guest rooms and 4 adult guests at any one time and subject to other controls, qualify as ‘Complying Development.’ Proposals which do not meet the conditions specified for Complying Development will be assessed against the provisions of this document.

1.2 Objectives of Part F

The specific objectives of Part F are:

The principal aim of Part F is to ensure that Bed and Breakfast Establishments operated within the Strathfield Municipality are sympathetic and appropriate to their locality. Accordingly, Part F has been prepared to satisfy the following objectives:

a) To provide low scale tourist accommodation throughout the Strathfield Municipality.

b) To ensure that Bed and Breakfast Establishments operate as an ancillary function to that of a dwelling house.

c) To ensure that Bed and Breakfast Establishments are compatible with the residential amenity of the area.

d) To ensure that Bed and Breakfast Establishments are operated in accordance with relevant industry standards.

e) To ensure that appropriate health and fire safety standards are satisfied and maintained.

f) To ensure that the dwelling although accommodating a secondary use, maintains its residential scale and appearance when assessed against surrounding dwellings.

1.3 Definition of “Bed and Breakfast Establishment”

For definition refer to General Introduction to Consolidated Plan Section 1.9 Definitions.
1.4 Information required with a development application

Persons seeking to establish a Bed and Breakfast Establishment will be expected to consider carefully the context of their proposal and identify those design guidelines which will apply. Council may refuse consent to a proposal which does not comply with Part F, or may modify the proposal by way of conditions so that it does comply.

When lodging a development application, the following information is to be provided:

- completed development application form;
- plans of the existing dwelling house, indicating all internal uses including the permanent residents accommodation, the proposed guest rooms, the location of all buildings and car parking areas on site.
- name of operator of the establishment.
- number of proposed guest rooms.

Any structural alterations required to the existing dwelling in order to accommodate the proposed establishment will require a Construction Certificate.

Council will notify of the application those adjoining property owners and residents who in the opinion of Council may be affected by the proposal. Notified individuals will be invited to make a submission regarding the application.

Compliance with Part F does not necessarily mean the application will be approved. All applications will be determined on their individual merits, taking into account the requirements of this Plan together with other matters under Section 79C of the Act and the Strathfield Planning Scheme Ordinance.

Where a proposal departs from any controls contained in Part F, the applicant must put forward reasons why particular controls should not be strictly adhered to and substantiate that the proposal can still meet the broad objectives of the Plan.

Council’s preparedness to apply Part F guidelines in a flexible manner will depend on the applicant demonstrating that the integrity of the overall proposal will not impact on adjoining developments and residents.

It is advisable that you discuss your proposal with Council’s Technical Services staff before committing yourself to plans and establishment costs.

1.5 Guidelines for Bed and Breakfast Operations

The Local Government and Shires Associations of NSW have published a document titled “Guidelines for Bed and Breakfast Operations – Best practice assessment and policy guidelines for use by Local Government and the Bed and Breakfast industry in NSW”. It is advisable to obtain a copy of these guidelines to assist in designing and establishing your Bed and Breakfast Establishment.

It is further advised that you contact the Bed and Breakfast Council of NSW for advice on best practice industry standards.
2.0 SITE PLANNING AND DESIGN PROVISIONS

2.1 Site Analysis and Design Principles

Site Analysis

Objective:

To ensure that the proposed Bed and Breakfast Establishment is sensitive to the surrounding environment.

Guidelines and Controls:

All applications must include a site analysis drawing which demonstrates the following matters have been taken into consideration in the design and documentation of applications:

<table>
<thead>
<tr>
<th>Site</th>
<th>Surroundings</th>
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<tbody>
<tr>
<td>• Existing buildings or structures</td>
<td>• Location, height and use of neighbouring buildings (including location of doors or windows facing the site)</td>
</tr>
<tr>
<td>• Site orientation and solar access</td>
<td>• Predominant built form and character of locality</td>
</tr>
<tr>
<td>• Significant noise sources</td>
<td>• Private open space areas adjacent to site</td>
</tr>
<tr>
<td>• Pedestrian and vehicle access</td>
<td>• Adjacent public open space</td>
</tr>
<tr>
<td></td>
<td>• Elements of street frontage (street trees, vehicular cross-overs, bus stops, etc)</td>
</tr>
<tr>
<td></td>
<td>• Significant noise sources, such as railway or roads</td>
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</tbody>
</table>

Refer to Figure 1 for an example of a site analysis drawing.

Design Principles

A site analysis must be carried out in respect of all proposals.

Site and building design are to consider the existing characteristics, opportunities and constraints of the site and existing buildings to result in a high quality establishment that is sensitive to its environment.

Council will consider the results of the site analysis, and will not grant consent to a Bed and Breakfast Establishment unless it is satisfied that:

1. The proposal is compatible with the existing character of the locality.

2. The proposal is unlikely to adversely affect the amenity of any existing developments, in particular residential uses in terms of privacy and excess noise.
FIGURE 1: EXAMPLE OF A SITE ANALYSIS DRAWING
2.2 Accommodation and Operation

The number of guests within a Bed and Breakfast Establishment will directly influence the scale of the development. Council generally does not support applications for Bed and Breakfast Establishments that are significantly larger in scale than surrounding residential uses or that would accommodate a total number of persons which would be excessive relative to the normal residential household size within the vicinity.

In a residential zone, the Bed and Breakfast accommodation shall be ancillary to the principal residential use of the site. In other words, the proposal should not present predominantly as commercial, boarding house, backpacker or motel style accommodation.

Objectives:

(a) To clearly define the operational requirements of Bed and Breakfast Establishments.

(b) To ensure Bed and Breakfast Establishments located in a Residential zone do not have an adverse impact on the amenity of the surrounding neighbourhood.

Requirements:

1. The proprietor and operator of a Bed and Breakfast Establishment MUST be the owner of the property and MUST be a permanent resident of the property.

2. The Bed and Breakfast accommodation MUST be for short-term guests occupying the premises for a maximum of one calendar week.

3. No more than 12 persons shall be accommodated in the dwelling at any one time including permanent residents, guests, friends or family to ensure that the building does not result in higher order classification under the Building Code of Australia.

4. A maximum of four bedrooms are available for guests.

5. Guest bedrooms shall accommodate a maximum of two persons per room.

6. For Bed and Breakfast Establishments proposed for a building which has been used for non-residential purposes but is located in a residential zone (such as nursing homes, boarding accommodation or the like), the owner MUST first demonstrate to Council that the premises can be reverted back to a dwelling house as their principal place of residence before being considered for a Bed and Breakfast Establishment.

2.3 Access for the Disabled

Objective:

To ensure that the needs of people with access difficulties are adequately considered.
Requirements:
1. New or altered bed and breakfast establishments must consider the needs of disabled persons.
2. Access to dwellings should be direct and without unnecessary barriers.
3. Stairs and ramps should have reasonable gradients and non-slip, even surfaces.
4. The principle point of entry and a bathroom accessible to guests should be designed for disabled access, in accordance with Australian Standard AS1428.1-1993 Design for Access and Mobility.
5. At least one car parking space should be designed for disabled access, in accordance with Australian Standard AS2890.1-1993 Parking facilities.

2.4 Car Parking

Safety and convenience are the principal parking and access issues. Entering and leaving Bed and Breakfast Establishments should be safe for visitors, other road users and pedestrians who may be unfamiliar with the establishment. Parking is to be convenient for visitors without inconveniencing adjoining neighbours or other road users.

Objectives:
(a) To ensure sufficient and appropriately located on-site parking is provided for residents and guests.
(b) To ensure on-site parking does not detract from the streetscape of the locality.

Requirements:
1. A traffic and parking impact statement is required to be submitted to Council as part of the development application.
2. At least two off-street car parking spaces are to be made available for residents’ vehicles and one space per guest room.
3. Off-street car parking shall be constructed and located so as to minimise as far as possible the noise of vehicles entering and leaving the site.
4. No more than 50% of the property located between the main building and the front property boundary shall be occupied by off-street car parking spaces, including access driveways. Such space shall be suitably screened with appropriate landscaping.
5. The minimum size for car parking spaces is 5.5m x 2.5m (open parking). Minimum internal dimensions of a single lock up garage are to be 3m x 5.5m unobstructed, with any car access opening being at least 2.4m wide.
6. Vehicles are to enter and leave the property in a forward direction.

7. At least one car parking space should be designed for disabled access, in accordance with Australian Standard AS2890.1-1993 Parking facilities.

2.5 Signage

It is important that any signs associated with a Bed and Breakfast Establishment complement the visual character of the area.

Objective:

To ensure that any advertising signs erected as part of a Bed and Breakfast Establishment are attractive and in keeping with the character of the locality.

Requirements:

1. One sign per property is permitted, stating the premises is a ‘Bed and Breakfast Establishment’ and the name of the proprietor.

2. The sign shall not exceed 0.75 square metres and shall not be illuminated.

3. The sign shall not project more than half a metre above the top of a front fence.

2.6 Health and Amenity

It is important that those involved in food preparation have the appropriate skills and that appropriate food storage and hygiene infrastructure and programs are in place. There is legislation associated with food and food preparation which the proprietor should familiarise themselves with as part of the operation.

Objectives:

a) To ensure that food storage and meal preparation areas and processes, are conducive to the preparation and consumption of food which is safe for guests.

b) To ensure that guests are provided with appropriate conveniences.

c) To ensure that the Bed and Breakfast Establishment is operated in a manner which has regard to the health and residential amenity of the surrounding neighbourhood.

Requirements:

1. Premises and furnishings are to be kept clean and free of vermin at all time.

2. No animals are allowed in the guest rooms, dining room or kitchen except guide dogs associated with a visually impaired person in the dining room or guest bedroom only.

3. A separate hand wash basin is to be provided in the food preparation area (in addition to any single or double bowl sink).
4. Either a double bowl sink or a single bowl sink and dishwasher which can heat water to a minimum 77 degrees Celsius shall be provided.

5. All food preparation areas are to comply with the Food Act 1989, the Food (General) Regulation 1997, the Australian Institute of Health Surveyor’s National Food Premises Code and Council’s Food Premises Code.

6. A minimum of 2 bathrooms are to be located within the premises, one of which shall be made available to guests only at all times.

7. Any external dining areas shall be positioned away from the boundaries of adjoining premises.

2.7 Fire Safety

As Bed and Breakfast Establishments will accommodate guests who will be staying in unfamiliar surroundings, it is important to be prepared for unpredictable circumstances such as a fire.

Whilst stringent fire upgrading is not generally required for small scale Bed and Breakfast Establishments, it is still important to have in place clear emergency evacuation procedures and equipment such as smoke alarm systems.

Objective:

Ensure there is adequate protection, early warning and provision for escape from fire, for guests, residents, and fire fighting personnel.

Requirements:

1. A portable carbon dioxide fire extinguisher and fire blanket are to be provided in the kitchen area with clear instructions for use.

2. A smoke alarm system complying with the Building Code of Australia shall be provided in the building.

3. Deadlocks requiring an internal key release are not to be installed on guest bedrooms and exit doors.

4. No bars or other restrictions to egress are to be installed on guest room windows.

SMC121851
Provisions For The Establishment Of Brothels

(Replaces DCP No. 15)
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1.0 INTRODUCTION

Refer to “General Introduction” of this Consolidated Plan in regards to Background, General Introduction and Definitions etc.

1.1 Purposes of Part G

Part G aims to set objectives and standards for brothel establishments within the Strathfield Municipality as controlled under the Strathfield Planning Scheme Ordinance.

Legislation passed by the State Government prevents Council from completely prohibiting brothel establishments from the Municipality. In this regard, Council has taken measures to restrict brothels to industrial zones throughout the Strathfield Municipality. The purpose of Part G is to provide advice to the applicant on Council’s policies and guidelines for brothel establishments.

Having regard to the above, the objectives of Part G are to ensure that:

* brothels are appropriately and suitably located; and
* guidelines and controls are in place so as to ensure brothels do not impact on sensitive land uses.
2.0 APPLICATION REQUIREMENTS AND ASSESSMENT CRITERIA

2.1 Information required with a development application

When lodging a development application, the following information is to be provided:

- completed development application form;
- number of persons working on the premises;
- hours of operation;
- number of rooms in the premises to be used for prostitution;
- name of the operator of the proposed brothel; and
- plan of information identifying the following:
  
  * location plan showing the following land uses that are within 250m of the premises: places of worship, educational establishments, community facilities, child care centres, hospitals, railway stations, bus stops, all properties used for residential and commercial purposes, recreation facilities and any other place regularly frequented by children for recreational or cultural pursuits;
  * site plan and floor plan (including the use of each room);
  * number and location of sanitary facilities including toilets, showers and hand basins;
  * all entrances to and exits from the site;
  * all windows of the proposed brothel and all windows on adjoining buildings;
  * location, number and layout of parking;
  * advertising sign (location size, colour, illumination and content);
  * details of the existing and proposed external lighting;
  * external colour scheme of the premises;
  * details of garage and recycling storage areas;
  * details of handling, storage and removal of contaminated waste.

2.2 Assessment Criteria

When considering an application for a brothel, Council will carefully consider the following issues:

- the distance between the proposed brothel and places of worship, educational establishments, community facilities, child care centres, hospitals, railway stations, bus stops, all properties used for residential and commercial purposes, and any place regularly frequented by children for recreational or cultural pursuits;
- whether the operation of the brothel could cause disturbance when taking into account any other nearby brothel establishments;
- whether sufficient off-street car parking has been provided;
- whether suitable access has been provided to the brothel;
- whether the operation of the brothel could cause any disturbance because of its size, operating hours, and the number of employees and/or clients;
- the types and location of advertising signs;
- whether the appearance of the brothel premises will be too prominent;
. the heads of consideration listed under Section 90 of the Environmental Planning & Assessment Act 1979;

. whether the brothel premises provides suitable access and facilities, including car parking, for disabled persons;

. whether adequate security measures are proposed to be implemented by brothel operators to ensure safety of staff and clients and to prevent any disturbance to surrounding premises;

. method of handling storage and disposal of contaminated waste.

2.3 Advertising/Notification Requirements

Prior to Council determining a development application for a brothel including an extension to a brothel, Council will notify the Police, owners and occupiers of surrounding properties, the NSW Department of School Education and any other educational establishment that Council feels may be impacted upon by the location of a proposed brothel. Where a brothel application is submitted for premises located less than 250m of an adjoining local council area, notification will also be sent to that council. Any submissions received will be taken into consideration by Council in determining the application.
3.0 STANDARDS AND REQUIREMENTS

Compliance with Part G does not guarantee approval by Council.

3.1 Location

(a) As regulated under the Strathfield Planning Scheme Ordinance, brothel establishments are only permitted in the General Industrial, Light Industrial and Industrial Business zones.

(b) A brothel establishment is not to be located adjoining or within a 250m radius of any residentially or commercially zoned land, a place of public worship, educational establishment, community facility, child care centre, hospital, railway station, bus stop, taxi stand, premises used for commercial purposes, or any place regularly frequented by children for recreational or cultural pursuits whether or not within the Strathfield Municipality.

3.2 Access

(a) Access to a brothel establishment is to be discreet, particularly if provided from street level.

(b) No access is to be provided from a laneway.

3.3 Carparking

(a) Brothels must provide one (1) car parking space per two (2) people working on the site at all times.

(b) One (1) car parking space per two (2) patrons visiting the premises is to be available at all times.

(c) Car parking is to be made available on-site at all times.

3.4 Signage

(a) One discreet non-illuminated external sign of no more than 0.5 metres x 0.5 metres (or other dimensions but equivalent in surface area) in size per premises is permitted. The sign is to be fixed on an external wall adjoining the entrance to the premises.

(b) The wording must be limited to the trade name of the business operated and the address of the premises. No images are to be displayed on the sign.
3.5 **Health and Building Regulations**

(a) All brothels must comply with the necessary services and facilities required for Class 6 buildings (an industrial building) under the Building Code of Australia.

(b) The operation of brothels must comply with the requirements determined by the NSW Health Department and WorkCover NSW. In this regard the State Health Department and WorkCover NSW have developed guidelines for the establishment and operation of brothels titled “Health & Safety Guidelines for Brothels in NSW”. These guidelines may be obtained from either authority.

3.6 **General**

(a) Where a consent is issued by Council, a specified operator is to be nominated on the consent. In the event the operator changes, Council must be notified prior to the new operator commencing.

(b) If the number of workers, hours of operation or signage are proposed to be changed, a new development application may be required.

(c) A condition will be imposed on all consents granted for brothel establishments prohibiting the provision or consumption of liquor on the premises.

(d) Approval may be limited initially for a period of 12 months after which time a new development application will be required to be lodged with Council and a review of the operation of the establishment will be carried out.

(e) Non-compliance with Council’s consent will initiate proceedings under the Environmental Planning and Assessment Act 1979 to ensure that brothels comply with the requirements of that Act and Part G.
STRATHFIELD MUNICIPAL COUNCIL

PART H

of

Strathfield

Consolidated Development

Control Plan 2005

Waste Minimisation and
Management Plan

Adopted 21 July 2015

Commenced 28 July 2015
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1.0 INTRODUCTION

Refer to the “General Introduction” of the Consolidated Development Control Plan for Background, General Introduction and Definitions, etc.

1.1 Purpose of Part H

Part H gives effect to the aims and objectives of the Strathfield Local Environmental Plan (LEP) 2012. It is further informed by the Strathfield Community Strategic Plan 2025 which sets out Council’s and the community’s shared long-term vision, priorities and strategies to 2025. Part H specifically outlines Council’s requirements in pursuit of waste minimisation and resource recovery strategies in new and substantially renovated development whilst having regard to the relevant legislative and policy context discussed in Section 1.2 below.

1.2 Legislative and Policy Context

1.2.1 National Waste Policy

With an increase in population over the period 2006-07 to 2010-11, Australia has seen a 9.1% increase in waste generation rates nationally. (Department of Sustainability, Environment, Water, Population and Communities) An increase in resource recovery has occurred during this period, however greater work is required to minimise waste to landfills and reuse waste resources. Since the 1992 National Strategy for Ecologically Sustainable Development was agreed by the Council of Australian Governments, the Federal Government has been involved in waste policy formulation. The National Waste Policy is the current document that provides a guidance framework to all jurisdictions for managing waste through to 2020 and has the following aims;

- Avoid the generation of waste, reduce the amount of waste (including hazardous waste) for disposal,
- Manage waste as a resource,
- Ensure that waste treatment, disposal, recovery and re-use is undertaken in a safe, scientific and environmentally sound manner, and
- Contribute to the reduction in greenhouse gas emissions, energy conservation and production, water efficiency and the productivity of the land.

The National Waste Policy establishes 6 key areas and identifies 16 strategies across these areas for all government jurisdictions to work towards waste minimisation and resource recovery.

1.2.2 NSW 2021 (State Plan)

NSW 2021 is the 10 year State plan that aims to rebuild the economy, return quality services, renovate infrastructure, restore accountability to government and strengthen our local environment and communities. One of the key priorities of the plan is to achieve the recycling targets set for 2014 (Goal 23). In addition, the Waste Less, Recycle More Initiative invests $465.7 million over 5 years towards waste and resource recovery programs.

The draft Waste Avoidance and Resource Recovery Strategy 2013 – 2021 establishes a range of priority areas over the next 10 years in pursuit of more efficient use of resources and to achieve improvements in the well-being of the environment, community and economy. The draft strategy has been developed from the waste hierarchy which underpins the objectives of the Waste Avoidance and Resource Recovery Act 2001.
NSW Environment and Heritage has produced a model DCP known as the ‘Waste Not DCP’ together with Better Practice Guide for Waste Management in Multi-unit Dwellings. These guidelines seek to promote the provision of garbage, recycling, organic and bulky waste services whilst maximising resource recovery and tailoring solutions to individual situations. Part H is informed by these documents and references specific sections throughout.

The Protection of the Environment (Operations) Act 1997 and the Protection of the Environment Operations (Waste) Regulation 2005 together with the Food Act 1989 and Food Regulations 2001 provide further statutory guidance for managing waste in the environment and in food preparation premises. The Environmental Planning and Assessment Act, 1979 establishes an environmental assessment regime that requires the consideration of waste minimisation and management through the principles of ecologically sustainable development and statutory matters for consideration. This legislative framework provides mechanisms in which to deal with waste minimisation, management and resource recovery in NSW. Part H provides a tailored approach to realising the aims and objectives of this legislation and guidance from the State Government in the Strathfield Local Government Area (LGA).

1.2.3 Strathfield Community Strategic Plan 2025

The Strathfield Community Strategic Plan 2025 (Community Plan) sets out Council’s and the community’s shared long-term vision, goals and strategies to 2025. It is the product of extensive community consultation and participation through which the community and Council have developed a shared vision. An effective waste minimisation and management policy will contribute positively towards the achievement of the following priorities of the Community Plan:

Well maintained local area

- Clean and attractive town centres and neighbourhoods
- Reduce litter and dumping and take action on pollution e.g. air, noise, water etc
- Well maintained public areas, open spaces and parks
- Little tolerance for offenders
Local environment

- High quality and well-designed development
- Sustainable development
- Protect natural environment including air and water quality

These priorities recognise Council and the community’s aspirations for safe, clean, healthy and attractive environments. Clean and well-maintained streets, parks and open spaces and efficient and effective waste and recycling services are identified to contribute to and support public amenity and the enjoyment of our local areas. The guidelines and requirements of Part H will assist Council and the community achieving the abovementioned priorities.

1.3 Key Features

This Plan has four key features:

- Part 1: Introduction to the waste legislative and policy context for waste minimisation and management.
- Part 2: General introduction to a Waste Management Plan (WMP) and its requirements for different types of development (e.g. Development Applications, Complying Development Certificates and in some instances, Construction and Occupation Certificate Applications).
- Part 3: Specific advice for particular uses and scale of development such as multi dwelling housing, residential flat buildings and mixed-use development, commercial and industrial uses.
- Part 4: Series of appendices which provide detailed guidance on meeting the relevant development controls for certain types of development. These provide information on calculating waste generation rates, storage and collection area design requirements, Council services and standard notices for display.

1.4 Name of this Plan

This Plan is entitled ‘Part H – Waste Minimisation and Management’ and forms part of the Strathfield Consolidated Development Control Plan (DCP) 2005.

1.5 Land to which this Plan applies

This Plan applies to all land within the Strathfield Municipal Council local government area as shown in the Land Application Map of the Strathfield Local Environmental Plan (LEP) 2012.

1.6 Aims and Objectives

This Plan aims to encourage waste minimisation and facilitate appropriate and sustainable waste storage and collection arrangements in all stages of development. It is designed to be consistent with the Federal and State Government legislative and policy context whilst meeting the vision and priorities set by the Strathfield community in the Strathfield Community Strategic Plan 2025. The specific objectives of the Plan are:

a) To maximise reuse and recycling of building and construction materials, household generation waste, industrial and commercial waste.

b) To assist in achieving Federal and State Government waste minimisation targets.
c) To minimise the overall environmental impacts of waste and to provide advice to the community on how to prepare Waste Management Plans, detailing actions to minimise waste generation and disposal.

d) To provide advice to the community on matters to be considered when assessing the waste implications of applications made under the Environmental Planning and Assessment Act 1979 and the Local Government Act 1993.

e) To require source separation and other design and location standards which complement waste collection and management services offered by Council and private operators.

f) To provide advice to the community on how to reduce and handle waste during the demolition and construction phase.

g) To encourage building designs and construction techniques that will minimise future waste generation.

h) To provide details for the design and construction of waste handling storage facilities in buildings.

i) To prevent large quantities of bins from being placed on street frontages and detracting from the visual amenity of the area by requiring onsite collection.

j) To facilitate safe and practical collection options in new development for Council collection staff and contractors.

k) To ensure that medium and high density development in the Parramatta Road Corridor are adaptable for future connection to an automated waste collection system.
2.0 GENERAL REQUIREMENTS

For all types of development the ongoing management of waste must be considered. This not only reduces waste but also ensures 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 waste management systems aims to facilitate and enhance the quality of the development as well as address every activity and function associated with on-site waste management. Resources such as the EPA’s Better Practice Guide for Waste Management in Multi-unit Dwellings and Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities should be used to inform design and waste management outcomes in new and existing development.

All waste management systems must comply with the Building Code of Australia and all relevant Australian Standards.

The proposed waste management system for the development should be discussed with Council prior to submission of a development application. For larger developments, the proposed system can be discussed as part of a pre-lodgement meeting.

2.1 Waste Management Plans

All applications for development, including demolition, construction and the on-going use of land or building must be accompanied by a Waste Management Plan (WMP) that outlines measures to minimise and manage waste generated during:

- demolition
- construction
- ongoing use of the land and/or building

In doing so, the WMP nominates the:

- volume and type of waste and recyclables to be generated
- storage and treatment of waste and recyclables on site
- disposal of residual waste and recyclables
- operational procedures for ongoing waste management once the development is complete

The WMP should also highlight the method of recycling or disposal and the waste management service provider. A WMP is a written document that addresses the above requirements together with supporting information and drawings. A template for the compilation of a WMP is provided in Appendix A. It is further expected that waste servicing and collection arrangements are clearly depicted and annotated on architectural drawings.

2.2 Application

The provision of waste minimisation and management strategies should be considered at the earliest possible design stage of a development or use to avoid difficult revisions or retrofit at a later stage.
2.2.1 Development Applications

A WMP is required for all types of development including demolition, construction and ongoing use of land and/or building including local, integrated, regional, state significant and other major project development types. It is expected that the details provided in a WMP are commensurate to the scale of the development and extent of any activities proposed (i.e. the larger the development or use, the more comprehensive the requirements of the WMP and the more detail should be provided).

2.2.2 Exempt Development

A WMP is not required in association with Exempt Development carried out in accordance with Strathfield LEP 2012 or relevant State Environmental Planning Policies (SEPPs) such as State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. However, a person undertaking such development should seek to minimise the generation of waste in the construction and operation of any such use or activity and deal with any waste generated in accordance with the objectives herein.

2.3 Waste and Recycling Generation Rates

Waste and recycling generation rates are provided in Appendix B and should be used to calculate an appropriate waste storage and collection capacity for development and uses. This will determine the waste storage area capacity requirements.

2.4 Implementing a Waste Management Plan

When implementing a Waste Management Plan, the applicant must ensure that:

- Footpaths, public reserves and street gutters are not used as places to store waste or materials of any kind without Council approval.
- Any material moved offsite should be transported in accordance with the requirements of the Protection of the Environment Operations Act (1997).
- Waste should only be transported to a place that can lawfully be used as a waste facility.
- Generation, storage, treatment and disposal of hazardous waste and special waste (including asbestos) is conducted in accordance with the relevant waste legislation administered by the NSW EPA and work, health and safety requirements under WorkCover NSW.
- Evidence such as weighbridge dockets and invoices for waste disposal or recycling services must be retained as proof of appropriate disposal in accordance with legislative requirements.

2.5 Identification and Educational Signage

The installation of signage to inform and educate residents and users of waste storage and collection room(s)/area(s) is important in promoting effective waste minimisation, resource recovery and management. Signage provision must be included in a waste management plan, and include the following information:

i) Types of signage – including general waste, recycling, organics and bulk-waste room signage,
ii) Number of signs – must include signage within each collection room as a minimum,
iii) Locations of signs – must be visible at all times and well lit. Bin lid stickers must also be attached to each bin to advise waste types for that bin.

The design of signs for garbage, recycling and organics bins should be prepared consistent with Council’s requirements, including provision of multi-lingual signage. Downloadable content of approved signage types and sizes can be found on Council’s website.

For additional information, the NSW EPA provides standard wall posters and bin stickers as free downloads from [http://www.epa.nsw.gov.au/wastetools/signs-posters-symbols.htm](http://www.epa.nsw.gov.au/wastetools/signs-posters-symbols.htm)

### 2.6 Additional Approval Requirements

#### 2.6.1 General

Certain types of waste and/or activities that produce large quantities of waste may be subject to classification, further regulation and/or licensing requirements under the Protection of the Environment Operations Act, 1997 (POEO Act). Some of these are discussed below and further information is available from [http://www.epa.nsw.gov.au/waste/types.htm](http://www.epa.nsw.gov.au/waste/types.htm)

#### 2.6.2 Trade Waste

Premises discharging trade wastewater must do so only in accordance with a written agreement from the local sewer authority. In the Sydney metropolitan area, the local sewer authority is usually Sydney Water. Trade wastewater is defined as "any liquid, and any substance contained in it, which may be produced at the premises in an industrial and commercial activity, but does not include domestic wastewater (e.g. from hand-basins, showers and toilets)". Further information is available from [www.sydneywater.com.au](http://www.sydneywater.com.au).

#### 2.6.3 Clinical Waste

The Protection of the Environment Operations Act, 1997 defines clinical and related waste to include clinical waste; cytotoxic waste; pharmaceutical, drug or medicine waste; and sharps waste. Additional licensing and requirements for the transportation, storage, treatment and disposal of clinical and related waste may be required under the POEO Act and the Protection of the Environment Operations (Waste) Regulation 2005.

#### 2.6.4 Hazardous and Liquids Waste

Hazardous wastes including hazardous liquid wastes are potentially harmful to human health or the environment. NSW legislation may require the generation, transportation, storage, treatment and disposal of hazardous and liquid waste to be subject to further environmental assessment, licensing and/or regulations. The NSW EPA provides further information on hazardous wastes [http://www.epa.nsw.gov.au/owt/index.htm](http://www.epa.nsw.gov.au/owt/index.htm)

#### 2.6.5 Asbestos

Asbestos fibres may be released into the air when products containing asbestos are handled, stored or transported incorrectly. Asbestos can be harmful to human health when inhaled and may have adverse impacts on the environment. Many old dwelling houses and sheds in Sydney contain building materials such as fibro sheeting which contain asbestos and require licensed contractors to manage and remove. Detailed resources and further information for safely managing asbestos are available from the NSW EPA website at
2.6.6 **Compaction**

Compaction of waste is not generally supported by Council. Damage to bins/equipment and overloading of bins and trucks is common where compaction facilities are used. Council may, however, approve the use of compaction equipment should this be proven effective and sustainable for a site. Approval for the use of compaction facilities will be entirely at the discretion of Council.
3.0 DEVELOPMENT CONTROLS

3.1 Demolition of Buildings or Structures

3.1.1 General

The demolition stage is a primary opportunity for waste minimisation. All possible methods to reuse existing buildings or structures, materials or parts thereof are encouraged to be investigated and implemented.

3.1.2 Objectives

a) Optimise adaptive reuse opportunities of existing buildings or structures.
b) Maximise reuse and recycling of materials.
c) Minimise waste generation.
d) Ensure appropriate storage and collection of waste.
e) Minimise the environmental impacts associated with waste management.
f) Avoid illegal dumping.
g) Promote improved project management.

3.1.3 Controls

a) A Waste Management Plan (WMP) is required to accompany all Development Applications or Complying Development Certificates for demolition in accordance with the guidelines below.

3.1.4 Guidelines

- The WMP should be prepared in accordance with the template contained in Appendix A of this Plan.
- Depictions and annotations of storage, stockpiling and collection arrangements including turning circles for collection vehicles (where greater than a Medium Rigid Vehicle) are to be included on the Site or Demolition Plan.
- Opportunities for the reuse and recycling of materials in accordance with Table 1 below should be included in the WMP.
- The allocation of an area for the storage or stockpiling of waste should be mindful of slope, drainage, location of waterways, stormwater outlets, vegetation and access and handling requirements.
- Sediment and erosion control measures should be implemented in accordance with the Managing Urban Stormwater: Volume 1 (commonly referred to as the 'Blue Book') and available from http://www.environment.nsw.gov.au/stormwater/publications.htm. These measures should prevent damage by the elements, odour and health risks and dispersal of windborne litter.
- Minimise site disturbance and limit unnecessary excavation.
<table>
<thead>
<tr>
<th>Material</th>
<th>Reuse/Recycling Potential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Concrete</td>
<td>Reused for filling, levelling or road base</td>
</tr>
<tr>
<td>Bricks and Pavers</td>
<td>Can be cleaned for reuse or rendered over or crushed for use in landscaping and driveways</td>
</tr>
<tr>
<td>Roof Tiles</td>
<td>Can be cleaned and reused or crushed for use in landscaping and driveways</td>
</tr>
<tr>
<td>Untreated Timber</td>
<td>Reused as floorboards, fencing, furniture, mulched or sent to second hand timber suppliers</td>
</tr>
<tr>
<td>Treated Timber</td>
<td>Reused as formwork, bridging, blocking and propping or sent to second hand timber suppliers</td>
</tr>
<tr>
<td>Doors, Windows, Fittings</td>
<td>Sent to second hand suppliers</td>
</tr>
<tr>
<td>Glass</td>
<td>Reused as glazing or aggregate for concrete production</td>
</tr>
<tr>
<td>Metals (fittings, appliances and wiring)</td>
<td>Removal for recycling</td>
</tr>
<tr>
<td>Synthetic Rubber (carpet underlay)</td>
<td>Reprocessed for use in safety devices and speed humps</td>
</tr>
<tr>
<td>Healthy Trees</td>
<td>Relocated either onsite or offsite</td>
</tr>
<tr>
<td>Garden Waste</td>
<td>Mulched, composted</td>
</tr>
<tr>
<td>Carpet</td>
<td>Can be sent to recyclers or reused in landscaping</td>
</tr>
<tr>
<td>Plasterboard</td>
<td>Removal for recycling or return to supplier</td>
</tr>
</tbody>
</table>

Table 1: Examples of the potential reuse and recycling opportunities of demolition materials, Waste Not DCP 2008 (NSW Environment and Heritage)

### 3.2 Construction of Buildings or Structures

#### 3.2.1 General

Attention to design, estimating of materials and waste sensitive construction techniques and management practices can achieve significant rewards in managing waste.

#### 3.2.2 Objectives

- a) Maximise reuse and recycling of construction materials
- b) Minimise waste generation.
- c) Ensure appropriate storage and collection of construction waste.
- e) Avoid illegal dumping.
- f) Promote improved project management.
g) Optimise adaptive reuse opportunities of existing building/structures.

3.2.3 Controls

a) A Waste Management Plan (WMP) is required to accompany all Development Applications for construction in accordance with the guidelines below.

3.2.4 Guidelines

- The WMP should be prepared in accordance with the template contained in Appendix A of this Plan.
- Estimate volumes of materials to be used and so that the correct quantities are purchased. For small-scale building projects, an indication is provided in Appendix B.
- Identify potential reuse and recycling opportunities of excess construction materials.
- Incorporate the use of prefabricated components and recycled materials.
- Arrange for the delivery of materials on an ‘as needed’ basis to prevent degradation of material through weathering and moisture damage.
- Areas identified for the storage of materials for use, recycling and disposal should be selected having regard to slope, drainage, location of waterways, stormwater outlets and vegetation.
- Promote separate collection bins or areas for the storage or residual waste.
- Clearly signpost the purpose and content of the bins and storage areas.
- Minimise site disturbance and limit unnecessary excavation.
- Retain all records demonstrating lawful disposal of waste and keep them readily accessible for inspection by regulatory authorities such as Council, WorkCover NSW or NSW EPA.

3.3 Design and Use of Buildings

3.3.1 Provision of On-site Waste Collection

a) Development for the purposes of multi-unit housing, residential flat buildings, serviced apartments, mixed use and commercial development must provide onsite, underground collection of waste.

b) Access for waste collection vehicles shall be provided from a secondary street frontage. Where only one street frontage is available, the design of the building should ensure that the driveway location minimises impacts on the streetscape and building façade design. Developments where the access driveway dominates the building frontage are not encouraged.

c) Collection vehicles must be able to service the development efficiently and effectively, with minimal need to reverse and manoeuvre. The building should be designed to ensure access and manoeuvring requirements of vehicles can be met. Flexibility of facilities to adapt to changing vehicle sizes over time should be included.

Architectural and waste management plans must be developed in accordance with the requirements and numerical standards of Appendix E, and provide the following:

i) Provision of a waste collection area in close proximity to the street.
ii) Sufficient headroom for the full path of travel to and from the waste and recycling room, including ramps, access roads, turning circles and
basement/loading areas. The clearance is to be kept free of any overhead conduits, ducting, services or other obstructions. Typical Council collection vehicle specifications are shown in Appendix F.

iii) Adequate turning circles to allow collection vehicles to enter and exit the site in a forward direction. Vehicles should not be required to undertake more than a 3-point turn to achieve this and adequate clearances from walls, kerbs and structural columns should be provided.

iv) Ramp and driveway gradients suitable for collection vehicle access.

v) Slab and driveway construction capable of accommodating the weight of a fully loaded collection vehicle. Weight and structural requirements for Council collection vehicles are included in Appendix E. For all other providers, engineering requirements for proposed collection vehicles must be provided.

vi) Collection vehicles must not impede access to, within or from the site for other users.

vii) If a vehicle turntable is to be used, the physical specifications of the turntable must be capable of accommodating the weight and wheel base dimensions of the proposed collection vehicles. The area it is located in must accommodate the full turning circle of the vehicle, including any overhang. Flexibility to adapt to changing vehicle size and weight should be considered when determining the appropriate turntable size and any area it is located within.

d) Prior to pouring of the ground floor slab, the applicant must submit to the relevant certifying authority, certification by a qualified surveyor that the headroom approved in the waste management plan and on the approved plans has been met. The relevant ceiling heights for Council’s collection vehicles are provided in Appendix E.

e) The room/s for storing waste and recycling must be located in a position that is convenient for both users and waste collection staff.

f) The Waste Management Plan and application plans must demonstrate how bins are to be transferred to collection vehicles. Plans must show the location and configuration of bins at the point of collection and ensure there is adequate room for;

i) all bins to be collected in one visit, and

ii) the necessary manoeuvring of bins within the area during collection.

Drivers must not be required to leave the vehicle to move bins.

3.3.2 Exemptions to underground collection

On a merit basis, Council may consider alternative onsite collection arrangements to underground waste collection, provided the applicant can justify this departure with relevant reports. Only in exceptional circumstances will Council consider kerb-side collection for the above development types.

A decision to support an exemption to underground or onsite collection will be based on assessment of a range of factors, such as ability to comply with the broader objectives of the Strathfield Consolidated Development Control Plan, site constraints, locality constraints, scale of the development and alternative development options.
3.3.3 **Alternative onsite collection arrangements**

a) Where an exemption for onsite collection is deemed appropriate, the following alternatives may be considered:

i) Collection in a loading dock facility, where collection vehicles reverse into the dock and exit in a forward direction.

ii) Collection from an at-grade, on-site location, where bins are transferred to the collection area from the garbage room and returned following collection. Vehicles reverse into the site and exit in a forward direction.

b) Where onsite collection is to be provided at grade, the storage and collection area(s) must comply with Council's controls and Section 3.3.1, (b)-(f) and 3.3.2 of this Part, and provide the following:

i) Minimal reversing to access the collection point.

ii) Compliance with the requirements of Appendix E.

iii) Be located so that the collection vehicle does not obstruct access for other users.

iv) Provision for the vehicle to be contained within the site, with no obstructions over public property.

v) Address tree overhang and other likely obstructions.

vi) Ensure adequate turning circles are available on street to allow for reversing into the site, with the waste management plan detailing measures required to allow for access needs, eg: no standing zones alongside driveways etc.

3.3.4 **Onsite Collection Access**

As a minimum requirement for Council collection access, Council will require:

a) A Positive Covenant under Section 88E of the Conveyancing Act, 1919 is required to be created on the property title in order to formalise access by Council staff or its authorised contractors where onsite waste collection is required. This is usually applied through a condition of Development Consent with evidence of the registration of the covenant submitted to Council prior to the issue of the Occupation Certificate. The standard condition used for this purpose is as follows:

A Positive Covenant under Section 88E of the Conveyancing Act, 1919 shall be created on the title of the property as follows:

i) Full and free right must be provided to Strathfield Council employees or its authorised contractors to enter upon the land and remove any waste products using any vehicle or equipment as necessary; and

ii) The owner of the lot burdened shall be solely responsible for the cost of maintaining in good and sufficient repair at all times the internal roads or access ways used by Strathfield Council or its authorised contractors for the purposes of exercising its rights as set out in Clause (1) above.

The wording of the Instrument shall be submitted to and approved by Strathfield Council prior to lodgement at Land and Property Information NSW. The Instrument shall be registered and a registered copy of the document shall be submitted to and accepted by the Strathfield Council **prior to the issue of an Occupation Certificate**.
This control may be revised or substantially modified to suit different site and development circumstances at Council’s discretion.

b) Indemnity against claims for loss or damage to the pavement or other driving surface. Council may also require indemnity against liabilities, losses, damages and any other demands arising from any on-site collection service.

c) A master access key/control device to be provided to Council for any gate or roller door, with access arrangements to be negotiated with Council.

3.4 Provision for Automated Waste Collection System (AWCS)

3.4.1 General

This section applies to new development within the Parramatta Road Corridor, as shown in Appendix G.

An automated waste collection system (AWCS) is a mechanical vacuum system which is used to transport waste via an underground pipe network. It has specific design elements that need to be considered, including inlets, pipe networks and a collection station. Design considerations include system capacity and infrastructure requirements for the pipe system.

3.4.2 Objectives

a) To ensure that medium and high density development in the Parramatta Road Corridor are adaptable for future connection to an automated waste collection system.

3.4.3 Controls

a) The design and construction of all medium and high density buildings within the Parramatta Road Corridor must provide a conventional waste collection system that is adaptable to an AWCS, including adaptable waste rooms.

b) Developments must be designed to allow for future connection of the AWCS, with the space and infrastructure needed for installation/retrofitting of the system included. This must be provided in accordance with Council requirements.

c) Council may request detailed design drawings for the AWCS provision, including details of waste collection rooms, air inlet facilities, waste inlet areas, pipe access spaces and connection points in order to:

   i) Ensure the development will meet the requirements outlined in these controls;

   ii) Ensure that the building will be capable of adaptation when the building is integrated into the wider AWCS; and

   iii) Provide detailed advice, either from Council, or from Council’s service provider, in regard to whether the detailed design is suitable for the AWCS.
3.5 Single Dwellings, Semi-Detached and Dual Occupancy Development

3.5.1 General

The design of waste and recyclables storage areas within the home and property affect ease of use, amenity and the movement and handling of waste for the life of the development.

3.5.2 Objectives

a) Maximise reuse and recycling of materials.
b) Minimise waste generation.
c) Ensure appropriate collection and storage of waste.
d) Minimise the environmental impacts associated with waste management.
e) Avoid illegal dumping.

3.5.3 Controls

a) A Waste Management Plan (WMP) is required for single dwelling, semi-detached and dual occupancy development in accordance with the guidelines below.

3.5.4 Guidelines

- The WMP should be prepared in accordance with the template contained in Appendix A of this Plan.
- Council's residential waste collection service offers one (1) x 120 litre (L) general waste bin, one (1) x 240L recycling bin and one (1) x 240L garden vegetation bin per dwelling for single dwellings, semi-detached and dual occupancy development.
- Waste containers should be stored in a suitable place to avoid vandalism, nuisance (odour, vermin) and adverse visual impacts on residents and the streetscape. They should be located to minimise the distance of travel to the collection point, be easily accessible and be of sufficient size to accommodate the necessary waste storage bins in accordance with Appendix C.
- Each dwelling should identify the location of indoor waste/recycling cupboard on the floor plans.
- A composting area/container should be provided for each dwelling and located so as not to impact adjoining properties by way of odour, vermin or other nuisance.
3.6 Multi Dwelling Housing (Town Houses and Villas) and Residential Flat Buildings

3.6.1 General

*Note: Refer to ‘Better Practice Guide for Waste Management in Multi Unit Dwellings’ EPA 2008*

The design of waste and recycling storage areas within the unit and property affects ease of use, amenity, movement and handling of waste for the life of the development. Multiple households within the property increase challenges with regard to waste volume, ease of access and operation of waste sorting and removal systems.

The placement of an excessive number of bins on the nature strip results in an unacceptable visual amenity impact on the streetscape. The provision of bulk bin storage and onsite collection improves the visual quality of streets, allows for a coordinated design approach to providing dedicated waste storage and collection areas and improves the safety and efficiency of collection by removing potential conflicts with vehicles and other obstacles that may impede access.

This section will also be applied to nursing homes and retirement villages.

3.6.2 Objectives

a) Ensure appropriate, safe and practical waste storage facilities and collection arrangements.

b) Maximise source separation and recovery of recyclables.

c) Ensure waste management systems are as intuitive for occupants as possible and are readily accessible.


d) Minimise adverse environmental impacts associated with waste management.

e) Discourage illegal dumping by providing onsite storage and removal services.

f) Reduce visual amenity impacts of bins on the nature strip by collecting waste from locations away from the public space.


g) Improve the efficiencies of waste storage and collection through bulk bin storage and onsite collection.

3.6.3 Controls

A Waste Management Plan (WMP) is required for all multi dwelling housing and residential flat buildings prepared in accordance with the guidelines below and the following requirements:

a) Provision for onsite collection is required in accordance with Section 3.3 and Appendix E

b) A dedicated waste storage room(s) or area(s) are to be provided in accordance with the standards in Appendix D.
c) Bulk bin storage is to be provided based on the use of 660L bins for general waste and 240L bins for recycling material, in accordance with the generation rates in Appendix B.

d) Council will consider the following waste arrangements for multi dwelling housing where the reduced scale of the development and its impacts support this (eg 4-dwelling townhouse developments):

   i) Bins are to be provided at a rate of one (1) x 120L general waste and one (1) x 240L recycling bin per dwelling.
   ii) Bins may be stored within the private open space of each dwelling or alternatively in an easily accessible communal storage area that meets the standards in Appendix D and E.
   iii) Individual dwellings will be responsible for the management of their own waste.

e) An additional storage area is to be provided for the temporary storage of bulky items (e.g. mattresses/furniture) at a rate of 4m$^2$ per 10 units.

f) A caretaker or individual(s) shall be nominated as being responsible for transferring the bins to the collection point and back into the waste storage room/area.

g) Residential units shall be insulated from noise if adjacent to or above:

   i) Waste and recycling storage facilities,
   ii) Chute and compaction systems,
   iii) Waste and recycling collection and vehicle access points.

### 3.6.4 Guidelines

- The WMP should be prepared in accordance with the template contained in Appendix A of this Plan.
- The waste storage capacity for the proposed development should be calculated in accordance with Appendix B.
- Waste containers should be stored in a suitable place to avoid vandalism, nuisance (odour, vermin) and adverse visual impacts on residents and the streetscape. They should be located to minimise the distance of travel to the collection point, be easily accessible and be of sufficient size to accommodate the necessary waste storage bins in accordance with Appendix C.
- Each dwelling should identify the location of indoor waste/recycling cupboard on the floor plans.
- A composting area of suitable capacity should be provided for the development and located so as not to impact adjoining properties by way of odour, vermin or other nuisance.
3.7 COMMERCIAL PREMISES AND CHANGE OF USE APPLICATIONS

3.7.1 General

Note: Refer to the EPA’s Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities

This section applies to a range of non-residential uses such as commercial premises (e.g. shops, restaurants and cafes), educational establishments, entertainment facilities, medical centres and health consulting rooms, child care centres, hotels and motels amongst others.

Flexibility in size and layout is often required to cater for the different needs and waste volumes of multiple tenants as well as future changes in use.

3.7.2 Objectives

a) Ensure appropriate waste storage and collection facilities
b) Maximise source separation and recovery of recyclables
c) Ensure waste management systems are as intuitive for users as possible and readily accessible to occupants and service providers
d) Minimise risk to health and safety associated with handling and disposal of waste and recycled material and ensure optimum hygiene
f) Minimise adverse environmental impacts associated with waste management
g) Discourage illegal dumping by providing onsite storage and removal services
h) Improve the efficiencies of waste storage and collection through bulk bin storage and onsite collection.

3.7.3 Controls

A Waste Management Plan (WMP) is required for all commercial and non-residential Development Applications prepared in accordance with the guidelines below and the following requirements:

a) Where development provides for construction of a new building, provision for onsite collection is required in accordance with Section 3.3 and Appendix E.

b) The development must include a designed waste/recycling storage area or room(s) designed in accordance with Appendix D.

c) A collection point for the collection and emptying of waste and recycling bins should be identified.

d) The path of travel for moving bins from the storage area to the identified collection point (if collection is to occur away from the storage area) should be clearly identified.

e) The onsite path of travel for collection vehicles (for larger non-residential development schemes with internal roadways) must be designed to accommodate the largest size of vehicle likely to access the site/collection point and shall be specified in the waste management plan.
Written evidence of valid contracts for the regular collection and disposal of waste and recyclables generated on the site (e.g. medical related waste, trade waste or excessive waste volumes generated etc) by a licensed waste contractor must be maintained.

3.7.4 Guidelines

- The WMP should be prepared in accordance with the template contained in Appendix A of this Plan.
- An indication of waste generation rates for some non-residential uses is provided in Appendix B below. The type and capacity of waste containers and storage areas should be compatible with the collection practices of the nominated waste contractor.
- Access to waste collection areas from classified road frontages should be avoided.
- The size and layout of the waste/recycling storage room/area should be capable of accommodating reasonable future changes in use in the development.
- Arrangements must be in place regarding the regular maintenance and cleaning of waste management facilities.

3.8 Mixed-Use Development

3.8.1 General

*Note: Refer to ‘Better Practice Guide for Waste Management in Multi Unit Dwellings’ EPA 2008 and Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities*

In mixed-use development, particularly with a residential component, waste minimisation and management arrangements will need to be appropriately balanced and include a consideration of the preservation of residential amenity for residents on the site and adjoining properties. This will be achieved by requiring mixed-use development to provide separate and self-contained waste storage areas and collection arrangements for residential and non-residential uses or other uses.

3.8.2 Objectives

- a) Ensure appropriate waste storage and collection facilities
- b) Maximise source separation and recovery of recyclables
- c) Ensure waste management facilities are safely and easily accessible to occupants and service providers
- d) Minimise risk to health and safety associated with handling and disposal of waste and recycled material and ensure optimum hygiene
- e) Minimise adverse environmental impacts associated with waste management
- f) Discourage illegal dumping by providing onsite storage and removal services
- g) Prevent large quantities of bins resulting in an unacceptable visual amenity impact when positioned on the nature strip for collection.
h) Improve the efficiencies of waste storage and collection through bulk bin storage and onsite collection.

### 3.8.3 Controls

A Waste Management Plan (WMP) is required for all mixed-use development applications prepared in accordance with the guidelines below and the following:

a. Provision for onsite collection is required in accordance with Section 3.3 and Appendix E.

b. Waste management must comply with the objectives, controls and guidelines of the other sections of this Part, based on the types of development proposed (e.g. Clause 3.6 for Residential and Clause 3.7 for Commercial).

c. Separate waste storage rooms/areas must be provided for residential and non-residential uses.

d. Residential units shall be insulated from noise if adjacent to or above:
   
   i) Waste and recycling storage facilities,
   ii) Chute and compaction systems,
   iii) Waste and recycling collection and vehicle access points.

    e. Separate waste management systems must be designed so that they can effectively operate without conflict or adversely affecting amenity

    f. The WMP should be prepared in accordance with the template contained in Appendix A of this Plan.

### 3.8.4 Guidelines

- The main principle for waste management in mixed use developments is that the waste storage and collection arrangements should be designed to minimise the risk of contamination between waste streams from different tenancies and occupations. An example of this is the residential component having a separate waste storage area from the commercial component in a mixed-use development and that cross access to these areas is prevented.
3.9 Industrial

3.9.1 General

Note: Refer to the EPA’s Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities

Industrial development can produce a diverse range of waste products. It is important to maintain waste separation to allow efficient reuse and resource recovery and prevent the distribution of toxic material through a large volume of non-toxic wastes. Additional approval(s) may be required for certain types of hazardous waste or be subject to more stringent standards and protocols for the handling and management under legislation.

3.9.2 Objectives

b) Ensure appropriate waste storage and collection facilities.

c) Maximise source separation and recovery of recyclables.

c) Ensure waste management facilities are as intuitive as possible and readily accessible to both users and service providers.

d) Minimise risk to health and safety associated with handling and disposal of waste and recycled material and ensure optimum hygiene.

e) Minimise adverse environmental impacts associated with waste management.

f) Discourage illegal dumping by providing on site storage and removal services.

3.9.3 Controls

A Waste Management Plan (WMP) is required for all industrial development applications prepared in accordance with the guidelines below and the following:

a) The WMP should be prepared in accordance with the template contained in Appendix A of this Plan.

b) Written evidence of a valid contract with a licensed waste contractor for the regular collection and disposal of all waste streams generated should be maintained at all times on site.

c) evidence of compliance or ability to meet compliance with specific industrial waste laws/protocols that apply due to the nature of activity undertaken or the type of waste produced (refer Clause 2.6 above)

d) For multi-unit industrial development, there must be convenient access from each tenancy and/or larger waste producing area of the development to the waste/recycling storage room(s) or area(s). There must be step-free access between the point at which bins are collected/emptied and the waste/recycling storage room(s) or area(s).

e) Every development must include a designated general waste/recycling storage room(s) or area(s) designed in accordance with Appendix D as well as an appropriately designed storage area for industrial waste streams.
f) The waste/recycling storage room(s) or area(s) must be designed to accommodate sufficient storage capacity for the likely waste generated between collections.

g) Waste management storage room(s) or area(s) must be suitably enclosed, covered and maintained so as to prevent polluted wastewater runoff from entering the stormwater system.

h) The type and volume of containers used to hold waste and recyclable materials should be compatible with the collection practices of the nominated waste contractor.

i) Arrangements should be in place regarding the regular maintenance and cleaning of waste management facilities.

### 3.9.4 Guidelines

- Individual waste storage/recycling areas may be required for each tenancy in multi-unit industrial development.
- All waste/recyclable materials generated on site must be kept in enclosed bins with securely fitted lids so the contents are not able to leak or overflow.
APPENDICES

APPENDIX A: Waste Management Plan Template

<table>
<thead>
<tr>
<th>Applicant and Project Details (All Developments)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Applicant Details</strong></td>
</tr>
<tr>
<td>Application No.</td>
</tr>
<tr>
<td>Name</td>
</tr>
<tr>
<td>Address</td>
</tr>
<tr>
<td>Phone No.</td>
</tr>
<tr>
<td>Email</td>
</tr>
<tr>
<td><strong>Project Details</strong></td>
</tr>
<tr>
<td>Site Address</td>
</tr>
<tr>
<td>Existing building(s) and/or other structure(s) on site</td>
</tr>
<tr>
<td>Description of proposed development</td>
</tr>
</tbody>
</table>

The details on this form are the provisions and intentions for minimising and managing waste relating to this project. All records demonstrating lawful disposal of waste will be retained and kept readily accessible for inspection by regulatory authorities such as Council, WorkCover NSW, NSW Environment Protection Agency and/or the NSW Department of Environment and Heritage.

<table>
<thead>
<tr>
<th>Name</th>
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<tbody>
<tr>
<td>Signature</td>
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<tr>
<td>Date</td>
</tr>
<tr>
<td>Demolition (all types of demolition works)</td>
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<td>------------------------------------------</td>
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<td></td>
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<tr>
<td><strong>Type of Waste Generated</strong></td>
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<tr>
<td><strong>Reuse</strong></td>
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<tr>
<td><strong>Estimate Volume (m$^3$) or weight (t)</strong></td>
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<tr>
<td><strong>Recycle</strong></td>
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<tr>
<td><strong>Estimate Volume (m$^3$) or weight (t)</strong></td>
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<tr>
<td><strong>Disposal</strong></td>
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<tr>
<td><strong>Estimate Volume (m$^3$) or weight (t)</strong></td>
</tr>
<tr>
<td>Specify method of onsite reuse, contractor and recycling outlet and/or waste depot to be used</td>
</tr>
<tr>
<td>Excavation Material</td>
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<tr>
<td>Timber (specify)</td>
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<tr>
<td>Concrete</td>
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<tr>
<td>Bricks/Pavers</td>
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<tr>
<td>Tiles</td>
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<td>Metal (specify)</td>
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<tr>
<td>Glass</td>
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<tr>
<td>Furniture</td>
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<td>Fixtures and fittings</td>
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<tr>
<td>Floor coverings</td>
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<tr>
<td>Packaging (used pallets, pallet wrap)</td>
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<tr>
<td>Garden Organics</td>
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<tr>
<td>Containers (cans, plastic, glass)</td>
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<tr>
<td>Paper/Cardboard</td>
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<td>Residual Waste</td>
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<td>Hazardous/Special Waste e.g. asbestos (specify)</td>
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<td>Other (specify)</td>
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<tr>
<td>Type of Waste Generated</td>
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<tr>
<td>Excavation Material</td>
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<td>Timber (specify)</td>
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<td>Concrete</td>
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<td>Bricks/Pavers</td>
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<td>Tiles</td>
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<td>Metal (specify)</td>
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<td>Glass</td>
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<td>Plasterboard (offcuts)</td>
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<td>Fixtures and fittings</td>
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<td>Floor coverings</td>
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<td>Packaging (used pallets, pallet wrap)</td>
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<td>Hazardous/Special Waste e.g. asbestos (specify)</td>
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<td>Other (specify)</td>
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<tr>
<td>Ongoing Operation (residential, multi dwelling, commercial, mixed-use and/or industrial)</td>
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<tr>
<td><strong>Recyclables</strong></td>
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<tr>
<td><strong>Paper/Cardboard</strong></td>
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<tr>
<td>Amount generated (L per unit per day)</td>
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<tr>
<td>Amount generated (L per unit per week)</td>
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<tr>
<td>Total amount generated for development</td>
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<tr>
<td>Any reduction due to compacting equipment</td>
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<tr>
<td>Frequency of collections</td>
</tr>
<tr>
<td>Number and size of storage bins required</td>
</tr>
<tr>
<td>Waste room floor area and dimensions required for storage of bins</td>
</tr>
</tbody>
</table>

Note: Show the total volume of waste expected to be generated by the development and the associated waste storage requirements.
<table>
<thead>
<tr>
<th><strong>ONSITE WASTE COLLECTION</strong></th>
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</thead>
<tbody>
<tr>
<td>Driveway location</td>
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<tr>
<td>Driveway and access route width</td>
</tr>
<tr>
<td>Type of waste collection area, ie basement, loading dock etc</td>
</tr>
<tr>
<td>Maximum reversing distance for collection vehicles and configuration of path (straight, curved etc)</td>
</tr>
<tr>
<td>Distance from collection area to the property boundary (&lt;15m)</td>
</tr>
<tr>
<td>Headroom along vehicle travel path - measured at its lowest point from ceiling, ducting, conduits or any other obstruction.</td>
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<tr>
<td>Dimensions for vehicle manoeuvring/turning circles, including on-street turning circles.</td>
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<tr>
<td>Structural capacity of slab for collection areas.</td>
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<tr>
<td>Ramp gradients</td>
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<tr>
<td>Vehicle turntable use</td>
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<tr>
<td>- Weight capacity</td>
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<tr>
<td>- Max wheel base</td>
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<tr>
<td>- Provision for overhang</td>
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<tr>
<td>Dimensions, layout and floor area provided at bin collection point</td>
</tr>
<tr>
<td>Dimensions, layout and floor area provided for collection vehicle standing/collection area.</td>
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<tr>
<td>ONSITE WASTE COLLECTION</td>
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<tr>
<td>Grade of bin collection area, including for waste collection vehicle.</td>
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<tr>
<td>Obstructions to other users during waste collection</td>
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<tr>
<td>Legal arrangements for access for collection staff</td>
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<tr>
<td>Screening and amenity of collection areas.</td>
</tr>
<tr>
<td>Construction Design (all types of development)</td>
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<tr>
<td>Outline how measures for waste avoidance have been incorporated into the design, material purchasing and construction techniques of the development (refer Section 3.2 of this Plan).</td>
</tr>
</tbody>
</table>

**Materials**

<table>
<thead>
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<th>Details</th>
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<td></td>
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<td></td>
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<tr>
<td></td>
</tr>
</tbody>
</table>

**Lifecycle**

<table>
<thead>
<tr>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
<tr>
<td></td>
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<td></td>
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<tr>
<td></td>
</tr>
</tbody>
</table>

*Detail the arrangements that would be appropriate for the ongoing use of waste facilities as provided in the development. Identify each stage of waste transfer between residents' units/commercial tenancies and loading into the collection vehicle, detailing the responsibility for and location and frequency of, transfer and collection.*
<table>
<thead>
<tr>
<th>Plans and Drawings (all developments)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>All Drawings</strong></td>
</tr>
<tr>
<td>Submitted to scale (1:100, 1:200 or 1:500)</td>
</tr>
<tr>
<td>Clearly indicate location of and provisions for storage and collection of waste and recyclables during:</td>
</tr>
<tr>
<td>• Demolition</td>
</tr>
<tr>
<td>• Construction</td>
</tr>
<tr>
<td>• Ongoing operation</td>
</tr>
<tr>
<td><strong>Demolition</strong></td>
</tr>
<tr>
<td>Size and location(s) of waste storage area(s)</td>
</tr>
<tr>
<td>Access for waste collection vehicles</td>
</tr>
<tr>
<td>Areas to be excavated</td>
</tr>
<tr>
<td>Types and numbers of storage bins likely to be required</td>
</tr>
<tr>
<td>Signage required to facilitate correct use of storage facilities</td>
</tr>
<tr>
<td><strong>Construction</strong></td>
</tr>
<tr>
<td>Size and location(s) of waste storage area(s)</td>
</tr>
<tr>
<td>Access for waste collection vehicles</td>
</tr>
<tr>
<td>Areas to be excavated</td>
</tr>
<tr>
<td>Types and numbers of storage bins likely to be required</td>
</tr>
<tr>
<td>Signage required to facilitate correct use of storage facilities</td>
</tr>
<tr>
<td><strong>Ongoing Operation</strong></td>
</tr>
<tr>
<td><strong>Space</strong></td>
</tr>
<tr>
<td>Size and location(s) of waste storage areas</td>
</tr>
<tr>
<td>Recycling bins placed next to residual waste bins</td>
</tr>
<tr>
<td>Space provided for access to and the manoeuvring of bins/equipment</td>
</tr>
<tr>
<td>Any additional facilities</td>
</tr>
<tr>
<td><strong>Access</strong></td>
</tr>
<tr>
<td>Access route(s) to deposit waste in storage room/area</td>
</tr>
<tr>
<td>Access route(s) to collect waste from storage room/area</td>
</tr>
<tr>
<td>Bin carting grade</td>
</tr>
<tr>
<td>Location of final collection point and space required for collection service</td>
</tr>
<tr>
<td>Clearance, turning circles, gradients and strength of internal access driveways and roads</td>
</tr>
<tr>
<td>Direction of traffic flow for internal access driveways and roads</td>
</tr>
<tr>
<td><strong>Amenity</strong></td>
</tr>
<tr>
<td>Aesthetic design of waste storage areas</td>
</tr>
<tr>
<td>Signage – type and location</td>
</tr>
<tr>
<td>Construction details of storage rooms/areas including floor, walls, doors, ceiling design, sewer connection, lighting, ventilation, security, wash down provisions etc)</td>
</tr>
</tbody>
</table>
APPENDIX B: Waste and Recycling Generation Rates

Construction Waste – Renovations and Small Home Building

‘Rule of Thumb’ for renovations and small home building:

- Timber 5-7% of material ordered
- Plasterboard 5-20% of material ordered
- Concrete 3-5% of material ordered
- Bricks 5-10% of material ordered
- Tile 2-5% of material ordered

<table>
<thead>
<tr>
<th>Waste and Recycling Generation Rates</th>
<th>Premsises Type</th>
<th>Waste Generation</th>
<th>Recyclable Material Generation</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Backpackers’ Hostel</td>
<td>40L/occupant space/week</td>
<td>20L/occupant space/week</td>
<td></td>
</tr>
<tr>
<td>Boarding House, Guest House</td>
<td>60L/occupant space/week</td>
<td>20L/occupant space/week</td>
<td></td>
</tr>
<tr>
<td>Community Facilities</td>
<td>480L/100m²/week</td>
<td>240L/100m²/week</td>
<td></td>
</tr>
<tr>
<td>Food Premises:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Butcher</td>
<td>80L/100m² floor area/day</td>
<td>Variable</td>
<td></td>
</tr>
<tr>
<td>Delicatessen</td>
<td>80L/100m² floor area/day</td>
<td>Variable</td>
<td></td>
</tr>
<tr>
<td>Fish Shop</td>
<td>80L/100m² floor area/day</td>
<td>Variable</td>
<td></td>
</tr>
<tr>
<td>Greengrocer</td>
<td>240L/100m² floor area/day</td>
<td>120L/100m² floor area/day</td>
<td></td>
</tr>
<tr>
<td>Restaurant, Cafe</td>
<td>10L/1.5m² floor area/day</td>
<td>2L/1.5m² floor area/day</td>
<td></td>
</tr>
<tr>
<td>Supermarket</td>
<td>240L/100m² floor area/day</td>
<td>240L/100m² floor area/day</td>
<td></td>
</tr>
<tr>
<td>Takeaway food shop</td>
<td>80L/100m² floor area/day</td>
<td>Variable</td>
<td></td>
</tr>
<tr>
<td>Hairdresser, Beauty Salon</td>
<td>60L/100m² floor area/week</td>
<td>Variable</td>
<td></td>
</tr>
<tr>
<td>Hotel, Licensed Club, Motel</td>
<td>5L/bed space/day</td>
<td>1L/bed space/day</td>
<td></td>
</tr>
<tr>
<td></td>
<td>50L/100m² bar area/day</td>
<td>50L/100m² bar area/day</td>
<td></td>
</tr>
<tr>
<td></td>
<td>10L/1.5m² dining area/day</td>
<td>50L/100m² dining area/day</td>
<td></td>
</tr>
<tr>
<td>Offices</td>
<td>10L/100m² floor area/day</td>
<td>10L/100m² floor area/day</td>
<td></td>
</tr>
<tr>
<td>Shop less than 100m² floor area</td>
<td>50L/100m² floor area/day</td>
<td>25L/100m² floor area/day</td>
<td></td>
</tr>
<tr>
<td>Shop greater than 100m² floor area</td>
<td>50L/100m² floor area/day</td>
<td>50L/100m² floor area/day</td>
<td></td>
</tr>
<tr>
<td>Showroom</td>
<td>40L/100m² floor area/day</td>
<td>10L/100m² floor area/day</td>
<td></td>
</tr>
<tr>
<td>Multi Dwelling, Residential Flat Buildings and Residential Accommodation in Mixed-Use Development</td>
<td>120L/unit/week</td>
<td>60L/unit/week</td>
<td></td>
</tr>
</tbody>
</table>

Table 2: Waste and Recycling Generation Rates for different types of development (sourced from the Model Waste Not DCP Chapter 2008 prepared by the NSW Department of Environment and Climate Change).
APPENDIX C: Indicative Bin Sizes

These dimensions are a guide only and confirmation from Council’s Waste Supervisor/contractor or private service operator should be sought prior to finalising waste storage and collection arrangements.

### Mobile Garbage Bins (MGBs)

_All MGBs should comply with Australian Standard for Mobile Waste Containers (AS 4123) which establishes standard size and colour requirements for bodies and lids based on materials contained._

<table>
<thead>
<tr>
<th>Bin Type (2 wheels)</th>
<th>80L</th>
<th>120L</th>
<th>140L</th>
<th>240L</th>
<th>360L</th>
</tr>
</thead>
<tbody>
<tr>
<td>Height (mm)</td>
<td>870</td>
<td>940</td>
<td>1065</td>
<td>1080</td>
<td>1100</td>
</tr>
<tr>
<td>Depth (mm)</td>
<td>530</td>
<td>560</td>
<td>540</td>
<td>735</td>
<td>885</td>
</tr>
<tr>
<td>Width (mm)</td>
<td>450</td>
<td>485</td>
<td>500</td>
<td>580</td>
<td>600</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Bin Type (4 wheels)</th>
<th>660L</th>
<th>770L</th>
<th>1100L</th>
<th>1300L</th>
<th>1700L</th>
</tr>
</thead>
<tbody>
<tr>
<td>Height (mm)</td>
<td>1250</td>
<td>1425</td>
<td>1470</td>
<td>1480</td>
<td>1470</td>
</tr>
<tr>
<td>Depth (mm)</td>
<td>850</td>
<td>1100</td>
<td>1245</td>
<td>1250</td>
<td>1250</td>
</tr>
<tr>
<td>Width (mm)</td>
<td>1370</td>
<td>1370</td>
<td>1370</td>
<td>1770</td>
<td>1770</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Bin Type (bulk bins)</th>
<th>2.0m³ Skip</th>
<th>3.0m³ Skip</th>
<th>4.5m³</th>
</tr>
</thead>
<tbody>
<tr>
<td>Height (mm)</td>
<td>865</td>
<td>1225</td>
<td>1570</td>
</tr>
<tr>
<td>Depth (mm)</td>
<td>1400</td>
<td>1505</td>
<td>1605</td>
</tr>
<tr>
<td>Width (mm)</td>
<td>1830</td>
<td>1805</td>
<td>1805</td>
</tr>
</tbody>
</table>

Table 3: Indicative Bin Sizes sourced from the Better Practice Guide for Waste Management in Multi-unit Dwellings, Department of Environment & Climate Change NSW 2008.
APPENDIX D: Waste and Recycling Storage Room/Area Design

The design of waste and recycling storage room(s) and/or area(s) should be in accordance with the following principles and standards:

<table>
<thead>
<tr>
<th>Principle</th>
<th>Requirement/Standard</th>
<th>Yes (Y) / No (N)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Building Code of Australia (BCA)</td>
<td>Waste and recycling storage rooms must be constructed in accordance with the requirements of the BCA</td>
<td></td>
</tr>
</tbody>
</table>
| 2. Appearance | Waste/recycling storage rooms must be integrated into the design of the overall development.  
Ideally located behind the front building line or basement location in the main building envelope/footprint.  
Materials and finishes visible from communal or private open space, the public domain and/or adjoining and nearby properties should be of a similar style and quality to the external materials used in the host building. |                 |
| 3. Location | Location and design should minimise adverse impacts associated with:  
• Proximity of the room/area to any dwellings;  
• Visibility of the room/area;  
• Noise generated by any equipment located within the room;  
• Noise generated by the movement of bins into and out of the room;  
• Noise generated by collection vehicles accessing the site; and  
• Odours emanating from the room. |                 |
| 4. Size | Waste/recycling storage room(s) or area(s) must be of adequate size to comfortably accommodate all waste and recycling bins associated with development.                                                                                                                                                                                                                                                                                       |                 |
| 5. Layout | The waste/recycling storage room(s) or area(s) should be graded to allow for:  
• ease of movement for the emptying of containers in accordance with any WorkCover NSW Work Health and Safety requirements; and  
• to allow for washing and cleaning of the room/area and bins graded to drain to the sewer.  
Containers used for recyclable materials should be separate from general waste containers to minimise contamination.  
The opening into the waste storage/recycling room/area shall be of a sufficient size to allow the easy movement of bins to the waste collection point and for maintenance and equipment access purposes (e.g. to service waste compaction or chute equipment)  
For development requiring a separate bulky goods storage area, this shall be separately delineated and signposted. |                 |
| 6. Use | Have a minimum of one (1) hose cock to allow for the connection of a hose for washing and cleaning purposes.  
Have sufficient signage installed to inform, educate and encourage residents and/or users of the appropriate waste bins to use and storage methods (refer Clause 2.5) |                 |
## Waste and Recycling Storage Room/Area Design Checklist (non-residential development)

<table>
<thead>
<tr>
<th>Principle</th>
<th>Requirement/Standard</th>
<th>Yes (Y) / No (N)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. Building Code of Australia (BCA)</strong></td>
<td>Waste and recycling storage rooms must be constructed in accordance with the requirements of the BCA</td>
<td></td>
</tr>
<tr>
<td><strong>2. Appearance</strong></td>
<td>Waste/recycling storage rooms and areas must be integrated into the design of the overall development and utilise compatible materials and finishes similar in style and quality.</td>
<td></td>
</tr>
<tr>
<td><strong>3. Location</strong></td>
<td>Location and design should minimise adverse impacts associated with: • Proximity of the room/area to any dwellings; • Visibility of the room/area; • Noise generated by any equipment located within the room; • Noise generated by the movement of bins into and out of the room; • Noise generated by collection vehicles accessing the site; and • Odours emanating from the room.</td>
<td></td>
</tr>
<tr>
<td><strong>4. Size</strong></td>
<td>Waste/recycling storage room(s) or area(s) must be of adequate size to comfortably accommodate all waste and recycling bins associated with the development.</td>
<td></td>
</tr>
<tr>
<td><strong>5. Layout</strong></td>
<td>The waste/recycling storage room(s) or area(s) should be graded to allow for: • ease of movement for the emptying of containers in accordance with any WorkCover NSW Work Health and Safety requirements; and • to allow for washing and cleaning of the room/area and bins graded to drain to the sewer. Containers used for recyclable materials should be separate from other waste containers to minimise contamination. For development requiring a separate bulky goods storage area, this shall be separately delineated and signposted.</td>
<td></td>
</tr>
<tr>
<td><strong>6. Use</strong></td>
<td>Access for collection vehicles should allow entry and exit in a forward direction and driveways have sufficient structural capacity to support collection vehicles. Servicing arrangements for the emptying of bins must be compatible with the operation of any other loading/unloading facilities on-site. There must be convenient access from each tenancy to the waste/recycling storage area(s). Waste/recycling storage areas should have a smooth, durable floor and must be enclosed with durable walls/fences that extend to the height of any containers which are kept within. Doors/gates to waste/recycling storage areas must be durable. There must be a sign adjacent to the door/gate stating that the door/gate should remain closed when not in use. All doors/gates should be openable from both inside and outside the storage area and allow the easy passage of waste/recycling containers and maintenance or servicing equipment. Have a minimum of one (1) hose cock to allow for the connection of a hose for washing and cleaning purposes. Have sufficient signage installed to inform, educate and encourage users of the appropriate waste bins to use and storage methods (refer Clause 2.5)</td>
<td></td>
</tr>
</tbody>
</table>
## Garbage Chute Design and Management Requirements

<table>
<thead>
<tr>
<th>Principle</th>
<th>Requirement/Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. Chute Design</strong></td>
<td>Constructed in accordance with the Building Code of Australia.</td>
</tr>
<tr>
<td></td>
<td>Located and insulated to reduce noise impacts.</td>
</tr>
<tr>
<td></td>
<td>Constructed of material that is smooth, durable, impervious, non-corrosive and fire resistant.</td>
</tr>
<tr>
<td></td>
<td>Chutes, service openings and charging devices must be easily cleaned.</td>
</tr>
<tr>
<td></td>
<td>Chutes should be cylindrical with a minimum diameter of 0.5m and no bends or sections of reduced diameter.</td>
</tr>
<tr>
<td></td>
<td>Chutes must deposit directly into a bin or compactor located in a waste/recycling storage room.</td>
</tr>
<tr>
<td></td>
<td>The bottom of the chute should be capable of being closed off when the bin or compacting device is withdrawn or replaced.</td>
</tr>
<tr>
<td></td>
<td>The upper end of the chute should be weather protected in a manner that doesn’t impede the upward movement of air out of the chute.</td>
</tr>
<tr>
<td><strong>2. Garbage Chute Service Room Design</strong></td>
<td>Service opening for depositing rubbish into the main chute on each floor must be located in a dedicated service room.</td>
</tr>
<tr>
<td></td>
<td>The charging device for each opening should be self-closing and not project into the main chute.</td>
</tr>
<tr>
<td></td>
<td>Branches connecting service openings to the main chute are to be no more than 1m in length.</td>
</tr>
<tr>
<td></td>
<td>Each service room must include containers for the storage of recyclable materials. Signage regarding the materials that can be recycled should be displayed near these containers.</td>
</tr>
<tr>
<td></td>
<td>Each service room should be easily located for convenient access and well ventilated and lit.</td>
</tr>
<tr>
<td></td>
<td>The floors, walls and ceiling of service rooms must be finished with smooth, durable materials that are capable of being easily cleaned.</td>
</tr>
<tr>
<td></td>
<td>Service rooms must include signage that clearly describes the types of materials that can be deposited into the garbage chute and the types of materials which should be deposited into recycling bins.</td>
</tr>
<tr>
<td><strong>3. Management</strong></td>
<td>Garbage chutes are not to be used for the disposal of recyclable materials due to damage and fire hazards that may result.</td>
</tr>
<tr>
<td></td>
<td>Arrangements must be in place for the regular maintenance and cleaning of garbage chutes and any associated service rooms, service openings and charging devices.</td>
</tr>
<tr>
<td></td>
<td>Arrangements must be in place for the regular transferral of recyclable materials (stored in service rooms) to the main waste/recycling storage room.</td>
</tr>
</tbody>
</table>

Table 4: Waste and Recycling Storage Room/Area Design Checklist (residential development)
Figure 2: Example of a Garbage Chute System sourced from the Better Practice Guide for Waste Management in Multi-unit Dwellings, Department of Environment & Climate Change NSW 2008.
**APPENDIX E: Onsite Waste Collection Guidelines/Checklist**

For new development where it has been determined that onsite collection is required, the following design standards are required to be satisfied in order to ensure sufficient space is available.

<table>
<thead>
<tr>
<th>Principle</th>
<th>Requirement/Standard</th>
<th>Yes (Y) / No (N)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. Consultation</strong></td>
<td>Consult with Council’s Planning and Waste Servicing Officers during pre-lodgement process to determine the most suitable servicing arrangement and collection point. See also the EPA’s <em>Better Practice Guide for Waste Management in Multi-unit Dwellings</em> and <em>Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities</em></td>
<td></td>
</tr>
<tr>
<td><strong>2. Design and Access</strong></td>
<td>Driveway and access routes must be a minimum width of 3.6m. Vehicle standing areas must have minimum dimensions of 10m x 3.6m. <strong>Underground collection</strong> • A waste collection point is to be provided within the first level of the basement. • Vehicles must enter and exit the site in a forward direction. <strong>At-grade collection</strong> • A waste collection point is to be provided: ➢ behind the front building line, ➢ along-side the driveway into the site. • Collection vehicles are to reverse into the driveway and exit in a forward direction. The waste collection point shall be no more than 15m from the property boundary at the street. There should be convenient and step free access between the waste storage room/area and the collection point. The collection area must be designed so that the bin standing area, and the standing area for the vehicle, is level. The bin collection area shall provide sufficient space for the standing of all waste bins to be collected in a single trip, as well as manoeuvring space for bins as they are emptied. Any shutter or roller door providing access to the site/waste collection point must be fitted with a master key to Council’s requirements to allow access.</td>
<td></td>
</tr>
<tr>
<td><strong>3. Structural Capacity</strong></td>
<td>The driveways and basement floor must be designed and constructed to offer sufficient structural capacity to accommodate Council’s, Council’s contractor or other private service provider’s collection vehicle when at capacity. <strong>Council vehicles at capacity = 16 tonne</strong></td>
<td></td>
</tr>
<tr>
<td><strong>4. Onsite Manoeuvring</strong></td>
<td>Plans will need to demonstrate that sufficient space for access and the turning of proposed collection vehicles is available. Refer to Australian Standard 2890.2 Parking Facilities: Off-Street Commercial Vehicle Facilities for a medium rigid vehicle (MRV).</td>
<td></td>
</tr>
</tbody>
</table>
Notwithstanding the above and subject to Council’s assessment of the waste collection service available, the following minimum requirements may be acceptable:

- **turning circle** - 18m kerb to kerb (plus additional for vehicle overhang where walls/columns etc occur)
- **height clearance** 3.6m (along the entire length of travel)
- **Length of vehicle standing area** 10m
- **Width of vehicle standing area** 3.6m
- **Gradient of ramps** maximum 1:5 (20%)

| 5. Appearance | At grade collection areas shall be suitably screened to minimise the appearance of waste bins from the public domain and adjoining or nearby properties. At a minimum, the screen shall reach the top of the height of the bins to be stored at the collection point. |

Table 5: Onsite Waste Collection Requirements (all developments requiring onsite collection)
APPENDIX F: Typical Vehicle Used for Basement Waste Collection.

<table>
<thead>
<tr>
<th>Typical medium sized, rear loading collection vehicle specifications</th>
<th>Design Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Width</td>
<td>2.2 - 2.5m</td>
</tr>
<tr>
<td>Height (A)</td>
<td>2.5 - 3.0m</td>
</tr>
<tr>
<td>Length (B)</td>
<td>8.64 - 9.4m</td>
</tr>
<tr>
<td>Maximum Loaded weight</td>
<td>16 t</td>
</tr>
<tr>
<td>Turning Circle (kerb to kerb)</td>
<td>16.8m</td>
</tr>
</tbody>
</table>

Note: Turning circles are kerb to kerb. Design specifications must provide necessary overhang and clearance room.

Note: Design requirements allow additional area for body clearance and changing vehicle size.
APPENDIX G: Parramatta Road Corridor - Automated Waste Collection System
Strathfield Municipal Council

PART I
Of
Strathfield Consolidated Development Control Plan

_Provision of Off-Street Parking Facilities_

(Replaces DCP No.4)
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1.0 PART A – GENERAL GUIDELINES

1.1 Introduction

Refer to “General Introduction” of this Consolidated Plan in regards to Background, General Introduction and Definitions etc.

1.2 Purpose of Part I

Part I shall be applied to all applications for development consents for alterations, extensions, additions and change of use of existing premises as well as new developments and redevelopment of existing sites. Off-street parking facilities for these types of developments should comply with the standards set out in Section 3.

1.3 Objective of Part I

The Specific objectives of Part I are:

The objective of Part I is to inform members of the public and developers of Council’s requirements concerning the number, layout and design of off-street parking spaces to be provided in association with all development applications for the erection, alteration, addition or change of use of any premises within the Strathfield Council Area.

(i) Departures

Under circumstances where it is physically impossible for an applicant to provide the code’s required number of on-site parking spaces, the Council will assess whether or not any deviation from the code is justified by using the following criteria;

(a) Will the proposed development/change of use/alteration/addition to the premises create a demand for additional parking?

(b) The existing situation in relation to car parking in the locality;

(c) Whether any dedication of land to Council for public parking purposes is proposed;

(d) Proximity and adequacy of off-street parking facilities to the site, i.e. a public parking station within 180m of the site having the spare capacity during the premises’ hours of operation;

(e) Whether the site is located on a main or county road;

(f) The hours of operation of the premises;

(g) Any other factors which, in the Council’s opinion, may have an impact on the amount of requisite off-street parking.
(ii) Parking Contributions - Alterations/Additions/Change of Use of Building Only

In lieu of off-street parking the Council may accept monetary contributions where:

(a) in the Council's view, the proposal is only for alterations and additions to or for the change of use of premises ONLY;

(b) it is physically impossible to provide off-street parking under the Council’s code;

(c) Council has identified parking shortages in the immediate locality of the site and envisages providing extra off-street, public carparking or where contribution funds can be utilised for the maintenance of existing nearby public parking stations.

(iii) Traffic Generating Development

Under “State Environmental Planning Policy No. 11 – Traffic Generating Developments” any application for traffic generating developments referred to in Appendix E have to be referred to a traffic Committee, and an additional three sets of plans should be provided for this purpose. A Traffic Impact Study prepared in accordance with the Policies, Guidelines and Procedures for Traffic Generating Developments issued by the former Traffic Authority of NSW must accompany any application for development in Table 2 of Appendix E which is required to be referred to the Regional Development Committee.
2.0 PART B – MAIN PROVISIONS

(i) Parking Dimensions

The minimum dimensions set out in Appendix A of Part I shall apply to all off-street parking areas.

(ii) Plans

In every development application the provisions of off-street car parking, loading/unloading and service areas shall be clearly defined and dimensioned on the submitted plan.

(iii) Paving/Draining

(a) All stormwater run-off from the roof and hardpaved areas associated with the proposed development is to be collected and piped by means of a gravity induced system to an adequate Council drainage system.

(b) A physical barrier (eg dwarf wall, rock garden, landscaped strip) at least 150mm high and 150mm wide is to be constructed along the street frontage and paved areas, with the exception of vehicular access driveways and pedestrian access points, to prevent the discharge of surface water onto the road reserve.

(c) Full width grated drains shall be constructed across the vehicular access crossing(s) at the street alignment for the collection of surface water; such drains are to be connected to the proposed drainage system.

(iv) Location of parking Areas

Parking areas should be at the front of the building, be clearly visible from the public street and should be designed so that vehicles, including service vehicles, can enter and leave the site in a forward direction.

(v) Garages/Covered Parking

Garages or covered car parking spaces with a column or structure on both sides shall have clear dimensions as set out in (i) ie the column or structure shall not encroach upon the parking space.

(vi) Landscaping

A 2m wide landscaped strip shall be provided along the road frontage where open car parking is proposed between the building and the street alignment. If a corner allotment is involved then a 1m wide strip shall be provided along the secondary frontage.

Large expanses of paved parking area shall be suitably screened and provided with interspersed planting to reduce their harsh appearance and to provide shaded areas.
(vii) Crossovers/Access

Crossovers which are to be sited across public footpaths as a consequence of new developments will be constructed by Council at the applicant’s expense. An appropriate deposit must be lodged with Council before the commencement of work. Buildings and off-street parking spaces should be easily accessible and vehicles should be able to pass each other and enter and leave the site in a forward direction (see Appendix B of the DCP).

Council may permit the property owners suitably licensed contractors to carry out the crossing construction under supervision and to Council’s specifications so long as the contractor is approved by Council and carries a $5 million Public Liability Insurance Policy.

(viii) Stacked Parking

When assessing STACKED parking (one vehicle parked behind another) the following criteria will apply:

(a) only one vehicle can be obstructed, ie just one vehicle can move to allow egress of another;
(b) the parking is only for employees of the establishment who are likely to park all day or a good part of the day;
(c) when the site is too narrow to allow conventional forms of parking layouts in Appendix A.

(ix) Grade of Ramps

The slope of ramps shall not be in excess of 1 in 7 and access points into a public space shall be designed to the Municipal Engineer’s satisfaction. (Refer to Appendix D).

(x) Service Loading Facilities

Off-street loading and unloading facilities will be required for certain uses. In such instances, the criteria outlined in Appendix C of the DCP will apply.

(xi) Special Requirements

Uses not referred to in Part C (Parking Schedule) shall be determined by Council. The provision of parking shall be proportional to the parking demand generated by the proposal. Such uses shall be discussed with Council’s Town Planning staff prior to lodging a development application.

(xii) Gross Floor Area

The sum of the area of each floor of a building where the area of each floor is taken to be the area within the outer face of the external enclosing walls as measured at a height of 1400mm above each floor level excluding:-
(a) columns, fin walls, sun controlled devices and any elements, projections or works outside the general line of the outer face of the external walls;
(b) lift towers, cooling towers, machinery and plant rooms and ancillary storage space and vertical air-conditioning ducts;
(c) car parking needed to meet any requirements of the Council and any internal access thereto;
(d) space for the loading and unloading of goods.
3.0 PART C – PARKING SCHEDULE

3.1 Residential

3.1.1 Dwelling Houses

(a) Parking

(i) 2 parking spaces shall be provided behind the building line.
(ii) Where there is a dual occupancy of a dwelling, a minimum of 4 parking spaces is to be provided behind the building line.

(b) Driveways

(i) Driveway width 3m minimum, combined entry and exit.
(ii) For dwellings fronting major roads, whenever possible, turning facilities should be provided on-site so that a vehicle is always driven in a forward direction across the footpath.

3.1.2 Residential Flat Buildings

Parking shall be provided in accordance with Council’s Development Control Plan for the Siting, Design and Erection of Residential Flat Buildings.

3.2 Casual accommodation

3.2.1 Motels

(a) Parking

(i) 1 space for each motel unit plus 1 space per 2 employees
(ii) If a restaurant and/or function room is to be included as part of the development, then the amount of off-street parking should be increased or as follows;

15 spaces per 100m² gross floor area of restaurant/function room or facility;

1 space per 3 seats, whichever is the greater.

(b) Driveways

(i) The recommended driveway type is based on the number of parking spaces being served by the driveway. Details of the seven driveway types are given in Appendix B. Where a range of driveway types is given, the choice should be based:
(ii) on the particular circumstances of the proposed development.

### Selection of Recommended Driveway Types

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<thead>
<tr>
<th>Road Frontage Type</th>
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(iii) Reception offices should be located so that entering vehicles travel a distance of at least 12m to the point at which the vehicle is required to stop.

#### 3.2.2 Non-Licensed Hotels, Boarding Houses, Houses to Let in Lodgings.

(a) **Parking**  
   1 space per bedroom; plus  
   1 space per 6 employees; plus  
   1 space for the manager.

(b) **Driveways**

(i) The recommended driveway type is based on the number of parking spaces being served by the driveway. Details of the seven driveway types are given in Appendix B. Where a range of driveway types is given, the choice should be based on the particular circumstances of the development.

### Selection of Recommended Driveway Types

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</table>

(ii) Reception offices should be located so that entering vehicles travel a distance of at least 12m to the point at which the vehicle is required to stop.
3.2.3 Hotels

(a) Parking

(i) 1 space per 3.5m² licensed floor area plus 1 space per room or motel unit.

(ii) Where a proposed development includes a function room for live music, performances or for a discothque, additional parking spaces at 1 space for each 3 seats or spaces totally 1/3 the capacity of the room, whichever provides the greater number of spaces.

(b) Driveways

(i) The recommended driveway type is based on the number of parking spaces being served by the driveway. Details of the seven driveway types are given in Appendix B. Where a range of driveway types is given, the choice should be based on the particular circumstances of the proposed development.

Selection of Recommended Driveway Types

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</table>

(c) Service Requirements

(i) Provision should be made for the loading/unloading of service vehicles as set out in Appendix C.

(ii) Consideration should be given to the type of service vehicles requiring access and their geometric movement requirements. In addition, provision should be made for the movement and parking of coaches if their use is anticipated.

(d) Drive-in Liquor Stores

Where a drive-in liquor store is included in the development, the general design principles set out in Part 4.6 of the schedule should be followed.
3.3 Office and commercial

3.3.1 Commercial Premises

(a) Parking

1 space per 40m$^2$ gross floor area (except Strathfield Town Centre).
1 space per 30m$^2$ gross floor area (Strathfield Town Centre).

(b) All areas

10% of spaces must be designated short stay (customer, visitor etc)
90% of spaces must be designated long stay (employees)

(c) Courier Vehicle Requirements

Provision should be made for at least 1 courier car parking space in a convenient and appropriately signposted location preferably with access off the principal street frontage. Additional parking for courier motorcycles would be desirable.

(d) Driveways

The recommended driveway type is based on the number of parking spaces being served by the driveway. Details of the seven driveway types are given in Appendix B. Where a range of driveway types is given, the choice should be based on the particular circumstances of the proposed development.

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</table>

(e) Service Requirements

Provisions should be made for the loading/unloading of service vehicles as set out in Appendix C.

3.3.2 Professional Consulting Rooms

(a) Parking

3 spaces per surgery; plus
1 space per 2 employees
(b) **Driveways**

(i) For frontage onto a major road, a driveway of Type 1 or 2 is recommended, the choice to be based on the particular circumstances of the proposed development.

(ii) For frontage onto a minor road, a driveway of Type 1 is recommended.

(iii) Details of driveway types are given in Appendix B.

### 3.4 Retail

#### 3.4.1 Shops

(a) **Parking**

(i) - 6.2 spaces per 100m gross leaseable floor area.
   - 75% spaces must be designated short stay (customer, visitor, etc)
   - 25% spaces must be designated long stay (employee)

“Gross leaseable floor area” means the sum of the area at each floor of a building where the area of each floor is taken to be the area within the internal faces of the walls, excluding stairs, amenities, lifts, corridors and other public areas but including stock storage area.

(ii) Where a shop includes the retailing of bulky goods, the Council may, at its absolute discretion, vary the car parking requirements for any part of the building used for the storage of bulky goods; provided that the public is not admitted to this area and that there is a minimum of one space per 100m² of nett storage floor area or 1 space per 3 employees whichever provides the greater number of spaces.

(b) **Driveways**

The recommended driveway type is based on the number of parking spaces being served by the driveway. Details of the seven driveway types are given in Appendix B. Where a range of driveway types is given, the choice should be based on the particular circumstances of the proposed development.

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</tbody>
</table>
(c) **Service Requirements**

(i) Provision should be made for the loading/unloading of service vehicles as set out in Appendix C.

(ii) Consideration should be given to the type of service vehicles requiring access and their geometric movement requirements. In addition, provision should be made for the movement and parking of coaches if their use is anticipated.

(iii) Separate driveways and circulation systems should be provided for service and customer vehicles wherever possible, particularly for proposed developments of greater than 5,000m$^2$ gross leasable floor area.

### 3.4.2 Service Station/Convenience Stores

(a) **Parking**

(i) 6 spaces per work bay is suggested.

(ii) Where a convenience store is provided on-site, additional parking at the rate of 5 spaces per 100m$^2$ gross floor area is recommended.

(iii) Where a restaurant is provided, additional parking at the rate of 15 spaces per 100m$^2$ gross floor area or 1 space per 3 seats, whichever is the greater, is recommended.

(iv) All parking should be clearly designated and located so as not to obstruct the normal sale of petrol and should minimise the potential for vehicular/pedestrian conflicts.

(b) **Driveways**

(i) Separate driveways are recommended, with widths as follows:-

<table>
<thead>
<tr>
<th>Driveway Type</th>
<th>Minimum Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Entry Driveway</td>
<td>8-10m</td>
</tr>
<tr>
<td>Exit Driveway</td>
<td>8-10m</td>
</tr>
<tr>
<td>Minimum spacing between a pair of driveways</td>
<td>10m</td>
</tr>
</tbody>
</table>

(ii) There should not be more than 2 driveways on any one street frontage.

(c) **Car Washing Facilities**

Where a single unit car wash and/or automatic conveyor type car wash is proposed it shall comply with the design criteria set out in “Policies, Guidelines and Procedures for Traffic Generating Developments” published by the Traffic Authority of NSW.
3.4.3 Motor Showrooms

(a) Parking

(i) Off-street customer/visitor parking at the rate of 1.5 spaces per 200m$^2$ of site area is recommended.

(ii) Where vehicles servicing facilities are provided, additional off-street parking should be provided at 6 spaces per work bay.

(b) Driveways

Separate entry and exit driveways are recommended, each of width 8-10m, a minimum separation of 3m.

(c) Service Requirements

(i) The site design should make allowance for the movement and manoeuvring requirements of the type of vehicles likely to enter the site. In particular, site design should provide for the movement of articulated vehicles, where their use is anticipated.

(ii) The loading and unloading of vehicles from car floats and transports should be carried out onsite.

(iii) A continuous separation between site activities and the road frontage, excluding driveways, should be provided. A separation of a minimum depth of 3m from the site boundary, with no advertising material or displays, is desirable.

3.4.4 Car Tyre Retail Outlets

(a) Parking

Off-street at the rate of 3 spaces per 100m gross floor area or 3 spaces per work bay, whichever is the greater, plus 1 space for each 2 employees.

(b) Driveways

A combined entry/exit driveway of 6.8m width is recommended.

(c) Service Requirements

The loading and unloading of goods from delivery vehicles should be carried out on-site, independently of tyre fitting bays and customer parking areas.
3.4.5 *Roadside Stalls*

(a) **Parking**

A minimum of 4 off-street parking spaces is recommended.

(b) **Driveways**

(i) Where permitted on a major road separate entry/exit driveways each of 4m minimum width is recommended. However, in certain circumstances a combined entry/exit driveway of minimum width 6m may be acceptable.

(ii) On a minor road a combined entry/exit driveway of minimum width 3m is recommended.

(c) **Site Design**

A continuous separation between site activities and the road frontage excluding driveways should be provided. A separation of minimum depth 3m from the site boundary, with no advertising material or displays, is desirable.

3.4.6 *Drive-In Liquor Stores*

(i) The internal roadway should be a minimum of 2 lanes wide, each lane being at least 3m wide, with one-way circulation. Off-street parking spaces for “browse-room” customers and employees should also be provided which should not inhibit the free flow of vehicles.

(ii) Adequate holding area should be provided to ensure that vehicles do not overflow onto the street. Vehicles should travel a minimum distance of 30m before reaching the servicing area.

(iii) Separate entry/exit driveways are recommended, each of minimum width 4m and with a minimum separation of 1m.

(iv) All loading and unloading should take place off-street. Where there is to be a service area adjacent to the customer driveway, it should no inhibit the free flow of vehicles. The minimum height clearance of this service area should be 3.6m.

3.5 **Refreshments**

3.5.1 *Drive-In Take-Away Food Outlets*

(a) **Parking**

12 spaces per 100m of gross floor area; plus
1 space per 5 seats
(b) **Driveways**

(i) The recommended driveway type is based on the number of parking spaces being served by the driveway. Details of the seven driveway types are given in Appendix B. Where a range of driveway types is given, the choice should be based on the particular circumstances of the proposed development.

### Selection of Recommended Driveway Types

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(c) **Service Requirements**

(i) Provision should be made for the loading/unloading of service vehicles as set out in Appendix C.

(ii) Consideration should be given to the type of service vehicles requiring access and their geometric movement requirements. In addition, provision should be made for the movement and parking of coaches if their use is anticipated.

### 3.5.2 Restaurants

<table>
<thead>
<tr>
<th>Location</th>
<th>Requirement</th>
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<tbody>
<tr>
<td>Strathfield Town Centre</td>
<td>No additional requirement</td>
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<tr>
<td>A Change of use involving a shop to a restaurant</td>
<td></td>
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<tr>
<td>B proposed new Building containing a Restaurant</td>
<td></td>
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<tr>
<td>All other locations</td>
<td>1 space per 40m² GFA</td>
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<tr>
<td></td>
<td>The above rate may be reduced if there is, in the consent authority’s opinion, suitable available parking in the vicinity during the operating hours of the proposed development, availability of public parking and proximity to public transport.</td>
</tr>
</tbody>
</table>
(a) **Driveways**

(i) The recommended driveway type is based on the number of parking spaces being served by the driveway. Details of the seven driveway types are given in Appendix B. Where a range of driveway types is given, the choice should be based on the particular circumstances of the proposed development.

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### 3.5.3 Clubs

(a) **Parking**

26.4 spaces per 100m² of public or licensed floor area (bar, lounge, dining plus games).

(b) **Driveways**

(i) The recommended driveway type is based on the number of parking spaces being served by the driveway. Details of the seven driveway types are given in Appendix B. Where a range of driveway types is given, the choice should be based on the particular circumstances of the proposed development.

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(c) Service Requirements

(i) Provision should be made for the loading/unloading of service vehicles as set out in Appendix C.

(ii) Consideration should be given to the type of service vehicles requiring access and their geometric movement requirements. In addition, provision should be made for the movement and parking of coaches if their use is anticipated.

3.6 Recreational and Tourist Facilities

3.6.1 Recreational Facilities

(a) Parking

Squash Courts: 3 spaces per court  
Tennis Courts: 3 spaces per court  
Bowling alleys: 3 spaces per alley  
Bowling clubs: (30 spaces for first green and 15 spaces for each additional green)  
Places of Public Assembly: 1 space per 3.5 people

(b) Driveways

(i) The recommended driveway type is based on the number of parking spaces being served by the driveway. Details of the seven driveway types are given in Appendix B. Where a range of driveway types is given, the choice should be based on the particular circumstances of the proposed development.

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(c) Service Requirements

(i) Provision should be made for the loading/unloading of service vehicles as set out in Appendix C.
(ii) Consideration should be given to the type of service vehicles requiring access and their geometric movement requirements. In addition, provision should be made for the movement and parking of coaches if their use is anticipated.

(iii) Where vehicles have to check in at a reception office, such office should be located so that entering vehicles travel a distance of at least 30m to the point at which the vehicle is required to stop. Vehicles and caravans/trailers parked at the reception office should not block vehicular access to the development.

(iv) Speed control devices such as speed humps should be considered in areas of high pedestrian/vehicular conflict.

3.6.2 Recreational Facilities

(a) Parking

1 parking space should be provided for each site plus one space for resident caretaker.

(b) Driveways

(i) Separate entry and exit driveways are recommended, each of a minimum width of 6m.

(ii) Two-way internal carriageways should be a minimum of 5m wide if up to 25 parking spaces for vehicles are provided and a minimum of 6.5m wide if over 25 parking spaces are provided.

(c) Service Requirements

(i) Provision should be made for the loading/unloading of service vehicles as set out in Appendix C.

(ii) Consideration should be given to the type of service vehicles requiring access and their geometric movement requirements. In addition, provision should be made for the movement and parking of coaches if their use is anticipated.

(iii) Where vehicles have to check in at a reception office, such office should be located so that entering vehicles travel a distance of at least 30m to the point at which the vehicle is required to stop. Vehicles and caravans/trailers parked at the reception office should not block vehicular access to the development.

(iv) Speed control devices such as speed humps should be considered in areas of high pedestrian/vehicular conflict.
3.7 Road Transport Facilities

3.7.1 Road Transport Terminals

(a) **Parking**

(i) Off-street employee and visitor car parking should be provided to satisfy the peak demand, as determined by appropriate surveys of similar existing developments. Details of such surveys shall be submitted with the development application.

(ii) The number of off-street truck parking spaces should be on the basis of one space for each vehicle present at the time of peak vehicle accumulation on the site. In this regard, provision should be made for both fleet vehicles and contract operator’s vehicles. Under no circumstances is the parking of trucks on a public street acceptable.

(iii) Provision shall also be provided for suitable on-site overnight truck parking.

(b) **Driveways**

(i) Separate driveways, each of minimum width 10m, and with a minimum separation of 3m, are recommended.

(ii) Driveways should be designed in accordance with not only the type of road frontage, number of parking spaces and service bays served, but also with the type of vehicles that will enter the terminal. Where access is permitted onto major roads, driveways should be designed so that vehicles can enter/exit to/from the kerbside lane. On any road, all vehicles should be able to complete their turning manoeuvres without crossing the road centre line whether marked or unmarked.

(c) **Site Design**

(i) Transport terminals should be located in industrial areas and should be sited so as to be adequately served by major roads with access, desirably from industrial collector roads. In all cases, intrusion of heavy vehicles into residential areas should not occur and the terminal itself should be sited so that it will not be a source of annoyance to dwellings, schools or hospitals.

(ii) Minimum carriageway width of 6.5m for two-way operation and 4.5m for one-way operation are recommended for internal roads on which parking is not permitted. Where parking is permitted, these widths should be increased by 2.4m for each lane of truck parking.
(iii) Where possible, trucks should travel a minimum distance of 30m before being required to stop. This should be increased where necessary to ensure that drivers are not forced, induced or encouraged to stand their vehicles on a public road.

(d) **Service Requirements**

(i) Provision should be made for the loading/unloading of service vehicles as set out in Appendix C.

(ii) Consideration should be given to the type of service vehicles requiring access and their geometric movement requirements. In addition, provision should be made for the movement and parking of coaches if their use is anticipated.

(iii) A minimum height clearance of 5m is recommended for all loading areas, to assist the efficient loading/unloading of goods.

### 3.7.2 Container Depots

(a) **Parking**

(i) Off-street employee (ie fleet and contract operated) and visitor parking should be provided to satisfy the peak demand, as determined by appropriate surveys of similar existing developments. Details of the survey must be submitted with the development application.

(ii) An area of 50m$^2$ per vehicle should be provided for vehicles held or queued on the site.

(iii) Suitable on-site overnight parking shall also be provided.

(b) **Driveway**

Separate driveways each of 10m minimum width with a minimum separation of 3m, are recommended.

(c) **Site Design**

(i) Container depots should be located in industrial areas and should be sited as to be adequately served by major roads thereby ensuring that the intrusion into residential streets does not occur or is minimised.

(ii) There should be adequate provision made for the manoeuvring, loading and unloading of vehicles on the site.
(iii) Container depots should be provided with rail sidings wherever possible. The construction of a railway siding shall be subject to approval of the State Rail Authority.

(iv) Minimum carriageway width of 6.5m for two-way operation and 4.5m for one-way operation are recommended for internal roads on which parking is not permitted. Where parking is permitted, these widths should be increased by 2.4m for each lane of truck parking.

(v) Trucks should travel a minimum distance of 30m before being required to stop. This should be increased where necessary to ensure that drivers are not forced, induced or encouraged to stand their vehicles on a public road.

(vi) A minimum height clearance of 5m is recommended for all loading areas, to assist the efficient loading/unloading of goods.

3.7.3 Truck Stops

(a) Parking

(i) One truck parking space should be provided for each motel unit, with suitable space for the safe manoeuvring of trucks. In addition, the provision of 1 car space per 2 employees is recommended.

(ii) Where a public restaurant is included, additional parking should be provided at the rate of 15 spaces per 100m$^2$ gross floor area or 1 space per 3 seats, whichever is the greater. Of these spaces, 50% should be truck parking spaces.

(b) Driveways

Separate entry and exit driveways are recommended, each of 8.1m minimum width, with a minimum separation of 1m.

(c) Site Design

(i) The internal roadways should be designed so that drivers can enter the site and park their vehicles in an easy and convenient manner. Drivers should not be forced, induced or encouraged to stand their vehicles on the road.

(ii) Minimum carriageway width of 6.5m for two-way operation and 4.5m for one-way operation are recommended for internal roads on which parking is not permitted. Where parking is permitted, these widths should be increased by 2.4m for each lane of car parking and by 3m for each lane of truck parking.
(d) **Service Requirements**

(i) Provision should be made for the loading/unloading of service vehicles as set out in Appendix C.

(ii) Consideration should be given to the type of service vehicles requiring access and their geometric movement requirements. In addition, provision should be made for the movement and parking of coaches if their use is anticipated.

(iii) A minimum height clearance of 5m should be available throughout all areas traversed by trucks.

### 3.8 Industry

#### 3.8.1 This section shall apply to all developments involving:-

(i) the erection of a new building;

(ii) the extension of an existing building;

(iii) the commencement of an industry in an existing building.

(a) **Parking**

(i) 1 space per 55 m² gross floor area (where the office component is less than 20% of the floor area); or 1 space per 2 employees whichever provides the greater number of spaces.

(ii) 1 space per 55 m² gross floor area (excluding office); plus 1 space per 40 m² gross floor area of office (when the office component is over 20% of the total floor area); or 1 space per 2 employees whichever provides the greater number of spaces.

(iii) With some types of industrial developments, a lower parking rate might seem appropriate initially. However, provision should be made for any additional future use by setting aside (but not necessarily surfacing) space for carparking.

(iv) On-site parking for staff should be located in places readily accessible to the principal staff entrances to buildings.

(v) The number of on-site truck parking spaces provided should be on the basis of 1 space for each vehicle present at any one time, excluding those vehicles in loading docks. Under no circumstances is the parking of trucks on continuous public streets acceptable.
(b) **Driveways**

(i) Driveways should be designed in accordance with not only the type of road frontage and number of parking spaces and service bays served, but also with regard to the type of vehicles which will enter the premises. Where direct access is allowed on to major roads, driveways should be designed so that vehicles can enter from or exit to the kerbside lane. On any road, all vehicles should be able to complete their turning manoeuvres without crossing the road centre line.

(ii) In general, separate driveways each of 8m minimum width, with a minimum separation of 1m, are recommended.

(c) **Site Design**

(i) Minimum carriageway width of 6.5m for two-way operation and 4.5m for one-way operation are recommended for internal roads on which parking is not permitted. Where parking is permitted, these widths should be increased by 2.4m for each lane of car parking and by 3m for each lane of truck parking. For every small developments, a two-way internal road of width 4.5m with no parking permitted might be acceptable if visibility is adequate, if passing bays are provided for each 30m length and if it can be shown that such an arrangement will not cause queuing back onto the public road.

(ii) Where possible, trucks should travel a minimum distance of 30m before being required to stop. This should be increased where necessary to ensure that drivers are not forced, induced or encouraged to stand their vehicles on a public road.

(d) **Service Requirements**

(i) Provision should be made for the loading/unloading of service vehicles as set out in Appendix C.

(ii) Consideration should be given to the type of service vehicles requiring access and their geometric movement requirements. In addition, provision should be made for the movement and parking of coaches if their use is anticipated.

### 3.8.2 Warehouses and Bulk Stores

This section shall only apply to existing buildings proposed to be used as a warehouse or bulk store and where no building work is proposed. If alterations which would increase the floor area are proposed then the development shall comply with the requirements of Part 8.1.
(a) **Parking**

1 space per $100m^2$ gross floor area; or
1 space for each 2 employees whichever provides the greater number of spaces.

### 3.9 Other Uses

(a) **Parking**

<table>
<thead>
<tr>
<th>Use</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Place of Public Worship</td>
<td>1 space per 6 seats; or 1/6 the capacity, whichever provides the greater number of spaces.</td>
</tr>
<tr>
<td>Primary and Secondary Schools</td>
<td>1 space per 1.5 staff; plus 1 space per 10 pupils in Years 11 and 12.</td>
</tr>
<tr>
<td>Rest homes, Private Hospitals, Convalescent Homes and like uses</td>
<td>Parking to be provided in accordance with Council’s Code to control the Siting, Design and Erection of and Alterations and Additions to Private Hospitals, Rest Homes, Convalescent Homes and Like Uses.</td>
</tr>
</tbody>
</table>

(b) **Driveways**

(ii) The recommended driveway type is based on the number of parking spaces being served by the driveway. Details of the seven driveway types are given in Appendix B. Where a range of driveway types is given, the choice should be based on the particular circumstances of the proposed development.
Selection of Recommended Driveway Types

<table>
<thead>
<tr>
<th>Road Frontage Type</th>
<th>Number of Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0-25</td>
</tr>
<tr>
<td>Major</td>
<td>2</td>
</tr>
<tr>
<td>Minor</td>
<td>1</td>
</tr>
</tbody>
</table>

******************************************************************************
## 4.0 REFERENCES

1. Auburn Council – Industrial Requirements
5.0 APPENDIX A – RECOMMENDED MINIMUM PARKING DIMENSIONS

These dimensions apply to non-critical manoeuvring areas which are areas generating a low amount of traffic and have a minimum traffic turnover.

For critical manoeuvring areas, e.g., shopping centres, car parks and visitor parking associated with large commercial development, where the intensity of traffic generation and parking turnover is high, Council may accept a minimum aisle width of 7m.
6.0  APPENDIX B – RECOMMENDED DRIVEWAY TYPES

The Table below shows details of the seven driveway types referred to on Part I. For further information reference should be made to Appendix C in Policies, Guidelines and Procedures for Traffic Generating Developments published by the Traffic Authority of New South Wales, 1984.

<table>
<thead>
<tr>
<th>Type</th>
<th>Entry Width (m)</th>
<th>Exit Width (m)</th>
<th>Minimum Separation of Driveways (m)</th>
<th>Splay at Kerbline (m)</th>
<th>Kerb Return Turnouts Radius (m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>3-6 Combined</td>
<td>N/A</td>
<td>0.5</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>6-9 Combined</td>
<td>N/A</td>
<td>1</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>6</td>
<td>4-6</td>
<td>1-3</td>
<td>1</td>
<td>2.9</td>
</tr>
<tr>
<td>4</td>
<td>6-8</td>
<td>6-8</td>
<td>1-3</td>
<td>1</td>
<td>2.9</td>
</tr>
<tr>
<td>5</td>
<td>8-10</td>
<td>8-10</td>
<td>3</td>
<td>1</td>
<td>2.9</td>
</tr>
<tr>
<td>6</td>
<td>10-12</td>
<td>10-12</td>
<td>3</td>
<td>1</td>
<td>2.9</td>
</tr>
<tr>
<td>7</td>
<td>Direct feed from a controlled intersection via a dedicated public roadway.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Design Considerations

The principles of design for service vehicle areas are similar to those for car parking areas with the exception that consideration must be given to the larger size of service vehicles and the types of goods they will be loading/unloading. Because there are many different dimensions of service vehicles, it is not possible to specify dimensions which are suitable for all situations. A service area may have to be designed to meet certain requirements which are peculiar to the vehicles or to the operations to be performed within the service area. The following design principles, however, are generally applicable to all service vehicle areas:

- The layout of the service area should be designed to facilitate operations and to thus discourage on-street loading and unloading. The service area should be a physically defined location which is not used for other purposes such as the storage of goods and equipment;
- Separation of service vehicle and car movements should be a design objective, although such an arrangement may not always be feasible;
- All vehicles should enter and leave a site in a forward direction; and
- Internal roadways should be adequate for the largest vehicle anticipated to use the site.

Where existing buildings are being redeveloped, all of the above design principles might not be able to be met. In these situations every effort must be made to ensure that public safety is not compromised in any way.

Dimensions of Service Areas

As discussed above, specific dimensions to cover all situations cannot be specified. Some knowledge of the type of service vehicle to be used is required. Table 1 provides dimension details on a range of service vehicle types.

<table>
<thead>
<tr>
<th>TABLE 1</th>
<th>SERVICE VEHICLE DIMENSIONS (Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vehicle Type</td>
<td>Length</td>
</tr>
<tr>
<td>Station wagon</td>
<td>4.7</td>
</tr>
<tr>
<td>Utilities</td>
<td>4.7</td>
</tr>
<tr>
<td>Van</td>
<td>5.4</td>
</tr>
<tr>
<td>Small rigid truck</td>
<td>6.6</td>
</tr>
<tr>
<td>Maximum rigid truck</td>
<td>11.0</td>
</tr>
<tr>
<td>Maximum articulated truck</td>
<td>16.7</td>
</tr>
</tbody>
</table>

The dimensions of a service bay will depend on the vehicle to be accommodated. Generally, the minimum width should be 3.5 metres. For courier vehicles, standard car parking space dimensions are usually satisfactory.

The heights of the loading platforms in the service bay and of the service bay itself will vary with vehicle type and loading/unloading methods. The following dimensions are presented as a guide:

<table>
<thead>
<tr>
<th>VEHICLE</th>
<th>PLATFORM HEIGHT h (mm)</th>
<th>BAY HEIGHT H (mm)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Utilities &amp; Panel Vans</td>
<td>635 - 740</td>
<td>2300</td>
</tr>
<tr>
<td>Van</td>
<td>960 - 1120</td>
<td>3600</td>
</tr>
<tr>
<td>Large trucks &amp; Semi-trailers</td>
<td>1120 - 1300</td>
<td>3600 - 5000</td>
</tr>
</tbody>
</table>

* For maximum height trucks, a bay height of 5000mm is recommended where access to the top of the load is required. Bay height should be clear of sprinkler systems, air ducts and other protruberances.

Where vehicles with hydraulic tailgate loaders might use a dock, the provision of a cavity 3.0 metres wide by 2.4 metres deep at the base of the dock would allow normal dock face rear end loading in most situations.

In situations where the bed heights of the trucks likely to use the dock will vary substantially, the installation of a dock leveller would aid loading and unloading.
### APPENDIX D

**Grade of Ramps**

#### TABLE 3.2 RECOMMENDED MINIMUM DIMENSIONS FOR STRAIGHT RAMPS IN PARKING STRUCTURES (metres)**

<table>
<thead>
<tr>
<th>MEASUREMENT</th>
<th>ONE-WAY</th>
<th>TWO-WAY</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Straight</td>
<td>Sharp turn</td>
</tr>
<tr>
<td></td>
<td>approach</td>
<td>approach</td>
</tr>
<tr>
<td>Total width $W_t$</td>
<td>3.5</td>
<td>4.2</td>
</tr>
<tr>
<td>Lane width $W_l$</td>
<td>2.9</td>
<td>3.6</td>
</tr>
<tr>
<td>Kerb width $W_k$</td>
<td>0.3</td>
<td>0.3</td>
</tr>
<tr>
<td>Centre kerb width $W_c$</td>
<td>none</td>
<td>none</td>
</tr>
<tr>
<td>Height of kerb $H_k$</td>
<td>0.15</td>
<td>0.15</td>
</tr>
<tr>
<td>Maximum gradient</td>
<td>16.7% $\downarrow$</td>
<td>16.7% $\downarrow$</td>
</tr>
<tr>
<td>(measured on centre line)</td>
<td>14.3% $\uparrow$</td>
<td>14.3% $\uparrow$</td>
</tr>
<tr>
<td>Maximum gradient for ramps in excess of 20m in plan</td>
<td>12.5%</td>
<td>12.5%</td>
</tr>
</tbody>
</table>

**One-Way — Section**  
**Two-Way — Section**

*NOTES: (i) Where a ramp gradient greater than 12.5% is used, a 4.0 metre long transition at half the ramp gradient should be provided at both ramp ends, as shown in Figure 3.3. Care should be taken in the design of ramps that the required height clearances are maintained at transition points.  
(ii) Dimensions given are for ramps on which no direct access to parking bays is available, except by connecting aisles.  
(iii) The centre kerb width is optional. Side kerb widths provide for 300mm horizontal clearances.*

Table 3.3 presents the recommended minimum dimensions for the design of circular ramps in parking structures.

#### TABLE 3.3 RECOMMENDED MINIMUM DIMENSIONS FOR CIRCULAR RAMPS IN PARKING STRUCTURES (metres)

<table>
<thead>
<tr>
<th>MEASUREMENT</th>
<th>ONE-WAY</th>
<th>TWO-WAY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Inside lane width $W_l$</td>
<td>3.6</td>
<td>3.6</td>
</tr>
<tr>
<td>Outside lane width $W_o$</td>
<td>3.3</td>
<td>3.6</td>
</tr>
<tr>
<td>Inside kerb width $W_k$</td>
<td>0.3</td>
<td>0.3</td>
</tr>
<tr>
<td>Outside kerb width $W_{ko}$</td>
<td>0.3</td>
<td>0.5</td>
</tr>
<tr>
<td>Centre kerb width $W_c$</td>
<td>none</td>
<td>none</td>
</tr>
<tr>
<td>Height of kerb $H_k$</td>
<td>0.15</td>
<td>0.15</td>
</tr>
<tr>
<td>Inside kerb radius $R_l$</td>
<td>4.0</td>
<td>4.0</td>
</tr>
<tr>
<td>Outside kerb radius $R_o$</td>
<td>7.0</td>
<td>1.2</td>
</tr>
<tr>
<td>Superelevation $e$</td>
<td>0.03%</td>
<td>3.3%</td>
</tr>
<tr>
<td>Maximum gradient</td>
<td>10%</td>
<td>10%</td>
</tr>
<tr>
<td>(measured on centre line)</td>
<td>on Inside lane</td>
<td></td>
</tr>
</tbody>
</table>

**One Way**  
**Two Ways**

*NOTE: (i) Should the width of the cross aisle be less than 3.0 metres, the ramp width at the point of entry must increase accordingly.  
(ii) Dimensions given are for ramps on which no direct access to parking bays is available, except by connecting aisles.  
(iii) The centre kerb width is optional. Side kerb widths provide 300mm horizontal clearances.  
(iv) Where service vehicles are used $R_l$ and $R_o$ are to satisfy the requirements of small trucks.*
**APPENDIX E**

**Traffic Generating Development**

<table>
<thead>
<tr>
<th>Item No.</th>
<th>Type of Development</th>
<th>Scale of Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Residential Flat Building</td>
<td>75-300 dwellings (includes housing for aged and disabled)</td>
</tr>
<tr>
<td>2</td>
<td>Retail and/or commercial</td>
<td>1000 - 4000m² GFA</td>
</tr>
<tr>
<td>3</td>
<td>Commercial and/or industry</td>
<td>5000 - 20000m² GFA</td>
</tr>
<tr>
<td>4</td>
<td>Residential Subdivision</td>
<td>50 - 200 allotments</td>
</tr>
<tr>
<td>5</td>
<td>Industrial Subdivision</td>
<td>5 - 20 allotments</td>
</tr>
<tr>
<td>6</td>
<td>Educational Establishments</td>
<td>50 - 500 students</td>
</tr>
<tr>
<td>7</td>
<td>Transport Terminals</td>
<td>&lt;4000m² site area</td>
</tr>
<tr>
<td>8</td>
<td>Extractive Industry</td>
<td>250 - 1000 tonnes/day leaving site by road</td>
</tr>
<tr>
<td>9</td>
<td>Parking Facility</td>
<td>75 - 250 parking spaces</td>
</tr>
<tr>
<td>10</td>
<td>Tourist/Recreational Facilities (including motels, hotels, caravan parks, show and sports grounds)</td>
<td>75 - 250 parking spaces</td>
</tr>
<tr>
<td>11</td>
<td>Clubs</td>
<td>50 - 4000m² GFA</td>
</tr>
<tr>
<td>12</td>
<td>Restaurants</td>
<td>&gt;300m² GFA</td>
</tr>
<tr>
<td>13</td>
<td>Take-away Restaurants</td>
<td>All</td>
</tr>
<tr>
<td>14</td>
<td>Service Stations</td>
<td>All</td>
</tr>
<tr>
<td>15</td>
<td>Motor Showrooms</td>
<td>&gt;50 parking spaces</td>
</tr>
<tr>
<td>16</td>
<td>Hospitals</td>
<td>100 - 250 parking spaces</td>
</tr>
<tr>
<td>17</td>
<td>Roadside stalls</td>
<td>All</td>
</tr>
<tr>
<td>18</td>
<td>Churches</td>
<td>75 - 250 parking spaces</td>
</tr>
</tbody>
</table>

**NOTE:** Any type of development with more than 250 parking spaces, regardless of whether it falls within this table, is to be considered by the appropriate Regional Development Committee.
### APPENDIX K (PAGE 2)

**Traffic Generating Development**

<table>
<thead>
<tr>
<th>Item</th>
<th>No. of Development</th>
<th>Scale of Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Residential Flat Building</td>
<td>300 dwellings (includes housing for aged and disabled)</td>
</tr>
<tr>
<td>2</td>
<td>Retail and/or commercial</td>
<td>&gt;40000m²</td>
</tr>
<tr>
<td>3</td>
<td>Commercial and/or residential</td>
<td>&gt;20000m² GFA</td>
</tr>
<tr>
<td>4</td>
<td>Residential Subdivision</td>
<td>&gt;200 allotments</td>
</tr>
<tr>
<td>5</td>
<td>Industrial Subdivision</td>
<td>&gt;20 allotments</td>
</tr>
<tr>
<td>6</td>
<td>Drive-in Theatres</td>
<td>All</td>
</tr>
<tr>
<td>7</td>
<td>Educational Establishments</td>
<td>&gt;500 students</td>
</tr>
<tr>
<td>8</td>
<td>Transport Terminals</td>
<td>&gt;4000m² site area</td>
</tr>
<tr>
<td>9</td>
<td>Junk yards or depots or waste depots</td>
<td>All</td>
</tr>
<tr>
<td>10</td>
<td>Heliports, airports</td>
<td>All</td>
</tr>
<tr>
<td>11</td>
<td>Extractive Industry</td>
<td>&gt;1000 tonnes/day leaving site by road</td>
</tr>
<tr>
<td>12</td>
<td>Parking Facility</td>
<td>&gt;250 parking spaces</td>
</tr>
<tr>
<td>13</td>
<td>Highway service area/truck stops</td>
<td>All</td>
</tr>
<tr>
<td>14</td>
<td>Tourist Facilities (includes motels, hotels,</td>
<td>&gt;250 parking spaces</td>
</tr>
<tr>
<td></td>
<td>caravan parks, show and sports grounds)</td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>Clubs</td>
<td>&gt;4000m² GFA</td>
</tr>
<tr>
<td>16</td>
<td>Hospitals</td>
<td>&gt;250 parking spaces</td>
</tr>
<tr>
<td>17</td>
<td>Churches</td>
<td>&gt;250 parking spaces</td>
</tr>
</tbody>
</table>
PART J
of
Strathfield
Consolidated Development
Control Plan

Erection and Display of
Advertising Signs and Structures
(Replaces DCP No.7)
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1.0 PART A – GENERAL

1.1 Introduction

Refer to “General Introduction” of this Consolidated Plan in regards to Background, General Introduction and Definitions etc.

1.2 Purpose of Part J

Advertisements have become a prominent component of our visual environment. In particular our streetscapes are sometimes overwhelmed by the proliferation of advertisements appearing in different sizes, colours, forms and styles. Advertisement should be displayed in a uniform manner so as not to detract from the overall streetscape.

Essentially, the size and style of advertisements should complement the scale and architectural context of the building they are attached to and the surrounding environment.

The Strathfield Municipality is a diverse urban environment made up of residential, commercial and industrial areas. In addition, several major arterial roads cross the Municipality. Certain areas, such as along arterial roads and within commercial areas, are likely to attract a large array of advertisements.

As a means of ensuring the Municipality’s heritage areas and streetscapes are not compromised, this Consolidated Plan establishes criteria for advertisements in various locations which compliment the character of the surrounding locality.

1.3 Objectives of Part J

The specific objectives of Part J are:

1. To encourage signage which complements the dominant urban character of an area, including the built and landscape character.

2. To provide guidelines for the display of advertisements and ensure that outdoor advertising:

a) conveys an advertiser’s messages and images while complementing and conforming with the visual appearance of the building or structure on which it is displayed and the amenity of the surrounding environment;

b) does not adversely affect the area in which it is located in terms of appearance, size, illumination, overshadowing, loss of amenity, or in any other way;

c) does not lead to visual clutter through the proliferation of signs;

d) is designed and installed to an acceptable level of safety and serviceability; and

e) is designed to have minimal adverse impacts on driver or pedestrian safety.
f) To implement a plan which enables an assessment of the proposed advertisement to be made.

1.4 Application

Part J applies to all applications for the erection and display of advertisements and advertising structures made under the Environmental Planning and Assessment Act 1979. Generally both a development application and a construction certificate is required for an advertisement and associated advertising structures except for advertisements and advertising structures exempt either under the Strathfield Planning Scheme Ordinance, Council’s Local Approvals Policy (LAP), or as determined in Table A of Part J.

An application for the display of a sign is not required if the sign is ancillary to the use of the land. Development consent for the structure on which the advertisement is to be displayed is however required unless Part J or Council’s LAP states that particular structures are exempt from the need for consent. Development consent can be given either as part of the application for use of the land or as a separate application.

1.5 Submission Requirements For Applications For Signs

The requirements for the lodgement of applications for advertisements and signs which require development consent are contained within Council’s Development Application Form.

1.6 Matters For Consideration

An application seeking approval for an advertisement will be determined having regard to Section 79C of the Environmental Planning and Assessment Act, 1979 the matters listed below and Part B - Special Provisions to Part J.

(a) The design of the sign including size, type of lettering and the language the sign is written in.

(b) (i) The visual appearance of the advertisement and whether it is appropriate to the general character of the area.
(ii) whether the advertisement will dominate or obscure other advertisements.
(iii) whether the advertisement is in proportion to the architectural features of the adjoining development.
(iv) whether the advertisement will dominate the building and whether the building would be a background frame for the proposed advertisement.
(v) whether the colours of the advertisement complement the colours of the building.
(vi) whether the advertisement respects buildings of heritage significance.
(vii) whether the supporting structure of the advertisement will be visually obtrusive and contribute to the streetscape clutter.
(viii) whether the advertisement would unduly attract a motor vehicle driver’s attention.
(ix) whether the advertisement would dominate or obscure direction signing or identification signing.
(x) whether the advertisement would obscure a scenic view.
(xi) whether the advertisement would be an obstruction to vehicles and pedestrians.
(xii) whether the advertisement complies with traffic safety requirements.
(xiii) whether the advertisement is structurally safe.

(c) For a Class of Advertising Structure referred to in Schedule 1 take into consideration whether the structure complies with the requirements of Schedule 2.

(d) The number of existing signs on the building and adjacent buildings.

Compliance with Part J does not guarantee approval by Council. Conversely, variations to the requirements of Part J may be permitted in special circumstances if Council considers that the objectives of the Plan will not be compromised or adversely impact upon the amenity of the surrounding area.
2.0 PART B – SPECIAL PROVISIONS

2.1 Signs in All Areas

i) Zoning
Table A indicates the types of signage which are permissible without development consent, permissible only with development consent and prohibited within various zones under the Strathfield Planning Scheme Ordinance (PSO). Schedule 12 of the PSO also identifies those advertising signs and structures which do not require development consent. Council’s Local Approvals Policy (LAP) should also be referred to so as to determine if a proposed advertising structure used to display a particular type of sign is exempt from the need to make a formal application for approval.

In the case of a prohibited advertisement (see subclause vii) or an advertisement displayed without Council’s consent (where consent is required), or an advertisement which is not in accordance with a consent issued by Council, Council may issue an Order under the EP&AA to alter, obliterate, demolish, or remove the advertisement and any associated advertising structure.

ii) General Appearance, Content and Maintenance Provisions
Council discourages signs prone to deterioration in appearance and may issue an Order under the EP&AA for the removal of signage which is redundant, dilapidated, unsightly or objectionable.

iii) Traffic and Pedestrian Safety
Advertisements, signs and advertising structures are not to be erected or displayed in a manner which obscures or interferes with road traffic signs or resemble a regulatory or road warning or direction sign, in colour, size, shape or wording.

Signage proposed to be erected within a location which forms part of the background of traffic control signals shall conform to the requirements of the Roads and Traffic Authority’s Policy, i.e. signs employing red, amber, green or blue lighting effects and SHALL NOT be erected in the following positions EXCEPT with the written consent of the Police Traffic Department:-

(i) within 61m of a traffic control light signal, except where the sign is erected at least 9.2m above road level;

(ii) within 122m of a traffic control signal whereby reason of a grade or curve, the sign would be in line with a driver’s vision of the signal; or where, within the distance, the sign may be interpreted as a traffic control signal whilst the driver is approaching.

iv) Consent of Roads and Traffic Authority for Signs
Advertisements and advertising structures may be placed, constructed, erected, and/or displayed or exhibited within the road reserve of a primary or secondary road only with the consent of the Roads and Traffic Authority in accordance with the Authority’s “Policy and Guidelines”. These types of proposals may be classified as Integrated Development under the EP&AA. Under Section 104 of the Roads Act 1993, the RTA has the power to order the removal of any advertising sign, either on a public road or on a private

Part J

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road or on a private property, if, in the opinion of the RTA, the work or structure is a traffic hazard.

v) Language

All advertising signs are to be displayed in the English language but may include a translation into another language using smaller lettering or characters.

All advertising signs are to be displayed predominantly in the English language, but may include a direct or near direct translation into another language using similar lettering or characters. Predominantly means more than 50% of the written area of the sign.

vi) Use of Motor Vehicles or Trailers for Advertising

Council permits without development consent, an advertisement on a motor vehicle used principally for the transporting of goods or passengers.

However, advertisements on parked motor vehicles, trailers or shipping containers, whether or not registered, for which the principal purpose is for advertising purposes are prohibited.

vii) Advertisements Permissible Without Development Consent

Notwithstanding any other provision of Part J, the following advertisements may be erected, without consent:

(a) an advertisement within a site which is not visible (due to built form) from outside that site (but not an advertisement on a heritage item or on a site within a heritage conservation area); or

(b) a business identification sign, limited to one per premises, on land:

(i) within Zone No.2(a), 2(b) or 2(c), but only if:
   • over a public road the sign is erected at a height no less than 2.6m above ground/pavement level;
   • the sign does not exceed 0.75 square metres in area; or

(ii) within Zone No.3(a), 3(b), 3(b1) or 3(c), but only if it is not erected on a heritage item and it meets any of the following descriptions:
   • located at a point below the level of the awning and not exceeding 50% of the shopfront; or
   • where there is no awning, located at a point below 3 metres above ground level on front or side walls of a building and covering no more than 50% of the area of the wall, plus 1 projecting wall sign for every 5 metres of shopfront length not exceeding 2.5 square metres in area and at no point less than 2.6 metres above the ground or pavement level and a minimum of 600mm from the street gutter.

(iii) within Zone No.4(a), 4(b) or 4(b1), but only if any such signs do not exceed 1 square metre in area per metre of
frontage for the first 10 metres, signs are erected on a small shop or other premises serving the daily needs of an industrial area, and the signs are not advertising a brothel;

(iv) within Zone No.5(c) - signs advertising fruit and vegetable market but only if the signs are not legible from outside the markets area and meet any of the following descriptions:

- located at a point below the level of an awning and not exceeding 50% of the elevation of a building; or
- where there is no awning, located at a point below 3 metres on the elevation of a building and covering no more that 50% of the area of the wall plus 1 projecting wall sign for every 5 metres of wall length not exceeding 2.5 square metres and at no point less than 2.6 metres above ground/pavement level.

(c) a directional sign;

(d) a real estate sign on any land;

(e) a temporary sign on any land;

(f) a public notice displayed by a public authority giving information or directions about the services provided by it;

(g) a sign behind, painted on or consisting of letters stuck on the glass line of a shop window and which is ancillary to a use of the premises for which consent is or has been granted;

(h) an advertisement on a motor vehicle used principally for the conveyance of goods or passengers.

(i) school signs and advertisements located within the boundaries of a school and which are:

- not more than 0.75 square metres in area; and
- not less than 3.5 metres apart; and
- not more than 1.5 metres in height from ground level to the top of the advertisement; and
- not higher than any existing boundary fence or wall; and
- in accordance with the requirements for advertisements within Part J;
- approved by the School Council or Parents and Citizens or Friends(P&C or P&F) prior to erection or display,

but only if there are no more than 6 advertisements per frontage.

(j) an advertisement on a structure within a road reserve or civic place which has been authorised by the Council.

viii) Prohibited Advertisements
Development for the purpose of erecting or displaying any of the following types of advertisements and signs is prohibited:
a) roof sign or wall sign projecting above the roof or wall to which it is affixed;
b) flashing or moving signs or advertisements;
c) signs, not defined as a temporary sign, made of canvas, fabric, similar sheet material, or any type of airborne sign except a temporary sign;
d) fly posters;
e) signs affixed to the surface of a public footway or public roadway;
f) signs which may obscure, obstruct or interfere with any road traffic signs or motorist vision or otherwise adversely affecting road safety;
g) signs prohibited under the Tobacco Advertising Prohibition Act, 1991, or any other Act;
h) signs other than a business identification sign, directional sign, real estate sign or temporary sign within zones nos 2(a), 2(b) or 2(c).

ix) Advertising Structures Near Power Lines
Refer to Schedule 3 attached by the Energy Authority of New South Wales entitled “Structures Near Power Lines.”

2.2 Residential Areas
The aims of Part J relating to residential areas are as follows:–

(i) ensure that any advertisement displayed on a residential premises does not dominate the premises from a public place;
(ii) the advertisement must relate to an activity carried out on the premises;
(iii) permit the temporary erection of signs upon properties being offered for sale, lease or tender;
(iv) preserve the residential amenity of the locality within which the sign is to be displayed.

Performance Criteria

1. Note: Certain types of advertisements and advertising structures may be exempt from the need to make a formal application for approval as determined by Council’s LAP.

2. For advertisements and advertising structures which are not exempt, the following criteria applies:

The advertisement and advertising structure;
(i) is in character with the dwelling house and any associated buildings and streetscape.
(ii) does not interfere with public safety.
(iii) does not dominate the building it is placed on.
(iv) does not encroach on the building line setback.

2.3 Commercial Areas
The aims of Part J relating to commercial areas are as follows:–

(i) permit the adequate display of information concerning the identification of premises, the name of the occupier and the activity conducted on the land;
(ii) enhance and add to the commercial/retail vitality of the area without adversely affecting the amenity of the locality;
(iii) ensure that signs are in keeping with the scale and character of the building to which they are affixed and not detract from the architectural treatment;
(iv) ensure that all businesses have the opportunity for reasonable exposure for the purposes of identification.

Performance Criteria

1. Note: Certain types of advertisements and advertising structures may be exempt from the need to make a formal application for approval as determined by Council’s LAP.

2. Advertisements and signs displayed within the Strathfield Town Centre are also subject to certain controls contained with Development Control Plan No 13 - Strathfield Town Centre DCP No.13 (Site Specific DCP). The applicant is advised to also address the requirements of DCP No.13. prior to submitting an advertisement application.

3. The criteria for signs which require development consent (refer to Table A) is provided within Schedule 2.

2.4 Industrial Areas

The aims of the plan relating to industrial areas are as follows:-

(i) permit the adequate display of information concerning the identification of premises, the name of the occupier and the activity conducted on the land;
(ii) permit advertisements not associated with the use carried out on the site where the application shows a justifiable need;

Performance Criteria

1. Note: Certain types of advertisements and advertising structures may be exempt from the need to make a formal application for approval as determined by Council’s LAP.

2. For advertisements and advertising structures which are not exempt, the following criteria applies:

(i) The advertisement and advertising structure is generally in character with the development of the site and surrounding sites.
(ii) The advertisement and advertising structure does not interfere with public safety.
(iii) the following information only may be displayed on any sign erected:-

(a) Business name
(b) Type of business
(c) Products
(d) Company symbol
(iv) the total of signs should not exceed $1m^2$ per 1m of frontage for the first 10m, plus $0.3m^2$ per 1m of frontage in excess of 10m.

3. Part J does not regulate advertisements in relation to brothel establishments. In this regard the applicant should contact Council to obtain a copy of the Development Control Plan for brothel developments which addresses amongst other things, requirements for advertisements.

2.5 Special Use And Open Space Areas

The aims of Part J relating to special use and open space are as follows:-

(i) permit advertisements and advertising structures only where the applicant shows a justifiable need.

(ii) ensure the amenity of the area will not be detrimentally affected.

Performance Criteria

1. Council permits the erection of advertising structures and signs on open space land only where it has frontage to a county road, the distance between the county road and any part of the advertising structure is not greater than 5 metres and the distance between advertising structures is not less than 100 metres.

2. All signs in Special Use and Open Space zones will be considered on their merits relative to these aims.

2.6 Guidelines For The Erection And Display Of Advertisements Along Parramatta Road

The following performance criteria will be taken into consideration when assessing an application to erect or display an advertisement and advertising structure along Parramatta Road:-

(i) advertisements, in general, should be to identify the building and its function but not to advertise the products sold on the subject premises.

(ii) roof advertisements are not permissible.

(iii) in general, advertisements are restricted to the side of awnings and below awnings.

(iv) advertisements painted onto the facade of buildings are permissible provided they enhance the building’s appearance and address Item 15 within Schedule 2.

(iv) illuminated advertisements at night are permissible provided they comply with the guidelines set out elsewhere in the DCP.
3.0 SCHEDULE 1 – SIGN DESCRIPTION AND CLASSIFICATION

Figure 1 illustrates the types of signs described below

<table>
<thead>
<tr>
<th>Class of advertising sign</th>
<th>Description of advertising structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. advertising panel</td>
<td>means an advertising structure not described elsewhere which is unilluminated including a hoarding or bulletin board</td>
</tr>
<tr>
<td>2. awning sign</td>
<td>means a sign attached to an awning (other than the fascia or return end)</td>
</tr>
<tr>
<td>3. fascia sign</td>
<td>means a sign attached to the fascia or return end of an awning.</td>
</tr>
<tr>
<td>4. flashing sign</td>
<td>means a sign which is illuminated (as to any part of the advertising area) at frequent intervals by an internal source or artificial light and whether or not included in any other class of advertising structure</td>
</tr>
<tr>
<td>5. floodlight sign</td>
<td>means a sign which is illuminated (as to any part of the advertising area) by an external source of artificial light and whether or not included in any other class or advertising structure</td>
</tr>
<tr>
<td>6. flush wall sign</td>
<td>means a sign attached to the wall of a building (other than the transom of a doorway or display window) and not projecting horizontally more than 0.3m from the wall on which it is attached</td>
</tr>
<tr>
<td>7. fly poster</td>
<td>means an advertisement promoting any event or activity adhered to or placed on power poles, bus shelters or other public property, or building hoardings and the like.</td>
</tr>
<tr>
<td>8. moving sign</td>
<td>means a sign attached to a building and capable (as to any part of the advertisement or advertising structure) of movement by any source of power (whether or not included in any other class of advertising structure</td>
</tr>
<tr>
<td>9. painted wall sign</td>
<td>means a sign painted on the external wall of a building</td>
</tr>
<tr>
<td>10. pole or pylon sign</td>
<td>means a sign erected on a pole or pylon independent of any building or other structure</td>
</tr>
<tr>
<td>11. projecting wall sign</td>
<td>means a sign attached to the wall of a building (other than the transom of a doorway or display window) and not projecting horizontally more than 0.3m from the wall</td>
</tr>
<tr>
<td>12. roof sign</td>
<td>means a sign erected on or above the roof or parapet of a building</td>
</tr>
<tr>
<td>13. top hamper sign</td>
<td>means a sign attached to transom of a doorway or display window of a building</td>
</tr>
<tr>
<td>14. window sign</td>
<td>means a sign attached to or displayed within the shop window. The maximum aggregate area of any window sign to be 25% of the window area</td>
</tr>
</tbody>
</table>
Figure 1. Various types of advertising signs and their positions on buildings.
4.0 SCHEDULE 2

ITEM 1 - Advertising panels
An advertising panel -
(a) may have a border not exceeding 0.5m in width if the border is of one colour and contains no advertising material;
(b) where it is erected on the wall of a building -
   (i) shall not exceed laterally beyond the wall;
   (ii) shall not project above the top of the wall more than -
      (a) 2.4m; or
      (b) 50% of its height,
whichever is the lesser;
   (iii) shall not project more than 0.5m from the wall;
   (iv) where it is less than 2.6m above the ground, shall not project more than 0.05 over a public place; and
   (v) shall not cover any window or architectural feature

ITEM 2A - Awning signs (advertisements displayed under awnings)
Where an advertisement is displayed under an awning, the awning sign to which the advertisement is attached -
(a) shall not exceed 2.5m in length;
(b) shall not exceed -
   (i) 0.4m in width (where the sign is illuminated); or
   (ii) 0.08m in width (where the sign is unilluminated);
(c) shall not exceed 0.5m depth;
(d) shall be erected approximately horizontal to the ground and at no point less than 2.6m from the ground;
(e) unless the Council otherwise approves, shall be erected at right angles to the building to which the awning is attached;
(f) shall be securely fixed to the awning by means of suitable metal supports not exceeding 0.05m in width or diameter;
(g) shall not project beyond the edge of the awning, except in the case of an awning wholly within the boundaries of the allotment occupied by the building;
(h) unless the Council otherwise approves, shall have its centre at least 3m from the centre of any other awning sign to which this item applies; and

ITEM 2B - Awning signs (advertisements displayed above awnings) - Prohibited

ITEM 3 - Fascia signs
A fascia sign -
(a) shall not project above or below the fascia or return end of the awning to which it is attached;
(b) shall not extend more than 0.3m from the fascia or return end of the awning;
(c) unless Council otherwise approves, shall not extend or project beyond a point 0.6m within the vertical projection of the kerb line; and
ITEM 4 - Flashing signs - Prohibited

ITEM 5 - Floodlit signs
(a) a floodlit sign which projects over a public road shall not be illuminated by a lighting medium which is less than 2.6m above the ground; and
(b) A floodlit sign -
   (i) shall not exceed 12m²;
   (ii) shall not exceed laterally beyond the wall;
   (iii) shall not project above the top of the wall; and
   (iv) shall not cover any window or architectural feature.

ITEM 6 - Flush wall signs
A flush wall sign -
(a) where it is illuminated, shall not be less than 2.6m above the ground;
(b) shall not extend laterally beyond the wall of the building to which it is attached;
(c) shall not project above the top of the wall to which it is attached more than -
   (i) 2.4m; or
   (ii) 50% of its height, whichever is the lesser;
(d) unless Council otherwise approves, where of a skeleton letter type, shall not have an advertising area greater than 4.6 times the distance (to the nearest whole metre) between the lowest part of the sign and the ground; and
(e) unless Council otherwise approves, where not of a skeleton letter type, shall not have an advertising area, in square metres, greater than three times the distance (to the nearest whole metre) between the lowest part of the sign and the ground.

ITEM 7 - Fly Poster - Prohibited

ITEM 8 - Moving signs - Prohibited

ITEM 9 - Painted wall signs
(a) where the whole of greater part of a building is occupied by the same company or individual the use of the visible wall space of the side wall or walls of such premises may be permitted for the displaying of a painted wall sign; and
(b) painted wall signs will not be permitted at ground floor level other than for establishment identification.

ITEM 10 - Pole or pylon signs
A pole or pylon sign -
(a) shall not project more than 1.2m over any road alignment;
(b) if it projects over any road alignment, shall be not less than 2.6m above the ground where it so projects;
(c) shall have a maximum advertising area of 44.6m²; and
(d) shall be not more than 15.2m above the ground.
ITEM 11A - Projecting wall signs (Horizontal)
Where the height of a projecting wall sign is less than its width, the projecting wall sign -
(a) shall be erected at right-angles to the wall of the building to which it is attached;
(b) shall be at least 2.6m above the ground;
(c) shall have its maximum height determined in accordance with the following scale -

<table>
<thead>
<tr>
<th>Lowest part of sign above ground level</th>
<th>Maximum allowable projection</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.6m and not more than 3.7m</td>
<td>0.5m</td>
</tr>
<tr>
<td>Exceeding 3.7m and not more than 6.1m</td>
<td>1.2m</td>
</tr>
<tr>
<td>Exceeding 6.1m</td>
<td>1.5m</td>
</tr>
</tbody>
</table>

(d) shall not project beyond a point within 0.6m of the vertical projection of the kerb alignment; and
(e) development application required

ITEM 11B - Projecting wall signs (Vertical)
Where the height of a projecting wall sign is not less than its width, the projecting wall sign-
(a) may project from the wall to which it is attached in accordance with the following scale:-

<table>
<thead>
<tr>
<th>Lowest part of sign above ground level</th>
<th>Maximum allowable projection</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.6m and not more than 3.7m</td>
<td>0.8m</td>
</tr>
<tr>
<td>Exceeding 3.7m and not more than 4.6m</td>
<td>0.9m</td>
</tr>
<tr>
<td>Exceeding 4.6m and not more than 5.5m</td>
<td>1.2m</td>
</tr>
<tr>
<td>Exceeding 5.5m</td>
<td>1.5m</td>
</tr>
</tbody>
</table>

(b) shall not project above the top of the wall to which it is attached more than -
(i) 2.4m; or
(ii) 50% of its height;
whichever is the lesser;
(c) shall be at least 2.6m above the ground;
(d) unless Council otherwise approves, shall not extend or project beyond a point 0.6m within the vertical projection of any kerb alignment;
(e) where -
(i) advertisements appear on three faces of the sign; and
(ii) the front face is not moveable, shall have a front which is parallel to the building alignment and which does not exceed in width 1/3 of the maximum allowable projection of the sign as determined in accordance with paragraph (a);
(f) where the sign rotates on its vertical axis, shall have rotating surfaces each of which does not exceed in width the maximum allowable projection of the sign as determined in accordance with paragraph (a);
(g) shall not have an advertising area in square metres, greater than three times the distance measured in metres between the lowest part of the sign and the ground; and
(h) where the advertising area of the sign occupies more than three faces of the sign, shall have faces of equal dimensions.
ITEM 12 - Roof signs - Prohibited

ITEM 13 - Top hamper signs
A top hamper sign -
(a) shall not extend more than 0.2m beyond any building alignment;
(b) shall not extend below the level of the head of the doorway or window above which it is attached; and
(c) shall not be more than 3.7m above the ground.

ITEM 14 - Window signs
A window sign -
(a) shall not cover more than 25% of a shop window.

ITEM 15 - Unclassified signs
(a) other signs not identified in this Schedule will be considered by council on the merits of each application; and

 SM C121858
PART K
of
Strathfield
Consolidated Development
Control Plan

Development on
Contaminated Land
(Replaces DCP No. 23)
1.0 SECTION 1 – GENERAL

1.1 Introduction

Refer to “General Introduction” of this Consolidated Plan in regards to Background, General Introduction and Definitions etc.

1.2 Purpose of Part K

Part K forms the basis for considering development applications on land previously contaminated land within the Strathfield Council area or land that is impacted by contaminated groundwater from known landfill sites. The plan has been prepared in accordance with the Environmental Planning & Assessment Act 1979, State Environmental Planning Policy No.55 – Remediation of Land (SEPP55) and the Managing Land Contamination: Planning Guidelines prepared by the Department of Urban Affairs and Planning (DUAP) and the Environment Protection Authority (EPA).

In accordance with the Managing Land Contamination: Planning Guidelines, this Consolidated Plan provides the framework for the integration of land contamination management controls and polices into the local planning and development process. The main aims of Part K are to ensure that when land is developed, the potential of contamination affecting human health and the environment are properly addressed. Part K is a comprehensive guide for development on land that is or may be contaminated.

Part K is to be read in conjunction with Council’s General Policy for the Management of Development on Contaminated Land.

1.3 Objectives of Part K

The specific objectives of Part K are to:

1. Implement a cautionary approach by identifying and dealing with contamination issues at an early stage in the development application process in order to prevent harm and avoid unnecessary restrictions on land use.

2. Ensure Council does not incur any liability in exercising its planning functions in relation to contaminated land by adhering to policies substantially in accordance with relevant state planning guidelines and legislation.

1.4 Abbreviations and Definitions

Abbreviations

<table>
<thead>
<tr>
<th>Abbreviation</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>ANZECC</td>
<td>Australian and New Zealand Environment and Conservation Council</td>
</tr>
<tr>
<td>BTEX</td>
<td>Benzene/Toluene/Ethylbenzene/Xylene</td>
</tr>
<tr>
<td>DA</td>
<td>development application</td>
</tr>
<tr>
<td>d(BA)</td>
<td>Decibels – A weighted</td>
</tr>
<tr>
<td>DCP</td>
<td>development control plan</td>
</tr>
<tr>
<td>DLWC</td>
<td>Department of Land and Water Conservation</td>
</tr>
<tr>
<td>EPA</td>
<td>NSW Environment Protection Authority</td>
</tr>
</tbody>
</table>
Definitions

category 1 remediation work is defined in clause 9 of SEPP55 – Remediation of Land.
category 2 remediation work is defined in clause 9 of SEPP55 – Remediation of Land.
Contaminate and contamination are defined in section 5 of the Contaminated Land Management Act 1997.
contaminated land planning guidelines means guidelines under section 145C of the Contaminated Land Management Act 1997.
DCP means development control plan.
investigation area means land declared to be an investigation area by a declaration in force under Division 2 of Part 3 of the Contaminated Land Management Act 1997.
LEP means local environmental plan.
Minister means the Minister administering the Act.
preliminary investigation, in relation to land, means a preliminary investigation referred to in the contaminated land planning guidelines.
remediation means:
(a) removing, dispersing, destroying, reducing, mitigating or containing the contamination of any land, or
(b) eliminating or reducing any hazard arising from the contamination of any land (including by preventing the entry of persons or animals on the land).
Note: This definition of remediation corresponds to parts of the definition of remediation in the Contaminated Land Management Act 1997.
remediation order means a remediation order made by the Environment Protection Authority and in force under Part 3 of the Contaminated Land Management Act 1997.
remediation site means:
(a) land declared to be a remediation site by a declaration in force under Division 3 of Part 3 of the Contaminated Land Management Act 1997, or
(b) premises:
   (i) in respect of which there is in force a notice under section 35 of the Environmentally Hazardous Chemicals Act 1985 requiring prescribed remedial action to be taken, or
   (ii) that are the subject of prescribed remedial action (whether being undertaken by the Environment Protection Authority or by another public authority at the direction of that Authority) under section 36 of that Act.
site audit is defined in Section 5.2 of this DCP. the Act means the Environmental Planning & Assessment Act 1979.
2.0 SECTION 2 – COUNCIL’S DECISION MAKING PROCESS

In determining all development applications, Council will consider the possibility of land contamination and the implications it has on any proposed or permissible future uses of the land. A precautionary approach will be adopted to ensure that any land contamination issues are identified and dealt with early in the planning process.

2.1 Initial Evaluation

Council will conduct an initial evaluation as part of the development assessment process to determine whether contamination is an issue, and whether sufficient information is available for Council to carry out its planning functions in good faith. The initial evaluation will be based on readily available factual information provided by the applicant and information available to Council such as previous investigations about contamination on the land, previous zoning and uses of the subject land, and restrictions relating to possible contamination such as notices issued by the EPA. Council may also conduct a site inspection of the subject land.

2.2 Council Procedures for Development Applications

Section 79C(1) of the Environmental Planning and Assessment Act 1979 requires Council to consider ‘...the suitability of the site for the development’ when assessing development applications. The risk from contamination to health and the environment is included in this assessment.

In accordance with clause 7 of SEPP 55, Council will not consent to the carrying out of any development on land unless:

“(a) it has considered whether the land is contaminated; and

(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out; and

(c) if the land requires remediation to be made suitable for any purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.”

The following subsections outline when Council will require information relating to site contamination issues to be submitted with development applications. Council’s procedure for considering land contamination issues for development applications is shown in Figure 1.
FIGURE 1: Council’s procedure for considering land contamination issues for subdivision and development applications.

Initial evaluation by consent authority
- Readily available information
- Development application (DA)
- Council records

Is information sufficient for decision making?
No → Seek further information from applicant

Yes → Will the development encounter contaminated groundwater and will the development extend below groundwater aquifer?

No → Has land been proven suitable for proposed uses without need for further testing or treatment?

Yes → Site audit may be sought by planning authority

No → DA refused

Yes → DA refused

New proposal may be required

DA withdrawn

Remediation required

DA refused

Apply conditions requiring remediation before other works; or issue deferred commencement consent

Amend DA to include remediation proposal; or new and separate DA for remediation

Record decision and information

Proceed with determination

Such as:
- preliminary investigation
- detailed investigation
- previous remediation
- statement re: suitability for proposed use
- statement of remediation options available for propose use, if relevant
2.2.1 When Does Council Require a Preliminary Site Contamination Investigation (Stage 1)?

The objectives of a preliminary investigation are to identify any past or present potentially contaminating activities and to provide a preliminary assessment of site contamination. The preliminary investigation typically contains a detailed appraisal of the site history and a report based on visual site inspection and assessment. Where information on site contamination is limited, some soil sampling may be warranted.

SEPP 55 requires Council to consider contamination issues in determining development applications. In accordance with clause 7(4) of SEPP 55, Council will require a preliminary investigation to be submitted with a development application where the land concerned is:

“(a) land that is within an investigation area;

(b) land on which development for a purpose referred to in Table 1* to the contaminated land planning guidelines is being, or is known to have been, carried out;

(c) to the extent to which it is proposed to carry out development on it for residential, educational, recreational or child care purposes, or for the purposes of a hospital-land:

(i) in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1* to the contaminated land planning guidelines has been carried out; and

(ii) on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).”

[NOTE: Table 1* in the Managing Land Contamination Planning Guidelines 1998, Department of Urban Affairs and Planning & NSW Environment Protection Authority which is reproduced in Appendix 1.]

In addition to the requirements outlined in clause 7(4) of SEPP 55, Council may also require a preliminary investigation to be submitted when:

- Council has reasonable grounds to believe the land is contaminated because of the land’s history, condition, or other information known to Council.

- The site has been investigated and/or remediated but there is insufficient information available about the nature and extent of contamination and/or remediation, or the circumstances have changed.

- There are restrictions on, or conditions attached to, the use of the site by a regulatory or planning authority that are, or may be, related to contamination, but there is insufficient information available about the nature and extent of contamination.

- Council records have demonstrated that the site is associated with pollution incidents or illegal dumping of wastes.
• The site is adjoining land that has been associated with activities that may cause contamination listed in Appendix 1 and it is likely that this may have contaminated the subject premises.

The preliminary site contamination investigation shall be carried out in accordance with the requirements of the relevant NSW EPA Guidelines. The proponent is responsible for engaging a suitably qualified consultant to undertake the preliminary site contamination investigation. In addition, the proponent is responsible for all costs borne in engaging the consultant and site auditor, if requested by Council (see Chapter 5 – Independent Auditing).

A list of information sources that may be useful in understanding the history of the site is included in Appendix 2. Applicants may also request Council to perform a search of its records to determine previous approved developments at the site (see Chapter 6 – ‘Council Records and Community Information’ in Council’s Policy for the Management of Development on Contaminated Land).

If Council is satisfied that the preliminary site contamination investigation justifiably concludes that the site is suitable for the proposed use, then Council will not require any further investigations to be conducted. *Note:* This does not mean that a site is clean but merely that the site is suitable for a particular use.

### 2.2.2 When Does Council Require a Detailed Site Contamination Investigation (Stage 2)?

The objectives of a detailed site investigation are to:

- define the extent and degree of contamination;
- assess the potential risk posed by contaminants to human health and the environment; and
- obtain sufficient information for the development of a Remedial Action Plan (if necessary). This will include the condition of the groundwater aquifer, and the impact of any contaminated groundwaters likely to be encountered during any part of the development.

Council will require a detailed site contamination investigation (DSI) to be undertaken when the results of the preliminary investigation demonstrate the potential for, or existence of contamination which may not be suitable for the proposed use of the land. Council will also require a DSI for any land that may be impacted by land contamination from any known landfill sites. In some cases Stage 1 and Stage 2 investigations may be combined where the land is known to contain or have contained a potentially contaminating activity.

The detailed site contamination investigation shall be carried out in accordance with the requirements of the relevant NSW EPA Guidelines. The proponent is responsible for engaging a suitably qualified consultant to undertake the detailed site contamination investigation. In addition, the proponent is responsible for all costs borne in engaging the consultant and site auditor (see Chapter 5 – Independent Auditing).

The detailed site contamination investigation should include a statement which describes whether the site is suitable for the proposed use, or if remediation is
necessary to make the site suitable for the proposed use. If remediation is required, the report should also list the feasible remediation options available to remediate the site.

To assist in dealing with development on lands that may be impacted by contaminated groundwaters from known landfill sites, the Council will follow the requirements of the Policy and has prepared an Summary Assessment Procedures Sheet which can be found as Appendix 3 of the DCP.

2.2.3 When Does Council Require a Remedial Action Plan (RAP)?

The objectives of a remedial action plan (RAP) are to:
- set remediation objectives;
- determine the most appropriate remedial strategy;
- identify necessary approvals that need to be obtained from regulatory authorities.

The RAP should document the remedial works to be undertaken at the site and also contain an environmental management plan and occupational health and safety plan for the remedial works.

Council will require the submission of a RAP if the detailed investigation concludes that the land is not suitable for the proposed use in its present state. Prior to determining the development application, Council must be satisfied that remedial measures have been, or will be undertaken in accordance with the submitted RAP, to make the site suitable for the proposed use.

2.2.4 When Does Council Require a Validation and Monitoring Report?

The objective of validation and monitoring report is to demonstrate that the objectives stated in the RAP have been achieved and any conditions of development consent have been complied with.

Ideally, validation should be conducted by the same consultant that conducted the site investigation and remediation process. Validation must confirm statistically that the remediated site complies with the clean-up criteria set for the site.

Council will require a validation and monitoring report to be submitted after remediation works have been completed, and prior to the issue of a construction certificate or commencement of any building site works whichever occurs first. This will normally be achieved by Council placing a condition on any consent granted requiring the submission of a validation and monitoring report prior to the issuing of a construction certificate. Alternatively, Council may issue a deferred commencement consent for the proposed use, requiring that remediation and validation is undertaken prior to other work commencing.
3.0  APPENDIX 1 – SCHEDULE OF POTENTIALLY CONTAMINATING ACTIVITIES

Source: Managing Land Contamination Planning Guidelines SEPP 55 - Remediation of Land, 1998, Department of Urban Affairs and Planning & NSW Environment Protection Authority

acid/alkali plant and formulation
agricultural/horticultural activities
airports
asbestos production and disposal
chemicals manufacture and formulation
defence works
drum re-conditioning works
dry cleaning establishments
electrical manufacturing (transformers)
electroplating and heat treatment premises
engine works
explosive industry
gas works
iron and steel works
landfill sites
metal treatment
mining and extractive industries
oil production and storage
paint formulation and manufacture
pesticide manufacture and formulation
power stations
railway yards
scrap yards
service stations
sheep and cattle dips
smelting and refining
tanning and associated trades
waste storage and treatment
wood preservation

Note: In the Strathfield Local Government Area, there are 4 known landfill sites that are no longer being used:

1. 22 Mandemar Avenue, Homebush West
2. Bressington / Mason Parks, Underwood Road Homebush
3. Dean Reserve, 146 Dean Street Strathfield South
4. 7-33 Water Street and 6-10 Dunlop Street, Strathfield South

Council has no other readily available information in respect to any of the other activities referred to in the above list of potentially contaminating activities.
FIGURE 2: Map identifying localities of past landfill sites
4.0 APPENDIX 2 - SOURCES OF SITE HISTORY
INFORMATION FOR PRELIMINARY SITE INVESTIGATIONS (STAGE 1)

- Past aerial photographs
- Council records - town planning, development and building applications, complaints, pollution incident reports
- Local Historical Publications - list ones relevant to your LGA
- Current and previous site owners
- Current and previous site workers
- Long-term residents
- Past and Present Telephone Books
- Noxious Trades Act register of Noxious Trades
- Sands Sydney and New South Wales Directory 1858-1932/3
- NSW Environment Protection Authority Section 35 Notices, past and present scheduled premises, unhealthy building land
- Sydney Water Corporation Trade Waste Agreements
- WorkCover Authority Dangerous Goods Branch
- Pacific Power sites containing present and past electrical substations.
5.0 APPENDIX 3 – CONTAMINATED SITE ASSESSMENT PROCEDURE FOR MANAGING DEVELOPMENT ON PAST LANDFILL SITES

PROCEDURE STATEMENT
The aim of this procedure is to ensure that when land is developed downstream of a known landfill site (see Appendix 1 for listed sites), that the potential of contamination affecting human health and the environment are properly addressed. This policy applies to development on land that is or may be contaminated. There are no exceptions to the properties.

MANDATORY REQUIREMENTS
A compulsory Pre Development Application meeting will be required for all proponents affected by this procedure and all such properties will be required to submit a Detailed Site Investigation report (DSI) with their Development Application (DA) and where necessary a Remedial Action Plan (RAP).

The consultant they select shall be suitably qualified, and work in accordance with NSW EPA Guidelines for Consultants reporting on Contaminated Sites.

The DSI will be expected to include and not be limited to:

- Defining the type, extent and degree of contamination
- Contaminant dispersal in air, surface water, groundwater, soil and dust
- The potential effects of contaminant on public health, the environment and building structure (where applicable) off site impacts on soil, sediment and biota.
- The adequacy and completeness of all information available to be used in making decision on remediation and development of the RAP. This will include the condition of the groundwater aquifer, and the impact of any contaminated groundwaters likely to be encountered during any part of the development.

SAMPLING
Sampling should be carried out in accordance with the NSW EPA’s Sampling Design Guidelines for Contaminated Sites.

NOTE:
Should your land be located downstream of any known landfill site (see Appendix 1 for listed sites) and you encounter a groundwater aquifer (a body of saturated rock or soil containing a system of interconnected voids from which significant or economic quantities of groundwater may be abstracted) which is found to be contaminated or likely to be contaminated, then the proponent will NOT be allowed to develop below the level at which the development encountered the aquifer at its highest seasonal point.

DSI FINDINGS
- If the DSI finds that a contaminated groundwater aquifer is to be encountered by the development the DA will be refused.
- If the DSI states that the land is not suitable for development and remediation is not possible to accommodate the proposed use, the DA will be refused.
- If the DSI states that the aquifer is not encountered and that land is found suitable without any testing or treatment then the DA can proceed to
determination. The DSI will have to be then checked at this point by an EPA Site Auditor to verify findings.

- If the DSI states that the property is not suitable for the proposed development and that remediation is possible to accommodate the proposed use, then the proponent will need to submit a Remedial Action Plan. Both the DSI and RAP will need to be checked and verified by an EPA accredited site auditor or before the DA is determined.

Any approval will require remediation take place, and the remediation be validated and verified by an EPA accredited site auditor prior to construction certificate being issued.

Site Audit Statement is to be issued and presented to Council detailing the suitable use of the land following remediation (refer to guidelines for the NSW site auditor scheme for exact details on issuing a site Audit Statement).
STRATHFIELD MUNICIPAL COUNCIL

PART L

of

Strathfield

Consolidated Development

Control Plan

Public Notification Requirements For Development and Complying Development Applications

(Replaces DCP No. 19)
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1.0  SECTION 1 – GENERAL

1.1  Introduction

Refer to “General Introduction” of this Consolidated Plan in regards to Background, General Introduction and Definitions etc.

1.2  Purpose of Part L

Part L provides the requirements for carrying out public notification procedures in relation to development and complying development applications made under the Environmental Planning and Assessment Act 1979 (the Act) which are not specifically regulated. It is noted that some types of applications by law require specific notification procedures. These applications include developments which are defined as ‘Designated’, ‘Integrated’ and ‘Advertised’ under the Act. Schedule 2 of Part L details the statutory notification requirements.

Part L also provides notification requirements in relation to the preparation of planning instruments under the Act. Specifically these matters relate to local environmental plans prepared in response to rezoning applications, development control plans and Section 94 Contributions Plans. The notification requirements for these matters are regulated by the Act. Schedule 2 of this Consolidated Plan details the statutory notification requirements.

The purpose of Part L is to specify:

- the criteria Council will take into account when deciding who will be notified of particular categories of development applications including applications for a modification to development consent;
- the requirements for notifying persons of complying development applications;
- the information notified persons will receive;
- details relating to the period during which documents may be inspected and submissions made; and
- circumstances where notification is not required.

1.3  Objectives of Part L

The specific objectives of Part L are:

1. To promote the Council’s responsiveness to local concerns and issues.
2. To ensure that local residents and land owners are made aware of applications which could potentially cause detrimental effect to their property.
3. To provide the opportunity for adjoining property owners to comment on development applications and for participation in the decision making process.
4. To ensure that adjoining property owners and residents are given notice of proposed complying development works.

5. To provide a straightforward mechanism for public notification and participation in the decision making process.

1.4 Applications to which this Plan Applies

All Development Applications to which this Plan applies will be subject to notification in accordance with this Plan except in the following circumstances:

- Residential buildings:
  * Internal building alterations;

- Industrial and commercial buildings:
  * Minor site works
  * Internal building alterations
  * External building alterations;

- Demolition applications (does not apply to Heritage items or Conservation areas);

- Applications for the following works at the Sydney Markets:
  * Coolrooms
  * Awnings
  * Internal building alterations
  * External site works and building alterations.

- New use /Change of use applications, except if:
  a) the premises is in a residential area
  b) the proposed changed use is considered to have a likely detrimental impact on adjoining residential areas for example by:
     * generating significant additional traffic in a residential area;
     * changing the times when existing traffic levels pass through a residential area; and/or
     * results in any other detrimental environmental impact on a residential area.

- Advertising structures in industrial and commercial areas

- Subdivision applications resulting in a maximum of two allotments (not including battle-axe subdivisions):
  (i) for subdivision of approved dual occupancies permitted to be subdivided;
  (ii) where the proposed width and area dimensions of the lots(s) comply with council’s Subdivision controls;
  (iii) for strata subdivision;
(iv) subdivision, for the purpose of:

a) widening a public road,
b) making an adjustment to a boundary between allotments, being an adjustment that does not involve the creation of an additional allotment,
c) rectifying an encroachment upon an allotment,
d) creating a public reserve,
e) consolidating allotments, and
f) excising from an allotment land which is, or is intended to be used for public purposes, including drainage purposes, or other rescue service purposes or public conveniences.
2.0 NOTIFICATION REQUIREMENTS FOR DEVELOPMENT APPLICATIONS

2.1 Persons to be Notified

Notification of an application will be forwarded to the persons who appear on Council's records to own land adjoining and neighbouring a site for which an application has been received.

Notification of an application will also be forwarded to non-owner occupiers of a property which adjoins a site for which an application has been received.

All owners and non-owner occupiers of a multiple unit development and the Body Corporate will receive notification where required.

For notification relating to premises on the border of an adjoining local government area, Council will send to the adjoining Council the required number of letters addressed to the Owner/Occupier to be forwarded by the Council to the owners of the properties on the Council's records. Generally, properties fronting Coronation Parade, Roberts Road and Powells Creek will not be notified due to the distance separation unless Council considers that additional persons may be affected by a proposed development. Development occurring on all other roads which form a Council local government area boundary will be notified in accordance with the provisions of this Plan.

Schedule 1 to this Plan determines the minimum number of property owners and/or occupiers to be notified by letter of particular development applications.

In addition to the minimum letter notification area, after considering the following criteria, council may decide to notify additional persons who may be potentially affected by the development which may cause the following:

* view loss
* overshadowing
* overlooking and privacy
* noise or other pollutant
* siting and design of the proposal
* character and streetscape
* traffic and access impact
* adequacy of landscaping and tree preservation
* any proposed changes to ground levels
* any proposed changes to stormwater flows
* relationship of proposed buildings to buildings on adjoining land
* proposed use
* heritage significance of any building, work, tree or place on the land or on land adjoining
* in some matters community groups may also be notified.
* the circumstances of the case.

Applications which have major significance to the Council area in part or as a whole shall be notified to residents via a letter box drop to an area deemed appropriate by the Director Technical Services with optional notification in the local newspaper and with a public meeting as a further option.
Notifications will be posted or lodged as a document at least 3 days prior to the commencement of the exhibition period. Notification may be hand delivered 2 days prior to the start of the exhibition period.

2.2 Period During Which an Application is on Public Exhibition

All applications requiring notification as defined in Schedule 1 will be exhibited for a minimum of fourteen (14) days.

In addition, certain types of development require additional notification procedures which may be required by law. These may include the placement of advertisements in the local and/or national newspapers, the placement of site notices on the subject property or a longer exhibition period. Details of these additional procedures and the required notification periods are contained in the Schedule 1 Table. In this regard, where a period of 14, 21, 28 or 30 days is quoted, this refers to a calendar week with public holidays only excluded.

2.3 Content of Notification to Neighbours

The applicant for the development application is to provide 2 sets of A4 size plans of the development to scale which show the external elevations with dimensions indicating the height of the proposal and a site plan indicating the position of the development on the subject land. Proposed additions and alterations to an existing building are to be coloured to clearly identify the proposal.

To preserve the privacy of applicants, and for copyright reasons, plans showing internal details of buildings will not be made public.

Information to be supplied by Council in the notification to adjoining owners and occupiers regarding applications received will be as follows:

- a description of the land to which the application relates
- a description of the proposed development
- a plan showing the height and external configuration of the building in relation to the subject site
- the name of the applicant and/or company
- the registered number of the application
- a statement to the effect that the application and accompanying documents may be inspected free of charge at Council at any time during normal office hours and/or such other hours as specified in the notice
- a statement to the effect that any person may, during the notification period make a submission in writing to the Council in relation to the application
- details of any amendments if the application seeks to amend an existing approval.

In accordance with the Environmental Planning and Assessment (EPA) Regulation, additional details would be supplied in respect of certain applications lodged under the EPAA.

2.4 Notification of Certain Developments in Local Newspapers

In addition to adjoining property owners being individually advised by Council of a development application, the Strathfield Planning Scheme Ordinance identifies
certain developments which Council must also give public notice in a local newspaper. These developments are as follows:

- Home Industry
- Nursing Home
- Home for the aged, or for infirm, incurable or convalescent persons
- Residential flat building
- Development for the purpose of:
  * an industry other than a light industry
  * a bulk store, warehouse or transport terminal where such development relies on access to the arterial road network by way of a road that passes through a residential zone or road funded in whole or part by the Roads and traffic Authority.

2.5 Notification for Amended Proposals

Where amendments are substantially different from the approved plan in the opinion of Council, notification will again take place in accordance with this policy. If a property ownership changes between the time a development application is notified to the previous owner of the land and Council receives an application for modification of the consent, the Council will notify only the new owner of the land.

Where the amendments are considered to have the same or a lesser effect as the approved plans, then the responses to the original application will be taken into consideration.

Notification will not occur if the amendments to the application do not increase the height, scale and bulk of the proposal as approved, nor alter the character of the development, nor detrimentally prejudice the persons that responded to the original application.

2.6 Required Format of Public Submissions

All submissions must be made in writing and received by the close of business on the last day of the notification period. Submissions relating to a notifiable matter may be made by any member of the public and must be made in writing, addressed to the General Manager. Submissions via facsimile or E-mail will be accepted.

Each submission must:

* contain the name and address of the person making the submission
* contain the council reference number
* clearly identify the matter to which the submission relates
* state the grounds of any support or objection to the proposal
* be signed by the person making the submission
* if in the form of a petition it must contain the name and address of the contact person. If no name and/or address is provided, council will assume that the contact person is the first signatory.

2.7 Council’s Consideration of Submissions

Council must consider all written submissions received prior to determining the application. Every effort should be made to lodge submissions within the specified notification period. However, council as a matter of policy will not determine any
application until a minimum of three working days has lapsed following the close of the notification.

Any submissions made by members of the public regarding development applications may:

(i) be referred to in a report to council or council committee; and
(ii) be made available to any person on request.

It is noted that all information contained on the submission including name of submitter, address, telephone and/or facsimile number and E-mail address will be displayed in such circumstances.

2.8 Council Notices to Applicant

Council will notify the applicant as to when the application will be placed on public notification.

Should a determination of the development application involve a report to a Council meeting, Council will give notice to the applicant:

- The date the application will be considered by council. Such advice will be posted at least 6 days prior to the relevant council meeting. Advice may be hand delivered 5 days before, provided the person has been contacted by telephone also and given the information.
- Copies of the relevant council committee report will be available for viewing at the Council’s Customer Service Centre 65 Homebush Road, Strathfield from the Friday preceding the council meeting or at the council libraries in Abbotsford Road and High Street on the Friday preceding the council meeting.
- The Business Paper containing the relevant report will also be available on Council’s website at www.strathfield.nsw.gov.au from 5pm on the Thursday preceding the meeting.
- The applicant may be given the opportunity to address council upon written request at council’s discretion.
- Council’s determination of the application.

2.9 Council Notices to Persons Lodging Submissions

Council will acknowledge receipt of all submissions by letter.

Council will give notice to any persons who lodged a submission as well as any other interested government bodies of:

- The date the application will be considered by council. Such advice will be posted at least 6 days prior to the relevant council meeting. Advice may be hand delivered 5 days before, provided the person has been contacted by telephone also and given the information.
• Copies of the relevant council committee report will be available for viewing at the Council’s Customer Service Centre 65 Homebush Road, Strathfield from the Friday preceding the council meeting or at the council libraries in Abbotsford Road and High Street on the Friday preceding the council meeting.

• The Business Paper containing the relevant report will also be available on Council’s website at [www.strathfield.nsw.gov.au](http://www.strathfield.nsw.gov.au) from 5pm on the Thursday preceding the meeting.

• Persons who made submissions may be given the opportunity to address council upon written request at council’s discretion.

• Council’s determination of the application.
3.0 NOTIFICATION REQUIREMENTS FOR COMPLYING DEVELOPMENT APPLICATIONS

3.1 Persons to be Notified

Where development is defined as Complying Development within the Strathfield Planning Scheme Ordinance and is determined by a Private Certifier, (a person other than Council), the Certifier must notify adjoining property owners and occupants in accordance with the requirements set out in Schedule 3. The Certifier shall forward a notification letter to adjoining property owners/occupiers upon the application being determined which provides details of the development. The purpose of the notification letter is to advise adjoining owners that if they have any enquiries or wish to register a complaint during the construction of the works, they should contact the certifier direct.

Notification of an application will be sent to the persons who appear on Council’s records to own land adjoining and neighbouring a site for which an application has been received.

Notification of an application will also be sent to non-owner occupiers of a property which adjoins a site for which an application has been received.

All owners and non-owner occupiers of a multiple unit development and the Body Corporate will receive notification where required.

3.2 Content of Notification to Neighbours

Information to be supplied by the Certifier to adjoining owners and occupiers regarding applications received will be as follows:

* a description of the land to which the application relates
* a description of the proposed building or work
* the name of the applicant and/or company
* the name and contact number of the Certifier and specifying that any enquiries are to be directed to the Certifier
* the registered number of the application
* a statement to the effect that the proposed works are deemed to be minor and are classified as Complying Development under the Strathfield Planning Scheme Ordinance. Due to this classification, there are no grounds for the proposed works to be refused or objected to.

The Standard letter contained in Schedule 3 is required to be forwarded to adjoining property owners and occupiers for Complying Developments where a Private Certifier issues the determination.
4.0 SCHEDULE 1

CATEGORY A - RESIDENTIAL DEVELOPMENTS

* New Dwelling House
* Second Storey Addition
* New Front Fence
* New Structure/Addition visible from the street
* Alteration to Existing Building Materials

NOTE:
Additional owners/occupiers may be notified based on an assessment of the criteria listed in Section 2.1 of this DCP.
NOTE:
Additional owners/occupiers may be notified based on an assessment of the criteria listed in Section 2.1 of this DCP.
CATEGORY C - DEVELOPMENTS LOCATED WITHIN THE VICINITY OF A HERITAGE LISTED PROPERTY

* New Dwelling House
* Second storey addition
* New front fence
* New Structure/Addition visible from the street
* Alteration to existing building materials

KEY:
- Development site
- Minimum number of Properties to be notified
- Minimum notification area

Note: Any Heritage Listed Property located within 3 properties of a proposed development is also to be notified

NOTE:
Additional owners/occupiers may be notified based on an assessment of the criteria listed in Section 2.1 of this DCP.
CATEGORY D - RESIDENTIAL DEVELOPMENTS LOCATED WITHIN A HERITAGE CONSERVATION AREA

* Demolitions
* New Dwelling House
* Second Storey Addition
* New Front Fence
* New Structure/Addition visible from the street
* Alteration to existing building materials

KEY:
- Development Site
- Heritage Conservation Area
- Minimum number of Properties to be notified
- Minimum notification area (including entire conservation area)

NOTE:
Additional owners/occupiers may be notified based on an assessment of the criteria listed in Section 2.1 of this DCP.
NOTE:
Additional owners/occupiers may be notified based on an assessment of the criteria listed in Section 2.1 of this DCP.
CATEGORY F - RESIDENTIAL, COMMERCIAL
AND MIXED USE DEVELOPMENTS

* Dual Occupancy Developments
* Multiple Unit Housing Developments
  (Villas, Townhouses, Residential Flat Buildings)
* Mixed Use Developments
* New Commercial Buildings

KEY:

- Development Site
- Minimum Number of Properties to be Notified

Minimum Notification Area 75 metre radius from the centre of the site

NOTE:
Additional owners/occupiers may be notified based on an assessment of the criteria listed in Section 2.1 of this DCP.
### TYPE G - OTHER COMMERCIAL, INDUSTRIAL AND NON RESIDENTIAL DEVELOPMENTS

<table>
<thead>
<tr>
<th>DEVELOPMENT TYPE</th>
<th>LOCATION</th>
<th>EXTENT OF NOTIFICATION AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>A Commercial Use in a Residential Zone, including: • Bed and Breakfast Establishment • Home Industry • Professional Consulting Rooms</td>
<td>Residential Zones</td>
<td>4 Properties either side, across the rear and across the road of the subject site, except if located within a Heritage Conservation Area in which case the whole of the Conservation area will be notified.</td>
</tr>
<tr>
<td>B Child Care Centre</td>
<td>Anywhere within the Municipality</td>
<td>All properties within a 100 metre radius from the centre of the subject site except if located within a Heritage Conservation Area in which case the whole of the Conservation area will be notified.</td>
</tr>
<tr>
<td>C Brothel</td>
<td>Industrial Area</td>
<td>• All properties within a 300 metre radius from the centre of the subject site. • Any other premises Council feels may be impacted upon by the proposal.</td>
</tr>
<tr>
<td>D New Educational Establishment or place of public worship or extensions to same</td>
<td>Anywhere within the Municipality</td>
<td>All properties within a 300 metre radius from the centre of the subject site except if located within a Heritage Conservation Area in which case the whole of the Conservation area will be notified as well.</td>
</tr>
<tr>
<td>E Traffic Generating Commercial/Industrial Uses</td>
<td>In a Commercial or Industrial area adjoining a residential area or which requires access through a residential area other than via a State Classified Road</td>
<td>All properties within a 100 metre radius from the centre of the subject site.</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>F New Industrial Buildings or Complexes</td>
<td>Industrial Area</td>
<td>2 Properties either side, across the rear and across the road of the subject site</td>
</tr>
<tr>
<td>G Nursing Home, Home for the Aged, Hospital or the like</td>
<td>Anywhere within the Municipality</td>
<td>All properties within a 300 metre radius from the centre of the subject site except if located within a Heritage Conservation Area in which case the whole of the Conservation area will be notified.</td>
</tr>
<tr>
<td>H All other Developments Uses not specifically listed above</td>
<td>Anywhere within the Municipality</td>
<td>After considering the criteria in section 2.1, Council may decide to notify adjoining property owners and occupiers who may be potentially affected by the development/use.</td>
</tr>
</tbody>
</table>
### 5.0 SCHEDULE 2

<table>
<thead>
<tr>
<th>Application</th>
<th>Notification Period</th>
<th>Advertisement in a local newspaper+</th>
<th>Site Notice</th>
<th>Public Meeting</th>
</tr>
</thead>
<tbody>
<tr>
<td>Application for Category A Development</td>
<td>14 days</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Application for Category B Development</td>
<td>14 days</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Application for Category C Development</td>
<td>14 days</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Application for Category D Development</td>
<td>14 days</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Application for Category E Development</td>
<td>14 days</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Application for Category F Development</td>
<td>14 days</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Application for Category G Development</td>
<td>14 days</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
</tr>
</tbody>
</table>

| | | | | |
| A Commercial Use in a Residential Zone | 14 days | Yes | Yes | No |
| B Child Care Centre | 14 days | Yes | Yes | No |
| C Brothel | 14 days | Yes | Yes | No |
| D New educational establishment or place of public worship or extensions of same | 14 days | Yes | Yes | No |
| E Traffic generating commercial/industrial use | 14 days | Yes | Yes | No |
| F New industrial buildings and complexes | 14 days | No | Yes | No |
| G Nursing Home, Home for the Aged, Hospital or the like. | 14 days | Yes | Yes | No |
| H Other Developments/Uses | 14 days | No | At Council’s discretion | No |

NOTE: Some of the above types of Developments may be defined as ‘Designated Development’ or ‘Integrated Development’ under the provisions of the Environmental Planning and Assessment Act 1979 (the Act) and Environmental Planning and
Assessment Regulation 2000 (the Regulation) in which case notification and advertising requirements are determined under the respective provisions of the Act and Regulation. The table below indicates such relevant provisions and notification requirements.

<table>
<thead>
<tr>
<th>Application</th>
<th>Exhibition Period</th>
<th>Advertised in a local newspaper+</th>
<th>Site Notice</th>
<th>Public Meeting</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development application for designated development</td>
<td>30 days</td>
<td>Yes</td>
<td>Yes - s79 of the Act requires that a public notice be placed in the display section of a local newspaper+. It must be published on at least 2 separate occasions, must appear across 2 or 3 columns, and must be headed “DEVELOPMENT PROPOSAL”</td>
<td>No</td>
</tr>
<tr>
<td>Development Application which is Integrated Development or relates to a site containing threatened species</td>
<td>30 days</td>
<td>Yes</td>
<td>Yes - cl. 59 of the Regulation requires that a notice be placed on the subject land.</td>
<td>No</td>
</tr>
<tr>
<td>Application to modify a development consent for designated development</td>
<td>14 days</td>
<td>Yes - As well as all persons who lodged submissions with respect to the original application are to be notified by letter within 7 days of receipt of the application</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Application to modify a development consent for advertised development</td>
<td>14 days</td>
<td>Yes - As well as all persons who lodged submissions with respect to the original application are to be notified by letter within 7 days of receipt of the application</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Application</td>
<td>Exhibition Period</td>
<td>Advertised in a local newspaper</td>
<td>Site Notice</td>
<td>Public Meeting</td>
</tr>
<tr>
<td>---------------------------------------------------------------------------</td>
<td>-------------------</td>
<td>--------------------------------------------------------------------------------------------------</td>
<td>-------------</td>
<td>--------------------------------------------------</td>
</tr>
<tr>
<td>Rezoning resulting in a Draft Local Environmental Plan and/or an Environmental Study</td>
<td>28 days</td>
<td>Cl.13 of the EPA Regulation requires that public notice be given at the start of the exhibition period. All LEPs will be advertised at the beginning of the exhibition period in a local newspaper+ circulating at least fortnightly throughout the area. Adjoining property owners and residents will also be notified in writing of a proposal which involves a zoning change or a new use on a subject site. The extent of the notification area will be dependant on the scale of the proposal.</td>
<td>Yes</td>
<td>At the discretion of Council. Where a DLEP proposes to rezone community land a public hearing must be held (Section 29 of the LGA Act)</td>
</tr>
<tr>
<td>Draft Development Control Plan and amendments</td>
<td>28 days</td>
<td>Cl.18 of the Regulation requires that council place a public notice once in a local newspaper+. Notice will also be placed in the Strathfield Scene</td>
<td>No</td>
<td>At the discretion of council.</td>
</tr>
<tr>
<td>Section 94 Contributions Plan</td>
<td>28 days or 14 days public notice before repeal of a Plan</td>
<td>Cl.26 of the EPA Regulations requires that council place a public notice once in a local newspaper+.</td>
<td>No</td>
<td>At the discretion of council</td>
</tr>
</tbody>
</table>

+ Local newspaper means a newspaper circulating throughout the relevant area at intervals of not more than 2 weeks (EPA Regulation)
++ Newspaper means a paper containing news, which is printed for sale or free distribution at intervals not exceeding 26 days and which circulates within the area with respect to which the terms is used (Local Government Act 1993)
6.0 SCHEDULE 3

MINIMUM NOTIFICATION AREA FOR COMPLYING DEVELOPMENTS

1. All applications involving internal works and changes of use do not require Notification

2. For external works, adjoining and rear or front adjoining owners are to be advised in every case.

KEY: [shaded area] Development site

[unshaded area] Minimum notification area
Standard Notification Letter

Certifier Letter Head

Reference Number

Telephone Enquires

Owner/Occupier
Postal Address

This notice is forwarded to you as owner/occupier of [Insert Property Address]

LOCATION:

DETAILS OF PROPOSED DEVELOPMENT:

APPLICANT and/or COMPANY:

ACCREDITED CERTIFIER’S DETAILS:
Name:
Accreditation Number:
Contact Number:

APPLICATION NUMBER:

This notice is forwarded to you as the owner/occupier of a property which adjoins a property where minor building works are proposed to take place. You are advised that the application was approved on [Insert date of Certificate] by [insert certifier’s name] in accordance with the provisions of the Environmental Planning and Assessment Act, 1979. These works are deemed to be ‘Complying Development’ under the Strathfield Planning Scheme Ordinance. The proposed works are in accordance with the criteria set by Council which designate this development as complying development. As such there are no grounds for the application to be refused or an objection made against the work proceeding.

If you require any further details regarding this matter please contact [Insert contact person] on [Insert telephone number] during business hours.

Yours faithfully

Certifier

SMC121860
PART M
of
STRATHFIELD
CONSOLIDATED DEVELOPMENT
CONTROL PLAN 2005

Educational Establishments

Adopted by Council November 2007
In force 3 December 2007
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</tr>
</tbody>
</table>

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7.0 APPENDIX C – APPLICANT CHECKLIST                                   |      |
1.0 INTRODUCTION

Refer to “General Introduction” of this Consolidated Plan in regards to Background, General Introduction and Definitions etc.

1.1 Purpose of Part M

The purpose of Part M is to ensure that educational establishment proposals within the Strathfield local government area (LGA) are: attractive and sympathetic to the streetscape, appropriate for the surrounding built and natural environment, provide a satisfactory learning environment, incorporate suitable design and environmentally sustainable principles and have a minimal impact on surrounding land uses and the road network.

Part M applies to the construction, alteration, change of use and/or operation of educational establishments (including changes to the hours of operation, number of students, age profile of students and so on) and has been prepared to outline the application process and provide guidelines and requirements for educational establishment applications.

Part M provides local planning requirements but does not outline requirements relevant to educational establishments otherwise provided for under state or Commonwealth legislation, regulations, plans, policies or codes that may apply to educational establishments and any such other requirements are the responsibility of applicants to determine.

1.2 Objectives of Part M

The objectives of Part M are:

1. To ensure that a satisfactory educational environment is provided which will also preserve, maintain and enhance the general amenity and heritage character of Strathfield by ensuring that educational establishments are compatible with neighbouring land uses.

2. To ensure that educational establishments satisfactorily integrate into existing residential and other area streetscapes in terms of size, bulk, height, site coverage, form, character, noise generation, privacy impact, maintaining solar access and landscaping.

3. To ensure that educational establishments operate to maintain pedestrian and traffic safety for both those associated with educational establishments as well as neighbours and other road and footpath users.

4. To ensure that educational establishments operate with acceptable traffic impact on the local and regional road network.

5. To ensure that educational establishments themselves take active on-going responsibility for the maintenance of traffic and pedestrian safety, the appropriate control of generated vehicular and pedestrian traffic, the dissemination of relevant
safety and traffic procedures and requirements information and the ongoing monitoring and minimisation of traffic impact.

6. To ensure that educational establishments have and maintain a suitably advertised system for promptly dealing with and resolving complaints so that contact with a responsible educational establishment representative is available both during and outside operating hours.

7. To encourage the provision of environmentally sustainable modes of transportation for students to and from educational establishments.

8. To ensure educational establishments provide a satisfactory outdoor learning environment in regard to the range, size and quality of external site amenity requirements in relation to the specific type of educational establishment.

9. To provide a high standard of design, construction and operation in educational establishment developments.

10. To ensure educational establishments maximise opportunities for sustainable energy and resource usage (including transportation) for environmental purposes and for educational purposes.

11. To require the construction of energy smart educational establishments.

12. To provide sufficient on-site car parking for peak parking needs including those of students, teachers and visitors and others so as to not adversely impact on the neighbourhood and the local road network.

13. To ensure the adequate removal of stormwater and wastewater from sites and to detail processes for the on-site storage and re-use of stormwater.

14. To ensure educational establishments provide aesthetically and environmentally attractive and safe environments in regard to design, site layout, materials, internal spaces, external open space, soft landscaping, vegetation in order to enhance the learning environment and nurture aesthetic and environmental appreciation.

1.3 Definition of “Educational Establishment”

For the Definition of ‘Educational Establishment’ and other definitions refer to “General Introduction” Section 1.9 on page 12 of this Consolidated Plan.
1.4 Zones where *educational establishment* are permissible

The following matrix is provided for clarification only, to indicate the land use zones where, under the provisions of the Strathfield Planning Scheme Ordinance, educational establishments are permissible with consent (marked ‘C’) or prohibited (marked ‘X’).

<table>
<thead>
<tr>
<th>Zone</th>
<th>Permissible with Consent</th>
<th>Prohibited</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential 2(a)</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>Residential 2(b)</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>Business General 3(a)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Business Special 3(b)</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Business Neighbourhood 3(c)</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Industrial 4</td>
<td></td>
<td>(other than an educational establishment associated with land uses permitted in this zone)</td>
</tr>
<tr>
<td>Special Uses 5(a) where so specified</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>Special Uses 5(b) Railways</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>Special Uses 5(c)</td>
<td>X</td>
<td>(unless authorised by the Sydney Farm Produce Market Authority Act 1968)</td>
</tr>
<tr>
<td>Open Space 6(a) Recreation Existing</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Open Space 6(b) Recreation Private</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Open Space 6(c) Urban Bushland</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Open Space 6(d) Proposed</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Local Road 9(a)</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Mixed Use 10</td>
<td>C</td>
<td></td>
</tr>
</tbody>
</table>

The Strathfield Planning Scheme Ordinance contains provisions relating to development in or near a residential zone, in Business and the Mixed Use zones and for traffic generating development and should be consulted in addition to this DCP.
2.0 APPLICATION PROCESS

For general details of the development application and assessment process, refer to General Introduction, Section 1.3, 1.4, 1.5, 1.6, 1.7, 1.8 & 1.10 of this Consolidated Plan.

Educational establishments require development consent. The specific steps in the application process for an educational establishment are summarised below.

Step 1 Consultation with Council staff
Pre-lodgement discussions with Council staff are strongly recommended so as to avoid delays in the processing of your application.

Step 2 Consultation with nearby residents and others likely to be affected.
Meaningful consultation is strongly recommended to identify concerns of nearby residents and others at an early stage.

Step 3 Development Application Lodgement
Refer to Section 3.0 Application Requirements. A completed Educational Establishment Applicant Checklist (refer Appendix C) will be required in addition to all relevant requirements of the Development Application Form.

Step 4 Development Application Assessment
Refer to the General Introduction to this DCP in section 1.6 for information on the assessment process.

Note: Council will in most cases be the consent authority for determination of applications made by the Crown (ie a public university, TAFE or government school) however assessment and determination under the controls of this DCP are subject to the constraints of Part 5A of the EP & A Act. For example, a Council must not refuse its consent or attach conditions to any consent to the Crown application, except with written approval of the Minister (Section 116 EP & A Act).
3.0 APPLICATION REQUIREMENTS

Please refer to Council’s development application form, Application Information Kit and the Educational Establishment Applicant Checklist in Appendix C of this Part M for information to be submitted with a development application.

The following information should also be submitted with a development application for an educational establishment to allow appropriate assessment:

1. A statement clearly indicating the proposed number of customers/students, their age and staff numbers along with proposed hours of operation;
2. A Site Analysis Drawing as set out in Section 4.2;
3. A Traffic and Parking Impact Assessment Report if required as set out in Section 4.15. Such a report might also be required by Council for other uses of educational establishment facilities;
4. A External Impacts Management Plan as set out in Section 4.16;
5. A Environmentally Sustainable Travel Plan if required as set out in Section 4.11;
6. A Noise Impact Assessment as set out in Section 4.9;
7. Shadow Diagrams as set out in Section 4.10;
8. A Waste Management Plan if required as set out in Section 4.25;
9. A Concept Stormwater Plan as set out in Section 4.20;
10. A Heritage Impact Assessment Statement if required as set out in Section 4.12;
11. An Initial Contamination Evaluation and/or Site Contamination Investigation if required as set out in Section 4.23;
12. A Landscape Plan as set out in Section 4.18;
13. Where a proposed development does not comply with a provision of Part M, a statement as to how the application otherwise achieves the aims and objectives of Part M.

All reports, assessments, plans and evaluations listed above should where appropriate be prepared by a suitably qualified person.

Failure to provide the above information (if required) with an application may result in the application being refused or may result in the assessment of the application being delayed.
4.0 DESIGN PROVISIONS

4.1 Design Principles

Council in assessing any application for an educational establishment will not grant development consent unless it is satisfied that:

1. The bulk, scale, height, character, setbacks and external detailing of the development are compatible with the character of development within the vicinity, including any adjoining items of environmental heritage or heritage conservation areas.

2. The educational establishment design is sensitive to its environment, of high visual quality and is generally consistent and sympathetic with the existing streetscape character of the locality.

3. The development is unlikely to unreasonably affect the amenity of any existing development in terms of overshadowing, privacy, excess noise, loss of views or otherwise.

4. The development will not have a negative impact in terms of safety, pedestrian flows, parking and traffic.

5. A suitable External Impacts Management Plan (Refer Section 4.16) is submitted that addresses and details proposals to ensure the educational establishment undertakes satisfactory day to day on-going monitoring and management of staff and student arrival and departure, traffic impact minimisation, complaint handling and ongoing informing of students, staff, carers and guardians of appropriate procedures and safety issues for the specific establishment.

6. That educational establishments establish a commitment to encouraging, supporting and implementing more sustainable travel modes to and from the educational establishment. Refer to Section 4.11 regarding the Environmentally Sustainable Travel Plan, if required.

7. The landscape character of the locality is maintained and adequate landscape, noise and privacy screening has been provided.

8. The educational establishment provides satisfactory safety by design which minimises the opportunity for crime.

9. The educational establishment provides a high standard of design, which suitably incorporates principles of environmentally sustainable development (ESD).

10. Adequate provision is made for stormwater collection, re-use and drainage.
4.2 Site Analysis and Design

Objectives:

1. To identify the site features (opportunities and constraints).

2. To ensure that the site layout and building design:
   i. is sympathetic to the existing characteristics and topography of the site
   ii. takes into account features on adjoining and nearby properties to maintain amenity, privacy, solar access and compatibility
   iii. retains any item of identified heritage or conservation value
   iv. is compatible with the bulk, scale and height of existing buildings in the surrounding area, and
   v. enable the process of student ‘drop offs and pick ups’ to function in an efficient manner with minimal impact on local streets, neighbouring properties and traffic.
   vi is compatible with and will enhance the streetscape.

Guidelines:

All applications shall include a Site Analysis Drawing that demonstrates that the items in the table below have been taken into consideration in the design and documentation.

<table>
<thead>
<tr>
<th>Site</th>
<th>Surroundings</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Survey details, including existing levels and any proposed changes of level at all relevant and boundary locations of the site</td>
<td>• Location, height, bulk, scale and use of neighbouring buildings (including location of doors or windows facing the site)</td>
</tr>
<tr>
<td>• Easements (drainage or service)</td>
<td>• Nearby heritage items</td>
</tr>
<tr>
<td>• Existing vegetation and other significant site features</td>
<td>• Heritage conservation areas</td>
</tr>
<tr>
<td>• Existing buildings or structures</td>
<td>• Predominant built form, boundary setbacks, site coverage and character of locality (including fencing and garden styles)</td>
</tr>
<tr>
<td>• Boundary Fencing</td>
<td>• Private open space areas adjacent to site</td>
</tr>
<tr>
<td>• On-site parking and access</td>
<td>• Adjoining public open space</td>
</tr>
<tr>
<td>• Site orientation and solar access</td>
<td>• Location of major trees on adjacent properties</td>
</tr>
<tr>
<td>• Any existing student and staff arrival and departure routes and modes showing age profiles, volumes and sources/destinations</td>
<td>• Elements of street frontage (street trees, vehicular cross-overs, drop-off and pick up areas, bus bays, bus stops, pedestrian crossings, parking zones etc)</td>
</tr>
<tr>
<td>• Prevailing winds</td>
<td>• Differences in levels between site and neighbouring properties at the boundaries</td>
</tr>
<tr>
<td>• Significant noise sources</td>
<td>• Significant noise sources, eg railway, roads</td>
</tr>
<tr>
<td>• Views</td>
<td>• Drainage pits</td>
</tr>
<tr>
<td>• Pedestrian and vehicle access points</td>
<td>• Solar collectors</td>
</tr>
<tr>
<td>• Natural drainage paths</td>
<td>• Power / service pits</td>
</tr>
<tr>
<td>• Heritage items</td>
<td></td>
</tr>
<tr>
<td>• Water storage tanks</td>
<td></td>
</tr>
<tr>
<td>• All parts of the site currently covered by impervious surfaces</td>
<td></td>
</tr>
</tbody>
</table>
4.3 Site Requirements

Objectives:

1. To ensure that the relationship between an educational establishment and adjoining land uses is favourable and the amenity of surrounding development is not adversely affected; and

2. To ensure that an educational establishment is located where it can operate satisfactorily in terms of pedestrian and vehicular safety and traffic impact on the surrounding road network and other land uses in the vicinity.

Guidelines:

a) Educational Establishments are encouraged to locate at least 30 metres from classified roads (refer also Section 4.15) to improve pedestrian and cyclist and vehicular safety and to reduce exposure to noise and pollution. A list of classified roads is included in Appendix A.

b) Educational Establishments should be located on sites close to public transport services to minimise parking demand and vehicle drop off and to reduce traffic congestion.

c) Sites should have sufficient frontage to adequately provide car set-down and pick up points, bus bays as required and site pedestrian and vehicular access. Where it is established that an educational establishment will require a bus service, a minimum frontage of 60 metres is required with a minimum length of 40 metres for a single bus bay. Additional frontage may be required if a larger car or bus set-down/pick-up length is required.

d) Educational establishments are discouraged in residential cul-de-sacs due to traffic circulation issues.

e) Although no minimum site area is set, the site proportions and site area must be sufficient in relation to student capacity to provide suitable setbacks and overcome the potential problem of noise and nuisance to surrounding properties. Therefore minimum site area will be assessed on a merits basis.

Requirements:

1. Sites are suitably located in regard to distance from classified roads, proximity to public transport and frontage as set out in Guideline a), b) & c).

2. Sufficient minimum site area is provided as set out in Guideline e) above.

3. Sites require a minimum frontage which will be determined by vehicle service levels as set out in Guideline c) above.
4.4 Building Design and Envelope

Objectives:

1. That development is compatible with the height, bulk, scale, siting and character of existing buildings adjoining and nearby within a residential zone including any adjoining items of environmental heritage or heritage conservation areas.

2. That development ensures the minimum solar access requirement is provided to adjoining properties and nearby properties – refer to 4.10

3. That development does not adversely affect nearby residents and others in terms of visual privacy or by hours of operation, traffic movement, safety, parking, headlight glare, security lighting or the like.

4. To ensure the protection of neighbouring properties from excessive noise generated by an educational establishment, the maintenance of acoustic privacy and the protection of an educational establishment from surrounding noise sources.

5. To ensure that development is compatible with and does not adversely affect the streetscape and provides similar front setbacks.

6. That development design fully takes account of the site context.

7. That development incorporates principles of environmentally sustainable development in the design.

8. Minimum building setbacks that are compatible with the nearby area, facilitate suitable screening and landscaping, maintain visual and acoustic privacy and are greater than adjoining development when there is a increased height, scale, bulk or noise attenuation is required.

9. That educational establishment development provides similar site coverage to that of the adjoining developments.

10. That development maintains and enhances the landscape character of the locality and surrounding streetscape.

11. To ensure that a building used as an educational establishment is located where it provides a safe environment for children. In this respect safety aspects are to be considered according to the age of students.

12. To ensure that an educational establishment is designed so as to provide satisfactory amenity for students and teachers particularly in regard to the acoustic environment, weather protection and access to sunlight and shade.
4.5 Bulk, Scale and Site Coverage

Objectives:

1. To encourage the design of educational establishments which:
   a) maintain and enhance the character of the existing natural and built environment
   b) minimise the adverse impact upon the residential amenity of adjoining sites in terms of privacy, sunlight, views etc.

Guidelines:

a) Provide development that is compatible with nearby and adjoining residential development in terms of scale, bulk, site coverage and character of existing buildings.

b) In other zones not near residential areas a greater scale of development may be acceptable provided it does not negatively impact on adjoining sites and provided amenity for staff and students and other impact considerations are satisfactory. Such development will be assessed on a merit basis and in accordance with the requirements of the specific type of educational establishment eg. a primary school should be well landscaped and therefore requires a lesser site coverage than a coaching college.

c) For the purposes of calculating site coverage the following elements are to be included as built upon area: all buildings, driveways, paved or concreted areas (including pool concourses), any existing side setback areas between a boundary and a building (paved or unpaved) that are 1500mm or less in width, pools, footpaths, areas covered with permanent awnings (but excluding grassed areas covered by shade cloth and the like), outbuildings, tennis courts and paved sports areas.

Requirements:

1. Façade treatments must integrate the visual components of the building into and enhance streetscape.

2. Where sites are within or adjoining Residential 2A or 2B zoned areas maximum site coverage is 60%.

3. Elsewhere where sites are within commercial/business areas increasing site coverage above 60% may be acceptable.
4.6 Height

Objectives:

1. To ensure the height and scale of educational establishment developments satisfactorily integrates with adjacent land-uses and does not negatively impact on the adjoining and nearby existing land uses and streetscapes.

Guidelines:

a) An educational establishment in or adjoining a residential land use zone, except as set out below, shall not be erected to a height greater than 2 storeys above the natural ground level and no part of any building shall exceed 9.5 metres in height above natural ground level.

b) On large sites Council may consider a greater height and number of storeys in the central core of the site with increased setbacks.

c) In Part M, the number of building storeys shall be deemed to be the maximum number of storeys of the building that may be intersected by the same vertical line, not being a line that passes through any wall of the building.

d) In non-residential land use zones a height compatible with adjoining development and appropriate to that zone will be considered on merit.

e) ‘Portable classrooms and school buildings’ of less than 3.5 metres in height and not exceeding 1 storey may be considered exempt development and not require development application approval. This is dependent on the specific exemption circumstances being met as listed in the Schedule 13 ‘Exemption Circumstances’ of the SPSO. This exemption circumstance is not permissible if the subject property contains a heritage item or is within a heritage conservation area as indicated in Schedule 9 & 10 of the SPSO.

Requirements:

1. The maximum height for an educational establishment in or adjoining a residential land use zone is:
   a) 2 storeys, and 
   b) 9.5 metres above natural ground level.

2. On large sites in or adjoining a residential land use zone, applications seeking a variation of maximum height will be considered on merit.

3. In non-residential zones height will be considered on merit.
4.7 Setbacks

Objectives:

1. To encourage the design of educational establishments which:

   a) To maintain adequate separation and scale between adjoining sites to retain a feeling of openness and space and to provide opportunities for quality landscaping and vistas.

   b) To minimise the adverse impact upon the amenity of adjoining sites in terms of privacy, sunlight, views etc.

   c) To ensure development is compatible with the established streetscape character.

Guidelines:

   a) Provide setbacks that are compatible with adjoining properties, allow suitable landscaping, provide visual screening and acoustic privacy and maintain the streetscape character.

   b) The overriding aim is that setbacks should be consistent with existing properties in the streetscape where development is of a similar scale to adjacent properties. Greater setbacks should be provided if development is of greater bulk and scale than nearby houses or if greater setbacks are required to lessen the impact of development for reasons such as providing adequate noise reduction or maintaining acoustic privacy.

   c) Minimum setbacks however do apply in and adjoining residential zones for educational establishments.

   d) Setbacks are the minimum horizontal distance between a property boundary and any wall of a building or in the case of open space within the site the distance from the boundary to an occupiable part of that open space.

Requirements:

4.7.1 Minimum Front Setbacks in or adjoining residential zones

Minimum front wall setbacks in or adjoining residential zones apply as follows:

<table>
<thead>
<tr>
<th></th>
<th>Minimum Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main Frontage</td>
<td>9 m</td>
</tr>
<tr>
<td>Secondary Frontage</td>
<td>5 m</td>
</tr>
</tbody>
</table>
Where existing front setbacks in nearby residential properties are greater than the minimum setbacks, greater setbacks consistent with adjoining residential properties shall be provided.

Setbacks may be less than the minimum setbacks for single storey buildings or the ground floor of two storey building only where:

a) where the predominant front setback of the street in the vicinity is less than 9 metres, and
b) the proposed setback is not less than the setback of adjoining dwellings, and
c) the proposed setback would not be in conflict with the character of the existing streetscape.
d) the footprint of an existing building that has a setback less than 9 metres is utilised providing the proposal does not have an adverse impact on streetscape character.

In other zones, setbacks that meet the Guidelines for setbacks will be considered on merit.

4.7.2 Minimum Side and Rear Boundary Setbacks
Side and rear boundary wall setbacks in or adjoining residential zones should be consistent with the side and rear setbacks in the nearby vicinity. However the following minimums apply:

<table>
<thead>
<tr>
<th></th>
<th>Minimum Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Storey</td>
<td>3 m</td>
</tr>
<tr>
<td>Two Storey</td>
<td>4 m</td>
</tr>
</tbody>
</table>

In other zones setbacks that meet the Guidelines for setbacks will be considered on merit.

4.7.3 Minimum Setbacks for Occupiable Open Space
Setbacks to people gathering areas of open space such as playgrounds and active sports courts and the like that are potential sources of noise in or adjoining residential zones must include a landscape buffer area a minimum of 3 m wide to facilitate dense landscaping.

In other zones setbacks that meet the Guidelines for setbacks will be considered on merit.

Setbacks also apply to parking and access areas as set out in Part I of this DCP Provision of Off-Street Parking Facilities.
4.8 Visual Privacy and Views

Objective:

1. To ensure the development of educational establishments safeguard visual security and privacy and minimise any negative impact upon the outlook of adjoining properties and properties in the vicinity and other land-uses.

Guidelines:

a) Provide development that maintains visual privacy to adjoining properties and properties in the vicinity by appropriate design, vegetative screening, window and door offset, location of external elevated areas, screening devices, separation, distance and other methods.

b) Provide development that is designed and orientated so as to preserve the quality of existing views in the neighbourhood.

Requirement:

1. Educational establishment windows, doors, balconies, terraces, external elevated areas shall not overlook into internal rooms and external living areas within adjoining properties and properties in the vicinity.

2. Educational Establishments shall have minimal impact on the existing outlook and views of adjoining properties and properties in the vicinity.

4.9 Acoustic Privacy and Noise

Objective:

1. To ensure the development of educational establishments are designed to: a) minimise acoustic impact on adjoining properties and properties in the vicinity and b) create an external and internal learning environment that is adequately insulated from any negative external noise sources eg noise from major roads

Guidelines:

a) Provide development that maintains acoustic privacy and protects neighbours from excessive noise by appropriate design and choice of materials, separation distances, acoustic screening, attenuation and damping of sound sources, locating sound sources away from neighbouring properties, vegetative screening, and other methods.
b) Ensure sufficient acoustic screening to the external and internal areas of educational establishments is provided to negate the affects of nearby noise sources including busy roads, industry, rail and aircraft noise.

c) An educational establishment must be designed to minimise the impact of noise on surrounding properties as follows:

i. vehicular and pedestrian access points and drop off and pick-up areas must be located so as to minimise disruption to neighbours;

ii. appropriate location of windows and doors to avoid impact on neighbouring properties;

iii. outside public address systems are to be located and managed so that the use of such systems does not unreasonably impact on neighbouring properties. Acoustic impacts shall comply with the Victorian Environmental Protection Authority guidelines for schools ie. not to be more than 5 dB(A) above background at any affected residence or other noise sensitive location.

iv. use fencing and landscaping to reduce the impact of noise; and

v. the proposed hours of operation must not adversely impact nearby properties.

vi. appropriate design and siting of external classrooms, play and sporting areas.

d) Sites must be chosen that ensure educational establishments are suitably protected from excessive noise.

Requirements:

1. Locate potential noise sources, such as public address systems, outdoor classrooms, external play and sporting areas etc, within a development away from adjoining and properties in the vicinity and provide design that minimises noise transmission to adjoining land-uses.

2. All Applications must be supported by a Noise Impact Assessment including an appropriate acoustic report prepared by a suitably qualified acoustic consultant to assess noise, advise on appropriate measures and verify that accepted standards will be suitably met.

3. Where sites are adjoining or adjacent to railway land, the State Rail publication entitled Rail Related Noise and Vibration; Issues to consider in Local Environmental Planning - Development Applications and Building Applications must be considered and the requirements addressed.
4.10 Overshadowing and Solar Access

**Objectives:**
1. To ensure that development does not inhibit reasonable solar access to adjoining and nearby properties.

**Guidelines:**

a) Ensure development design does not overshadow adjoining and nearby residential and other land uses including habitable rooms, solar collectors and open space during the hours of 9am and 3pm during the winter solstice.

b) Suitable shade should be provided to open space areas within educational establishments.

**Requirements:**

1. Development must not overshadow adjoining and nearby existing dwellings so that less than 4 hours of solar access is received to the windows of habitable rooms and to the majority of private open space, and solar collectors a between the hours of 9am and 3pm at the winter solstice. (This requirement is consistent with the requirement for dwelling houses contained in Part A *Dwelling Houses and Ancillary Structures* of this Consolidated DCP).

2. Consideration may be given to reducing the requirement regarding sunlight access above where Council considers that the site is located/oriented in such a manner that meeting this requirement would unreasonably affect the development potential of the site. Such consideration would apply specifically to sites that run east-west (that is, where the long elevations of a building would generally face north and south).

3. Submit shadow diagrams for the winter solstice (June 22). Shadow diagrams in elevation form may also be required to demonstrate that acceptable solar access is maintained to the habitable rooms of adjoining dwellings and buildings.

4.11 Environmentally Sustainable Development (ESD) Principles

**Objectives:**

1. To ensure that educational establishments incorporate environmentally sustainable development principles in site orientation, building design, fixtures, fittings energy and resource usage and staff and student transportation.
Guidelines:

a) Development should incorporate principles of passive solar design, the use of energy efficient materials and technology and utilization as far as possible of renewable energy.

b) Encourage the use of train, bus, bicycle and pedestrians trips in the design process. Existing and proposed staff and student arrival and departure routes, transportation modes showing age profiles, volumes, sources and destinations should be surveyed in order to support and implement an Environmentally Sustainable Travel Plan for the educational establishment. The Plan should set out the educational establishment’s commitment and action plan to encouraging, supporting and implementing more sustainable travel modes to and from the educational establishment which may include organising bus transportation, staff-supervised group walks home for students living within walking distance or other single or group transport arrangements that minimise private car usage. Provide energy efficient design outcomes.

c) Provide water efficient fixtures and fittings.

d) Encourage water retention and re-usage (refer 4.20).

e) Install stormwater collection tanks to enable the re-use of collected water for landscaping and where possible for toilets and laundries (refer 4.20).

Requirements:

1. The design of buildings is to consider the orientation of building elements and open space areas, incorporating insulation, thermal mass, window placement, the use of landscaping, the use of eaves for solar access control, the use of solar energy collectors, suitable shading of open space and the use of deciduous trees.

2. Maximise solar access into buildings and open space areas in winter and provide suitable shading to open space and internal building areas in summer.

3. Minimise the need for artificial lighting, heating and cooling.

4. Where possible and appropriate, provide cross-flow ventilation.

5. Where a new educational establishment is proposed with student numbers of 50 or more or where an additional 50 or more students are proposed to an existing educational establishment, an Environmentally Sustainable Travel Plan is required in accordance with Guideline b) to encourage and provide environmentally sustainable travel modes to and from the educational establishment.

6. An applicant shall demonstrate incorporation of ESD principles.
4.12 Heritage and Conservation

Refer to “General Introduction” section 1.11 of this Consolidated Plan in regards to Objectives and Controls.

4.13 Environmental Hazards

Objective:

1. To minimise the possible adverse health effects to staff, students and visitors of electromagnetic radiation emitted from mobile phone towers or antennas or transmission line easements or other similar electromagnetic radiation sources.

Guideline:

a) Educational establishments should be safely located in relation to mobile phone towers or antennas or transmission line easements or other similar electromagnetic radiation sources in order to avoid any potential adverse health impacts upon students, teachers and other users of educational establishment facilities.

Requirement:

1. For educational establishments proposed to be located closer than 300 metres to mobile phone towers or antennas or transmission line easements or other similar electromagnetic radiation sources, written evidence shall be provided verifying that such sources of electromagnetic radiation do not pose an adverse health risk to users of the educational establishment. In this respect it is recommended that a report assessing the potential health impact should be prepared by a suitably qualified consultant.
4.14 Safety by Design

Objective:

1. To ensure that an educational establishment provides design effective in maximising safety and security to users and the community by minimising the opportunities for crime.

Guidelines:

a) The 4 principles used to assess developments for minimising opportunities for crime are surveillance, access control, territorial reinforcement and space management.

b) Good surveillance means that people can see what others are doing. Would be offenders are often deterred from committing crime in areas with high levels of surveillance. From a design perspective, ‘deterrence’ can be achieved by:
   • clear sightlines within an educational establishment site and between public and private places
   • eliminating hiding places
   • effective lighting of pedestrian pathways, car parks and access ways
   • landscaping that does not provide offenders with a place to hide or entrap victims.

c) Access control means making it clear where people are permitted to go or not go. Illegible boundary markers and confusing spatial definition make it easy for criminals to make excuses for being in restricted areas. However barriers should not be tall or hostile creating the effect of a compound. Effective access control can be achieved by creating:
   • landscapes and physical locations that channel and group pedestrians into target areas
   • restricted access to internal areas like carparks or other rarely visited areas.

d) Territorial reinforcement can be achieved through design with clear transitions and boundaries between public and private space and clear design cues on who is to use space and what it is to be used for.

e) Space management ensures that space is appropriately utilised and well cared for. Space management strategies include maintaining site cleanliness, the rapid repair of vandalism and graffiti, the replacement of faulty pedestrian and car park lighting and the removal or refurbishment of decayed physical elements.

Requirement:

1. Educational establishments shall satisfactorily incorporate principles of safety by design set out in the Guidelines above.
4.15 Traffic, Parking and Access

Objectives:

1. The provision of sufficient levels of car parking on-site for staff, students and visitors and appropriate parking for other co-uses to which educational establishment facilities are proposed to be put so as to not adversely impact on the neighbourhood and the local road network.

2. To provide satisfactory access for people with disabilities into and through the site.

3. The safe and secure operation of all parking, drop off, entry and access points is provided.

4. To minimise the impact on nearby properties from parking and traffic.

5. To minimise the impact of traffic generated on the local and regional road network.

6. To ensure proposals are suitably located so they operate satisfactorily in terms of safety and traffic impact and impact on other land uses in the vicinity.

Guidelines:

a) For development applications involving:
   i) a new educational establishment accommodating 50 or more students or
   ii) the enlargement or extension of an existing education establishment to accommodate an additional 50 or more students or a change that gives rise to an additional 50 or more visitors, the traffic and the quantum of car parking shall be the subject of a Traffic and Parking Impact Assessment Report to determine appropriate traffic measures and levels of on-site parking. Such report shall take into consideration the proposed Environmentally Sustainable Travel Plan and shall assess the total traffic likely to be generated from proposed and existing development, adequate levels of on-site parking, requirements for buses, pedestrian safety and proposed measures to ameliorate any adverse impact on the neighbourhood and the local and regional road network.

b) In accordance with established planning principles the requirements of this section are not intended to retrospectively apply to existing development and its use. However there may be circumstances, particularly in the case of the extension, enlargement or alternative use of an existing educational establishment, whereby because of an existing adverse impact, substantial measures are required in order to ensure that the impact of any additional development does not result in the total impact exceeding acceptable environmental standards. In some cases there may arise the necessity of addressing an existing adverse impact of an establishment in order to meet acceptable impact standards with additional development.
c) All such applications as detailed above in a) will be forwarded by Council to the Traffic Authority (Roads & Traffic Authority) in accordance with SEPP 11 Clause 7(3).

d) For educational establishment applications involving less than 50 students, it is also recommended that proposals are the subject of a Traffic and Parking Impact Assessment Report to determine appropriate traffic measures and levels of on-site parking. If not provided, an applicant must otherwise justify how a proposal will not have an unacceptable parking or traffic impact.

e) The traffic generated and parking required by an educational establishment varies with the age of students. For example kindergarten age students would likely generate more traffic movements with the drop off and pick up of children by parents or carers than high school students travelling by public transport. TAFE, university and older high school students may involve a greater number of students driving and requiring parking. All applications are to take into account the age profile of students. Significant changes to the age profile of students should be advised to Council and may involve new or amended applications to Council.

f) For all other co-uses of educational establishment facilities (eg external language educational establishments, evening and weekend or holiday period use or hire of educational establishments and ancillary uses such as hosting concerts and sporting events) adequate parking and traffic measures are required which is to be assessed on merit and may require a Traffic and Parking Impact Assessment Report to determine appropriate traffic measures and levels of on-site parking.

g) Pedestrian and vehicular access to educational establishments is discouraged on classified roads or within 30 metres of a classified road. A list of classified roads is included in Appendix A.

h) Pedestrian access must be segregated from vehicular access with clearly defined paths to and from the facility.

i) General parking provisions, standards and guidelines, including dimensions of parking spaces and vehicle access areas etc shall be in accordance with Part I - Provision of Off Street Parking of this Consolidated DCP and Australian Standards AS 2890.1 and AS2890.2

j) For Primary & Secondary Schools, parking quantities refer to Part I DCP Section 3.9. For other types of Educational Establishments, off street parking requirements and quantities will be assessed on a merit basis considering factors such as staff and student numbers and proximity to public transport etc.

k) The following additional general parking quantities apply:
- a minimum of 1 disabled car space and a further 1 additional disabled car space for every additional 50 car spaces (Source AS2890.1)
• service and delivery vehicle parking at the rate of 1 space per 2000m² of floor space or part thereof with 50% of spaces adequate for trucks (Source RTA Guide to Traffic Generating Development)

l) Access and parking for people with disabilities should be provided to allow continuous wheelchair access from the street, car park, building entry and into individual educational establishment facilities, including toilets. The proposal should be in accordance with Australian Standard AS 2890.1.

m) The educational establishment should be designed to allow the safe drop off and collection of students and safe movement of staff, parents, visitors and service vehicles.

n) Parking spaces and vehicle access points are to be located to ensure the safe movement of students, staff and visitors.

o) Standing areas for the dropping off and collecting of students are to be provided.

p) All vehicles shall move in a forward direction entering, leaving and within the site.

q) Provide pedestrian safety measures such as pedestrian crossings and refuges as required.

Requirements:

1. Where a new educational establishment is proposed with student numbers of 50 or more or where an additional 50 or more students are proposed to an existing educational establishment, a Traffic and Parking Impact Assessment Report is required.

2. For other educational establishment applications involving less than 50 students, an applicant must detail as to how the parking and traffic measures proposed will not have an unacceptable impact. For this purpose a Traffic and Parking Impact Assessment Report is recommended and may in some circumstances be required by Council.


4. In addition to Part I DCP requirements for off street parking, quantities for disabled access car spaces and service and delivery vehicle parking are required as specified in Guideline k).

5. Site entry and exit points should not be located within 30 metres of a classified road. Pedestrian access must be segregated from vehicular access.

6. Provide traffic and pedestrian safety measures as required
4.16 External Impacts Management Plan

Objectives:

1. To ensure that educational establishments monitor, address and manage the ongoing impact of the day to day operation of their educational establishment to promptly address any problems that arise and minimise any adverse impact on the neighbourhood, the road network and the safety of users as well as others.

2. To ensure that educational establishments operate to be responsive to those adversely affected by its operation.

3. To ensure that educational establishments take an active on-going role in the effective updating and dissemination of relevant safety and traffic procedure and requirements information for the drop off and pick up of students/customers.

4. To ensure that educational establishments have an communications operational system for receiving and actioning complaints by a responsible person available both during educational establishment operating hours and other times of use.

5. To ensure that educational establishments have and maintain a suitably advertised complaints telephone number.

6. To ensure that educational establishments adapt the management of the on-going impact of their establishment for any significant change in the age profile of their students.

7. To ensure that educational establishments take responsibility for the discouragement and eradication of graffiti.

Guideline:

a) Prepare an External Impacts Management Plan that details operational processes to fully address the objectives above.

Requirements:


2. The appointment of a responsible person or persons to receive and action complaints.

3. Clearly visible signage indicating a contact phone number which is to be answered by a responsible person which may include a security organisation (and not an answering service) during educational establishment operating hours and at other times of use outside operating hours that complies with Section 4.21.
4. All significant changes to the age profile of students should be advised to Council and may involve new or amended applications to Council.

4.17 Outdoor Areas

Objective:

1. To provide external spaces which provide the opportunity to promote a variety of learning, socialising, play and other developmental experiences of suitable area.

2. To ensure that external classrooms, play areas and active recreation areas are designed and sited so as to have minimal impact on the amenity of adjoining properties and properties in the vicinity.

Guidelines:

a) Provide a safe and healthy outdoor environment.

b) Outdoor areas are not to be located so that they are adjacent to the living/bedroom areas of adjoining residents, busy roadways/driveway areas and other potential noise or pollution sources.

c) Active recreation areas including informal sports areas (eg kick about areas) and formal sporting courts (eg basketball courts) are to be sited and designed so as to minimise the noise impact on adjoining properties and properties in the vicinity.

d) Minimise outdoor hard paved areas.

e) The heat absorption qualities and texture of materials must be suitable, with surfaces such as bitumen being avoided.

f) Outdoor areas shall have easy access to toilets.

g) Where possible, outdoor areas shall be located to the north or northeast of the site to ensure that outdoor areas receive adequate sunlight.

h) Outdoor areas shall be designed to allow appropriate supervision.

i) Outdoor areas shall utilise the site’s natural features.

j) Outdoor areas shall be designed to provide a variety of play, recreation and environmental experiences for students.

k) Shading should be provided in outdoor play areas in accordance to the recommendations and considerations of the NSW Cancer Council and the NSW Health Department publication Under Cover: Guidelines For Shade Planning and Design. These recommendations & considerations are provided in Appendix B.
4.18 Landscaping and Vegetation

Objectives:

1. To improve the overall visual amenity of the local streetscape and of the Strathfield LGA;
2. To soften the impact of built form and to improve the site landscape aesthetics;
3. To provide an environmentally attractive and comfortable external learning environment and setting;
4. To protect existing significant vegetation;
5. To protect the privacy of any adjoining residences; and
6. To aid in noise abatement.

Guidelines:

a) All development shall be in accordance to the Strathfield Landscaping Code.

b) Landscaping shall be in keeping with adjoining developments and local streetscape character.

c) Landscaping in addition to fencing shall be designed to provide a noise barrier and privacy screen for adjoining residents. In residential zones, or on land adjoining residential zones, a minimum 1 metre wide landscaping buffer strip for single storey buildings or a minimum 1.5 metre wide landscaping buffer strip for double storey buildings shall be provided on all side boundaries to allow suitable noise abatement and privacy. The landscaping buffer strip shall be provided with dense evergreen landscaping.

d) Tree Planting and other plantings should be maximised in the designated soft landscape areas (refer Section 4.5) within sites and within front setback areas (refer Section 4.7.1) in order to provide shelter, shade, and to soften the impact of buildings, improve the landscape aesthetics of the site particularly as viewed from the streetscape.

e) Existing natural features and significant vegetation of a site shall be conserved where possible to maintain the amenity of the area (a tree preservation order applies throughout Strathfield Municipality). Where appropriate, existing trees are to be retained and incorporated as shade elements in outdoor play areas, screen planting and for streetscape amenity.

f) Plant species shall be chosen for their suitability to the site, ease of maintenance and interest. Indigenous species are preferable to assist biodiversity and for educational purposes.
g) Plant species shall not be toxic, allergic, prickly or otherwise unsafe for children.

h) When choosing plant species, the following shall also be considered:
   i. protection from prevailing winds;
   ii. shelter and enclosure;
   iii. shade;
   iv. reduction of reflection from bright surfaces;
   v. emphasis of pedestrian and vehicular routes; and
   vi. ensure visibility of outdoor areas.

i) A Detailed Landscape Plan prepared by a suitably qualified landscape professional is to be submitted with all development applications for educational establishments addressing the provisions included in this section. The plan is to include details required in Council’s Application Information Kit for Detailed Landscape Plans and the following:
   i. The location of outdoor areas together with equipment and facilities within outdoor areas; and
   ii. Details of boundary landscape buffer planting to adjoining properties.

Requirements:

1. All development shall be in accordance with the Strathfield Landscaping Code.

2. In residential zones, or on land adjoining residential zones, a 1 metre (for single storey buildings) or 1.5 metre wide (for double storey buildings) landscaping buffer strip shall be provided on all side boundaries to assist with noise abatement and privacy and to be planted with dense evergreen screen planting.

3. Tree Planting and other plantings should be maximised in the designated soft landscape areas (refer Section 4.5) within sites and within front setback areas (refer Section 4.7.1).

4. A Detailed Landscape Plan is to be provided

4.19 Fencing and Gates

Objectives:

1. To ensure front fencing integrates into the streetscape.

2. To ensure side and rear fencing minimises noise transmission.
3. To ensure educational establishments provide a safe and secure environment for all users.

Guideline:

a) No play equipment shall be located within 2 metres of a fence if, by doing so, it reduces the effective height of the fence and enables it to be scaled.

Requirements:

1. Where residential development adjoins, acoustically damping fencing shall be provided to all side and rear boundaries and installed in accordance with the recommendations of the acoustic report.

2. The fencing at the street alignment shall be compatible and sympathetic with the front fencing of the streetscape with height, design, materials etc to be assessed on merit.

3. Car parking areas are to be secured and isolated by the use of appropriate fencing and gates.

4.20 Stormwater Drainage and Re-Use

Objectives:

1. To ensure that the site is adequately drained and to plan, implement and maintain a stormwater drainage system that adequately serves the needs of the subject site without detrimental impact on adjoining properties.

2. To facilitate the on-site collection and re-use of storm water for landscaping, and where possible for toilets and laundries.

Guidelines:

a) All development within educational establishment must be in accordance to the requirements of Council’s Stormwater Management Code.

b) A Concept Stormwater Management Plan for drainage may be required to be submitted with each development application for an educational establishment. Refer to Council’s Application Information Kit for details to be included on a general concept plan for drainage.

c) Rainwater Tanks up to a maximum volume of 25,000 litres may be considered as ‘exempt development’ (ie. does not require a development application) under State Environmental Planning Policy No 4 (SEPP 4). This exemption is dependent on the exemption circumstances listed in SEPP 4 Clause 16 being met. Exemption is not permissible if the subject property contains a heritage item.
or is within a heritage conservation area as indicated in Schedule 9 & 10 of the SPSO.

Requirements:

1. Install stormwater collection tanks to enable the re-use of collected water for landscaping and where possible for toilets and laundries, in accordance with the NSW Code of Practice – Plumbing and Drainage (2006) and Councils Stormwater Management Code.

2. Concept Stormwater Management Plan is to be prepared and submitted in accordance with Councils Stormwater Management Code.

### 4.21 Signage

**Objectives:**

1. To provide suitable signage indicating the contact name and phone numbers of a responsible educational establishment person including out of hours phone numbers for the receipt and action of complaints

2. To ensure that any signage proposed with the educational establishment does not dominate the building or the streetscape and is in accordance with Part J of the Strathfield Consolidated DCP 2005 and State Environmental Planning Policy No 64 (SEPP 64).

**Guidelines:**

a) Applicants shall refer to the Strathfield Planning Scheme Ordinance 1969 and Part J Erection and Display of Advertisements and Advertising Structures and SEPP 64 for guidelines for signage.

b) Certain signage (eg. ‘School Signs’) may be considered as ‘exempt development’ (ie. does not require a development application) under the SPSO Schedule 13 providing the exemption circumstances listed in the schedule can be met. Certain signage is not considered as exempt circumstance if the subject property contains a heritage item or is within a heritage conservation area as indicated in Schedule 9 & 10 of the SPSO.

**Requirements:**

1. Provide signage viewable from street frontage indicating the contact name and phone numbers of a responsible person including out of hours phone numbers to enable the receipt and action of complaints.
4.22 Hours of Operation

Objective:

1. To protect the amenity of adjoining properties and properties in the vicinity, particularly residential properties.

2. To facilitate extended and to maximise use of educational establishment sites providing the activity does not negatively impact on adjacent properties.

Guidelines:

a) Where an educational establishment is proposed within a residential area or adjoining a residential area, the hours of operation shall generally be limited to 7am to 9.30pm, Monday to Sunday.

b) For occasional activities ancillary to the function of the education establishment (eg fetes, presentation nights & formals/dances) that may extend beyond the above standard hours of operation, the impact on the amenity of the adjoining properties and properties in the vicinity must be minimised in regards to noise, parking and traffic impact.

c) For other uses not ancillary to the function of the educational establishment (eg subleasing and/or regular hiring to private tuition colleges, adult education etc) the specific ‘operating hours’ (if they are not within the standard operating hours listed above) will be considered on their merits and particularly in regard to noise, parking and traffic impact.

Requirements:

1. Standard hours of operation for educational establishments in residential areas should be limited to 7am to 9.30pm, Monday to Sunday.

2. For occasional activities ancillary to the function of the education establishment that may extend beyond the above standard hours of operation, the impact on the amenity of the adjacent properties must be minimised in regards to noise, parking and traffic impact.

3. Where an application is submitted with operating hours outside the above mentioned operating times, the Noise Impact Assessment prepared by the applicant and Traffic & Parking Impact Assessment Report needs to demonstrate that the hours of operation will not adversely impact upon any adjoining residential or other neighbours.
4.23 Site Contamination

Objectives:

1. To ensure that a site is a safe and healthy environment for staff, students and visitors.
2. To adequately investigate and assess whether site contamination exists to determine whether site is suitable for intended purpose.

Guidelines:

   a) An Initial Contamination Evaluation (desktop evaluation) examining past land uses of the site etc is required to be submitted for all proposed educational establishments in accordance with the requirements of Part K of the Strathfield Consolidated DCP 2005.

   b) If the Initial Evaluation discovers something of interest, a Detailed Site Contamination Investigation and also Remediation Report etc may be required in accordance with the requirements of Part K of the Strathfield Consolidated DCP 2005.

   c) Refer to additional requirements in Part K in this DCP.

Requirements:

   1 Initial Contamination Evaluation as required in Part K in this DCP.
   2 Detailed Site Contamination Investigation as required in Part K in this DCP.
   3 Comply with other additional requirements of Part K in this DCP.

4.24 Safety and Health

Objective:

1. To ensure the design and operation of food premises (both fixed and mobile) is to suitable standards of hygiene.

Guidelines:

   a) All food premises operating on/from the educational establishment including canteens and mobile food vending vans must comply with all relevant design, construction and operational requirements.
Requirements:

1. Food premises must comply with:
   a) Food Act 2003;
   b) Food Regulation 2004;
   c) National Food Safety Standards
   d) FSANZ Food Standards Code; and
   f) National Code for Mobile Food Vending Vehicles (for mobile vehicles).

4.25 Recycling and Waste Management

Objective:

1. To reduce the demand for waste disposal, encourage recycling and to ensure the appropriate handling and storage and management of waste in educational establishments. For detailed Aims and Objectives refer to Part H - Waste Management of this Consolidated DCP.

Guidelines:

a) Comply with all requirements of Part H of this DCP. This may include preparation of a Waste Management Plan etc in accordance with the detailed requirements of Part H of this DCP.

Requirement:

1. Comply with all requirements of Part H of this DCP including a Waste Management Plan as required.
5.0 APPENDIX A – LIST OF CLASSIFIED ROADS

Provided below is a list of classified roads within the Strathfield Municipality:

- Centenary Drive
- Coronation Parade
- Homebush Bay Drive
- Liverpool Road
- M4 Motorway
- Parramatta Road
- Punchbowl Road
- Raw Square
- Redmyre Road (between the Boulevarde and Raw Square)
- Roberts Road
- The Boulevarde

More roads may be added to this list at any time. It is therefore advised that applicants check with Council or the Roads and Traffic Authority to determine if a proposal is on or within 30 metres of a classified road.
6.0 APPENDIX B – GUIDELINES FOR SHADE PLANNING AND DESIGN

The following recommendations and considerations for educational establishments are made by the NSW Cancer Council and the NSW Health Department in the publication Under Cover: Guidelines For Shade Planning and Design. Recommendations and considerations are made for all outdoor play areas required by Part M and are outlined in the table below.

PLAY AREA RECOMMENDATIONS AND CONSIDERATIONS:

Open Areas
- Partial shade is recommended, especially over grass that requires some sun for growth.
- Natural shade is the most appropriate option.
- Consider arranging planting in clusters so that groups of children can access shade.
- Deciduous trees will allow for penetration of warmth and light to the play space during winter.

Quiet Areas
- Shade throughout the year is recommended, particularly over sandpits.
- A permanent shade system is the most appropriate option.
- The need for winter warmth and light should be considered.

Formal Quiet Areas
- Shade throughout the year is recommended.
- Consider using combination of built and natural shade.
- The need for winter warmth and light should be considered.

Active Areas

Fixed Play Equipment
- Shade throughout the year is recommended over fixed play equipment and areas where children play for extended periods of time.
- Moveable equipment used for active play should be placed in the shade. Consider using a combination of built and natural shade.
- The need for winter warmth and light should be considered.
- Safety is a major consideration for shade provision over fixed play equipment.
- Shade structures over fixed play equipment should not have footholds or grip surfaces which would allow for climbing.
- The roofline of the shade structure should extend at least 500 millimetres beyond the edge of the deck of the play equipment, to prevent child access on to the roof.
- Tree trunks and the upright posts of shade structures should be located a minimum distance of two metres away from the most fully extended part of the play equipment, eg the side of a climbing platform or the end of an extended swing arc. This will ensure sufficient freefall zones.
• Any shade structures in the play area should be designed with reference to AS/NZS 4486.1:1997.

Transition Zone
• Verandas will provide permanent shade as well as rain protection.
• The angle of the roof and the extent of overhang should be designed to maximise shade for the major part of the day, especially during summer.
• The width of the veranda should be a minimum of four metres to allow for shaded play space underneath.
• Roof materials should be selected to minimise heat build-up during summer. The roof should be insulated (with at least a ceiling cavity, and preferably with insulated material too) and airflow points should be provided.
• Terraces, with a deciduous, vine-covered pergola or an adjustable shade system, will provide seasonal shade. Some canopies will also provide rain protection.
• Retractable or louvred shade canopies should be easily adjustable, ideally by one person at ground level.
• A combination of fixed roof veranda terrace spaces may be desirable for some services.
• Vertical pull-down blinds at the side of a veranda or terrace can provide additional protection from UVR when the sun is low in the sky.

Baby/Toddler Area
• Shade throughout the year is recommended.
• Consider using a combination of natural and built shade.
• The need for winter warmth and light should be considered.
### 7.0 APPENDIX C – APPLICANT CHECKLIST

This checklist has been provided to assist applicants in the preparation and lodgement of applications for educational establishment proposals and to ensure that there are no delays in the processing of an application. A checklist for all development applications is provided on Council’s Development Application form. This checklist should be completed with Council’s development application form checklist.

<table>
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1. Have you discussed your proposal with Council staff? Council’s Customer Services Officers are available during normal office hours for general advice. Council’s Development Officers are available to assist you between 8.30-10am and 4pm-4.30pm Monday to Friday (public holidays excluded) or by appointment at other times for technical advice.

2. Have you provided an application that clearly indicates the proposed number of children, their age and staff numbers along with proposed hours of operation?

3. Have you provided a Site Analysis Drawing as per section 4.2?

4. Have you provided a Traffic and Parking Impact Assessment Report as set out in Section 4.15?

5. Have you provided an External Impacts Management Plan as set out in Section 4.16?

6. Have you provided an Environmentally Sustainable Travel Plan as set out in Section 4.11?

7. Have you provided a Noise Impact Assessment prepared by a suitably qualified acoustic engineer as required in section 4.9?

8. Have you submitted Shadow Diagrams as set out in Section 4.10?

9. Have you provided a Waste Management Plan as required in accordance with Part H of Strathfield Consolidated DCP 2005?

10. Have you provided a Concept Stormwater Plan as set out in Section 4.20?

11. Have you provided a Heritage Impact Assessment Statement as set out in Section 4.12?
12. Have you provided an Initial Contamination Evaluation and/or Site Contamination Investigation if required as set out in Section 4.23 demonstrating that the site is environmentally safe and is suitable for use as an educational establishment? ☐ ☐ ☐

13. Have you provided a Detailed Landscape Plan prepared by a suitably qualified landscape professional addressing the provisions of section 4.18? ☐ ☐ ☐

14. Where a proposed development does not comply with a provision of Part M, have you provided a statement as to how the application otherwise achieves the aims and objectives of Part M? ☐ ☐ ☐

15. Have you completed all relevant sections of Council’s development application form and provided the required attachments? ☐ ☐ ☐

Applicants
Signature/s: .................................................................

Date: .........................

Customer Service
Officer’s Signature: .............................

Date: .........................
STRATHFIELD MUNICIPAL COUNCIL

PART N

of

STRATHFIELD

CONSOLIDATED DEVELOPMENT

CONTROL PLAN 2005

Water Sensitive Urban Design (WSUD)

Adopted by Council June 2011
In force 7 July 2011
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1. INTRODUCTION

Refer to “General Introduction” at page 5 of this Consolidated Plan.

1.1 Purpose of Part N

The purpose of this Part is to provide direction and advice to landowners and developers including design principles to incorporate Water Sensitive Urban Design (WSUD) within development in the Strathfield Local Government Area.

WSUD seeks to ensure that urban development and urban landscapes are designed, constructed and maintained in a manner that minimises the impacts on the urban water cycle – drinking water, wastewater, stormwater, and groundwater.

1.2 Objectives Of Part N

The specific objectives of Part N are:

a. Protect and enhance natural water systems (creeks and rivers etc.).

b. Treat urban stormwater to meet water quality objectives for reuse and/or discharge to receiving waters.

c. Match the natural water runoff regime as closely as possible (where appropriate).

d. Reduce potable water demand through water efficient fittings and appliances, rainwater harvesting and wastewater reuse.

e. Minimise wastewater generation and treatment of wastewater to a standard suitable for effluent reuse opportunities.

f. Integrate stormwater management into the landscape so as to maximise the visual and recreational amenity of urban development.

g. Provide objectives and controls for specific WSUD elements including water conservation, stormwater quality and waterway stability management.

2. APPLICATION REQUIREMENTS

2.1 When Do These Controls Apply?

Applicants are required to meet water conservation and stormwater quality targets that have been established for Strathfield LGA. Water conservation (Section 3.1) and stormwater quality targets (Section 3.2) are to be met for the following development types:

- New residential villas, flats and townhouses greater than 2,000m$^2$ total site area.

- All land subdivisions that results in 3 or more allotments and / or are greater than 2,000m$^2$ total site area, whichever is less.

- All new commercial, retail, mixed use and industrial development greater than 1,500m$^2$ total site area.

- All alterations and additions to existing commercial, retail, mixed use and industrial development with a total site area greater than 2,000m$^2$, which results in increase in building footprint or gross floor area of greater than 50%. WSUD is to be applied to the whole site.

- Any development which involves the construction or designation of 10 or more additional car parking spaces, whether the spaces be covered or uncovered.
2.2 Pre-Application Consultation

Discussions with Council are encouraged at an early stage in the development application process to agree on a general design approach before a detailed WSUD Strategy is prepared. The aim of the consultation process is to provide advice and guidance to the applicant on Council’s requirements.

2.3 Required Information

Development applications that are required to meet the water conservation and stormwater quality targets are to submit a **Water Sensitive Urban Design Strategy**. A **Water Sensitive Urban Design Strategy** is a written report detailing potable water saving and stormwater quality control measures that are to be implemented on the site. The strategy is to include the following detail:

- **Proposed development** – Describe the proposed development at the site, including site boundaries, proposed land uses.
- **WSUD objectives** – Identify the WSUD objectives that apply to the proposed development.
- **Water conservation** – This section should demonstrate how the potable water conservation targets will be met. For residential developments this maybe in the form of a BASIX Certificate.
- **Stormwater quality** – This section should demonstrate how the stormwater quality targets will be met. It should include stormwater quality modelling results and identify the location, size and configuration of stormwater treatment measures proposed for the development. Stormwater quality elements are to be sized using the Model for Urban Stormwater Improvement Conceptualisation (MUSIC). Modelling parameters for the determination of the size and configuration of WSUD elements must be undertaken in MUSIC and in accordance with the Strathfield Council **WSUD Reference Guideline**.
- **Integration with the urban design** – The WSUD Strategy should outline how WSUD elements will integrate with the development layout. If there are roads on site this should consider the placement and incorporation of WSUD elements within and around roads, verges and footpaths.
- **Costs** – Prepare capital and operation and maintenance cost estimates of proposed water cycle management measures. Both typical annual maintenance costs and corrective maintenance or renewal/adaptation costs should be included.
- **Checklist** – outlining the details of the WSUD strategy and reference of the location of the information.

2.4 Specialist Advice

Applicants and developers are required to employ the services of appropriately qualified and experienced practitioners for the development of appropriate WSUD plans and strategies. The benefit of using consultants with demonstrated capacity to fulfil the requirements of this Part will generally reflect a smoother and more straightforward approval and construction process.

3. WSUD DEVELOPMENT CONTROLS

3.1 WATER CONSERVATION

Potable mains water conservation seeks to reduce the demand for potable water, with the added benefit of reducing wastewater volumes. Reduced potable mains water demand is a key commitment of the NSW Government as outlined in the Metropolitan Water Plan (see [http://www.waterforlife.nsw.gov.au/](http://www.waterforlife.nsw.gov.au/)). The NSW Government’s BASIX Scheme requires all new residential development to incorporate water savings measures ([http://www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)). There are, however, no such requirements for other development types (e.g. commercial, industrial etc.), which are addressed in these controls.
Objectives

- To reduce consumption of potable water for all development types within Strathfield Council.
- To use harvested rainwater, treated urban stormwater or treated wastewater for non-potable substitution where appropriate.

Requirements

For all development types identified in Section 2.1, water conservation requirements are:

- All residential buildings are to demonstrate compliance with State Environmental Planning Policy - Building Sustainability Index (BASIX), as required
- All buildings not covered by the State Environmental Planning Policy - BASIX:
  - that are installing any water use fittings must demonstrate minimum standards defined by the Water Efficiency Labelling and Standards (WELS) Scheme. Minimum WELS ratings are 4 star dual-flush toilets, 3 star showerheads, 4 star taps (for all taps other than bath outlets and garden taps) and 3 star urinals. Water efficient washing machines and dishwashers are to be used wherever possible.
  - are to install rainwater tanks to meet non-potable demand including outdoor use, toilets, and laundry.
  - are to install dual reticulation for toilet flushing, laundry, irrigation and potentially cooling towers in large redevelopment areas
  - are to incorporate passive cooling methods that rely on improved natural ventilation to supplement or preclude mechanical cooling.
  - where cooling towers are used they are:
    - to be connected to a conductivity meter to ensure optimum circulation before discharge.
    - to include a water meter connected to a building energy and water metering system to monitor water usage.
    - to employ alternative water sources for cooling towers where practical

- Water use within public open space (for uses such as irrigation, pools, water features etc.) should be supplied from sources other than potable mains water (eg stormwater, greywater or wastewater) to meet 80% water use demand.

3.2 Stormwater Quality

Urban development increases the pollution load entering receiving environment. Stormwater quality controls have been derived through the modelling of numerous combinations of urban development types and stormwater management / WSUD strategies at various locations. They reflect a cost-effective level of stormwater treatment, that is considered to be technically feasible in terms of the land-take (or footprint) of stormwater/WSUD measures likely to be required for compliance. Stormwater quality controls are to be modelled in MUSIC (the Model for Urban Stormwater Improvement Conceptualisation), utilising Strathfield data.

Objectives

- To safeguard the environment by improving the quality of stormwater run-off entering receiving waters.

Requirements

For all development types identified in Section 2.1, stormwater quality requirements are:

- 90% reduction in the post development mean annual load of total gross pollutant (greater than 5 mm).
- 85% reduction in the post development mean annual load of Total Suspended Solids (TSS).
- 60% reduction in the post development mean annual load of Total Phosphorus (TP).
- 45% reduction in the post development mean annual load of Total Nitrogen (TN).

Modelling for the determination of the mean annual loads of landuses must be undertaken in MUSIC and in accordance with the Strathfield Council WSUD Reference Guideline.
PART O
of the
STRATHFIELD
CONSOLIDATED DEVELOPMENT
CONTROL PLAN 2005

Tree Management

Adopted by Council February 2015
In force 10 March 2015
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1.0 INTRODUCTION

Refer to “General Introduction” at page 6 of this Consolidated Plan.

Part O ‘Tree Management’ sets out the requirements for managing trees on private land and/or Council-managed trees that may be affected by a proposed development. It also outlines Council’s policies and processes, taking into account the Environmental Planning and Assessment Act 1979 and provides a regulatory framework to secure and enhance the local government area’s urban forest.

1.1 Purpose of Part O

Part O complements statutory requirements in the Strathfield Local Environmental Plan 2012, the Local Government Act 1993, the Environmental Planning and Assessment Act 1979 and Regulations 2000, and relevant council policies such as the Tree Vandalism Policy, clarifying approval requirements and setting detailed criteria for assessment.

1.2 Preface

Strathfield is historically defined by its high quality landscape character and has a reputation of a ‘garden suburb’. Trees enhance the status of the Strathfield local government area as a desirable place to live. Not only do they beautify the landscape and enhance the environment, they also deliver economic benefits and improve our health. For these reasons, Strathfield Council is committed to managing and protecting a thriving urban forest for the amenity of our residents.

Part O ‘Tree Management’ of the Strathfield Consolidated Development Control Plan (DCP) 2005, which applies to all land within the Local Government Area, supports Clause 5.9 Preservation of Trees or Vegetation of the Strathfield Local Environmental Plan 2012. Serious penalties apply for a person/s found guilty of breaching these controls, with a maximum fine in the Land and Environment Court of 1,000 penalty units ($1 100 000.00 - one penalty unit is currently $110).

1.3 Name of the Plan

Part O is Part O – Tree Management’. Part O constitutes a Development Control Plan as provided for by Section 74 (C) of the Environmental Planning and Assessment Act 1979. It has been prepared in accordance with the regulations made thereunder. In pursuance of Council’s resolution on 17 February 2015, Part O is in force from 10 March 2015. Part O may only be varied in the manner provided in the Environmental Planning and Assessment Act 1979.

1.4 Aims & Objectives of Part O

This Plan aims to provide strategic direction in the planning, development and management of trees. More specifically the objectives of this Plan are to:

- consider matters of human life and minimisation of possibility of personal injury above all else
- maintain and enhance Strathfield’s high quality landscape character and amenity
- promote the maintenance and preservation of Strathfield’s tree canopy areas
- increase awareness and educate the community and developers on the value of trees in the urban landscape
- encourage an integrated approach to urban development which promotes tree retention and protection at the early planning stage of a development proposal
- document Council’s policies and procedures for managing trees on private land and/or Council-managed trees that may be affected by a proposed development
- promote the use of qualified and experienced professionals to provide advice and guidance on tree management.
1.5  Glossary of Terms

**Applicant** means the person or body who applies to Council for Consent.

**Australian Qualification Framework (AQF)** means a national framework for all educational and training purposes in Australia.

**Branch** means a lateral shoot on a main axis such as a trunk or another branch.

**Consent** means a written authority from the Council to remove, prune or do other work on trees.

**Council** means Strathfield Council or any officer or delegated authority authorised to act on behalf of Council.

**Cutting down** means the removal of a tree.

**DCP** means this Development Control Plan.

**Dangerous tree** means a tree that is capable of inflicting imminent liability or harm to a person’s life or property.

**Dead tree** means a tree that no longer has the capacity to produce or sustain life.

**Destroy** means any immediate or ongoing process or activity leading to the death of a tree.

**Height** means the distance measured vertically between the horizontal plane of the lowest point of the base of the tree which is immediately above ground and the horizontal plane of the uppermost point of the tree.

**Hedge** means a row of two (2) or more closely planted perennial plants of the same species and age which form a screen, fence or boundary.

**Heritage Conservation Area** means an area of land of heritage significance as described in Schedule 5 of the *Strathfield Local Environment Plan 2012* and includes any heritage items situated on or within that area.

**Heritage Item** means a building, work, place, relic, tree, object, or archaeological site of heritage significance as described in Schedule 5 of the *Strathfield Local Environment Plan 2012* or listed in the State’s heritage lists.

**Injure** means damage caused to a tree. This includes any physical injury either by hand, chemicals or machinery.

**LEP** means Local Environmental Plan.

**Lop** means cutting branches or stems between branch unions or internodes with the final cut leaving a stub.

**Municipality** means the local government area of Strathfield.

**Owner** has the same meaning as in the *Local Government Act*, 1993.

**Poison** means the application of substances that has a detrimental impact on tree health.

**Pollard** means the specialized pruning of a tree to establish branches ending in a pollard head of buds and vigorous shoots. Pollarding is not synonymous with lopping and topping.
Private land means land the fee-simple of which is not vested in the Crown, and land that the Crown has lawfully contracted to sell (Local Government Act, 1993).

Prune means the removal of any stem/s back to the intersection of another stem/s to a swollen area of the intersection called the branch collar. This also means any act or acts of severing any part of a tree so as to cause reduction of the air space occupied by the branches and foliage of a tree.

Remove means the cutting down or dismantling of a tree so that the tree, including its branches, foliage, trunk, stump and root system will not regrow. This includes the poisoning of the stump and/or roots and/or removal or grinding out of its remains to prevent regrowth.

Top means the reduction in height of a tree through the practice of lopping.

Transplant means the removal of a tree that is excavated from its place of origin from within the ground and is relocated.

Tree means a perennial plant (single or multi-stemmed) with a height equal to or exceeding four (4) metres

Tree Protection Zone means the combination of the root area and crown area which is used to protect trees on development sites. It is an area isolated from construction disturbance so that the tree remains viable (AS 4970, 2009).

Urban Forest means the totality of trees and shrubs on all land in and around urban areas and is measured as a canopy cover percentage of the total urban area.

1.6 List of Abbreviations

AS 4970: Australian Standard® 4970—2009 (Protection of Trees on Development Sites)
AS 4373: Australian Standard® 4373—2007 (Pruning of Amenity Trees)
DA: Development Application
DCP: Development Control Plan
LEP: Local Environmental Plan
LGA Local Government Area
TPZ: Tree Protection Zone
SRZ: Structural Root Zone

2.0 CONTROLS

a. This DCP applies:
   - to all land within the of Strathfield Local Government Area for which Strathfield Council is the relevant consent authority under the Environmental Planning and Assessment Act 1979
   - to any perennial plant (single or multi-stemmed) with a height equal to or exceeding four (4.0) metres or a girth greater than half (0.5) metre measured at a point (1.0) metre above ground

NOTE: The administration of trees on private property does not include resolution of disputes with neighbours. In addition, Council's polices and legislative controls do not give the Council authority to direct a neighbour to remove and/or prune a tree that is growing in their property. This matter is considered a civil dispute and must be resolved between neighbours. Refer to Appendix 1: Trees & Neighbours for further information.

b. A person must not:
   - cut down, remove, destroy, lop, top, pollard, transplant, tear, prune, ringbark, injure or poison any part of a tree above or below ground, without the prior written consent of Council
• use climbing spikes/spurs on a tree, unless the tree is dead or written consent for tree removal has been issued by Council

• undertake works (including but not limited to root damage/severance, soil compaction/contamination or grade alteration) within 5m (radial measurement, measured from the tree’s base) of a tree, without the prior written consent of Council

• fail to plant, protect or care for a tree, which is required to be planted, protected or cared for as a Condition of Consent, or fail to carry out any other activities required as a Condition of Consent.
3.0 **EXEMPTIONS**

Consent from Council is not required where work is carried out for the following:

a. **Emergency Works**: Tree removal or pruning works carried out under the *Fire Brigade Act 1989*, *State Emergency Service Act 1989* or *State Emergency & Resource Management Act 1989* or works carried out by Council, the State Emergency Services, or a person authorised by either of them for safety reasons in response to an emergency.

b. **Electricity Supply**: Tree removal or pruning works (in accordance with AS 4373—2007 *Pruning of Amenity Trees*) carried out under the *Electricity Supply Act 1995*, the *Electrical Supply (General) Regulation 2001*.

c. **Exempt and Complying Development**: Tree removal or pruning works (in accordance with AS 4373—2007 *Pruning of Amenity Trees*) if permitted under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

d. **Rural Fire Act**: Tree removal or pruning works (in accordance with AS 4373—2007 *Pruning of Amenity Trees*) carried out under the *Rural Fires Act 1997*.

e. **Roads Act 1993**: Tree removal or pruning works (in accordance with AS 4373—2007 *Pruning of Amenity Trees*) carried out under the *Roads Act 1993*.

f. **Council Works**: Tree removal, pruning, maintenance and replacement by Council, on land owned by, or under the care, control and management of Council.

g. **Noxious Weeds**: Tree removal, pruning, control and eradication of a species declared a noxious plant within the Municipality under the *Noxious Weeds Act, 1993*. For an up to date list of plants that are declared noxious in the Strathfield Municipality, visit the Department of Primary Industries website: [www.dpi.nsw.gov.au/agriculture/pests-weeds/weeds/noxweed](http://www.dpi.nsw.gov.au/agriculture/pests-weeds/weeds/noxweed).

h. **Exempt Species**: Tree removal or pruning (in accordance with AS 4373—2007 *Pruning of Amenity Trees*) of a species which is listed in Appendix 1. Exempt species do not apply to trees that are or form part of a heritage item and/or a contributory element to the heritage significance of a conservation area, or where the tree is listed on Council’s Significant Tree Register. Refer to **Appendix 1**: Exempt Species. Note: The species listed within the Appendix 1 are identified by Botanical Name. The Common Name is provided for reference only.

i. **Hedges**: The annual (one (1) year) maintenance of a hedge where the pruning works are less than 500mm of hedge height, width or depth and where the branches to be pruned are less than 20mm in diameter.

j. **Deadwood**: Removal of dead branches from a tree (in accordance with AS 4373—2007 *Pruning of Amenity Trees*). Ensure the tree is not leafless because it is a deciduous tree.

k. **Crown Lift**: Crown lifting (in accordance with AS 4373—2007 *Pruning of Amenity Trees*) to provide a maximum of 2.4m clearance over a pedestrian path or road where the branches to be pruned are less than 50mm in diameter.
4.0 PROCEDURES

Council has adopted two (2) mechanisms in which an Applicant can apply to Council to undertake works on or near trees. These are:

- **Tree Removal and Pruning Permit**: This process should be used when proposing to remove or prune tree/s, where the property is not the subject of a DA. Refer to Section 4.1 of this DCP.

- **Development Application**: This process should be used when proposing to remove or prune tree/s as part of a DA. This process should also consider any potential impacts of the proposed development on trees located within the property and/or adjacent sites including street and park trees. Refer to Section 4.2 of this DCP.

4.1 Tree Removal & Pruning Permit

A Tree Removal & Pruning Permit needs to be issued by Council prior to removing or pruning tree/s, where the property is not the subject of a DA.

NOTE: You must advise Council if the property is subject to a current DA or Development Consent that affects the tree. If you are seeking to have work carried out which is not permitted under a current Development Consent, you will need to lodge a Section 96 application form, (with the relevant fee) requesting a modification of the Conditions of Consent to permit the work, which will then be assessed by Council.

a. **Application Form**

A Tree Removal and Pruning Permit Application Form is required to be submitted to Council when proposing to remove or prune tree/s located on private property. The Tree Removal and Pruning Permit Application Form must have the written consent of the property owner or the body corporate. If the property owners are a Company, the signature of the Directors, the ABN and/or company seal should be provided.

b. **Access**

Access to the property may be required by Council to facilitate the application process or to determine compliance with consent. By the submission of the Tree Removal and Pruning Permit Application Form, or by authorising its submission by another person/s, the property owner has given Council approval of entry to the property for the purposes of the assessment.

c. **Fee**

The administration fee charged for inspection of trees is detailed on the Tree Removal and Pruning Permit Application Form. The fee is intended to cover the costs of administration, site visit and determination, and is non-refundable.

d. **Additional Information**

Whilst it is not mandatory to provide supporting information with the Tree Removal and Pruning Permit Application, it is the Applicant’s responsibility to provide sufficient information to support the reasons for the proposed tree removal and/or pruning. Council may also identify the necessity for the submission of additional information following a preliminary assessment of the application. This information may include:

- an Arboricultural Assessment Report/Pruning Specification (Refer to Appendix 3: Arboricultural Guide and Appendix 4: Guide for Preparing Arboricultural Reports)
- a report from a qualified practicing Structural Engineer
- a report from a Licensed Plumber as well as the inclusion of a diagram indicating the location of the tree in relation to the service
- a report from any other consultant or expert necessary to assess and determine the application.
An Arboricultural Assessment Report/Pruning Specification will be required:

- for applications for the removal or pruning of a tree listed on Council's Significant Tree Register or where the tree is located within a property that is Heritage listed or within a Heritage Conservation Area
- for the appeal of a judgement of a Tree Removal and Pruning Permit Application
- when additional information is requested by Council.

e. Matters for Consideration
Council will determine if the proposed works are justified and the circumstances for tree removal and/or pruning are considered significant. In determining an application for works relating to trees, Council will have regard to:

- Matters of human life and minimisation of possibility of personal injury will be paramount in Council's considerations
- The health or condition of the tree/s; whether the tree is dead or dangerous; proximity to existing or proposed structures; and interference with utility services and amenity of any person or property
- Amenity value of the tree/s including visual amenity, ecological value, heritage significance, and whether the tree/s provide habitat for fauna and/or canopy connectivity
- Necessity for action in order to construct improvements to the subject property
- The number of healthy trees that a given area of land can support
- Effects in the nature of erosion, soil retention or diversion or increased flow of surface waters
- The number of trees in the subject area and the impact of the proposed work on the amenity of that area and its surrounds

Consent will generally NOT be given to remove or prune a tree for the following reasons:

- leaf, fruit, bark, or twig drop
- minor shading
- view improvement

f. Trees & Infrastructure Damage
Due to the limited space in the urban environment, tree roots can come into conflict with structures. Whilst some situations can be prevented by choosing the right tree for the right location, the reality is that trees are living organisms which cannot be designed. Considering the advances in engineering, in some cases it may be preferable to design the built structure around the tree. Therefore, tree removal will only be considered after alternative solutions, that reduce conflict and accommodate tree growth, have been explored.

g. Trees & Pipes
Many older properties may still have original terracotta pipes. These pipes are prone to leakage from joints caused by ground movement over time. These pipes are also non-flexible and may be more prone to breakage than modern PVC alternatives.

Where a pipe of any type is leaking, plant roots (trees, shrubs or herbaceous plants) in the vicinity of the leak will tend to grow towards the increasing concentration of water emanating from the pipe.

The removal of a tree may only provide a short term solution to leaking pipes which have become blocked with root growth. It follows then, that replacing pipes is more effective than removing trees and this solution needs to be investigated before tree removal is considered.

h. Expiry Date
A one (1) year expiry date applies to consent subject to a Tree Removal and Pruning Permit.

i. Appeals
Where Council has not granted approval for works requested by the Applicant, the decision can be appealed. The Applicant must lodge a Tree Removal and Pruning Appeal Application Form including an Arboricultural Assessment Report prepared by an AQF Level 5 Consultant Arborist, or any additional information not provided in the original application as requested by Council. The appeal must be lodged within six (6) months from the date of the initial determination. The relevant Council Officer will then make the final determination based on the Arboricultural Assessment Report and notify the Applicant.

j. **Sighting of Permits**

No work is to be undertaken prior to obtaining consent from Council through a Tree Removal and Pruning Permit. The Consent should be available for sighting at all times while the work is being undertaken.
4.2 Development Application

Trees either on the site subject to the development or on adjoining properties (including street and park trees), need to be considered when preparing a DA. Council encourages an integrated landscape approach to urban development and supports the retention of trees on development sites. Therefore, tree preservation and additional tree planting should be an integral consideration at the planning and building design stage of a development proposal.

a. Arboricultural Impact Assessment Report & Tree Protection Plan
An Arboricultural Impact Assessment Report and Tree Protection Plan needs to be submitted to Council where trees (either on the site subject to the DA or on adjoining properties including street and park trees) may be affected by a development. The report should ascertain which trees are suitable for retention or removal, determine the impact of the proposed development on existing trees, and outline specific tree protection measures for the trees to be retained. Refer to Appendix 3: Arboricultural Guide and Appendix 4 (c): Guide for Preparing Arboricultural Reports.

b. Australian Standard 4970—2009: Protection of Trees on Development Sites
In August 2009, AS 4970 (2009) was released. This document describes the best practices for the planning and protection of trees on development sites. The procedures described are based on plant biology and current best practices as covered in recently published literature. Council will assess the impact of the proposed development on existing trees and the provided tree protection measures based on methods outlined in this Standard (AS4970—2009).

c. New Vehicular Crossings & Street Trees
Street trees represent one of the larger asset classes managed by Council. In this regard, Council has a duty of care in the management of its street trees and this entails taking reasonable precautions to protect the public from injury or damage. Although there are a number of factors that will determine a tree’s failure potential, soil excavations that sever large roots often create hazardous situations. Therefore, where a new vehicular crossing including layback is to be installed closer than 4m (radial measurement, measured from the tree’s base) from a street tree, additional tree protection and/or alternative construction methods may be required by Council. These methods may include undertaking exploratory root investigations and retaining large roots within a specified sub-base material, or constructing a raised pavement level. These additional tree protection and/or alternative construction methods should be addressed within the submitted Arboricultural Impact Assessment Report and Tree Protection Plan. Refer to Appendix 4 (c): Guide for Preparing Arboricultural Reports.

Council will not give Consent for a new vehicular crossing including layback to be installed closer than 2m (radial measurement, measured from the tree’s base) from a street tree.
5.0 CONSENTS

a. Tree Removal and Pruning
Consent to remove and/or prune a tree will generally be subject to conditions as outlined below:

- Tree pruning work shall be undertaken in accordance with AS 4373—2007 Pruning of Amenity Trees (2007).
- Tree work shall be undertaken in accordance with the Workcover Code of Practice for the Amenity Tree Industry (1998) and the Work Health and Safety Act and Regulations (2011).
- Tree ground work shall be undertaken by a minimum of one person holding the qualification of Certificate II in Horticulture (Arboriculture).
- Tree climbing work shall be carried out by a person who holds a minimum Certificate II in Horticulture (Arboriculture) and be directly supervised by a person with a minimum qualification of Certificate III in Horticulture (Arboriculture).
- Tree work shall be undertaken in a manner to prevent damage to trees to be retained.

b. Replacement Tree Planting
Tree removal consent will usually include a condition requiring replacement tree planting. The condition may specify the size and species of tree to be planted. The number of replacement trees required for a property will be determined by the total site area and the size of proposed tree(s) species at maturity. The larger the mature size of the proposed tree species, the fewer the number of trees will be required per site area.

The size of the replacement trees will be specified by Council in accordance with the NATSPEC - Guide for assessing the quality of and purchasing of landscape trees, 2003.

When planted, the replacement tree is automatically protected under the controls outlined within this document.

In a small number of cases where replacement tree planting is considered inappropriate by Council, the establishment of a Voluntary Planning Agreement maybe considered. Section 93F of the Environmental Planning and Assessment Act 1979 enables Council and the applicant to enter a planning agreement under which the applicant pays a monetary contribution to cover the cost of new tree planting and establishment within a public space such as street or park.

c. Tree Bonds
Trees are easily damaged during development and it is important that trees to be retained as part of a Development Consent are fully protected. For this reason, the applicant may be required to provide a Tree Protection Bond for public trees. In the case that the trees are damaged, the Tree Protection Bond will be used to cover the costs of remedial treatments and/or tree removal, replacement and establishment.

Applicants may also be required to provide a Tree Maintenance Bond to maintain each new street tree until they are successfully established.

Tree Bonds will be calculated as outlined within Council’s published Schedule of Charges.

d. Inspections
Council’s officers will routinely inspect development sites to ensure tree protection is being carried out in accordance with Conditions of Consent.
6.0  APPENDICES
APPENDIX 1: TREES & NEIGHBOURS

The administration of trees on private property does not include resolution of disputes with neighbours. In addition, Council’s polices and legislative controls do not give the Council authority to direct a neighbour to prune or remove a tree/s that is growing in their property. Council will not give Consent to remove and/or prune a tree without the permission of the property owner or the body corporate. This matter is considered a civil dispute and must be resolved between neighbours.

Tree (Disputes Between Neighbours) Act 2006
The Tree (Disputes Between Neighbours) Act 2006 commenced on February 2007 and was intended to assist with the management and resolution of disputes in relation to trees occurring between neighbours. The new laws allow tree disputes between neighbours to be referred to the NSW Land & Environment Court, which has the power to achieve cost effective solutions to these disputes. The purposes of the Act is to enable the Court to make orders to remedy, restrain or prevent damage to property or to prevent injury to any person when a tree that is situated on adjoining land might cause that damage or injury. The Act also permits the Court to order compensation for or rectification of damage caused by a tree.

The Court cannot make an order unless it is satisfied that you have made a reasonable effort to resolve the matter with the owner of the land on which the tree is situated.

In addition, The Trees (Disputes Between Neighbours) Amendment Bill 2010 amends the Act by giving the Court new jurisdiction to hear disputes regarding high hedges that severely block sunlight to a window of a dwelling on adjoining land, or views from such dwelling. The Court will also be able to hear disputes regarding a tree that has caused, is causing or is likely to cause damage to a dividing fence or a tree that forms part of a dividing fence and has caused, is causing or is likely to cause damage to the applicant's property or is likely to cause injury to a person.

NOTE: This information is general in nature and is not intended as legal advice.
### APPENDIX 2: EXEMPT SPECIES

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acer negundo</td>
<td>Box Elder</td>
</tr>
<tr>
<td>Ailanthus altissima</td>
<td>Tree of Heaven</td>
</tr>
<tr>
<td>Alnus jorullensis</td>
<td>Evergreen Alder</td>
</tr>
<tr>
<td>Carica papaya</td>
<td>Papaya Tree</td>
</tr>
<tr>
<td>Citrus spp.</td>
<td>All Varieties</td>
</tr>
<tr>
<td>Cotoneaster spp.</td>
<td>Cotoneaster</td>
</tr>
<tr>
<td>Eriobotrya japonica</td>
<td>Loquat</td>
</tr>
<tr>
<td>Erythrina x sykesii</td>
<td>Coral Tree</td>
</tr>
<tr>
<td>Ficus carica</td>
<td>Edible Fig</td>
</tr>
<tr>
<td>Ficus elastica</td>
<td>Rubber Tree</td>
</tr>
<tr>
<td>Ligustrum spp.</td>
<td>Privet</td>
</tr>
<tr>
<td>Malus domestica</td>
<td>Apple Tree</td>
</tr>
<tr>
<td>Mangifera indica</td>
<td>Mango</td>
</tr>
<tr>
<td>Morus spp.</td>
<td>Mulberry</td>
</tr>
<tr>
<td>Musa spp.</td>
<td>Banana</td>
</tr>
<tr>
<td>Nerium oleander</td>
<td>Oleander</td>
</tr>
<tr>
<td>Olea europaea subsp. Cuspidate</td>
<td>African Olive</td>
</tr>
<tr>
<td>Prunus spp.</td>
<td>Stone Fruit Tree</td>
</tr>
<tr>
<td>Robinia pseudoacacia (not cvs)</td>
<td>Black Locust</td>
</tr>
<tr>
<td>Salix spp.</td>
<td>Willows</td>
</tr>
<tr>
<td>Schefflera actinophylla</td>
<td>Umbrella Tree</td>
</tr>
<tr>
<td>Syagrus romanzoffianum</td>
<td>Cocos Palm</td>
</tr>
<tr>
<td>Toxicodendron succedaneum</td>
<td>Rhus Tree</td>
</tr>
</tbody>
</table>

### ADDITIONAL EXEMPT SPECIES (applicable only to trees with a height less than eight metres)

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Celtis spp.</td>
<td>Celtis/Hackberry</td>
</tr>
<tr>
<td>Cinnamomum camphora</td>
<td>Camphor Laurel</td>
</tr>
<tr>
<td>Grevillea robusta</td>
<td>Silky Oak</td>
</tr>
</tbody>
</table>

### NOTES:

- Exempt species do not apply to trees that are located within Heritage Conservation areas and properties listed by Council as Heritage Items or where the tree is listed on Council’s Significant Tree Register.

- The species listed within the Appendix 1 are identified by Botanical Name. The Common Name is provided for reference only.
APPENDIX 3: ARBORICULTURAL GUIDE

Every year there are deaths and serious injuries from commercial tree pruning and felling work. The NSW WorkCover Authority describes the NSW commercial tree sector as the second-most dangerous industry in NSW.

When employing a commercial tree service or seeking consultant opinion on your trees, there is no requirement for a commercial Tree Worker/Consultant Arborist to be qualified or even insured in order to operate a tree service in NSW. In addition, work practices are not standardised across the tree care and consulting sectors. For these reasons it is important that the person contracted to prune or remove trees, or to diagnose and report on tree management issues is suitably qualified, experienced and adequately insured.

Further, Council's Tree/Landscape Team can provide general information regarding trees, but cannot provide specific advice or inspections for private trees.

Qualifications: There is a difference in the qualification and expertise between an Arborist who undertakes tree pruning and removal works (Tree Worker) compared to an Arborist who diagnoses and reports on tree management issues (Consultant Arborist).

Qualifications awarded by TAFE NSW range from a Statement of Attainment, Certificates II, III and IV to Diploma Level. They may also be referred to as AQF Levels 1-5. Qualifications up to Level III describe ‘Tree Workers’ and Levels IV and V describe ‘Consultant Arborists’. Occasionally people without formal qualifications or AQF Levels will claim the status of Tree Worker, Arborist or Consulting Arborist.

WorkCover NSW recommends and Strathfield Council requires that tree ground work be carried out by at least one person with a minimum qualification of Certificate II in Horticulture (Arboriculture) and tree climbing work be carried out by a person with a minimum qualification of Certificate II in Horticulture (Arboriculture). Tree climbing work also needs to be directly supervised by a person with a minimum qualification of Certificate III in Horticulture (Arboriculture). These qualifications are consistent with the requirements of the Australian Standard AS 4373—2007 Pruning Amenity Trees.

Tree work should be carried out in accordance with the requirements of the WorkCover Code of Practice: Amenity Tree Industry 1998.

Industry Associations: Some industry associations do exist but they exercise varying degrees of control over member qualifications, methods of work and business practice. Some may not even require any formal qualification for membership. Just because a person adopts a title such as ‘Consultant’ or ‘Tree Surgeon’ does not necessarily mean they are appropriately qualified or experienced.

For more information contact:

Institute of Australian Consulting Arboriculturists

   www.iaca.org.au

Arboriculture Australia


Insurances: It is the property owner’s responsibility to ensure that all insurances are current and correct. Both Tree Workers and Consultant Arborists should have current Public Liability Insurance and have an appropriate Worker’s Compensation Policy to cover all their staff and subcontractors. Consultant Arborists should also hold current Professional Indemnity Insurance.
APPENDIX 4: GUIDE FOR PREPARING ARBORICULTURAL REPORTS

a. Arboricultural Assessment Report

When should an Arboricultural Assessment Report be prepared?
Whilst it is not mandatory to provide an Arboricultural Assessment Report with the Tree Removal and Pruning Permit Application, it is the applicant's responsibility to provide sufficient information to support the reasons for the proposed tree removal and/or pruning. Council may also identify the necessity for the submission of additional information following a preliminary assessment of the application.

An Arboricultural Assessment Report/Pruning Specification should be submitted with a Tree Removal and Pruning Permit Application if the subject tree is listed on Council's Significant Tree Register or with an appeal of a judgement of the Tree Removal and Pruning Permit Application.

Who should prepare an Arboricultural Assessment Report?
Strathfield Council will only accept Arboricultural Reports from Consultant Arborists with a minimum qualification equivalent of AQF Certificate 5 or above in Arboriculture. In some cases, Council may request that an author with no connection or association with a tree-contracting firm prepare the Arboricultural Report.

What information is required?
✓ Site address
✓ Author of the report, contact details & qualification
✓ Who the report was prepared for
✓ Inspection date
✓ Site Plan showing the location of the trees
✓ Tree numbers which correspond to the text of the report
✓ Scope of the report
✓ Methods used in the site and tree inspection
✓ What the report examines
✓ For each tree the following should be provided:
  i. Botanical & Common Name
  ii. Height, Canopy Spread & DBH (Diameter at Breast Height)
  v. Health
  vi. Structure
  vii. Overall Retention Value
✓ Discussion of the data collected and management options available in the circumstances
✓ Recommendation of the preferred option and the reasons thereof
✓ Resource material referenced using the Harvard system
✓ Where reference is made to other arboricultural reports, full copies of those reports should be included.

When Internal Diagnostic Testing is carried out, the following information should be provided:
✓ Copies of the test results
✓ Interpretation of the test results with reference to a recognised methodology (such as Mattheck & Breloer's (1994) t/R Ratio) indicating sound wall thickness. Testing method should follow a recognised methodology and arboriculture best practice which should be outlined in the report

When Root Mapping is carried out, the following information should be provided:
✓ Relevant Structural Root Zone (AS 4970) calculations
✓ Trench location in relation to trees indicated on a plan
✓ Trench length, depth (reason for depth i.e. impermeable layer), width and orientation
✓ Location, size, number and orientation of roots greater than 20mm in diameter exposed within the trench

This list is not definitive and in some circumstances Council may require further information.
b. Pruning Specification

When should a Pruning Specification be prepared?
Whilst it is not mandatory to provide a Pruning Specification with the Tree Removal and Pruning Permit Application, it is the applicant's responsibility to provide sufficient information to support the reasons for the proposed tree pruning. Council may also identify the necessity for the submission of additional information following a preliminary assessment of the application.

A Pruning Specification should be submitted with a Tree Removal and Pruning Permit Application if the subject tree is listed on Council’s Significant Tree Register or with an appeal of a judgement of the Tree Removal and Pruning Application.

Who should prepare a Pruning Specification?
Strathfield Council will only accept Arboricultural Reports from Consultant Arborists with a minimum qualification equivalent of AQF Certificate 5 or above in Arboriculture. In some cases, Council may request that an author with no connection or association with a tree-contracting firm prepare the Arboricultural Report.

What information is required?
✔ Site address
✔ Author of the report, contact details & qualification
✔ Who the report was prepared for
✔ Inspection date
✔ Site Plan showing the location of the trees
✔ Tree numbers which correspond to the text of the report
✔ Scope of the report
✔ Methods used in the site and tree inspection
✔ What the report examines
✔ For each tree the following should be provided:
  i. Botanical Name
  ii. Common Name
  iii. Height
  viii. Canopy Spread
  ix. DBH (Diameter at Breast Height)
  x. Health
  xi. Structure
  xii. Overall Retention Value
✔ Reason for pruning
✔ Pruning Class in accordance with AS 4373—2007
✔ Location of the branches to be pruned
✔ Branch size/canopy percentage to be pruned in accordance with the relative Pruning Class as outlined in AS 4373—2007
✔ Potential impacts of the proposed pruning on the trees’ health, structure and amenity
✔ Resource material referenced using the Harvard system

This list is not definitive and in some circumstances Council may require further information.
c. Arboricultural Impact Assessment Report & Tree Protection Plan

When should an Arboricultural Impact Assessment & Tree Protection Plan be prepared?
An Arboricultural Impact Assessment Report & Tree Protection Plan needs to be submitted to Council where trees (either on the site subject to the development application or on adjoining properties including street and park trees) may be affected by a proposed development.

Who should prepare an Arboricultural Impact Assessment & Tree Protection Plan?
Strathfield Council will only accept Arboricultural Reports from Consultant Arborists with a minimum qualification equivalent of AQF Certificate 5 or above in Arboriculture. In some cases, Council may request that an author with no connection or association with a tree-contracting firm prepare the Arboricultural Report.

What information is required?
- Site address
- Author of the report, contact details & qualification
- Who the report was prepared for
- Inspection date
- Site Plan showing:
  i. the location of trees on the site subject to the development application
  ii. the location of street and park trees adjacent to the site subject to the development application
  iii. the location of trees on adjoining properties where proposed works are within their TPZ.
- Tree numbers which correspond to the text of the report
- Scope of the report
- Methods used in the site and tree inspection
- For each tree the following should be provided:
  i. Botanical Name
  ii. Common Name
  iii. Height, Canopy Spread & DBH (Diameter at Breast Height)
  xv. Health
  xvi. Structure
  xvii. Overall Retention Value
  xviii. Tree Protection Zone (AS 4970) calculations
- Evaluation of trees suitable for retention and/or removal
- Impact of proposed development based on methods outlined in AS 4970—2009
- Where appropriate, details of alternative construction methods to minimise the impact on trees to be retained (including street and park trees)
- Where a new Vehicular Crossing including layback is to be installed closer than 4m (radial measurement, measured from the tree’s base) from a street tree, details of tree protection and/or appropriate construction methods to be used
- When pruning is proposed, a Pruning Specification (refer to Appendix 5[b]) should be included
- Tree Protection Measures for trees to be retained (including street and park trees) based on methods outlined in AS 4970—2009
- Resource material referenced using the Harvard system

When Root Mapping is carried out, the following information should be provided:
- Relevant Tree Protection Zone and Structural Root Zone (AS 4970) calculations
- Trench location in relation to trees indicated on a plan
- Trench length, depth (reason for depth i.e. impermeable layer), width and orientation
- Location, size, number and orientation of roots greater than 20mm in diameter exposed within the trench

This list is not definitive and in some circumstances Council may require further information.