

Development Control Plan



Sutherland
Shire
Council



9.3/06
edition 4

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1. Where does the Plan apply?

This Plan applies to all land in the Sutherland Shire to which the following plans apply:

- (a) Sutherland Shire Local Environmental Plan 2000,
- (b) Sutherland Shire Local Environmental Plan – Menai Town Centre 1992,
- (c) land at Sandy Point administered under the County of Cumberland Planning Scheme being Sandy Point Suspension Area, and

This plan is applied as a code to the land where Sydney Regional Environmental Plan No.17 - Kurnell Peninsula (1989) applies.

Development Control Plans for individual business centres may contain more specific requirements. Contact Council's Environmental Services Division to see if your site is affected by any other Development Control Plan.

2. What is the purpose of the Plan?

The purpose of the Plan is to:

- a) Provide objectives and standards for the design of parking areas;
- b) Ensure adequate parking is available for different land uses throughout the Shire.

3. Can the Plan be varied?

Objectives and standards have been set for all aspects of the plan. Each application will be considered on the individual circumstances and merits of the case in terms of the achievement of the objective stated. The standards are the guidelines to achieving the stated objectives and an applicant may request a variation to any standard, provided the objectives are still achieved.

There are two types of standards:

The Development Standard required or contained in the Sutherland Shire Local Environmental Plan 2000.(SSLEP 2000) as amended. Any proposal to vary those standards must be accompanied by a formal objection to the standard under the provisions of the State Environmental Planning Policy No.1.

Other Standards set out in this plan which are generally more detailed and not statutory.

Any variation to any of these standards must be supported by a statement demonstrating how the objectives are satisfied.

Any submission in support of a variation to a standard must be in writing and demonstrate an ability to achieve the objectives.(refer to Council's "Guideline to Seek a Variation to a Standard").

4. Making an application

After researching this document it is recommended that intending applicants consult directly with Council's Application Assessment Staff prior to preparing detailed development plans.

Pre-application consultation with staff can assist in the time taken to assess applications and reduce amendments required to plans. A prerequisite of consultation is the preparation of a Site Analysis and possibly a Development Concept Plan.

To submit a Development Application, you will need to complete a Development Application form and submit the following:

1. Five (5) copies of plans, elevations and sections, fully dimensioned and to scale (preferably 1:100), including the type of materials proposed to be used.
2. Five (5) copies of a written assessment of the proposal, addressing each section of this plan showing how the proposal meets the objectives of each section.
3. A detailed site analysis and declaration.
4. A full survey plan, prepared by a registered surveyor, indicating existing site levels at the corners of the proposed buildings, the site contours and the proposed floor levels using a fixed datum point related to Australian Height Datum.
5. Details of proposed site drainage and, where stormwater is required to drain through an adjoining property, written agreement from that landowner.
6. Where appropriate five copies of shadow diagrams for 10am and 2pm in mid-winter, both existing and as would result from the proposal.
7. Fees.
8. Notification Plans.

Applicants are advised to use the services of an architect to prepare plans. The Development Application should take into account identified site constraints and objectives of this Development Control Plan.

Note:

Council will not accept a development application unless a site analysis is submitted with the application.

5. Site analysis

All development requires perceptive and effective site planning. Good site analysis and design skills are therefore essential in achieving a pleasant living environment for occupants and minimising the impact on neighbours.

A site analysis establishes the development context by showing graphically the constraints and opportunities on the site in relation to natural elements and existing buildings in the immediate surroundings. It should influence the design and minimise negative impacts on the amenity of adjoining developments and to complement neighbourhood character.

A site analysis is to be submitted with a development application and should indicate (where relevant) **in relation to the site:**

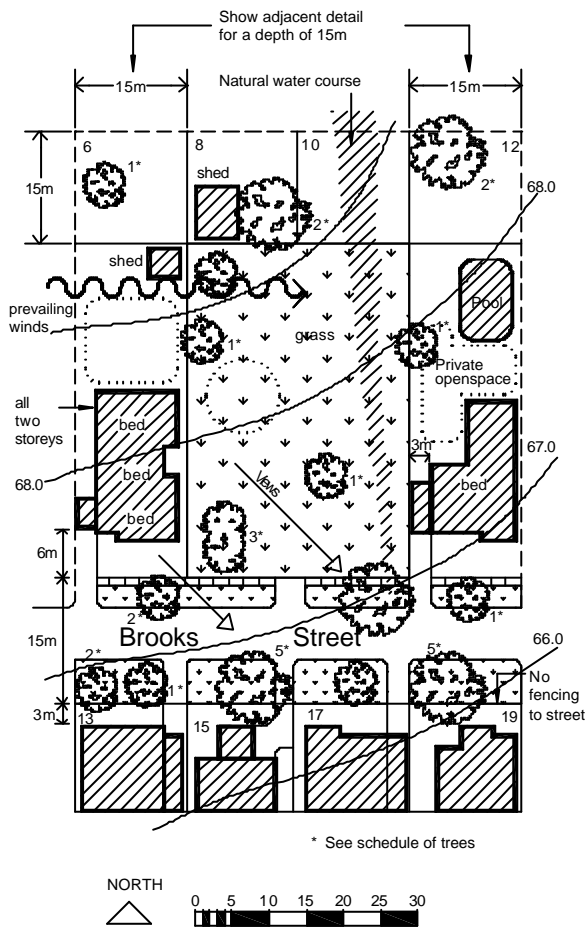
1. **Contours** – at 1m intervals and related to Australian Height Datum
2. **Existing vegetation** – in particular major trees on the site and street trees, identified by size and botanical names or common names.
3. **Buildings** – location and uses of existing buildings
4. **Views** to and from the site
5. Location of **utility services** and stormwater drainage lines and street crossings.
6. **Orientation**, microclimate and noise sources
7. Any **contaminated soils** and filled areas
8. Fences, **boundaries** and easements
9. Any **other significant site features** eg rock outcrops;

And in **relation to the surrounding area**

1. Location, use and height of **adjacent buildings** – locating window openings facing the site boundary, private open space and shadows cast on development site.
2. **Views and solar access** enjoyed by adjacent residents

3. **Major trees** on adjacent properties
4. The **built form and character** of adjacent and nearby development
5. The **difference in levels** between the site and adjacent properties

The site analysis can be hand drawn but must be to scale, and must be accompanied by a declaration that the information provided is correct and true in every detail. A written statement should also be prepared explaining how the development design has responded to the site analysis and should include an assessment of the bush fire hazard on the site and/or on the adjoining site.



Site analysis can improve design responses. This is an example of site analysis information for a small infill site

6. Public notification

Before considering an application for development, Council must advertise or notify in accordance with Council's adopted DCP for Notification of Development Applications. Council will advise adjoining property owners and those who, in the Council's opinion, may be affected by the proposed development should it proceed.

Those notified are invited to comment within 14 days, or 28 days if the advertising occurs during December.

Proposals must also be advertised in the local press for comment within the same 14 or 28 day period. An advertising fee is required to be paid at lodgement of development applications.

In assessing and determining an application, Council will take into account matters raised in any submission received.

7. How much parking is needed?

You must provide adequate parking for customers and employees to satisfy peak demand.

This can be achieved by:

1. Providing all the required parking spaces on site.

If you cannot achieve this, Council may consider accepting a monetary contribution for the number of spaces not provided on site. The decision to accept a contribution will be influenced by:

- i) the ability of Council to provide the spaces in the immediate area;
- ii) the demand for parking in the area;
- iii) the accessibility of public carparking;
- iv) any Development Control Plan for an individual business centre;
- v) the physical constraints of existing development;
- vi) the extent of the deficiency.
- vii) any applicable S94 Contribution Plan for car parking.

The contribution will be based on a current valuation of the cost of provision of parking within the Centre at the time of release of the building application. The rate is revised regularly and may vary from area to area.

2. Providing unrestricted access to all car spaces.

Some spaces will be allowed in tandem (stacked spaces) where these spaces are for employees. The percentage of tandem spaces must not exceed:

- i) 20% of the total number required for a business use;
- ii) 40% of the total number required for an industrial use.

3. Providing the following number of car spaces for each use:

Type of Development	Car Spaces Required
Business Floorspace* a) At ground level or adjoining a pedestrian level b) Other	1 space for each 30 sqm 1 space for each 40 sqm
Industrial floorspace	1 space for each 100 sqm with a minimum provision of 2 spaces for each industrial unit
Industrial floorspace where the office or showroom component exceeds 20% of the total floorspace	1 space for each 50 sqm
Caravan Parks	1 space for each caravan site, 1 visitor space for every 20 sites and 1 Manager space.
Health Studio/Gymnasium	1 space for each 25 sqm of floorspace
Hotels and Clubs	Parking requirements will be assessed on the individual circumstances of the subject site. Development applications for new premises and alterations/additions to existing premises must be supported by a Parking Study. The Parking Study shall include: <ol style="list-style-type: none"> 1. Existing usage patterns 2. Expected usage patterns from upgrade/extensions 3. Off-site availability of parking alternatives, including impact on surrounding residents. 4. Locational aspects i.e. surrounding development, proximity to public transport. 5. Provision of alternative transport for patrons i.e. courtesy bus etc. 6. a statement outlining how the proposed parking provision does not conflict with public transport options.
Hospitals	1 space for every 3 beds and 1 space for every 3 staff
Marinas	1 space for every three berths
Motels	1 space for each unit, 1 space for every 2 employees and 1 Manager space
Places of Assembly (includes theatres, stadia, public, floorspace concert or music halls, churches, reception centres and the like)	1 space for each 10 sqm of floorspace
Residential development.	Refer to Council's specific residential development control plans.
Other	Refer to the requirements of the Traffic Authority's Policy and Guidelines for Traffic Generating Development. Where no guidelines exist the proposal will be assessed on its merits and should be supported by a parking study.
<p><small>*Note: Floorspace means the total area of a building, including wall thickness, but does not include car spaces or loading docks and access to them, or lift towers and ancillary roof structures. No variation can be sought to the manner in which floorspace is calculated. When calculating the number of spaces required, the total is to be rounded up to the next highest figure, e.g. 35 sqm floorspace at 1 space for each 30 sqm will require 2 spaces.</small></p>	

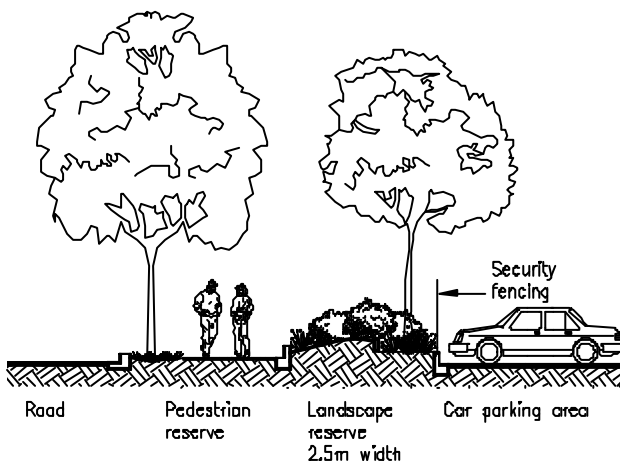
8. How do I design the parking area?

You must design the parking area to:

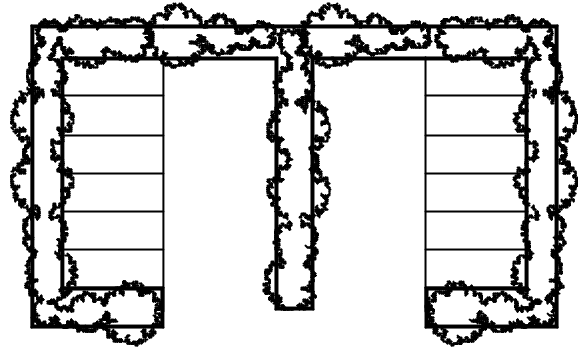
- Provide safe and easy access for pedestrians and drivers;
- Minimise disruption to street traffic;
- Allow drivers to leave the site in a forward direction;
- Create attractive streetscapes and shady internal areas;
- Integrate with surrounding development.

This can be achieved by:

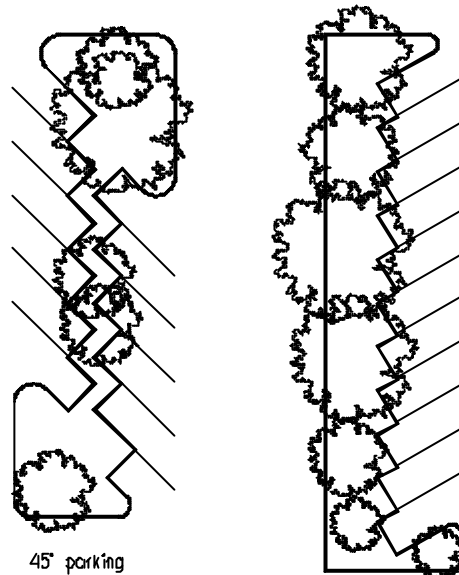
- Using the Australian Standard 2890.1 1993 Part 1 - Car Parking Facilities to design the carpark. This standard includes designs for access aisle widths, bay dimensions, gradient, column spacing, headroom, driveway location, internal circulation, entry/exit lanes, queuing areas, linemarking, signage and pedestrian access;
- Providing access to parking areas from rear laneways where available. Where a laneway is proposed, the parking area is to be designed to allow for that future access. Council may allow right angle parking directly off a laneway where the laneway has low traffic volumes, exceeds 6 m in width and a clear view is available for safe reversing;
- Providing a landscape strip along the site frontage of a minimum 2.5 m width in industrial areas and 1.5 m width in commercial areas. Any site fencing is to be located behind the landscape strip and is to be of open form. (Plants suitable for screen planting, shading and ground cover are listed as an appendix to this plan);



- Providing tree planting throughout the parking area:



90° parking



45° parking

60° parking

- Where parking areas are located next to residential areas you must use fencing and mounding to reduce noise. Lighting must be shielded or of a low bollard style to reduce glare;
- Parking areas must be constructed of asphaltic or reinforced concrete on a suitable base. Contact Council's Engineer for specifications.

9. What loading areas are needed?

You must provide loading areas which:

- Facilitate their use and discourage on street loading;
- Are separate from associated car parking;
- Are freely available for use at all times;
- Are of a size suitable for the scale and intensity of the use which they serve.

This can be achieved by:

- Designing the loading area in accordance with the Australian Standard 2890.2. 1993 Commercial Vehicles;
- Using rear laneways for access where available.

10. Landscaping

Objectives:

- Provide tree planting throughout the parking area which provides shading.
- Create attractive long term landscape areas which help to soften the appearance of hard surfaces.
- Provide parking surfaces which assist in water infiltration and minimise runoff.

Controls:

- Tree planting undertaken directly within carpark areas should take into account species which are tolerant of compacted / deoxygenated soils.
- Existing trees should be incorporated into the carpark layout. See Figure 1.
- Landscape plans must consider the orientation of aisles and the resultant shade effects from trees.

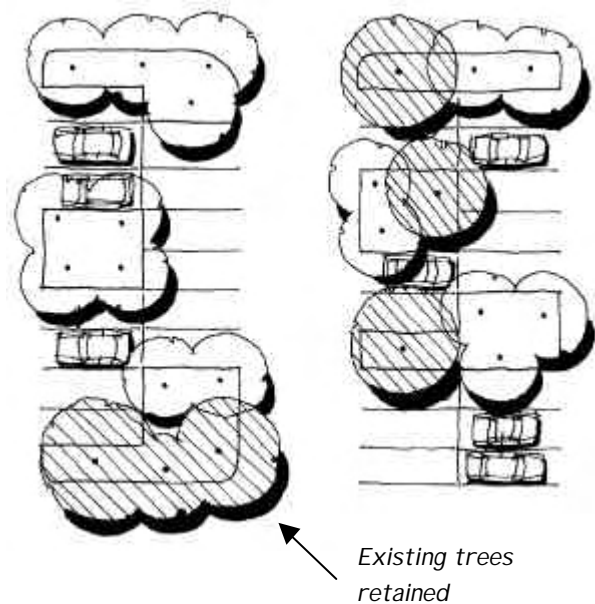


Figure 1:
Existing trees should be retained within the carpark design. Trees and shrubs should be placed in groups to create a less formal arrangement.

- d. Landscaped beds must have a suitable edge, to prevent vehicular movement to prevent subsequent landscape damage, ie: timber bollard, raised garden edge or wheel stops.
- e. Consideration should also be given to an external lighting system.
- f. Where parking areas are located next to residential areas landscape works must utilise mounding to help reduce noise and light glare.
- g. Pervious carpark surfacing materials should be considered as part of the development ensuring that the pavement surface and drainage satisfies engineering requirements.
- h. The landscape strip along the site frontage is to be provided 2.5 metres wide in Industrial areas and 1.5 metres wide in Commercial areas. Refer to Figure 2.
- i. Consideration should be given to using contrasting pavement material to define pedestrian and vehicular areas.

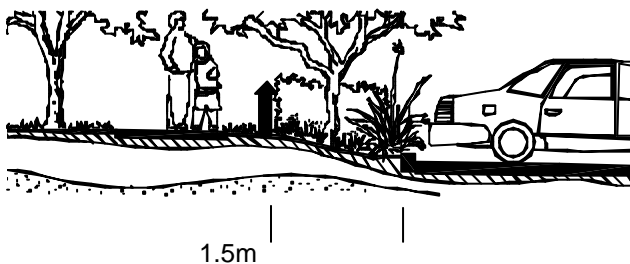


Figure 2:
A minimum 1.5m landscape strip is required between Commercial carparks and the public footpath area.

In addition to the above controls you should refer to Council's Landscape Development Control Plan.

Suitable Plants for Landscaping Car Parks

E=Evergreen

N=Native

D=Deciduous

I=Imported

Shade Trees

Acer Negundo (North American Maple) 6-12m	D-I
Angophora Costata (Smooth Bark Apple) 15-25m	E-N
Angophora Floribunda (Rough Bark Apple) 12-20m	E-N
Callistemon Viminalis (Bottlebrush) 3-9m	E-N
Calodendrum Capense (Cape Chestnut) 9-15m	E-I
Celtis Australis (Nettle Tree) 9-15m	D-I
Eucalyptus Botryoides (Mahogany Gum) 12-25m	E-N
Eucalyptus Cladocalyx (Sugar Gum) 15-30m	E-N
Eucalyptus Gummifera (Bloodwood) 12-30m	E-N
Eucalyptus Haemastoma (Scribbly Gum) 9-15m	E-N
Eucalyptus Leucoxydon (Whitewood) 9-15m	E-N
Eucalyptus Mannifera Subsp Maculosa (Red Spotted Gum) 6-18m	E-N
Eucalyptus Robusta (Swamp Mahogany) 9-15m	E-N
Eucalyptus Scoparia (Willow Gum) 9-15m	E-N
Eucalyptus Sideroxydon "Pink" (Pink Flowered Iron Bark) 9-1	E-N
Ficus Rubiginosa (Port Jackson Fig) 5-12m	D-I
Fraxinus Oxycarpa (Desert Ash) 9-15m	D-I
Fraxinus "Raywoodii" (Claret Ash) 9-15m	D-I
Gleditsia Triacanthos (Honey Locust) 9-15m	D-I
Melaleuca Styphelioides (Prickly Paperbark) 6-9m	E-N
Platanus Orientalis (Oriental Plane) 15-25m	D-I
Platanus Orientalis "Digitata" (Cutleaf Plane) 9-15m	D-I
Sapium Sebifrum (Chinese Tallow) 8m	D-I
Tristania Conferta (Brush Box) 9-30m	E-N
Ulmus Procera (English Elm) 30m	D-I
Ulmus Parvifolia (Chinese Elm) 9m	E-I

Screen Planting

Acacia Fimbriata (Fringed Wattle) 2.5-3.5m	E-N
Acacia Floribunda (Gossamer Wattle) 3-8m	E-N
Acacia Howiltii (Sticky Wattle) 3-8m	E-N
Acacia Longifolia (Golden Wattle) 4-5m	E-N
Acacia Spectabilis (Mudgee Wattle) 3m	E-N
Acacia Terminalis (Cedar Wattle) 15m	E-N
Banksia Ericifolia (Heath Banksia) 2.5-4m	E-N
Banksia Serratifolia 3m	E-N
Banksia Spinulosa 1-5m	E-N
Callistemon "Kings Park Special" 3-4m	E-N
Callistemon Salignus (Pine Tips) 2-8 m	E-N
Callistemon Viminalis "Dawson River" 5m	E-N
Casuarina Glauca (Swamp Oak) 12m	E-N
Casuarina Torulosa (Forest Oak) 15m	E-N

Dodenaea Viscosa (Sticky Hopbush) 2-5m	E-N
Grevillea "Honey Gem"	
Grevillia "Ivanhoe"	
Grevillia "Hookeriana"	
Grevillia "Porinda Blondie"	
Grevillia "Rosmarinifolia"	
Hakea Saligna (Willow Leaf Hakea) 3-6m	E-N
Leptospermum Laevigatum (Coastal Tea Tree) 6 m	E-N
Leptospermum Petersonii (Lemon Scented Tea Tree) 4m	E-N
Melaleuca Armillaris (Honey Myrtle) 4-8m	E-N
Melaleuca Bracteata (Revolution Green) 2m	E-N
Melaleuca Ericifolia (Swamp Paperback) 3-5m	E-N
Melaleuca Hypericifolia 4-6m	E-N
Melaleuca Nesophila 4m	E-N
Pittosporum Undulatum (Sweet Pittosporum) 8 m	E-N

Ground Covers

Agapanthus africanus (blue form)
Agapanthus africanus (white form)
Cotoneaster microphyllus
Clivea miniata
Grevillea "Porinda Royal Mantle"
Grevillea Juniperina "Trinerva"
Grevillea Lausifolia
Grevillea Obtusiflora "Little Thicket"
Grevillea Obtusifolia
Grevillea Gaudichaudii
Hardenbergia Violacea
Juniperus Conferta
Kennedia Rubicunda
Leptospermum Juniperinum Var Horizontalis
Myoporum Parvifolium

11. Origin

Edition 1:

Development Control Plan adopted by Council on 2 April 1990 (Environment & Health Committee No.76)
The Development Control Plan advertised and in effect from 17 April 1990.

Edition 2:

Adopted by Council on 3 November 1997 (EHC 136-98).
In effect from 18 November 1997.

- Amended to upgrade standard of presentation:
- Minor alterations which do not change the content and make the document consistent with the Sutherland Shire Local Environment Plan 1993 as amended and other Development Control Plans.

Edition 3:

Minor alterations to make the document consistent with the Sutherland Shire Local Environment Plan 2000.

Action	Date
Council Endorse Plan	5 February 2001 (EHC 213-01)
Public Notice (draft)	20 February 2001
Exhibition - Start	20 February 2001
Exhibition - Finish	20 March 2001
Council Decision	30 April 2001
Public Notice (final)	8 May 2001
In Effect	8 May 2001

Edition 4:

Alteration to car parking standards for hotels and clubs.