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6.1 Car Parking

6.1.1 General Information

Hurstville is a city with an extensive history of growth and development. The area has transformed from a traditional community with a strong residential focus to become one of the most important retail and commercial centres for southern Sydney.

As a result of intensifying development within the area, the parking and traffic pressures have increased, highlighting the need for appropriate off street parking and better parking facilities. Consequently, development within the Hurstville area requires the provision of sufficient off street or on site parking suitable for the development proposal.

It is important these parking facilities have a positive influence on the quality of our environment through their positioning, operation and landscaping. A correct and well designed parking facility will improve the appearance, function and value of the property it serves.

6.1.1.1 Aims

The primary aims of this section are:

- (a) to provide detailed parking requirements for individual land use categories;
- (b) to provide measures to protect the natural environment; and
- (c) to ensure parking areas relate to site conditions.

6.1.1.2 Does This Section Apply To Your Development?

This section does not necessarily apply to all development applications.

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

If you are changing the use of a building then the parking requirements may change. Check the parking requirements from Section 6.1.2 to see whether they have changed.

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

6.1.2 Development Standards

The development standards used in this DCP draw upon relevant Australian Standards for parking, in principle AS/NZS 2890.1 2004.

Development generating high amounts of traffic, as defined under State Environmental Planning Policy 11 (SEPP 11), or on State and regional roads, may be referred to Council's Traffic Engineer; Council's Traffic Committee or the RTA Regional Traffic Committee for consideration.

6.1.2.1 Parking Provision

Objective

To provide sufficient, safe and convenient parking facilities meeting user requirements including pedestrians, cyclists and vehicles.

Performance Criteria

- (a) Parking and service vehicle areas are provided according to projected needs and provide pleasant areas in which to park.
- (b) Parking that is safe, easily accessible, does not obstruct the passage of vehicles or create traffic conflicts, impact pedestrians or cyclists and does not result in detrimental affects to adjoining or nearby properties.

Controls

6.1.2.1 (1) Table of Parking Requirements

- (a) In determining the prescriptive parking requirements for each type of land use, Council has adopted guidelines from the Roads and Traffic Authority **Guide to Traffic Generating Developments**, October 2002. It must be emphasised, however that Council uses this guide on a discretionary basis only, and may be flexible in establishing parking conditions according to expert reports on the existing parking and traffic conditions in the vicinity of the subject site.
- (b) In calculating the number of car spaces required, Council takes into consideration:
 - the type of development (or land use) proposed;
 - the size and scale of the development;
 - the intensity of the development; and
 - street hierarchy and existing traffic situation.
- (c) Where a building alternates between any of the following uses:
 - within an existing premises where a change of use is proposed from one type of refreshment room/takeway food outlet to another refreshment room/takeway food outlet, no additional parking is required;
 - within an existing premises where a change of use is proposed from a shop/business premise to a refreshment room/takeway food outlet, the following parking requirements will apply:
 - * where the public area in the proposed use is <100 sq.m. no additional parking is required.
 - * where the public area in the proposed use if 100-150 sq.m. the existing parking requirements in this Section will continue to apply.

Council will consider waving increased parking requirements, where the gross leaseable floor area (GLFA) is not proposed to be increased.

- the existing parking provisions in Section 6.1 continue to apply to new development that incorporate a refreshment room/takeaway food outlet;
- (d) The following table provides on site parking requirements for each specific land use. Where parking calculations produce a fraction, the requirement is rounded up e.g. 3.2 spaces = 4 spaces.

Note: Parking requirements may also be contained in area specific DCPs. Check with Council.

DEVELOPMENT	PARKING SPACES REQUIRED (on site)
Automotive Uses/Panel beaters	6 spaces per work bay (stacked parking acceptable)
Bowling Alley	3 spaces per lane
Bowling Club	Greater of 30 spaces for first green + 15 spaces per each additional green or 1 space per 18.5 m ² GFA
Bulky Goods Retail Store	1 space per 50m ² GLFA
Business Premises	1 space per 50m ² GLFA
Car Tyre Retail Outlet	Greater of 3 spaces per 100m ² GFA or 3 spaces per work bay
Catering and Reception Centre	1 space per 10m ² dining area + 1 space per 2 employees
Child Care Centres	Refer to Child Care Centres section of this DCP for car parking requirements.
Clubs (general)	1 space per 18.5m ² GFA
Drive-in Liquor Stores	1 space per 50m ² GLFA + queuing space for 3 vehicles
Educational Facility	1 space per 2 employees
Entertainment Facilities (includes cinemas, theatres, public assembly areas etc.)	1 space per 10m ² GLFA or 1 space per 6 seats, which ever is greater

DEVELOPMENT	PARKING SPACES REQUIRED (on site)
Fast Food Restaurants	
Development with on-site seating:	12 spaces per 100m ² GFA and 1 space per 5 seats (internal & external) or 1 space per 2 seats (internal)
Development with on-site seating & drive through facilities:	Greater of 1 space per 2 seats (internal) or 1 space per 3 seats (internal & external) + queue space for drive through: McDonalds: 10-12 car lengths KFC: 5-8 car lengths Other: Council to determine
Development without seating or drive through facilities	Council to determine
Garden Centre/Nursery	1 space per 100m ² GLA of site area
Gymnasiums	4.5 (min) - 7.5 (ideal) spaces per 100m ² GFA
Health Consulting Rooms	1 space per practitioner + 1 space per consulting room
Home Activity	1 space per employee who is not a resident of the dwelling
Hospitals	1 space per 2 beds
Nursing Homes	1 space per 10 beds plus 1 space per 2 employees
Hostels and Boarding Houses	1 space per 3 beds plus 1 space per 2 employees
Hotels (no accommodation)	1 space per 56m ² of GLFA
Hotel Accommodation	1 space per 5 bedrooms of accommodation, plus the requirements of any associated restaurant/function room etc. Provisions shall be made for off street accommodation of buses and taxis.
Indoor Cricket/Netball/Soccer Centres	8 spaces per court
Light Industry	
Office Area:	1 space per 40m ² GFA
Manufacturing (factory):	1 space per 100m ² GFA
Warehouse (storage)	1 space per 300m ² GFA
Medical Centre	3 spaces per consulting room
Motel	1 space per unit + 1 space per 2 employees

DEVELOPMENT	PARKING SPACES REQUIRED (on site)
Motor Showrooms	1 space per 130m ² GLFA 6 spaces per work bay (for vehicle servicing facilities)
Office Premises	CBD fringe: 1 space per 50m ² GLFA Intermediate: 1 space per 55m ² GLFA CBD Core: 1 space per 60m ² GLFA The parking rates which apply to each site are listed under each site in Section 4.2 The Controls
Petrol Stations & Convenience Stores	6 spaces per work bay + 1 space per 25m ² GFA of convenience store, if the petrol station and convenience store includes a restaurant: add 15 spaces per 100m ² GFA or 1 space per 3 seats (whichever is greater).
Place of Worship (Church, Temple, Mosque etc)	Greater of 1 space per 10 seats or 1 space per 10m ² GFA (whichever is greater).
Refreshment Rooms (including cafes, restaurants etc)	Greater of 15 spaces per 100m ² GFA or 1 space per 3 seats (whichever is greater).
Residential: (includes dwelling houses, dual occupancy, townhouses and villas and residential flat buildings)	Refer to Residential Development section of this DCP or Controls for Specific Sites and Localities section (if applicable) for car parking requirements.
Retail/Shop	CBD fringe: 1 space per 25m ² GLFA Intermediate: 1 space per 27.5m ² GLFA CBD Core: 1 space per 30m ² GLFA
Serviced Apartments	1 space per 4 units + short term standing area
Squash / Tennis courts	3 spaces per court
Veterinary Hospital	1 space per 40m ² for < 120m ² GFA 1 space per 30m ² for GFA 120m ² - 1000m ² 1 space per 22m ² for > 1000m ² GFA
Video Stores	6 spaces per 100m ² GLFA

- (e) Where a development application is received in respect of a use or purpose which is not defined in one of the above categories, the minimum parking requirement shall be determined by Council in consultation with the applicant.

6.1.2.1 (2) Layout

- (a) Refer to AS 2890.2 2002, Parking Facilities – Off street commercial vehicle facilities.

Parking spaces and areas are to be designed in accordance with the following diagrams:
Refer to AS/NZS 2890.1 2004 Figure 2.2

- (b) Council does not encourage, but may consider stacked parking for parking spaces in a controlled parking situation which:
- allows no more than two cars in the stacked parking arrangement;
 - is likely to maintain a very low turnover; or
 - is able to function easily within the management of the site's future operation.

6.1.2.1 (3) Stenciling of Street Driveways

- (a) All driveways in Hurstville are to be finished in plain concrete, and
- (b) In streets which have brick paved surfaces, driveways are constructed to Council's Engineering Specification including a concrete base with matching brick paving surface.

6.1.2.1 (4) Ramps, Transitions & Driveways

Alignment levels for all points of vehicular access must be obtained prior to submission of a development application. These levels will be made available by Council's Engineering Department following the payment of the appropriate fee.

Ramp grades are to be designed in accordance with AS/NZS 2890.1 2004 Parking Facilities and Off street car parking (Section 2.5, 2.6, 3.3)

- (a) Ground Clearance Template:

The AS/NZS 2890.1 2004 Ground Clearance Template is to be used as follows:

- Prepare a longitudinal section of the grade change or irregularity to natural scale, and to the same scale as the template – scale to be 1:20.

Type of Development	Single Driveway Width (metres)	Where there is separate driveway entry & exit (metres)		Minimum Spacing between driveway entry & exit (metres)
		Entry Width	Exit Width	
Single Dwelling & Dual Occupancy	2.7-4.5 Combined 6	-	-	-
Flat (unit)/Town House/Villa Home	2.7 – 3 Entry Combined 6	4	4	5
Commercial/ Light Industrial	6	5	5	5
Drive-In Restaurant, or similar business	not favoured	6	6	5
Service Station/ Vehicle Sales	not permitted	8	8	6

- Apply the template to the longitudinal section plot so that the two knife edges representing the vehicle wheels sit on the plot. Move the template back and forth along the plot, ensuring that the heavy line, representing the underside of the design vehicle, does not fall below the plot at any point.

- (b) Driveways are to conform to the following minimum requirements:
- (c) Driveways over the nature strip/footpath reserve are required to have clearance each side i.e. clear of power poles etc to allow the construction of a splay or “wing” for the crossing. . Applicants are to consult with Council’s Engineering Department regarding design details.
- (d) Driveway widths will need to be increased adjacent to parking bays to provide adequate turning circles.
- (e) The applicant is to provide a driveway crossing (long section) profile from the centre line of the road pavement to the finished level of the basement car parking area at a scale of 1:20 vertical and horizontal. The section shall be prepared by a registered surveyor, detailing all appropriate grades to allow appropriate assessment of the proposed driveway.
- (f) Driveways for block edge developments will require a minimum width of 5.4 metres at the boundary, tapering back to a width of 3 metres over a minimum length of 6 metres.
- (g) Footway crossing slabs, or parts of footway crossings slabs, that become redundant are to be removed and the footway areas restored. Disused gutter crossings or laybacks are to be removed and the kerb reinstated.
- (h) Driveways are not permitted close to intersections. Refer to AS/NZS 2890.1 2004 – Figure 3.1.

6.1.2.1 (5) Circulation/Access/Egress

- (a) Vehicles are to easily manoeuvre wholly within the site and not require public streets for circulation patterns.
- (b) Ingress and egress points are to be located where they will have least impact on traffic movement on the road network, e.g. limiting access onto major roads.
- (c) Adequate internal queuing lengths are to be provided where the parking area fronts a major road.
- (d) Parking areas are to be designed to allow vehicles to enter and leave a site in a forward direction, unless the development is a single dwelling house or dual occupancy.
- (e) Access to parking spaces should be designed using the template contained in the Australian Standard. The template indicates the sweep path by manoeuvring service vehicles and may be used by applicants to design access to loading facilities. A minimum clearance of 300 mm between the swept path and any building and obstruction should be maintained.
- (f) Visitor spaces are to be clearly marked and conveniently located to encourage their use. Such spaces are to be freely accessible.
- (g) For commercial and light industrial developments, the requirements for the unloading and loading of vehicles must be considered. For larger residential developments, access

consideration must be given to furniture vans, emergency vehicles and garbage trucks.

6.1.2.1 (6) Underground/Basement Parking Areas

- (a) Underground parking areas are to be concentrated under building footprints so as to maximise deep soil landscaping.
- (b) Driveways to underground car parks are to be designed so as to minimise the visual impact on the street, and to maximise pedestrian safety. Pedestrian access to the development should be separate and clearly defined.
- (c) Access ways to underground car parking areas is to be located away from doors and windows to habitable rooms wherever possible.
- (d) Basement car parking is preferable in commercial and residential flat buildings.
- (e) All underground parking areas are to have security doors. Where mechanical ventilation is proposed the motor room and exhaust shafts are to be shown on the development application plans.

6.1.2.1 (7) Parking for People with a Disability

- (a) This Section requires compliance with AS 1428 Design for access and mobility and AS/NZ S2890.6.
- (b) The provision of parking areas for drivers with a disability is an important consideration in any development. Council encourages the provision of parking for those with a disability beyond the minimum requirements of this DCP.
- (c) The following table provides parking requirements for people with a disability:

Spaces required	1 space per 20 spaces or part thereof, where parking areas have between 20 and 49 spaces 2% of the total number of parking spaces where 50 or more parking spaces are provided
Dimensions (metres)	3.8 x 6
Location	Spaces should be on ground level adjacent to the entry of the building (and any ramps) in order to minimise travel distances and maximise accessibility
Identification	Clearly marked with signage and stencilled disabled symbol on the surface. The space should be painted blue.

6.1.2.1 (8) Section 94

Council may consider accepting a cash contribution in lieu of on site parking where a Section 94 Plan is in place. This applies to retail, commercial and light industrial developments. The contribution is a requirement under Section 94 - developer contributions, of the Environmental Planning and Assessment Act 1979.

The rate is reviewed annually and is payable in full, prior to Council releasing approval for the proposed development.

Contact Council to see whether a Section 94 Plan applies to your development and determine any applicable fee.

6.1.2.1 (9) Car Washing Area

- (a) A designated car washing area which may also be a designated visitor carspace is required for service stations and residential developments of four or more dwellings.
- (b) Car wash bays which collect waste water must be covered and discharge the water to the sewer in accordance with the requirements of Sydney Water.

6.1.2.2 Environmental Design

Objective

To promote pleasant, safe car parking areas and protect the natural environment.

Performance Criteria

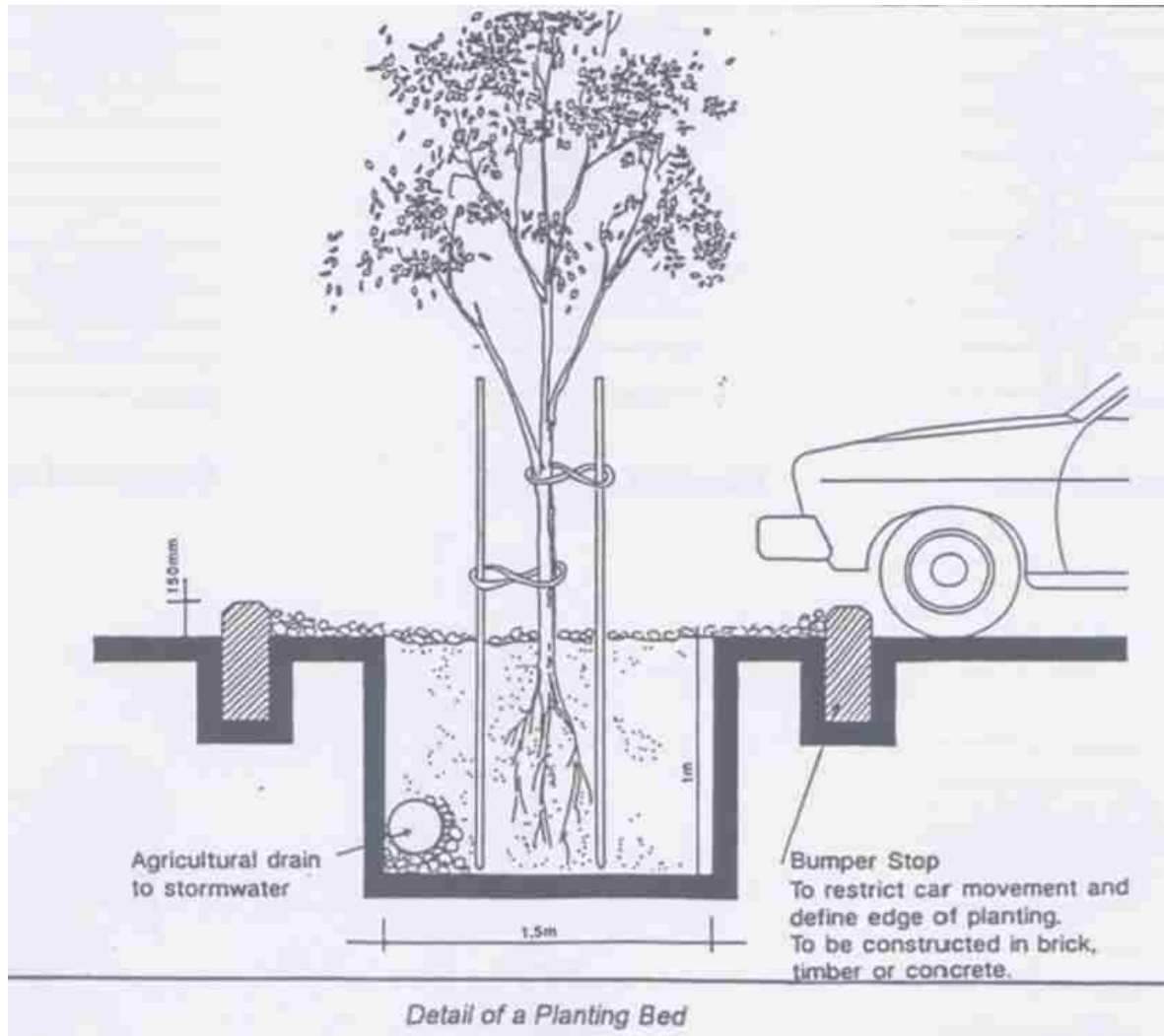
- (a) Parking areas are designed to reflect the environmental conditions of the land.
- (b) Parking areas incorporate measures to protect the natural environment.

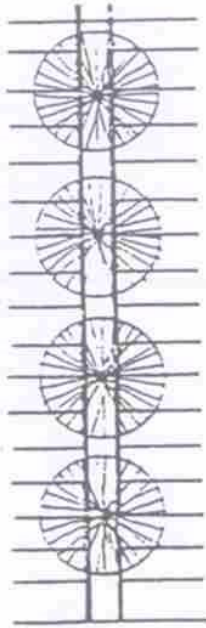
Controls

6.1.2.2 (1) Landscaping

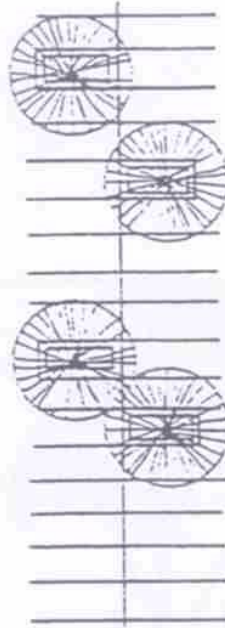
- (a) Proposals for parking areas are to be accompanied by a landscape plan, prepared by a qualified landscape architect or designer, illustrating means to soften the visual impact of parked cars and any associated structures, as per these landscaping controls.
- (b) Significant environmental features within the land such as rock outcrops, benches and trees are to be retained as a landscaped feature of the parking area.
- (c) Council considers that landscaping needs to be included in every car parking design, within and on the perimeters of the car parking area. Accordingly, the following is required:
 - planting beds fronting a street or public place are to have a minimum width of 1 metre;
 - shade trees are to be provided in open parking areas at the ratio of 1 shade tree for every 6 spaces; and
 - plants to avoid are those which have a short life, drop branches, gum or fruit or those which interfere with underground pipes.
- (d) Parking areas are to incorporate a 150mm concrete kerb or edge treatment to reduce the likelihood of vehicles damaging adjoining landscaped areas. The use of bollards should also be considered.

(e) The following diagrams illustrate the controls:

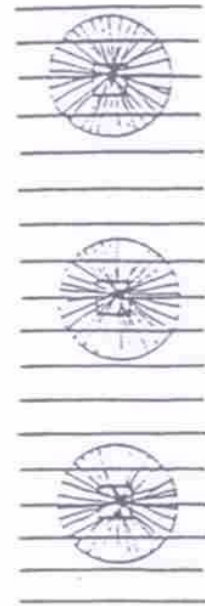




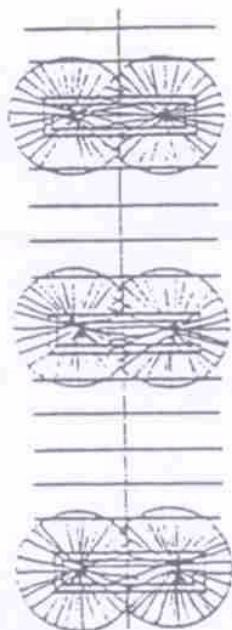
Central row



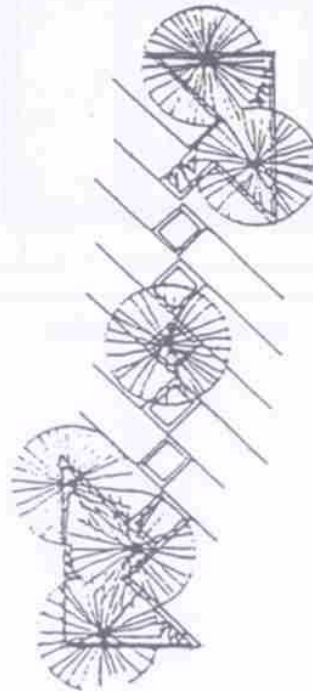
Random planting



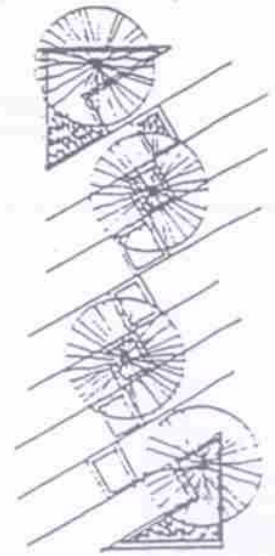
Staggered spacing



Island beds



45° layout



30/60° layout

6.1.2.2 (2) Drainage

- (a) All parking areas are to have adequate drainage for runoff and seepage. Council requires that minimum gradients be provided in car parks.
- (b) A detention tank or pipe with reduced outlet should be offered, preferably integrated with a pollution trap. Parking areas may provide for temporary detention of water to a maximum depth of 150 mm to reduce the velocity of stormwater run-off.

Such parking areas are to be designed to provide pollution traps around the perimeter so as to reduce the impact of pollutants on the water quality of downstream watercourses. See Council's Drainage Code for further information.

6.1.2.2 (3) Materials

All parking areas are to be surfaced by way of either:

- 130mm reinforced concrete on 100mm compacted granular material base, reinforced with AS.F72 fabric laid 30mm from the top of slabs, or
- 80mm thick interlocking paving blocks laid on 40mm thickness of well compacted river sand on 150mm thickness of well compacted 20mm fine crushed rock; dry river sand to be swept into the open vertical joints.
- All areas over which trucks traverse are to be surfaced by way of 150mm reinforced concrete on 50mm sand bed, reinforced with AS.F62 fabric laid 30mm from top of slab.
- Permeable surfaces such as "grass crete" are encouraged.

6.1.2.2 (4) Streetscape

- (a) Proposals for multi-level car parking areas are to provide a facade at the street frontage which is consistent with the streetscape and character of adjacent development.
- (b) If a proposed parking area adjoins a residential property Council requires fencing and/or mounding to be included in the landscaping proposal to protect the privacy of the residential property and reduce noise.

6.1.2.3 Safer By Design

Objectives

- (a) To prevent crime through environmental design.
- (b) To reduce conflict between vehicles and pedestrians.

Performance Criteria

- (a) Parking areas are designed with features which suggest to both residents and potential offenders that car parking areas are owned, cared for and not amenable to crime.
- (b) Parking areas are designed with features that minimise vehicular and pedestrian conflict.
- (c) Parking areas are illuminated and provide users with a feeling of security and safety.
- (d) Parking areas are designed to allow for drive by surveillance.

Controls

6.1.2.3 (1) Visibility

- (a) On-site parking spaces are to be located in areas visible from nearby habitable windows, entrances, public spaces etc.
- (b) On-site driveways are to provide an unobstructed view of passing pedestrians and vehicles. Refer to AS/NZS 2890.1 2004 – Figure 3.3.

6.1.2.3 (2) Safety

Sloping ramps from car parks, garages and other communal areas are to have at least one full car length of level driveway before they intersect pavements and carriageways.

6.1.2.3 (3) Security

- (a) Entry to basement car parks, including pedestrian routes, are to be available only to residents through security access/egress routes via main buildings.
- (b) Visitor parking shall be provided in open unrestricted areas. If visitor parking is provided within a secure parking area (basement or otherwise) suitable access provisions shall be made such as a security intercom.
- (c) Exit points for driveways to basement car parks for block edge development may require pedestal activated boom gates.

6.1.2.3 (4) Lighting

The intensity of lighting in the entranceway to covered or underground car parks is to be graded from the most bright (at the entrance proper), to minimum levels of accepted illumination (away from entrances), to allow for the gradual adjustment of driver/pedestrian “light” vision.

6.1.2.3 (5) Pedestrians and Car Park Layouts

To help minimise the likelihood of conflict when sites have both pedestrian and vehicular access, the following is required:

- (a) Parking areas are to be designed so that through traffic is either excluded or appropriately managed.
- (b) Pedestrian entrances/exits are to be separated from the vehicular entrances/exits (parking spaces must not obstruct required exit doors).
- (c) Developments generating a significant amount of pedestrian movement throughout the car park (such as shopping centres or office parks) are to establish clear and convenient pedestrian routes. These routes should minimise the number of points which cross vehicle paths and be appropriately marked to heighten driver awareness (e.g. painting, use of contrasting materials, lighting and/or signage).

6.2 Subdivision

6.2.1 Aims

The primary aims of the Section are to:

- (a) enable the orderly subdivision of land;
- (b) ensure the creation of new allotments are compatible with the surrounding subdivision pattern as reflected in lot size, orientation and shape;
- (c) ensure sufficient building and landscaped area is available on newly created allotments;
- (d) minimise adverse impacts on adjoining land;
- (e) ensure maximum solar access for allotments; and
- (f) ensure adequate vehicular access is available to all allotments and that adequate provision is made for drainage and utility services.

6.2.2. Development Controls

6.2.2.1 Lot Size and Shape


Objectives

- Provide a minimum site area for building and landscaping for specific allotment types.
- Ensure adequate access is provided to battleaxe allotments.


Design Principles



- Allotments have a minimum area and width.
- Access to battleaxe allotments have a minimum width and are constructed to certain standards.

Design Solutions and Controls

Note: Controls marked with  indicate that it is a statutory definition contained in the *Hurstville Local Environmental Plan 1994* and must be complied with.

6.2.2.2 Residential Zone No. 2

- (a) The minimum allotment size for the creation of a new allotment is 450m², and the allotment must have a width of at least 15 metres.  This applies to an allotment with full street frontage.

- (b) The minimum battleaxe allotment size for a residential allotment is 550m²; 
- (c) The width or area of any access corridor, accessway, right-of-carriageway or the like is not to be included in the calculation of the width or area of an allotment.  (See Figures 1 and 2)
- (d) The minimum width of any access corridor, accessway, right-of-carriageway or the like shall be 3 metres if vehicular access is required to the battleaxe allotment.
- (e) Where vehicular access cannot be obtained, car parking is to be provided in a suitable location within the subdivision in accordance with section 6.1 – Car Parking.
- (f) Where the topography of a site requires separate pedestrian access or is only accessible by the use of an inclinor, an accessway with a minimum width of 2 metres is to be provided.

 means a statutory control from the Hurstville LEP 1994.

6.2.2.3 Deleted

As shown below, the width or area of any access corridor, accessway, right-of-carriageway of the like (the hatched area), is not to be included in the calculation of the width or area of an allotment.

FSPA means foreshore scenic protection area.

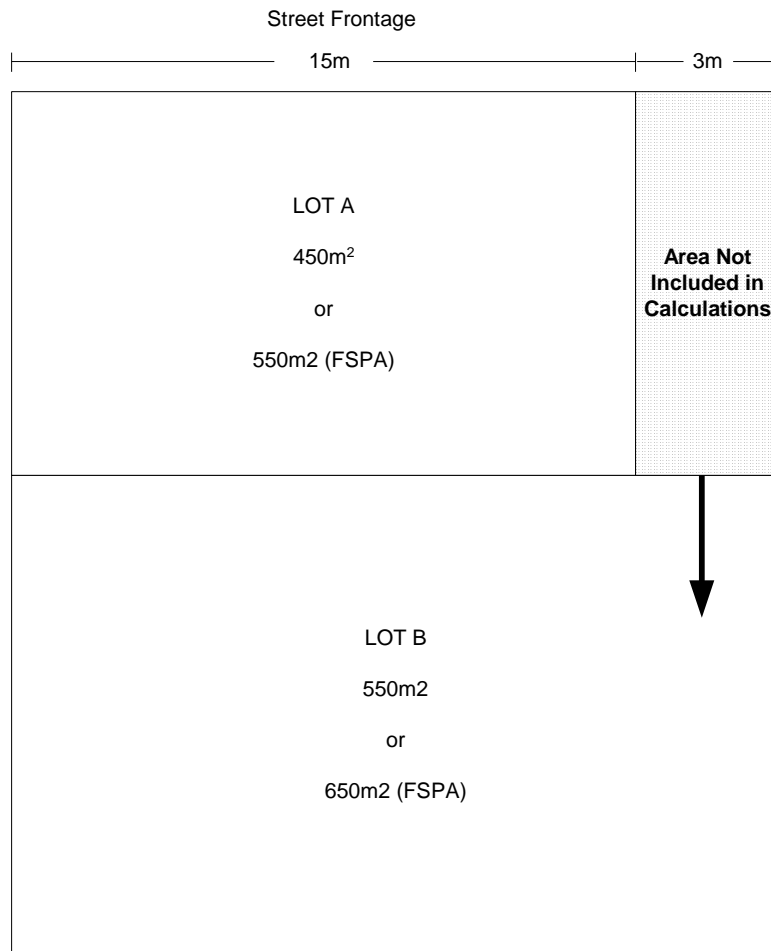


Figure 1: Calculation of area for two allotments (Not to Scale)

6.2.2.4 Deleted

6.2.2.5 Corner Allotments

Corner allotments may be required to provide a 3 metre x 3 metre splay corner (road to road), or 1.5 metre x 1.5 metre (lane to road). Applicants are advised to consult with Council staff prior to lodgement of any development application to determine specific requirements.

6.2.3 Construction of Public Roads and Common Access Driveways

Objectives

- Ensure vehicular access is provided to allotments.
- Ensure road construction meets minimum standards.

Design Principles

- Vehicular access is provided to all allotments.
- Public roads are constructed to minimum standards and requirements.

6.2.3.1 Residential Zone No. 2 - Construction of Public Roads

- (a) The minimum width of a public road is 14 metres.
- (b) The minimum width the carriageway is to be 8 metres.
- (c) The minimum width of a footpath is 3 metres.
- (c) Pavement testing is to be carried out to determine design requirements.
- (d) The minimum road construction is to consist of a 200 mm fine crushed rock base course on an 80 mm sand sub-base.
- (e) Surface coarse is to be asphaltic concrete 50 mm thick.
- (f) Cul-de-sacs are to have a turning circle provided at the end, with a diameter of 13 metres, with a minimum 3 metre wide footpath.

6.2.3.2 Deleted

6.2.3.3 Residential Zone No. 2 - Access Driveways

- (a) Where two residential allotments use an access corridor, accessway, right-of-carriageway or the like:
- (i) a 150mm thick reinforced concrete driveway, at least 2.7 metres wide, capable of carrying a variety of service vehicles, including fire engines, is to be provided from the carriageway to the building line; and
 - (ii) reciprocal right-of-carriageway and easement for services is to be created.
- (b) Where three or more residential allotments use an access corridor, accessway, right-of-carriageway or the like:
- (i) a 6 metre wide, 150mm thick reinforced concrete driveway, capable of carrying a variety of service vehicles, including fire engines, is to be provided from the street alignment to the building area. Alternatively, passing bays are to be provided at suitable locations; and
 - (ii) a 12 metre diameter turning circle, or appropriately designed “hammer head” or “T-turn” to Council’s Traffic Engineers’ satisfaction, full concrete construction, is required at a location which will suit all allotments; and
 - (iii) reciprocal right-of-way and easement for services should be shown; and
 - (iv) any access corridor, accessway, right-of-carriageway or the like is to be constructed prior to the release of the linen plan by Council.
- (c) A maximum number of six (6) residential allotments can have access off an access corridor, accessway, right-of-carriageway or the like.

Note

Australian Standard AS 2890.1 (3.2.2) should be used as a guide when designing access handles. All access handles and passing bay requirements will be assessed on their merits.

6.2.3.4 Deleted

6.2.3.5 Traffic and Safety

Residential subdivision design should refer to the *Guide to Traffic Generating Developments* published by the RTA for further information on traffic and safety issues.

6.2.4 Utilities and Services

Objective

Ensure all allotments are adequately serviced by appropriate utility services.

Design Principle

Appropriate provision is made for utility services.

Design Solutions and Controls

6.2.4.1 Service Supply

Service supply to multiple battleaxe subdivisions is to be provided by underground cable. Confirmation that this has been arranged is required in writing from the relevant authority before approval and release of plans can be finalised.

6.2.4.2 Waste Storage Areas

Adequate space for the storage of waste and recycling bins is to be provided on the site in an accessible location (see section 6.9 Waste Management).

6.2.5 Drainage

Objective

To ensure subdivisions are fully drained.

Design Principle

Subdivisions are drained to Council standards according to the subdivision type.

Design Solutions and Controls

6.2.5.1 General

- (a) All subdivisions must be fully drained by an appropriately designed piped gravity drainage system. This system shall be designed for a minimum 1 in 20 year storm frequency and shall discharge to a suitable location approved by Council.
- (b) For interallotment drainage of two lot residential subdivisions, where surface water is collected via surface grates etc, any pipelines through adjacent property via a minimum 1 metre wide drainage easement:
 - (i) must be a minimum of 150 mm in diameter;
 - (ii) must have a minimum inlet pit of 450 mm square, including provision for a 150 mm deep silt arrester; and
 - (iii) may be of sewer grade PVC.
- (c) Where the site to be subdivided is larger than a two lot residential subdivision, the pipe size is subject to determination by a qualified hydraulic engineer.

- (d) All subdivisions should include provision for inter allotment drainage and the overland flow path of any resulting surcharge of storm waters generated by a storm of 1 in 100 year recurrence interval.

6.2.5.2 Overland Flow Paths

Provision shall be made to ensure run off from storms up to the 1 in 100 year ARI, which cannot be conveyed within the piped (minor) drainage system (including overflows from roof gutters) is safely conveyed within formal overland flow paths (major system) to the approved outlet location or system. Where it is not practicable to provide paths for overland flow the piped drainage system shall be sized to accept run off for the 1 in 100 year ARI.

Any overland flow should be wholly contained within the road corridor or within a drainage easement of suitable width.

6.2.5.3 Flow of Run-off Across Property Boundaries

Run-off currently entering the site as a sheet flow from upstream properties should not be obstructed from flowing onto the site and should not be redirected so as to increase the quantity or concentration of surface run-off entering adjoining properties.

6.2.5.4 Control of Seepage

Where increased seepage is anticipated or becomes evident as a result of site works and this is likely to impact on adjoining properties or the public footpath, appropriately designed subsoil cut off drains shall be provided and connected to the piped drainage system.

6.2.5.5 Width of Easements

Nominal Pipe Diameter	Easement Width (minimum)
Up to 150mm	1 metre
225mm	1.5 metres
300mm to 900mm	2.5 metres
1.05m to 1.2 metres	3.0 metres
Pipes and culverts larger than 1.2 metres	Width appropriate to site location

In calculating the width of any drainage easement consideration shall be given to the width of any overland flow generated by the 1 in 100 storm event.

This overland flow should be wholly contained within any drainage easement created

Council may approve an "Easement over existing Line of Pipes" or an easement of lesser width than 1 metre, for pre-existing drainage lines, subject to the diameter of the existing pipe.

A condition will be imposed on any approval for a subdivision application which creates additional lots, requiring the creation of Easements to Drain Water sufficient to ensure that every lot so created has a legal right of drainage through to an appropriate public drainage system.

6.2.5.6 Design Requirements

- (a) All designs shall be prepared by personnel qualified in drainage design.

- (b) Flows should be determined using the rational method in accordance with procedures set out in Australian Rainfall and Run-off (ARR 1987 or later) or using an appropriate hydrologic/hydraulic computer model.
- (c) The design of all piped stormwater drainage systems shall be based on up to date rainfall intensity diagrams produced by the Commonwealth of Australia Bureau of Meteorology using a minimum rainfall intensity of a 1 in 20 year ARI for a storm of 5 minutes duration.
- (d) All pipe sizing shall be confirmed by hydraulic grade line analysis.
- (e) Minimum pipe grades shall be 1%. Pipes should be designed to be self cleansing without causing scour.
- (f) Fully detailed hydraulic plans together with tabulated hydrological and hydraulic information shall be submitted.

6.2.6 Driveways and Car parking

Objective

To ensure all allotments have adequate area to provide driveway access and car parking.

Design Principles

- Driveway access and car parking are provided according to the subdivision type, and at a reasonable grade without interfering with the natural topography and landscape.
- Alternative designs to an elevated driveway and car parking area are shown.

Design Solutions and Controls

6.2.6.1 Car Parking

Requirements for car parking are contained in section 6.1

6.2.6.2 Driveways

Driveways are to conform to the following minimum requirements:

Type of Development	Single Driveway Width (metres)	Where there is separate driveway entry & exit (metres)		Minimum Spacing between driveway entry & exit (metres)
		Entry Width	Exit Width	
Dwelling House & Dual Occupancy	2.7	-	-	-
Residential flat building/ townhouse, villas etc)	2.7 - 3	4	4	3
Industrial	6	5	5	3

6.2.7 Subdivision Title

Objective

Ensure appropriate subdivision of land.

Design Principle

Land and buildings are subdivided appropriately according to the character of the area and the type of development.

Design Solutions and Controls

6.2.7.1 Strata Title Subdivision

Applications for Strata subdivision will be considered in accordance with the provisions of the *Strata Schemes (Freehold Development) Act 1973*, or the *Strata Schemes (Leasehold Development) Act 1986*.

Applications under the Acts fall into two categories and will be dealt with accordingly:

(a) Buildings completed within the last twelve months

Council will issue the strata certificate:

- under s.37 of the *Strata Schemes (Freehold Development) Act 1973* in respect of a linen plan of subdivision that conforms with the approved development application, and
- once a satisfactory final inspection has been completed or a Certificate of Compliance has been issued by Council.

(b) Buildings completed more than twelve months ago

- will be inspected and where appropriate notices will be issued under the relevant provisions of the *Local Government Act 1993*; and
- must be properly maintained and where necessary repairs are carried out with respect to drainage, fencing, parking, paving, numbering, guttering, painting and landscaping.

State Environmental Planning Policy (Affordable Rental Housing) 2009 (Affordable Rental Housing SEPP) should be addresses for the Strata subdivision of existing residential flat buildings.

The Affordable Rental Housing SEPP requires the local council's consent, and the Director-General of the Department of Infrastructure, Planning and Natural Resources concurrence, to demolish, alter or change the use of a boarding house. Consent is also required to strata-subdivide a low-cost residential flat building or boarding house.

Refer to www.planning.nsw.gov.au for further details.

- (c) Council cannot approve applications for Strata subdivision where Council's consent has not been obtained for separate occupation of the allotments.
- (d) Utility allotments for car spaces are permitted only if the minimum requirements for car parking have been met for all the allotments in the proposed Strata scheme. The sale of utility allotments must only be to strata scheme owners within the building.
- (e) Visitor car parking must be indicated as 'Visitor Parking Common Property' on the Strata plan.

6.2.7.2 Torrens Title Subdivision

Allotments where dwelling houses or dual occupancy dwellings are proposed or exist are permitted to be Torrens Title. Residential flat buildings and multiple dwellings are not suitable for Torrens Title.

6.2.7.3 Community Title Subdivision

Community subdivision allows land to be subdivided with certain land being shared between owners. It was introduced by the *Community Land Development Act 1989*, and allows communal ownership of property "association" and allows separate conventional or Strata subdivision.

This method is particularly suitable for detached dwellings with a major facility which is to be shared, such as a pool, tennis court and garden. A residential development subdivided by this method would be subdivided under a community plan and as appropriate where there are common facilities. An association of lot owners is established when a community plan is registered and operates in a similar way to a Body Corporate.

Applications for Community title subdivision will be considered under the provision of the relevant legislation and relevant requirements applicable to Strata subdivision.

6.2.8 Issues for Consideration

6.2.8.1 Heritage

When considering an application for subdivision, Council will take into account whether or not the building, place, or elements of a building or place, or an adjoining property, has been identified in Schedule 2 of the *Hurstville LEP 1994* as having heritage significance. Heritage significance includes places or sites of Aboriginal significance, and potential archaeological sites or relics.

Under clause 28 of the LEP a heritage impact statement must be submitted with the development application where the site is heritage listed or adjoins a heritage listed site. Further, a conservation management plan may be required. The heritage impact statement must be prepared by a suitably qualified person with heritage expertise.

6.2.8.2 Contribution Rates

Section 94 of the Environmental Planning and Assessment Act 1979

Council will require a contribution under Section 94 of the *Environmental Planning and Assessment Act 1979* for:

- open space and community recreation
- community services and facilities
- management
- library and information services,
- drainage,
- urban spaces,

in respect to each additional allotment created by land subdivision. Current contribution rates can be obtained from Council.

6.2.8.3 Bonds

Works undertaken by Council using a bond in lieu of road construction will not specify a time limit within which the works must be complete. Bonds will be returned upon confirmation by Council that the road has been constructed to Council's satisfaction.

6.2.8.4 Bushfire Prone Areas

Applications for subdivision of bushfire prone land, (Torrens, Strata and Community title), require referral to the NSW Rural Fire Service for a Bush Fire Safety Authority. Check the Hurstville Bush Fire Prone Land Map to see if your property is bushfire prone.

6.2.8.5 Environmental Planning and Assessment Act 1979, section 79C

Under section 79C of the Act, Council is required to take this DCP into consideration when determining development applications as well as additional heads of consideration.

6.2.8.6 Site Management

Council requires the submission of a Soil and Water Management Plan (also called an erosion and sediment control plan), before the construction certificate is issued. The Soil and Water Management Plan details the specific methods of erosion and sediment control that will be used to meet the specific site conditions during the various stages of construction.

This Plan will need to include the following information:

- areas of disturbed/undisturbed soil
- location of silt fences
- location of stockpiles
- gravel access to the site
- water diversion measures
- stormwater pits

Further information on how to complete a Soil and Water Management Plan is available on Council's website www.hurstville.nsw.gov.au

6.3 Access & Mobility

6.3.1 General Information

6.3.1.1 Where does this Section apply and what developments are affected by this Section?

This Section applies to all land within Hurstville City Council. It affects certain types of residential, industrial, commercial and retail development. However, the main emphasis is on new, larger developments, although changes of use and alterations and additions to existing buildings may need to comply with certain provisions of this Section. The compliance table below explains in further detail what developments are subject to this Section and what requirements need to be satisfied before approval will be considered by Council.

6.3.1.2 What is this SECTION trying to achieve?

The principal aims of this section are to:

- Provide information, awareness and understanding of access and mobility issues.
- Create appropriate levels of access and mobility for new developments, alterations and additions to existing buildings, public buildings and open space.
- Assist in providing a continuous path of travel throughout the City of Hurstville.
- Ensure compliance with the Disability Discrimination Act, 1992 (Commonwealth), as well as the relevant Australian Standards.
- Provide controls for adaptable housing which recognise the diverse accommodation needs of the community, particularly older persons and people with a disability.

6.3.1.3 Why is access and mobility important?

Access and mobility provision respond to fundamental human rights and social justice. Traditionally, access and mobility issues have revolved around the inequities faced by people with physical disabilities. However, as our population ages and people with disabilities are becoming less restricted due to advances in medical technology, the need to provide increased physical access to all sections of the community has become even greater.

Put simply, physical access benefits everyone at some stage of their life. Whether someone has a permanent mobility problem, is vision impaired, is a parent of a young child, is aged or is incapacitated for health reasons, many groups in our society rely on, or require, equitable physical access.

This Section aims to widen the focus of accessibility by promoting an acceptance of people as individuals and their right to fair access and the opportunity to fully engage in community life.

6.3.1.4 Recognition of Access and Mobility Issues

In recognition of the need for greater consideration of physical access and mobility provision, a number of governments and institutions have been involved in the preparation of access strategies, codes and legislative improvements.

- In 1977 the first edition of the Australian Standard for Disabled Access was developed (AS 1428).
- The International Year of Disabled Persons in 1981 highlighted the fact that people with disabilities have the same needs, aspirations, and rights as other members of the community.
- In the early 1990s legislation was introduced in NSW to address disability discrimination.
- In 1988 the Australian Standards were reviewed and in 1990 the Building Code of Australia adopted AS 1428.
- In 1993 the Commonwealth Disability Discrimination Act came into force.

Access and mobility issues have evolved from a peripheral consideration to a central facet of equal opportunity and human rights philosophy.

6.3.1.5 The Incidence of Disability in Hurstville

The Australian Bureau of Statistics undertook a survey on Disability, Ageing and Carers in 1998 and estimated that approximately 19% of the Australian population have a disability that restricts their ability to function fully within the community.

This constitutes a 2% increase since the last national survey on disability was undertaken in 1993. Of those people with a disability, 15% have a handicap that restricts their mobility, communication or their ability to live independently.

The breakdown of disability types in the community can be estimated by using the following percentile bands.

- Physical disabilities – 30-36%
- Sensory disabilities – 22-26%
- Psychiatric disability – 7-9%
- Intellectual disability – 3-5%
- Acquired brain injury 2-5%

(Source: HCC People with Disabilities Social Plan 1999)

The prevalence of disability increases with age. For the 0-4 age bracket, the incidence of disability is 4% and increases to 40% for people aged 65-69 years of age, and 84% for persons aged over 85 years (HCC 1999).

Between 1996 and 2011, the number of people with a profound or severe participation restriction within Hurstville is expected to increase by approximately 25%. The biggest increase will occur in the higher age brackets (HCC 1999).

Using the estimates that 19% of the Australian population suffer from a disability and 15% from some sort of handicap, it is possible to estimate the number of people living in Hurstville with access or mobility problems.

Given that Hurstville had a total estimated population at the 1996 Census of Population and Housing of 68,538, the figure for those people suffering from either a disability or handicap can be ascertained by merely working out what constitutes 19% and 15% of the total population respectively.

Using this methodology, it is estimated that approximately 13,022 people in Hurstville have some sort of disability, while 10,280 people have some sort of handicap (HCC 1999).

From the total estimated population of people with disabilities living in Hurstville, the following estimates on the type of disability experienced by local people can be determined.

Disability type	Range of Hurstville Population
People with a physical disability	3,906 – 4,688
People with a sensory impairment	2,864 – 3,386
People with a psychiatric disability	911 – 1,172
People with an intellectual disability	390 – 651
People with an acquired brain injury	260 – 651

(Source: HCC People with Disabilities Social Plan 1999)

Furthermore, there are between 990 and 1650 people with a profound or severe disability living in the Hurstville local government area according to the Ageing and Disability Department.

Given that the standards in health care are increasing and the general life expectancy for the population is increasing, the likelihood of developing some sort of age related disability or mobility restriction increases with age. This has profound implications for Hurstville, which has an ageing population. At the 1996 census, 16.3% of Hurstville's population were aged 65 years and over, as compared to 11.3% for the Sydney Statistical Division. Between the census periods of 1991 to 1996, the number of residents in Hurstville aged 75 years and over increased by 22.5%.

Given the above information, there is a clear need for a DCP that ensures that access and mobility is provided for all people within Hurstville.

6.3.1.6 How has Hurstville City Council responded to access and mobility issues?

Hurstville City Council has a number of mechanisms in place that address access and mobility issues, including Council's Access Policy and the formation of an Access Committee.

The Hurstville City Council Access Committee was established at a public meeting convened by Hurstville City Council on 6 December 1993. The Committee is concerned with issues of access for all people in the community, and aims to challenge and remove those barriers that prevent people from participating fully within the community by:

- Providing a forum for raising issues of concern regarding access
- Examining and auditing access in Hurstville
- Ensuring Council considers access to and within buildings
- Informing and educating Council and the general public about access issues, and

- Providing appropriate comments and advice in relation to development applications when required.

In addition to the work of the Hurstville Access Committee, Council adopted an Access Policy in January 1997. The policy provides background information on the DDA as well as adopting minimum standards for development. This DCP builds on the work already undertaken by Council by providing very specific standards and design guidelines for a range of development types.

6.3.2 Assessment Criteria

6.3.2.1 Assessment Table

This section outlines the requirements for various types of development covered under this section. It specifies which developments are subject to the section, what the adaptable housing and general access standards are, and also provides information about accessible parking requirements.

Development Types	Adaptable Housing	General Requirements	Access Parking
Places of Shared Accommodation (such as shared hotels, boarding houses, backpackers, bed and breakfasts Must have a total floor area exceeding 300m ² or more than 12 persons (Class 3 of the BCA) less than 49 persons accommodated more than 49 but less than 99 persons accommodated more than 99 persons accommodated	Adaptable design, in accordance with AS 4299 shall be provided at the following rates: 2 rooms 4 rooms 6 rooms	Access to specified rooms of adaptable design in accordance with AS 1428.2 (Including access to laundry, kitchen, sanitary and common facilities). Please also refer to Part 3 of the DCP for more detailed design requirements.	In development containing 10 or more spaces, 1 parking space per 10 beds shall be provided in accordance with AS 2890.

Development Types	Adaptable Housing	General Requirements	Access Parking
<p>Residential Flat Buildings including conversion of industrial buildings and shop top residential developments. (Mainly Class 2 of the BCA, with mixtures of Classes for those including commercial components)</p>	<p>In developments containing more than 8 dwellings, a minimum of 1 adaptable dwelling, designed in accordance with AS 4299, shall be provided. Adaptable housing dwellings shall be provided thereafter at the rate of 1 per 10 dwellings or part thereof.</p>	<p>Access to required adaptable dwellings and relevant parking spaces in accordance with AS 1428.2. Appropriate access for all persons through the principal entrance of the building shall be provided.</p>	<p>One space per 20 spaces or part thereof, where parking areas have more than 20 spaces but less than 50 spaces. 2% of parking where 50 or more parking spaces are provided in accordance with AS 2890.</p>
<p>“Multiple dwellings” as defined under Hurstville LEP 1994 including villas, town houses, terraces and cluster housing</p>	<p>In developments containing more than 3 dwellings, a minimum of 1 adaptable dwelling, designed in accordance with AS 4299, shall be provided. Adaptable housing dwellings shall be provided thereafter at the rate of 1 per 4 dwellings or part thereof.</p>	<p>Access to required adaptable dwellings and relevant parking spaces in accordance with AS 1428.2. Appropriate access for all persons through the principal entrance of the building shall be provided.</p>	<p>One space per 20 spaces or part thereof, where parking areas have more than 20 spaces but less than 50 spaces. 2% of parking where 50 or more parking spaces are provided in accordance with AS 2890.</p>
<p>Commercial / Business Premises developments (including commercial premises, shops, remodelling / refurbishment of shops / shopfronts, refreshment rooms) and industrial developments (including warehouses)</p> <p>Classes 5 to 8 of the BCA</p> <p>This also includes changes of use or alterations and additions where a Development Application is required.</p>	<p>Nil.</p>	<p>Access in accordance with AS 1428.2 and AS 1735 (Lifts, escalators, and moving walkways where required under the BCA).</p> <p>Access in accordance with AS 1428.2 is required to a principal entrance and to public areas in existing buildings or developments if it is proposed to carry out a substantial intensification of use or substantial alterations. In no case shall alterations result in a decrease in a decrease in access. Unjustifiable hardship may only apply in certain circumstances (see page 11).</p>	<p>One space per 20 spaces or part thereof, where parking areas have more than 20 spaces but less than 50 spaces. 2% of parking spaces where 50 or more parking spaces provided in accordance with AS 2890.</p>

Development Types	Adaptable Housing	General Requirements	Access Parking
<p>Places of Assembly (including cinemas, churches), Public Buildings (including Council and Government Offices), Health Care Buildings, Educational Establishments, Child-Care Centres.</p> <p>(Class 9 of the BCA)</p>	Nil	<p>Access in accordance with the BCA and AS 1428.2 Please also refer to Part 3 of the DCP for more detailed design requirements for the following issues:</p> <p>Access in accordance with AS 1428.2 is required to a principal entrance and to public areas in existing buildings or developments if it is proposed to carry out a substantial intensification of use or substantial alterations. In no case shall alterations result in a decrease in a decrease in access. Unjustifiable hardship may only apply in certain circumstances (see page 11).</p>	<p>One space per 20 spaces or part thereof, where parking areas have more than 20 spaces but less than 50 spaces. 2 % of all parking spaces are to be set aside for accessible parking where 50 or more parking spaces are provided, to be designed in accordance with AS 2890.</p>
<p>Ancillary Non-Habitable Buildings associated with Class 2 to 9 buildings (such as private garages, sheds, laundries, shower and sanitary facilities) where the main building is required to be accessible and / or adaptable.</p> <p>(Class 10a of the BCA).</p>	Nil.	<p>Access in accordance with AS 1428.</p> <p>Please also refer to Part 3 of the DCP for more detailed design.</p>	<p>Provide parking in accordance with the development type associated with the Class 10a buildings.</p>
<p>Aquatic Centres and Public Swimming Pools</p> <p>(Class 10b of the BCA for swimming pools not located within and enclosure or building).</p> <p>(Class 9b of the BCA for swimming pools located within and enclosure or building).</p>	Nil.	<p>Access in accordance with AS 1428.2</p> <p>General access for all persons to appropriate facilities.</p>	<p>One space per 20 spaces or part thereof, where parking areas have more than 20 spaces but less than 50 spaces. 2 % of all parking spaces are to be set aside for accessible parking where 50 or more parking spaces are provided, to be designed in accordance with AS 2890.</p>
<p>Public Open Space and Facilities (including new footpaths, road works, toilets, pavilions, board walks and the like) where a Development Application is required.</p>	Nil.	<p>Access in accordance with AS 1428.2 where appropriate and reasonable.</p>	<p>One space per 20 spaces or part thereof, where parking areas have more than 20 spaces but less than 50 spaces. 2 % of all parking spaces are to be set aside for accessible parking where 50 or more parking spaces are provided, to be designed in accordance with AS 2890.</p>

6.3.2.2 Council's Assessment

Any development that is subject to the requirements of this Section must be referred to the appropriate officer dealing with disability and / or physical access issues for comment or either independently or in conjunction with Council's Access Committee. Furthermore, Council has the option to refer any application covered by the Section (including Seniors Living SEPP housing) to the Access Committee if it feels warranted.

Given the above, it should however be remembered that the *Disability Discrimination Act (DDA) 1992* (Commonwealth) is the primary assessment tool in relation to access and mobility issues. The Act makes it an offence to discriminate against people on the grounds of disability, in the provision of access to premises, accommodation, or services. The Act also makes it unlawful to discriminate on the grounds of disability in the following areas of life;

- Accommodation
- Employment
- Access to premises used by the public
- Provision of goods, services and facilities
- Accommodation
- Clubs, associations and memberships
- Sport
- The provision of information

Under the Act, disability, in relation to a person, is defined as:

- (a) *total or partial loss of the person's bodily or mental functions; or*
- (b) *total or partial loss of a part of the body; or*
- (c) *the presence in the body of organisms causing disease or illness; or*
- (d) *the presence in the body of organisms capable of causing disease or illness; or*
- (e) *the malfunction, malformation or disfigurement of a part of the person's body; or*
- (f) *a disorder or malfunction that results in the person learning differently from a person without the disorder or malfunction; or*
- (g) *a disorder, illness or disease that affects a person's thought processes, perception of reality, emotions or judgment or that results in disturbed behaviour;*

and includes a disability that:

- (h) *presently exists; or*
- (i) *previously existed but no longer exists; or*
- (j) *may exist in the future; or*
- (k) *is imputed to a person.*

The provisions of the DDA do not generally affect smaller residential buildings, and other minor developments. However, larger developments, such as residential flat buildings, commercial, industrial, retail and changes of use may need to comply with the objectives of the DDA. In most cases it is advisable that a suitably qualified expert on access and mobility issues provide certification that your application generally satisfies the objectives of the DDA.

6.3.2.3 Unjustifiable Hardship

In some circumstances it may be unreasonable for an applicant to provide disabled access or adaptable housing. Under the DDA there is a concept referred to as 'unjustifiable hardship'. This refers to a mechanism in the DDA for the consideration of those instances where access and mobility requirements are unreasonable, impractical or not cost effective. Even so, adequate justification needs to be provided.

Section 11 of the DDA states:

"For purposes of this Act, in determining what constitutes unjustifiable hardship, all relevant circumstances of the particular case are to be taken into account including:

- (a) the nature of the benefit or detriment likely to accrue or be suffered by any persons concerned and;*
- (b) the effect of the disability concerned;*
- (c) the financial circumstances of the estimated amount of expenditure required to be made by the person claiming unjustifiable hardship; and*
- (d) in the case of the provision of services, or the making of facilities, an action plan given to the Commissioner under section 64".*

In relation to this Plan, unjustifiable hardship is only relevant to:

1. Changes of use;
2. And some alteration works on existing buildings

Unjustifiable hardship will not apply to new developments covered by this DCP. In order for Council to consider any claims of unjustifiable hardship, you will need to provide the following information, including, but not limited to:

- Technical limits
- Topographical restrictions
- The effect, both positive and negative, on other people of providing the required access for other non-disabled persons.
- Safety, design and construction issues
- The benefit for people with disabilities
- The costs involved in providing access

6.3.2.4 What is a Continuous Path of Travel?

A continuous path of travel (CPT) basically refers to barrier free travel for all users of a site, including to and from main entrances to buildings, to car parks and other public spaces or amenities.

Australian Standard 1428.2 (Design for Access and Mobility – Enhanced Requirements) provides a detailed definition, as well as requirements that are essential for providing a continuous path of travel. These provisions ensure accessible paths of travel connect accessible buildings, facilities and spaces within and between buildings.

6.3.3 Detailed Design

This section of the DCP is a detailed design guideline that is intended to provide practical information for your proposal. The guidelines are drawn from the BCA, various Australian Standards and the access policies at both the State and Local government level.

A checklist has been prepared as a guide to indicate how consistent the design of your proposal is with these standards. Compliance with these standards will not automatically result in approval.

6.3.3.1 Signage

Is it applicable? Yes No

Signs	Does it Comply?	
Are signs clear and legible and incorporate the appropriate international symbol?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Are tactile signs provided in key locations including:		
Entrances?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Exits?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Lifts?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Sanitary facilities?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Accessible parking?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Spaces with hearing augmentation?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Are directional signs provided at regular intervals and at least at every major change of direction?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Are the colour of signs and lettering chosen to enhance the legibility of the signs and have a minimum 30% luminance contrast?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Are signs placed at a height between 1200mm and 1600mm above the floor/ground level?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Is the lettering simple, clear and easy to read of a size that is visible from the appropriate distance?	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Refer to Australian Standard 1428.2 which provides the international symbol for deafness.

6.3.3.2 Lighting

Is it applicable? Yes No

Lighting	Does it Comply?
Have the following levels of maintenance illumination been provided in accordance with Australian Standard 1680.2?	
Passageways and walkways 150 lux	Yes <input type="checkbox"/> No <input type="checkbox"/>
Stairs 150 lux	Yes <input type="checkbox"/> No <input type="checkbox"/>
Ramps 150 lux	Yes <input type="checkbox"/> No <input type="checkbox"/>
Lifts 150 lux	Yes <input type="checkbox"/> No <input type="checkbox"/>
Toilet and locker rooms 200 lux	Yes <input type="checkbox"/> No <input type="checkbox"/>
Counter tops 250 lux	Yes <input type="checkbox"/> No <input type="checkbox"/>
General displays 200-300 lux	Yes <input type="checkbox"/> No <input type="checkbox"/>
Telephones 200 lux	Yes <input type="checkbox"/> No <input type="checkbox"/>
Is there a uniform level of light provided along the main accessible pathways and internal circulation spaces?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Is a graduated level of illumination provided at building entries and exits to assist people with vision impairment?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Are light switches horizontally aligned with door handles and other controls and not less than 900mm or more than 1100mm above the plane of the floor, and not less than 500mm from internal corners?	Yes <input type="checkbox"/> No <input type="checkbox"/>

6.3.3.3 Floor, Ground and Wall Surfaces

Is it applicable? Yes No

Floor, Ground and Wall Surfaces	Does it Comply?
On the required continuous path of travel, are there non slip surfaces (particularly when wet) provided to floors, including showers and toilets?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Are highly polished, glazed or glossy surfaces avoided in order to avoid slippage and reflection problems?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Have tactile ground surface indicators been provided at the following locations:	
Stairways, escalators and ramps?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Kerb ramps and step ramps with appropriate luminance contrast?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Pedestrian crossing at roadways?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Pedestrian crossings in high use vehicular areas?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Vehicle pick-up and drop off areas?	
Railway platforms?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Passenger wharves?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Where there is a hazard within a circulation space or adjacent to a path of travel?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Are floors, ground and wall surfaces made with a low reflectivity material to avoid disorientating images for people with vision impairment?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Is the type of pavement, location and gradient chosen to minimise the chance of moss growth or other circumstances that may cause the pavers to become slippery?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Are permanent surfaces, durable and non-slip strips applied to non-complying surfaces?	Yes <input type="checkbox"/> No <input type="checkbox"/>

6.3.3.4 Car Parking Facilities

Is it applicable? Yes No

Car Parking Facilities	Does it Comply?	
Are designated car parking spaces for people with a disability close to accessible entrances / wheelchair lifts and connected to them by a continuous accessible path of travel?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Is the car parking spaces clearly marked on the pavement and of a minimum size of 3.8m wide and 6m long?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Are two kerb ramps provided between the roadways surface and pedestrian areas (AS 2890.1)?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
If there is a boom gate or other access control pad, does the height comply with the required 900-1100mm range (AS 1428.1)?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Are directional signs posted and located in a position where they are clearly showing entrances/exits, location of designated parking spaces and other accessible facilities?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Are parking spaces well lit, clearly line marked (with non-slip or textured paint) on the ground and signposted with the international symbol?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Is the surface of the parking space level (ie gradient not greater than 1:40), parallel to or at 90 degrees to the angle of parking? (1:33 is permissible for outdoor bituminous sealed roads)	Yes <input type="checkbox"/>	No <input type="checkbox"/>

6.3.3.5 Walkways, Ramps and Landings

Is it applicable? Yes No

General Conditions	Does it comply?
Are paths of travel from the road and car park to all areas of a building or place level, or have minimal changes in levels using ramps or walkways?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Do walkways, ramps and landings have a minimum unobstructed width of 1200mm and minimum headroom of 2000mm?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Do walkways and paths have a smooth, durable and non slip surface and are designed with a cross-fall or camber of less than 1:40?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Are walkways, ramps and landings constructed with smooth transitions between sections of different gradients and materials not exceeding any raised / fall surfaces between sections of a maximum of 5mm?	Yes <input type="checkbox"/> No <input type="checkbox"/>
In outdoor conditions, have walkways, ramps and landings been designed so that water does not accumulate on the surfaces?	Yes <input type="checkbox"/> No <input type="checkbox"/>

Walkways	Does it Comply?
Do all walkways have a maximum gradient of 1:20 and are constant landings with a maximum 1:40 cross fall?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Are landings provided at intervals not exceeding: 25m – for a 1:33 walkway? 14m – for a 1:20 walkway?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Where the ground slopes away within 600mm of the walkway, are kerbs and handrails provided on both sides and able to be used with either hand?	Yes <input type="checkbox"/> No <input type="checkbox"/>

Ramps	Does it Comply?
Do ramps have a maximum length of 60m?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Where ramps are provided, are adjacent stairs also provided for those having difficulty walking up or down ramps?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Are landings provided on ramps at changes of direction and at intervals not exceeding: 14m – for a 1:19 ramp? 6m – for a 1:14 ramp?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Are there continuous kerbs and handrails on both sides of ramps and intermediate landings provided?	Yes <input type="checkbox"/> No <input type="checkbox"/>

6.3.3.6 Stairways

Is it applicable? Yes No

Stairways	Does it Comply	
Is a ramp or lift provided in additions to stairways?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Are there colour contrasting strips 50-75mm on the step tread (AS 1428.2)?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Are handrails provided on both sides of the stairways and in accordance with the following:		
<input type="checkbox"/> Where practicable the outside handrail is continuous throughout the stair flight and around landings?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> The inside handrails are continuous and at landings maintain a height that is parallel to the finished floor?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Where there is a background wall, do handrails have a luminance contrast factor with the wall of not less than 30%?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Do handrails extend a minimum of 300mm past the top and bottom of the flight of stairs?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Do all steps have non-slip coverings / surfaces?	Yes <input type="checkbox"/>	No <input type="checkbox"/>

6.3.3.7 Handrails and Grabrails

Is it applicable? Yes No

Handrails and Grab-Rails	Does it Comply?	
Are top handrails fixed securely between 865mm and 1000mm from the finished floor of the walkway, ramp or stairs?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Are handrails and grab rails free of sharp corners and obstructions, and do the ends return to the wall or turn downwards at a minimum of 100mm?	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Refer to Australian Standard 1428.2 for diagrams for handrails and grab-rails.

6.3.3.8 Doorways, Doors and Circulation Spaces

Is it applicable? Yes No

Doorways, Doors and Circulation Spaces	Does it Comply?	
Does the main entrance to the building/facility provide for safe, equitable and dignified access for use by the general public and incorporated in a continuous accessible path of travel? Is it signed and sheltered?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Is the entrance free of steps and lips and is there a clear space adjacent to the door that would allow a person in a wheelchair to open the door?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Where revolving doors or turnstiles are installed, is there an alternative hinged or sliding door also provided?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Are all doors a minimum of 850mm wide?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Do the door frames have at least 30% luminance contrast with adjacent walls?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Are door handles mounted between 900mm and 100mm above the floor?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Does the door have a kick-plate or push plate?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Is there at least 1340mm between doors in a corridor or passage, or 1340mm plus the width of the door leaf, when the door opens into the corridor?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Are door handles easy to use for people with hand impairments, and between 35mm and 45mm for the door face?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Are push plates mounted between 900mm and 1250mm from the floor and more than 500mm from an internal corner?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Are glass doors Grade A safety glass?	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Circulation Spaces	Does it Comply?	
Has a minimum clear floor, or ground space of 800mm by 1300mm been provided to accommodate a single stationary wheelchair?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Does the circulation space allow for:	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Not less than 2070mm (in direction of travel) by 1540mm (wide) space for a 180 degree wheelchair turn?		
Is the sufficient space provided for passing wheelchairs:		
<input type="checkbox"/> A minimum width of 1800mm is provided for two wheelchairs to pass each other?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Where passing spaces are less than 1800mm wide, are passing spaces at intervals of 6m provided?	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Refer to Australian Standard 1428.2 which provides diagrams for path width needs.

6.3.3.9 Lifts

Is it applicable? Yes No

Lifts	Does it Comply?	
Are lift lobbies wide enough to allow for the turning of wheelchairs?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Is the lift identified with at least one international symbol for access?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Is a visual indicator of the direction of travel of the lift (ie up or down) located no less than 1800mm away from the floor level?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Does the visual indicator of the direction of travel remain illuminated when the lift door is open?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Is the lift door opening a minimum of 880mm wide?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Does the lift car have a minimum width of 1300mm and a minimum depth of 1400mm?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Is the lift fitted with a handrail of a minimum length of 600mm?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Is the handrail located no more than 400mm from the centre line of the closest control panels?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Has the lift lobby been provided with seating?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Are the lift and lobby provided with control panels that are accessible to people in wheelchairs?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Are visual and tactile symbols used to identify the communication button?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Are there 30% colour contrast between the control buttons and the control panel, or the control buttons and the coloured border surrounding the control button?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Is the luminance of the control panel at least 200 lux?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Is the lift provided with an audio system that announces the direction of travel of the lift and the floor of its arrival?	Yes <input type="checkbox"/>	No <input type="checkbox"/>

6.3.3.10 Sanitary Facilities

Is it applicable? Yes No

Toilets	Does it Comply?
Are accessible toilets on a continuous accessible path of travel and within the general vicinity of the toilet area of the building?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Is there an international symbol for access used to identify the accessible sanitary facility?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Are accessible unisex (preferably) toilet facilities provided or alternatively separate WCs for use by females and males?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Is a unisex facility so located that it can be entered without crossing an area reserved for one sex only?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Is the toilet compartment large enough to provide for an adequate circulation space?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Can the door be opened or removed from the outside in case of an emergency?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Is the door fitted with an 'in use' indicator in an accessible position?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Are there both paper towels and warm air hand dryers provided?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Is the flush control and toilet paper dispenser designed in accordance with figure 9?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Is the toilet pan a minimum of 300mm away from obstructions (excluding the side and rear grab-rails)?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Have urinals been constructed without a hob or a step?	Yes <input type="checkbox"/> No <input type="checkbox"/>

Refer to Australian Standard 1428.2 for diagram of circulation spaces in water closets.

Washbasins and Fixtures	Does it comply?
Have washbasins been designed and sited so as to maintain adequate circulation space in accordance with AS 1428.1 clause 10.3?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Are taps fitted with lever handles and is the hot water tap located to the left of the cold?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Are other fittings, such as shelves and soap and towel dispensers, installed with their operative component or outlet between 900mm and 1100mm above the floor?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Are any clothes hanging facilities located between 1200mm and 1350mm above the floor, and more than 500mm from an internal corner?	Yes <input type="checkbox"/> No <input type="checkbox"/>

Showers	Does it Comply?
Does the shower cubicle allow for someone to bend over comfortably or move out of the shower stream while washing?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Does the shower recess contain fittings (grab-rail and folding seat) and meet the dimensions specified in figures 11 and 12?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Is the shower and bathroom floor:	
<input type="checkbox"/> Self draining with a minimum slope?	Yes <input type="checkbox"/> No <input type="checkbox"/>
<input type="checkbox"/> Non-slip?	Yes <input type="checkbox"/> No <input type="checkbox"/>
<input type="checkbox"/> Without a lip or a hob?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Are shower control easy to use and a maximum of 1100mm above the floor?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Is the thermostatic control valve provided in all showers?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Can the shower screen be opened or removed from the outside in an emergency?	Yes <input type="checkbox"/> No <input type="checkbox"/>

Refer to Australian Standard 1428.2 for diagram of shower recesses and circulation spaces.

6.3.3.11 Swimming Pools

Is it applicable? Yes No

Swimming Pools	Does it Comply?
Is safe, equitable and dignified access for use by all persons provided in accordance with AS 1428.1?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Where access is provided through the internal door, that door is free of steps and lips, and clear space adjacent to the door provided to allow a person in a wheelchair to open the door?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Are the ramps and handrails fitted to allow safe ingress and egress into and from the water by all persons?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Are plastic wheelchairs available at each aquatic centre and public / common swimming pool facility?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Is the mechanical or hand operated hoist available to independently transport people with mobility impairment into and from the water?	Yes <input type="checkbox"/> No <input type="checkbox"/>

6.3.3.12 Places of Public Entertainment and Auditoriums

Is it applicable? Yes No

Places of Public Entertainment & Auditoriums	Does it Comply?	
Are all buildings used for public entertainment and auditoriums accessible and permit independent use for all persons?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Is the provision for persons who use wheelchairs provided at an overall rate of not less than 1 space for each 100-auditorium seat?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Are the accessible seating positions allowing patrons to sit in individual paired or group positions and adjacent to flip back seats allowing for extra people in wheelchairs to slot in when needed?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Are the accessible seating positions evenly spaced across the auditorium with comparable sightlines to allow a wide choice of location, quality and price range?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Are comparable sightlines provided in the accessible seating positions for a person seated in a wheelchair when a person in front stands up, ie the same sightlines as the person in front has when standing?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Is a wheelchair space with a flat floor surface with a gradient not steeper than 1 in 40 provided?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Where a system of hearing augmentation is required by the BCA, has a listening system to aid hearing impaired persons been installed?	Yes <input type="checkbox"/>	No <input type="checkbox"/>

6.3.3.13 Adaptable Housing Standards

The following tables are extracted from Australian Standard 4299 – Adaptable Housing. These standards must be complied with if your development needs to incorporate a component of adaptable housing.

Adaptable housing is defined as being housing that is designed in such a way that it can be modified easily in the future to become accessible to both occupants and visitors with disabilities or progressive frailties. It is housing that permits, under the Standard, for visitability, manoeuvrability, ease of adaptation and ease of reach.

Item No.	Room Item	Clause No.	Essential		First Priority Desirable		Desirable	
			Required Feature	Certified By	Proposed Feature	Certified By	Proposed Feature	Certified by
DRAWINGS								
1	Provision of drawings showing the housing unit and its pre-adaptation and post adaptation stages	2.3	✓					

Item No.	Room Item	Clause No.	Essential		First Priority Desirable		Desirable	
			Required Feature	Certified By	Proposed Feature	Certified By	Proposed Feature	Certified by
SITING								
2	A level or gently sloping gradient up to 1:14 gradient	3.2.2			✓			
3	A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS 1428.1	3.2.2	✓					
4	Additional paths and walkways to be continuous, slip resistant and hard surfaced with gradients complying with AS 1428.1	3.2.2					✓	
5	Within a residential estate development, street names with house numbers at each intersection.	3.3.3			✓			
6	Within a residential estate development, common use facilities to be accessible.	3.3.3					✓	
7	Within a residential estate development, internal roadways to be separated from pedestrian walkways.	3.3.3			✓			

Item No.	Room Item	Clause No.	Essential		First Priority Desirable		Desirable	
			Required Feature	Certified By	Proposed Feature	Certified By	Proposed Feature	Certified by
SECURITY								
8	Pathway and lighting shall be positioned at low height to avoid glare and to provide minimum 50 lux at ground level.	3.6.1			✓			
9	Clear line of sight from a well lit vehicle drop off point to a safe pedestrian point.	3.6.2			✓			

Item No.	Room Item	Clause No.	Essential		First Priority Desirable		Desirable	
			Required Feature	Certified By	Proposed Feature	Certified By	Proposed Feature	Certified by
LETTERBOXES IN ESTATE DEVELOPMENTS								
10	Within residential estate developments, letterboxes centrally located adjacent to street entry.	3.8			✓			
11	Letterboxes to be on a hard standing area connected to accessible pathway.	3.8	✓					
12	Letterbox area roofed and in a well lit location.	3.8			✓			
13	Parcel rack included with letterboxes.	3.8			✓			
Item No.	Room Item	Clause No.	Essential		First Priority Desirable		Desirable	
			Required Feature	Certified By	Proposed Feature	Certified By	Proposed Feature	Certified by
PRIVATE CAR ACCOMMODATION								
14	Car parking space of garage minimum area 6m x 3.8m	3.7.2	✓					
15	Roof to car parking space	3.7.1			✓			
16	Internal clearance of garage or carport 2.5m minimum.	3.7.2					✓	
17	Provision for power operated roller door to garage.	3.7.2					✓	
18	Illumination level to minimum 50 lux.	4.10			✓			
19	Covered access to dwelling unit.	3.7.3			✓			
Item No.	Room Item	Clause No.	Essential		First Priority Desirable		Desirable	
			Required Feature	Certified By	Proposed Feature	Certified By	Proposed Feature	Certified by
ACCESSIBLE ENTRY								
20	Accessible Entry	4.31	✓					
21	Entry protected by porch or similar	4.31					✓	
22	Accessible entry to be level (ie max 1:40 slope)	4.32	✓					
23	Threshold to be low level	4.32	✓					
24	Landing to enable wheelchair manoeuvrability.	4.32	✓					
25	Accessible entry door to have an 850mm minimum clearance.	4.31	✓					
26	Weather proofed entry door.	4.33					✓	
27	Door lever handles and hardware to AS 1428.1	4.34	✓					
28	Provision for combined door / security door	4.35			✓			
29	Potential minimum illumination level 300 lux	4.10			✓			

Item No.	Room Item	Clause No.	Essential		First Priority Desirable		Desirable	
			Required Feature	Certified By	Proposed Feature	Certified By	Proposed Feature	Certified by
EXTERIOR: GENERAL								
30	All external doors to be keyed alike.	4.3.4					✓	
31	Provision for security screen to exterior opening or sliding windows or doors	4.7.6			✓			

Item No.	Room Item	Clause No.	Essential		First Priority Desirable		Desirable	
			Required Feature	Certified By	Proposed Feature	Certified By	Proposed Feature	Certified by
EXTERIOR: GENERAL								
32	Internal doors to have an 820mm minimum clearance	4.3.3	✓					
33	Internal corridors minimum width of 1000mm	4.3.7	✓					
34	Provision for compliance with AS 1428.1	4.3.7	✓					
35	Window-sills at max 730mm above floor level to living and 600mm above floor level to bedroom areas.	4.72 & 4.62					✓	

Item No.	Room Item	Clause No.	Essential		First Priority Desirable		Desirable	
			Required Feature	Certified By	Proposed Feature	Certified By	Proposed Feature	Certified by
LIVING ROOM & DINING ROOM								
36	Provision for circulation space of minimum 2250mm diameter	4.7.1	✓					
37	Minimum 4 double power points	4.7.3			✓			
38	Telephone adjacent to power outlet	4.7.4	✓					
39	Telephone outlet location between kitchen and living space, adjacent to power outlet	4.7.4					✓	
40	Two TV antenna outlets adjacent to power outlet	4.7.5			✓			
	Potential illumination level minimum 300 lux	4.10	✓					

Item No.	Room Item	Clause No.	Essential		First Priority Desirable		Desirable	
			Required Feature	Certified By	Proposed Feature	Certified By	Proposed Feature	Certified by
KITCHEN								
42	Minimum width 2.7m.	4.5.2	✓					
43	Provision for circulation at doors with AS 1428.1	4.5.1	✓					
44	Provision for benches planned to include at least one work surface of 800mm length, adjustable in height from 750mm to 850mm & replaceable.	4.5.5	✓					
45	Refrigerator adjacent to work surface	4.5.5	✓					
46	Kitchen sink adjustable to heights from 750mm to 850mm.	4.5.6	✓					
47	Kitchen sink bowl maximum 10mm deep	4.5.6	✓					
48	Tap set capstan or lever handles or lever mixer	4.5.6	✓					
49	Tap set located within 300mm of front of sink	4.5.6	✓					
50	Installation of thermostatic mixing valve	4.5.6			✓			
51	Cook-tops to include either front or side controls with raised cross bars.	4.5.7	✓					
52	Cook-tops to include isolating switch.	4.5.7	✓					
53	Work surface min. 800mm length adjacent to cooktop at same height.	4.5.7	✓					
54	Oven located adjacent to an adjustable height or replaceable work surface.	4.5.8	✓					
55	Provision for microwave oven at height of 750mm-1200mm above floor.	4.5.9					✓	
56	Central light with second light over sink. Potential illumination level minimum 300 lux with 550 lux over work surfaces.	4.10			✓			
57	Adjustable shelving: depth 600mm max, up to 800mm above floor; depth 450mm max from 800 to 1500mm above floor, depth 300mm max, above 1500mm.	4.5.10					✓	
58	Locate handles towards the top of below bench cupboards and towards the bottom of over head cupboards.	4.5.10			✓			
59	Power outlets to comply with AS 1428.1. At least one double power outlet within 300mm of front of work surface	4.5.11	✓					
60	Power outlet for refrigerator to be easily reachable when the refrigerator is in operating position.	4.5.11	✓					
61	Slip resistant floor surface.	4.5.4	✓					

Item No.	Room Item	Clause No.	Essential		First Priority Desirable		Desirable	
			Required Feature	Certified By	Proposed Feature	Certified By	Proposed Feature	Certified by
MAIN BEDROOM								
62	At least one bedroom of area sufficient to accommodate queen size bed and wardrobe and circulation space requirements of AS 1428.2	✓						
63	Two double power outlets on a wall where the bed-head is likely to be.			✓				
64	Minimum of one power outlet on opposite wall.					✓		
65	Telephone outlet next to bed on the side closest to door (with power outlet adjacent to telephone outlet).			✓				
66	TV antenna point and double power outlet on opposite wall to bed-head.			✓				
67	Two way light switches , one located above bed 1000mm high above the floor.			✓				
68	Potential illumination level 300 lux.			✓				
69	Sliding doors on wardrobe with full length mirror.						✓	

6.4 Crime Prevention Through Environmental Design

6.4.1 Residential Development

These requirements generally apply to all residential flat buildings and medium density developments. Applicants should also address the requirements for car parks in Section 6.4.3.

6.4.1.1 Fencing

Performance Criteria

Fence design should maximise natural surveillance from the street to the building and from the building to the street, and minimise the opportunities for intruders to hide.

Design Requirements/Suggestions

- Front fences should preferably be no higher than 1 metre. Where a higher fence is proposed, it will only be considered if it is constructed of open materials eg. spaced pickets, wrought iron etc.
- If noise insulation is required, install double-glazing at the front of the building rather than a high solid fence (greater than 1 metre).

6.4.1.2 Blind Corners

Performance Criteria

Avoid blind corners in pathways, stairwells, hallways and car parks.

Design Requirements/Suggestions

- Pathways should be direct. All barriers along pathways should be permeable including landscaping, fencing etc.
- Consider the installation of mirrors to allow users to see ahead and around corners.
- The installation of glass or stainless steel panels in stairwells can also assist in this regard.

6.4.1.3 Communal/Public Areas

Performance Criteria

Provide natural surveillance for communal and public areas.

Design Requirements/Suggestions

- Position active uses or habitable rooms with windows adjacent to main communal/public areas e.g. playgrounds, swimming pools, gardens, car parks etc.
- Communal areas and utilities e.g. laundries and garbage bays should be easily seen.
- Where elevators or stairwells are provided, open style or transparent materials are encouraged on doors and/or walls of elevators/stairwells.
- Waiting areas and entries to elevators/stairwells should be close to areas of active uses, and should be visible from the building entry.
- Seating should be located in areas of active uses.

6.4.1.4 Entrances

Performance Criteria

Provide entries that are clearly visible and avoid confusion.

Design Requirements/Suggestions

- Entrances should be at prominent positions.
- Design entrances to allow users to see into the building before entering.
- Entrances should be easily recognisable through design features and directional signage.
- Minimise the number of entry points – no more than 6 to 8 dwellings should share a common building entry.

6.4.1.5 Site and Building Layout

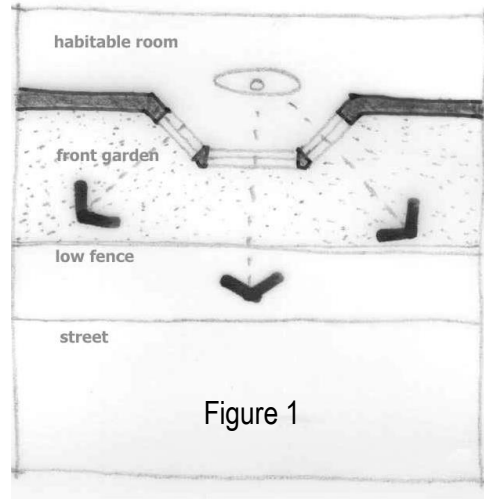
Performance Criteria

Allow natural observation from the street to the dwelling, from the dwelling to the street, and between dwellings.

Design Requirements/Suggestions

- For single dwellings and dual occupancies, orientate the main entrance towards the street or both streets if located on a corner.
- For townhouses/villas/multiple units, ensure part of the building addresses the street or both streets if located on a corner.
- Position habitable rooms with windows at the front of the dwelling (Figure 1).
- Garages and carports should not dominate the front façade of the building.
- Access to dwellings or other uses above commercial/retail development should not be from rear lanes.

- Offset windows, doorways and balconies to allow for natural observation while protecting privacy.



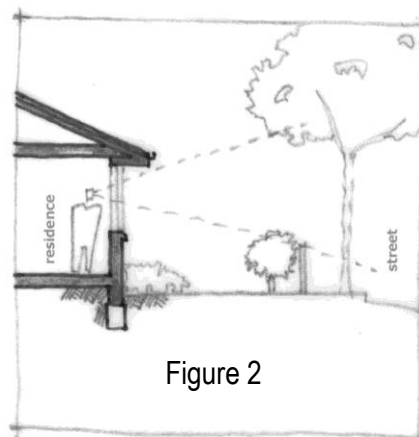
6.4.1.6 Landscaping

Performance Criteria

Avoid landscaping which obstructs casual surveillance and allows intruders to hide.

Design Requirements/Suggestions

- Avoid medium height vegetation with concentrated top to bottom foliage. Plants such as low hedges and shrubs, creepers, ground covers and high canopied vegetation are good for natural surveillance (Figure 2).
- Trees with dense low growth foliage should be spaced or crown raised to avoid a continuous barrier.
- Use low ground cover or high canopied trees, clean trunks, to a height of 2m around children's play areas, car parks and along pedestrian pathways.
- Avoid vegetation, which conceals the building entrance from the street.



Performance Criteria

Use vegetation as barriers to deter unauthorised access.

Design Requirements/Suggestions

- Prickly plants can be used as effective barriers. Species include bougainvilleas, roses, succulents, and berberis species.

Performance Criteria

Avoid large trees/shrubs and buildings works that could enable an intruder to gain access to the dwelling or to neighbouring dwellings.

Design Requirements/Suggestions

- Avoid large trees, carports, skillion extensions, fences, and downpipes next to second storey windows or balconies that could provide a means of access.

6.4.1.7 Lighting

Performance Criteria

Ensure lighting does not produce glare or dark shadows.

Design Requirements/Suggestions

- Use diffused lights and/or movement sensitive lights.
- Direct these lights towards access/egress routes to illuminate potential offenders, rather than towards buildings or resident observation points.
- Lighting should have a wide beam of illumination, which reaches to the beam of the next light, or the perimeter of the site or area being traversed.
- Avoid lighting spillage onto neighbouring properties as this can cause nuisance and reduce opportunities for natural surveillance.
- As a guide areas should be lit to enable users to identify a face 15 metres away.
- Illuminate possible places for intruders to hide.
- Use energy efficient lamps/fittings/switches to save energy.

6.4.1.8 Building Identification

Performance Criteria

Ensure dwellings are clearly identified by street number to prevent unintended access and to assist persons trying to find the dwelling.

Design Requirements/Suggestions

- Each individual dwelling should be clearly numbered.

- Unit numbers should be clearly provided on each level.
- Each building entry should clearly state the unit numbers accessed from that entry.

6.4.1.9 Security

Performance Criteria

Provide an appropriate level of security for individual dwellings and communal areas to reduce opportunity for unauthorised access.

Design Requirements/Suggestions

- Install intercom, code or card locks or similar for main entries to buildings including car parks.
- Main entry doors for buildings should be displayed requesting residents not to leave doors wedged open.
- *Australian Standard 220* - door and window locks should be installed in all dwellings.
- Consider installing user/sensor electronic security gates at car park entrances, garbage areas and laundry areas etc, or provide alternative access controls.
- Entry to basement parking should be through security access via the main building.
- External storage areas should be well secured and well lit.

6.4.1.10 Ownership

Performance Criteria

Design dwellings and communal areas to provide a sense of ownership.

Design Requirements/Suggestions

- To distinguish dwellings or groups of dwellings use design features e.g. colouring, vegetation, paving, artworks, fencing, furniture etc.

Physical and/or psychological barriers, e.g. fences, gardens, lawn strips, varying textured surfaces can be used to define different spaces.

6.4.1.11 Maintenance

Performance Criteria

Create the impression that the place is well looked after and well “cared for”.

Design Requirements/Suggestions

- Ensure the speedy repair or cleaning of damaged or vandalised property.
- Provide for the swift removal of graffiti.
- Provide information advising where to go for help and how to report maintenance or vandalism problems.

6.4.2 Commercial, Retail, Industrial Developments, Public Buildings and Community Facilities

Applications for proposed development in this category should also address the requirements for car parks in Section 4.

6.4.2.1 Fencing

Performance Criteria

Fence design should maximise natural surveillance from the street to the building and from the building to the street, and minimise the opportunities for intruders to hide.

Design Requirements/Suggestions

- Fences should not inhibit surveillance of the communal areas, pathways, and footpath by occupants of the building. Both the height of the fence in relation to the building as well as the nature of the construction materials need to be considered.
- If noise insulation is required, install double glazing at the front of the building rather than solid fences with a height greater than 1 metre.

6.4.2.2 Blind Corners

Performance Criteria

Avoid blind corners in pathways, stairwells, hallways and car parks.

Design Requirements/Suggestions

- Pathways should be direct All barriers along pathways should be permeable including landscaping, fencing etc. The pictures below are examples of poorly and well designed pathways.
- Consider the installation of mirrors to allow users to see ahead of them and around corners.
- The installation of glass or stainless steel panels in stairwells can also assist in this regard.

6.4.2.3 Communal/Public Areas

Performance Criteria

Provide natural surveillance for communal and public areas.

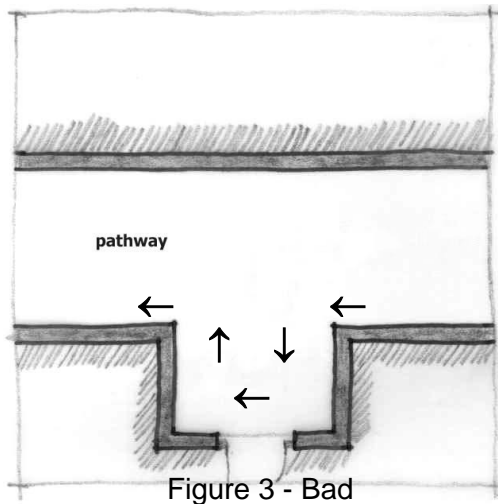


Figure 3 - Bad

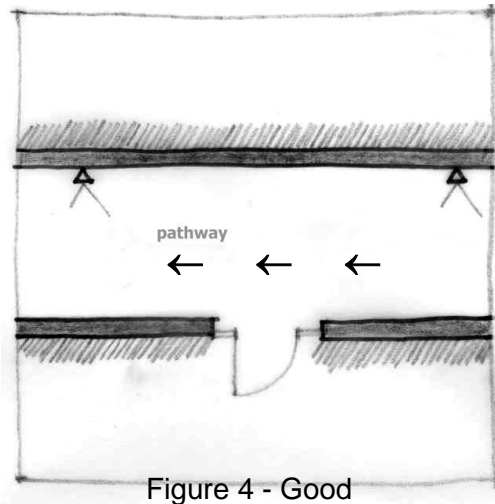


Figure 4 - Good

Design Requirements/Suggestions

- Position active uses or habitable rooms with windows adjacent to main communal/public areas e.g. playgrounds, swimming pools, gardens, car parks etc.
- Communal areas and utilities e.g. garbage bays should be easily seen and lit.
- Where elevators or stairwells are provided, open style or transparent materials are encouraged on doors and/or walls of elevators/stairwells.
- Waiting areas and entries to elevators/stairwells should be close to areas of active uses, and should be visible from the building entry.
- Seating should be located in areas of active uses.
- Supermarkets and other stores that provide shopping trolleys should provide an incentive scheme for their return or a retrieval service.

6.4.2.4 Entrances

Performance Criteria

Provide entries that are clearly visible and avoid confusion.

Design Requirements/Suggestions

- Entrances should be at prominent positions.
- Design entrances to allow users to see into the building before entering.
- Entrances should be easily recognisable through design features and directional signage.
- If staff entrances must be separated from the main entrance, they should maximise opportunities for natural surveillance from the street.
- Avoid blank walls fronting the street.

- In industrial developments, administration/offices should be located at the front of the building.

6.4.2.5 Landscaping

Performance Criteria

Avoid landscaping which obstructs casual surveillance and allows intruders to hide.

Design Requirements/Suggestions

- Avoid medium height vegetation with concentrated top to bottom foliage. Plants such as low hedges and shrubs, creepers, ground covers and high canopied vegetation are good for natural surveillance.
- Trees with dense low growth foliage should be spaced or crown raised to avoid a continuous barrier.
- Use low ground cover or high canopied trees, clean trunks to a height of 2m around children's play areas, car parks and along pedestrian pathways.
- Avoid vegetation which conceals the building entrance from the street.

Performance Criteria

Use vegetation as barriers to deter unauthorised access.

Design Requirements/Suggestions

- Prickly plants can be used as effective barriers. Species include bougainvilleas, roses, succulents, and berberis species.

Performance Criteria

Avoid large trees/shrubs and building works that could enable an intruder to gain access to the dwelling or to neighbouring dwellings.

Design Requirements/Suggestions

- Avoid large trees, carports, skillion extensions, fences, and downpipes next to second storey windows or balconies that could provide a means of access.

6.4.2.6 Lighting

Performance Criteria

Providing lighting to enable natural surveillance, particularly in entrances/exits, service areas, pathways and car parks. Ensure lighting does not produce glare or dark shadows.

Design Requirements/Suggestions

- Use diffused lights and/or movement sensitive lights.
- Direct these lights towards access/egress routes to illuminate potential offenders, rather than towards buildings or resident observation points.
- Lighting should have a wide beam of illumination, which reaches to the beam of the next light, or the perimeter of the site or area being traversed.
- Avoid lighting spillage onto neighbouring properties as this can cause nuisance.
- As a guide areas should be lit to enable users to identify a face 15 metres away
- Illuminate possible places for intruders to hide.
- Use energy efficient lamps/fittings/switches to save energy.
- Leave some lights on at night or use sensor lights.
- Locate additional lighting below awnings to provide adequate illumination to the footpath areas.

6.4.2.7 Building Identification

Performance Criteria

Ensure buildings are clearly identified by street number to prevent unintended access and to assist persons trying to find the building.

Design Requirements/Suggestions

- Street numbers should be at least 7cm high, and positioned between 1m and 1.5m above ground level on the street frontage.
- Street numbers should be made of durable materials preferably reflective or luminous, and should be unobstructed (e.g. by foliage).
- Location maps and directional signage should be provided for larger developments.

6.4.2.8 Security

Performance Criteria

Use security hardware and/or personnel to reduce opportunities for unauthorised access.

Design Requirements/Suggestions

- Install quality locks on external windows and doors.
- Install viewers on entry doors to allow residents to see who is at the door before it is opened.
- If security grilles are used on windows they should be operable from inside in case of emergencies.
- Ensure skylights and/or roof tiles cannot be readily removed or opened from outside.
- Consider monitored alarm systems.
- Provide lockable gates on side and rear access.
- Consider building supervisors or security guards.

6.4.2.9 Ownership

Performance Criteria

Create the impression that the place is well looked after and well “cared for”.

Design Requirements/Suggestions

- Ensure the speedy repair or cleaning of damaged or vandalised property.
- Provide for the swift removal of graffiti.
- Provide information advising where to go for help and how to report maintenance or vandalism problems.

6.4.2.10 Maintenance

Performance Criteria

Use materials that reduce the opportunity for vandalism.

Design Requirements/Suggestions

- Strong, wear resistant laminate, impervious glazed ceramics, treated masonry products, stainless steel materials, anti-graffiti paints and clear over sprays will reduce the opportunity for vandalism. Flat or porous finishes should be avoided in areas where graffiti is likely to be a problem.
- Where large walls are unavoidable, consider the use of vegetation or anti-graffiti paint. Alternatively, modulate the wall, or use dark colours to discourage graffiti on vulnerable walls.
- External lighting should be vandal resistant. High mounted and/or protected lights are less susceptible to vandalism.
- Communal/street furniture should be made of hardwearing vandal resistant materials and secured by sturdy anchor points or removed after hours.

6.4.2.11 Mixed Used Land Uses

Performance Criteria

Where permitted, provide appropriate mixed uses within buildings to increase opportunities for natural surveillance, while protecting amenity.

(Refer to the Hurstville Local Environmental Plan 1994 for permissible uses within the zone of the property).

Design Requirements/Suggestions

- Locate shops and businesses on lower floors and residences on upper floors. In this way, residents can observe the businesses after hours while the residences can be observed by the businesses during business hours.
- Incorporate car wash services, taxi ranks and shop kiosks etc within car parks.

6.4.2.12 Spaces

Performance Criteria

Spaces should be clearly defined to express a sense of ownership and reduce illegitimate use/entry.

Design Requirements/Suggestions

Physical and/or psychological barriers, e.g. fences, gardens, lawn strips, varying textured surfaces, can be used to define different spaces.

6.4.2.13 Public Facilities

(ATMs telephone, help points, bicycle storage etc)

Performance Criteria

Locate public services in areas of high activity.

Design Requirements/Suggestions

- Locate public facilities in highly visible locations that are well lit and, where possible, near activities with extended trading hours e.g. restaurants, convenience stores.
- Locate public facilities away from possible places to hide, e.g. fire exits.
- Design ATMs to incorporate mirrors or reflective materials so that users can observe people behind.
- Provide directional signs to key services and landmarks e.g. railway station, taxi ranks, library etc.

6.4.2.14 Shopfront

Performance Criteria

Allow for natural surveillance and a suitable streetscape appearance.

Design Requirements/Suggestions

- Shopfronts should remain consistent with or improve on the existing streetscape. If the subject property is located in Forest Road, Hurstville, DCP No. 4 - Hurstville Town Centre Volume 3: "Design Guidelines for Buildings, Public Domain & Open Space" should be referred to and any development should take into account the provisions of that DCP.
- Ensure surveillance between the shopfront and the street by retaining clear sight lines and limiting promotional material on windows.
- Avoid displaying merchandise on the footpath.

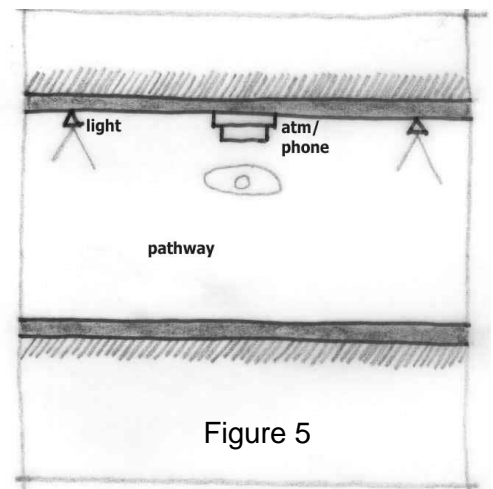


Figure 5

6.4.2.15 Building Materials

Performance Criteria

Use building materials, which reduce the opportunity for intruder access.

Design Requirements/Suggestions

- Use toughened or laminated glass at ground floor.
- Roller shutters should be in the form of an opaque or clear security grille rather than a solid material.

6.4.2.16 Hours of Operation

Performance Criteria

Provide adequate security to buildings with extended hours of operation.

Design Requirements/Suggestions

- Allocate security guards to patrol the surrounding areas of the building, and instruct patrons when they leave the building to be mindful of residential uses in close proximity and to keep noise levels down.

6.4.3. Car Parks

These requirements apply to commercially operated car parks, Council and commuter car parks, and to car parks associated with retail, commercial, industrial and other uses. Applicants should also refer to DCP No. 2 for specific requirements related to car parking.

6.4.3.1 Lighting

Performance Criteria

Provide adequate lighting.

Design Requirements/Suggestions

- Illuminate all external edges and access points to car parks during opening hours of the car park.
- To allow for the adjustment of driver and pedestrian vision, lighting intensity to covered or underground car parks should be graded. Brighter light should be used at entrance and pedestrian access ways and dimmer light should be used elsewhere.
- Lighting should be sufficiently bright to enable a car park user to see into the rear seat of a parked car before they enter the car.

6.4.3.2 Materials

Performance Criteria

Use materials that enhance natural surveillance within the car park.

Design Requirements/Suggestions

- Encourage the use of transparent materials for walls and doors.
- Paint the ceilings and walls of the car park in light colours to enhance brightness.
- Reflective film can be used on windows overlooking car parks. Potential intruders will not know if they are being observed during daylight hours.

6.4.3.3 Security Grills

Performance Criteria

Allow natural observation.

Design Requirements/Suggestions

- Consider the installation of open style security grilles to individual parking spaces rather than separate garaging.
- Where feasible include security grilles from underground car parks to the street to provide some surveillance.

6.4.3.4 Site and Building Layout

Performance Criteria

Design car parks to allow for natural surveillance and ensure clear sight lines throughout the parking area. Ensure ease of access and safety within the car park.

Design Requirements/Suggestions

- Avoid large expanses of car parks. Where large expanses of car parks are proposed, provide surveillance such as security cameras.
- Access to lifts, stairwells and pedestrian pathways should be clearly visible.
- Avoid hidden recesses.
- Locate disabled parking spaces in highly visible and convenient areas.
- Locate car parks in areas that can be observed by adjoining uses.
- Minimise the number of entry and exit points.
- Pedestrian corridors should be created for large developments.
- Where possible, locate entry/exit points in close proximity and close to the car park operator or shops, cafes etc.
- Staff car park should be separated and secured.

6.4.3.5 Security

Performance Criteria

Provide security and reduce opportunity for unauthorised access.

Design Requirements/Suggestions

- Use security devices, such as an intercom or remote lock facility in multi level car parks where appropriate.
- For larger developments, locate a help point on each parking level and/or allocate security staff.
- For a multi level car park, use only a limited area of the car park outside peak hours.
- Consider the installation of boom gates or similar devices at entrances and exists of the car park.

6.4.3.6 Signage

Performance Criteria

Ensure that parking areas are clearly identified by signage to prevent unintended access and to assist persons trying to find their car.

Design Requirements/Suggestions

- Provide signage that is clearly visible, easy to read and simple to understand.
- Use strong colours, standard symbols and simple graphics for signs.
- Upon entering the car park provide both pedestrians and drivers with a clear understanding of direction to stairs, lifts and exits.
- In multi-level car parks, use creative signage to distinguish between floors to enable users to easily locate their cars.
- Advise users of security measures that are in place and where to find them e.g. intercom systems.
- Provide signs at the car park advising users to lock their cars.
- Where exits are closed after hours, ensure this information is indicated at the car park entrance.

6.4.4. Open Spaces/parks

6.4.4.1 Landscaping

Performance Criteria

Provide planting that maximises visibility and minimise opportunities for intruders to hide.

Design Requirements/Suggestions

- Select planting species having regard to their type and location to minimise possible places for intruders to hide.
- When planting is provided within 5m of a pedestrian pathway, it should be lower than 1 metre or thin trunked with high canopy.
- Planting should not prevent informal surveillance by adjacent residents.

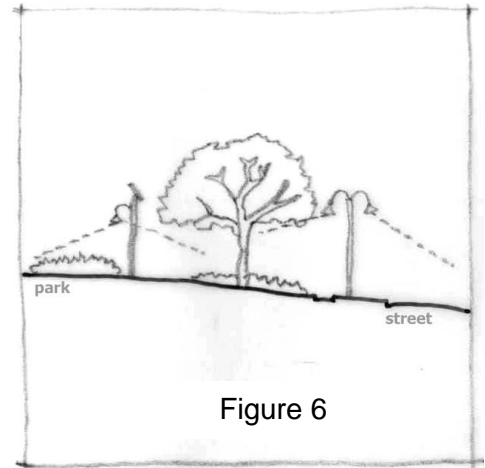


Figure 6

6.4.4.2 Lighting

Performance Criteria

Allow adequate light for users to view entries/exits, pathways etc. as well as the adjacent areas.

Design Requirements/Suggestions

- Illuminate access points to open spaces and pathways.
- Locate brighter lights in highly used areas.
- Ensure lighting does not produce dark shadows close to pathways and entries/exits.
- Where parks are used by pedestrians as a thoroughfare or shortcut, lighting should be increased. As a guide, areas should be lit to enable users to identify a face 15 metres away.

6.4.4.3 Site and building Layout

Performance Criteria

Encourage activity and allow natural surveillance.

Design Requirements/Suggestions

- Open spaces should be clearly designated and situated at locations easily observed by people. Parks and playgrounds should be placed in front of buildings, shopping centres etc and should face streets rather than back lanes.
- Seating, play equipment, BBQ areas etc should be provided to encourage use of open spaces.
- Seating should be conveniently located and easily seen.

- Facilities e.g. toilets and telephones should be located close to areas of active uses.
- Access to facilities should be direct and free of obstruction.
- Pathways should be direct, follow pedestrian desire lines and avoid blind corners.

6.4.4.4 Signage

Performance Criteria

Ensure that signage is clearly visible, easy to read and simple to understand.

Design Requirements/Suggestions

- Both directional and behavioural signage should be provided at entrances to parks.

6.4.4.5 Ownership

Performance Criteria

Encourage design that promotes pride and a sense of place for community.

Design Requirements/Suggestions

- Provide features that reflect the community's needs (e.g. play equipment, open areas etc).
- Consider using cultural themes applicable to the area.
- Encourage community involvement in design.
- Encourage volunteer management and maintenance of public areas.

6.5 Energy Efficiency

6.5.1 Introduction

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

6.5.1.1 Aims

The primary aims of this Section are to:

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

6.5.1.2 Why have we prepared this Section?

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

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

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

90% of our electricity comes from burning coal, which is the largest source of greenhouse gas emissions in NSW. Approximately 17% of all carbon dioxide emissions come from residential uses, where Australia's 6 million homes produce 48 million tonnes of greenhouse gas emissions each year.

By improving the energy efficiency of residential design, and thereby reducing energy consumption, local government is ideally placed to be part of the solution to this global problem through new and innovative development control mechanisms.

This Chapter shows how energy efficiency can be achieved in alterations and additions to existing dwellings. It includes design alternatives – such as passive solar design and solar water heating – that will dramatically reduce the need for non-renewable energy, reducing both costs and air pollution, and increase comfort levels in the average Australian home.

6.5.1.3 BASIX

BASIX is an initiative of the State Government and is a web-based planning tool designed to assess the potential performance of residential developments against a range of sustainability indices. BASIX has been introduced to ensure that all new residential development satisfies sustainability targets, such as water and energy efficiency, prescribed by the NSW Government.

BASIX currently overrides local government planning controls for all new residential development in relation to energy and water efficiency. This section will apply to all residential alterations and additions until BASIX compliance is not required.

6.5.1.4 What does 'Energy Smart' mean?

Energy efficient homes are those that, through their design, construction and choice of appliances, maximise use of renewable energy sources (such as sunshine), and use less energy more efficiently. They are 'smart' because they simultaneously help preserve scarce resources, reduce the level of greenhouse gas emissions, and provide significant savings.

This is supported by a study by the Australian Consumers Association (July 1997) that estimated that an energy efficient home is up to \$1,000 a year cheaper to run than an average new home.

6.5.1.5 How can I get approval?

You will be required to submit a Certificate of Compliance for each energy efficient feature you have installed in your development that has contributed to achieving a minimum 3.5 star energy rating. Depending upon the features you have installed, Certificates of Compliance could be required for insulation, the hot water system, clothes driers or even windows – if these have been specified as having energy efficient features.

A Certificate of Compliance can be obtained from Council's Customer Service Centre. This then needs to be presented to the installer of the energy efficient feature to sign (which could be your plumber, builder or specialist trades-person). A copy of the certificate is available in the Appendices Section of this Chapter.

6.5.2 Submission Requirements and Certification

6.5.2.1 Submission Table

The following information is a summary of the submission and compliance requirements of this Section for alterations and additions to dwelling houses and to heritage dwellings. Compliance is to be determined for each application by satisfactorily addressing the relevant requirements and satisfying the design guidelines and additional standards in Clause 3.6.3.

Land Use or Proposed Activity	Compliance Requirements	Details to be Provided	Specifications Required
Alterations and Additions to Dwelling Houses	<p>Deemed to Satisfy conditions to be met, including:</p> <p>Ceiling insulation: minimum R3, Wall insulation: minimum R1 Shading: the provision of appropriate shading areas for living and bedroom and / or north, east and west facing glazing.</p> <p>Hot water system/s minimum score of 3.5 stars if a hot water system is being installed / replaced.</p> <p>AAA rated water efficient shower heads, toilets and aerators on bathroom hand basins and kitchen sinks installed.</p>	Deemed to Satisfy to be met.	Insulation type and rating Water heating system specs.

Land Use or Proposed Activity	Compliance Requirements	Details to be Provided	Specifications Required
<p>Additions to Heritage Dwellings</p>	<p>Energy Smart Homes provisions applies to heritage buildings. However, application may be made for a merit based assessment if it is proven by the applicant to Council's satisfaction that Energy Smart provisions are in conflict with the maintenance of heritage values.</p> <p>If merit assessment is granted, compliance with insulation provisions for dwelling house alterations and additions is the minimum standard.</p>	<p>Site analysis, true solar north point, passive solar elements, cross ventilation elements, shadow diagrams, design colour schemes, materials sensitive to original heritage building.</p>	<p>Thermal mass elements, insulation type, rating window area, N, S, E, W walls, window shading elements, water system specs, construction materials and colours, mechanical ventilation,</p> <p>water saving devices.</p>

6.5.2.2 Hot Water Systems

A hot water rating of minimum 3.5 SEDA Greenhouse Score is required. Installing a gas, solar or heat-pump hot water system, as shown in the table below, will allow you to achieve a 3.5 star score. A Gas Storage system is the minimum standard hot water system that can be installed to comply with the provisions of this Chapter.

Table 1: Hot Water Systems

Water heater type		SEDA Greenhouse Score
Solar Gas Boost	Storage	5
Solar Electric Boost	Continuous	4
Solar Electric Boost	OP2	4
Electric Storage	Heat Pump	4
Gas	Instantaneous	4
Gas Storage	Storage	4
Electric	Instantaneous	2
Electric	Continuous	1
Electric Storage	Storage (OP1, OP2)	1

Certification to be provided includes details on drawings and specifications of Hot Water System to be installed to a minimum of 3.5 stars (see Appendix 2).

6.5.2.3 Development Concessions and Exemptions

There are a number of circumstances where your development may be eligible for a concession from the requirements of this Chapter.

In order to apply for a concession for new developments, you must submit a NatHERS assessment of the development undertaken by an accredited HMB Assessor using the NatHERS software or equivalent. In addition, your architect, designer, or planning consultant must provide detailed justification as to why the design should not be altered so that the requirements of this Section can be achieved.

Where Council considers the case for a concession is justified, you will be provided with an exemption from part or all of the policy, depending upon the extent of the issues preventing your development from complying with the requirements of this DCP. The circumstances that can lead to this include:

Block Overshadowing:

Block overshadowing is such that at least 80% of the area of dwelling facades from North-East to North-West is overshadowed for at least 3 hours between 9am and 3pm between 22nd April and 22nd August, and the dwelling cannot be reasonably located on the block to improve solar access to glazing (e.g. adverse slope, existing or planned obstruction on immediate or surrounding property).

Block Topography or Geology:

Block topography or geology is such that a dwelling on the allotment cannot have slab-on-ground construction for at least 50% of its ground or lowest floor/s (e.g. slope, drainage, mine-subsidence). This condition may be established by the following and attached to the application.

- Written approval from Council staff with delegated authority; or
- Written confirmation (e.g. geotechnical report) from a qualified professional.

HMB Expert Panel:

A HMB Expert Panel will be established to assess and determine compliance for dwellings with design and/or construction features that cannot be appropriately modelled by the current version of NatHERS (or equivalent).

3 (a) Novel Construction:

Where a HMB Accredited Assessor considers a dwelling design to be of Novel Construction, that is, the design and/or construction features cannot be appropriately modelled by the current version of NatHERS (or equivalent), it will be referred to the HMB Expert Panel. If the Panel deems that the dwelling is 'complying' this will be noted on the HMB Assessor Certificate as 'Complying with Concession'.

3 (b) Adverse Impact on material amenity of adjoining land and buildings.

3 (c) Uneconomic requirements - Building envelope:

Where it can be demonstrated that the attainment of the 3.5 star rating would require additional expenditure which is not cost effective within a five year period. The technique to establish the uneconomic nature of the requirements is the subject of a guide note available from Council.

Uneconomic Requirements – Water heater:

Where it is demonstrated that the Total Cost of a water heater with a minimum SEDA Greenhouse Score of 3.5 (gas, solar, or heat-pump) would require additional expenditure which is not cost-effective within a five year period. The technique to establish the uneconomic nature of this Policy requirement is subject to a Guide Note available from Council's Customer Service Centre. For the purpose of this Policy requirement, Total Cost is defined as Purchase Price, Installation Price, and 5-Year Running Cost.

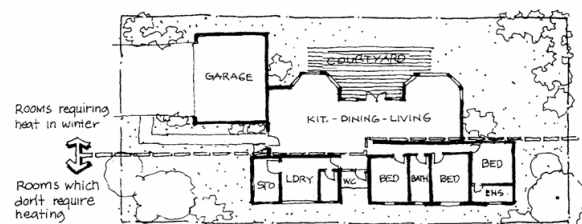
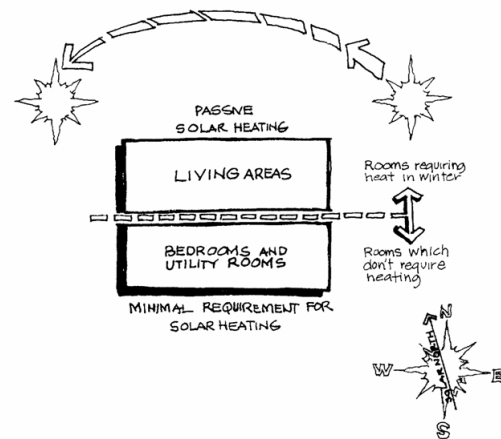
6.5.3 Design Guidelines

This section provides detailed design guidelines and advice that will ensure your proposal satisfies the minimum performance requirements under this DCP.

6.5.3.1 Building Siting and Orientation

The sun's rays are hottest in summer when it is in the north but almost directly overhead. In winter, the sun sits lower in the sky and therefore strikes the northerly side of a building higher up the wall or window than the summer sun.

If your building allotment permits, it is more solar efficient for the long side or the side with



Source: Amcord, 1995

the most living areas to face the north. You will then make the best use of winter sun while being able to shade it in the summer through eaves or other shading devices.

Building siting and orientation of living zones within a dwelling for maximum solar access

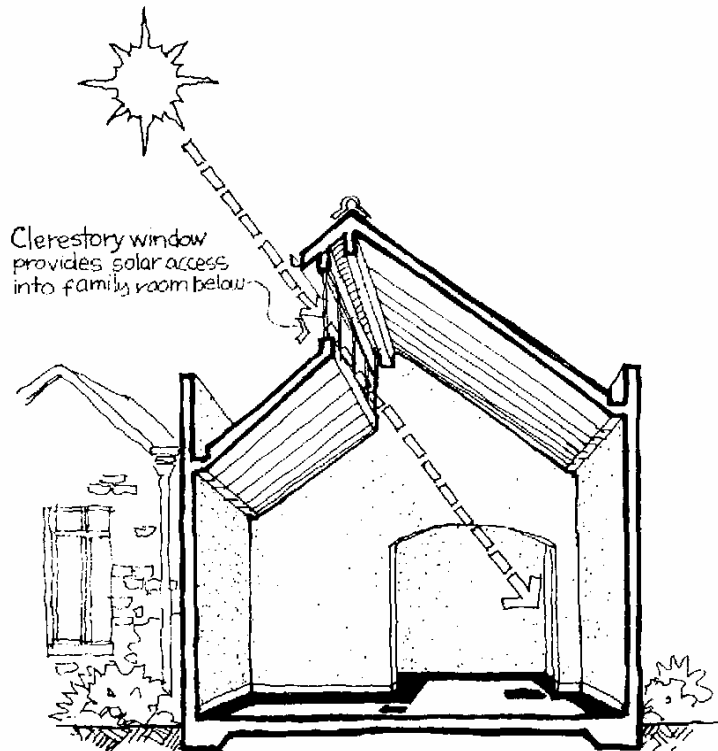
6.5.3.1(1) Solar Access

Solar access is the term applied to the ability of a solar collector that is part of or situated on a dwelling or lot (including open space and clothes drying area) to capture sunlight and take advantage of that energy.

Design for solar access can begin with the design of a subdivision, but it may also relate to a rooftop solar hot water system panel or might involve preserving sunlight for the northern windows of a dwelling. If dwelling lots (low, medium and high density) are designed to maximise solar access, energy efficiency is much easier to achieve in the design of dwellings.

Shadow diagrams (for June 21 at 9am, 12pm and 3pm) will be required to be submitted for all developments that have the potential to impact on the solar access of an adjoining property. Design should allow at least 3 hours of sunlight to adjoining dwellings principal area of ground level private open space.

Private yards in new developments (including courtyards) must receive sunlight between 9am and 3pm during midwinter (June 21).



Daylight for dwellings with poor solar access

6.5.3.1 (2) Water Saving Devices

Saving water is one of the most effective ways to make the best use of existing water resources and to help protect the environment. Water saving devices slow the rate of water coming through the tap while still providing the benefits that water fittings with a higher flow rate provide, such as good water pressure and wide spray coverage. Saving water will save you money on your energy bills because you will use less water for the same benefit as using a less efficient device.

AAA rated water saving devices must be installed in your developments on showerheads, bathroom hand-basins and kitchen sinks. These are water saving devices that have been rated to AAA according to Australian Standard AS/NZS 3662 (1996) and have a maximum flow rate of 9 litres per minute or less. Where AAA rated water saving devices are required, an appropriately qualified installer must provide a Certificate of Compliance (see Appendix 2).

6.5.3.1 (3) Lighting

Energy efficient lighting can save hundreds of dollars over the course of a year by using less energy to light the same area as a light which is not so energy efficient.

Designing to maximise natural light will minimise the need for artificial light to be used during the day time.

Consideration should be given in the design process as to how your building can maximise the use of natural light during the day. Natural lighting can be achieved through the use of skylights or clerestory windows. Also, consider using energy efficient lighting at night such as compact fluorescence which use much less energy than incandescent lights.

6.5.3.1 (4) Insulation

Insulation is a vital component of energy efficient dwelling design, helping to eliminate or drastically reduce the need for mechanical heating and cooling systems, as well as enhancing the efficiency of such systems. Insulation systems are made up of a number of components – floors, walls, roof, ceilings, windows and seals.

Floors

Floors in contact with the ground are thermally most efficient. Nonetheless, slabs lose heat around the edges and benefit from slab edge insulation. Suspended floors, particularly of timber or sheet materials will often benefit from underfloor insulation (concrete slab floors on ground only require under slab insulation in cold climates or where the slab is used to centrally heat the building).

Walls

Walls represent a significant proportion of the external area of the building envelope and should be insulated. Bulk, yet lightweight insulating materials (eg batts) are the most common choice for framed or veneer external walls.

Vapour barriers are sometimes recommended on the warm side of the insulation layer to keep moisture from condensing within the insulation. In some climatic or air conditioned situations,

condensation within the insulation can dramatically reduce the effectiveness of insulation and the life of both insulation and the surrounding structure.

Roof

The roof is a major heat path in all weather, and the most appropriate insulation levels and type depends on climate. Where reflective sarking is used, an effective R value of R1.0 can be attributed and the bulk insulation level reduced accordingly.

Ceiling

The ceiling is also a major heat path in all weather and should be of primary importance when thinking of insulating a home. Where a metal deck is specified under manufacturer's recommendations, it is often best to specify an insulation blanket below the decking. Unfortunately, when installed under sheeting like this, bulk insulation compresses and loses some of its efficiency.

Windows

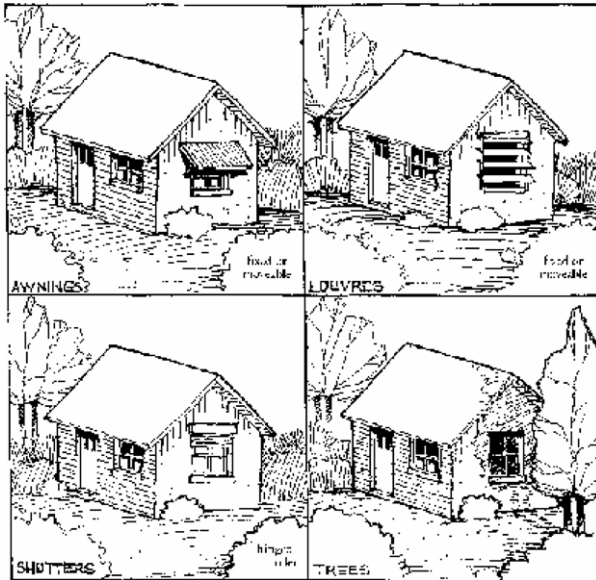
Windows can be best be insulated internally by providing close fitting, opaque curtains preferably with pelmets.

Seals

Sealing windows and doors can be an effective way to stop the 'leaking' of heat within a home. Exhaust fans vented to the exterior are used where moisture is present, such as kitchens, bathrooms etc. Fans should have built in shutters to prevent draughts. Fireplaces and chimneys should have covers or dampers for the same reasons.

3.5.3.1 (5) Shading Devices

Inadequate shading, particularly on northern and western windows can lead to overheating of your dwelling in summer. Shade devices can keep you cool in summer while allowing sun to penetrate living areas in winter.



Examples of shading devices using awnings, louvres and vegetation.

The most simple way of providing adequate shading is through the incorporation of eave overhangs or fixed awnings designed to meet a 70 degree (from the horizontal) line drawn from the bottom of the window to the eave.

Pergolas, verandahs and eaves to the western and eastern aspects should also be designed to maximise summer shade and where possible minimise winter shade through the vegetation on pergolas or operable louvres.

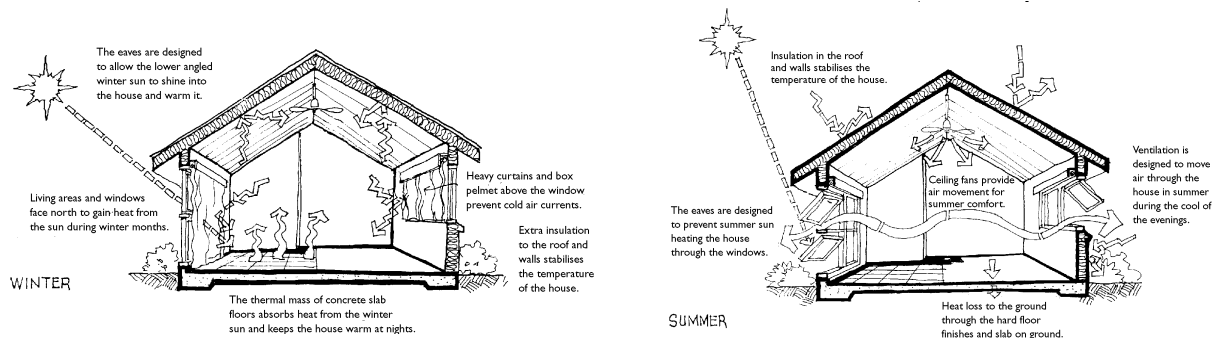
6.5.3.1 (6) Windows and Cross Ventilation

Windows are a primary source of energy loss and gain. If correctly designed and positioned with the most appropriate materials, windows and shade devices can be used effectively to heat and cool a room. North facing windows can quickly warm a building in the winter, while being able to be shaded in the summer and opened to allow the through flow of evening breezes. Natural cross ventilation is induced by wind motion and used most effectively during cool conditions in summer.

Cross ventilation occurs more efficiently through a room with openings in opposite walls than through a room with openings in adjacent walls. To maintain energy efficiency, winds and draughts in both summer and winter need to be minimised by the application of seals around all door and window openings.

It is best to locate windows on the northern face of your building than on the other sides, so that there are more windows gaining heat than there are losing heat in the winter months. However, it is still important to have windows on the other side of the building so they can be opened to allow for cross ventilation. Curtains can be used to maintain heat, particularly on southern windows at night.

Double glazed windows are also beneficial in making your home more energy efficient. They reduce the heat loss of a single pane of glass while still allowing natural light and views. Double glazed windows consist of two panes of glass separated by a sealed air space typically between 6mm and 20mm wide. A minimum air space width of 9mm is recommended for optimum performance.



Ventilation and sealing: typical paths for draughts or heat escape

6.6 Rainwater Tanks

Please refer to Councils Rainwater Tanks Policy (Appendix 3)

6.7 Drainage and On-Site Detention (OSD) Requirements

Please refer to Councils Code for Drainage and On-Site Detention (OSD) Requirements (Appendix 3).

6.8 Fences Adjacent to Public Roads

Please refer to Councils Fences adjacent to Public Roads Code (Appendix 3).

6.9 Waste Management

6.9.1 General Information

6.9.1.1 Name

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

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

6.9.1.2 Land to Which This Section Applies

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

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

6.9.1.3 Purpose

The purpose of this plan is to:-

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

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

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

Local Government, in particular is faced with ever increasing responsibilities in relation to the issues of environmental protection and waste management. As the level of government closest to the community, local Council’s need to respond to the challenge of defining how better to manage the

sustainability of our resources, and the blending of our economic, social, and environmental goals, into the everyday activities of the community.

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

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

6.9.1.4 Objectives

The primary objectives of this section are to:

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

6.9.1.5 Waste Management Planning

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

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

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

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

A model Waste Management Plan (WMP) is included in Appendix 35.

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

6.9.1.6 When is a Waste Management Plan to be Submitted?

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

LAND USE OR ACTIVITY	IS A WMP REQUIRED	ADDITIONAL INFORMATION
Subdivision of Land	Yes	Only required where the removal of vegetation, and excavation activities are carried out.
Demolition of Dwelling or Outbuildings	No	A WMP will be required for the demolition of dwellings and outbuildings that front a Reserve or are larger than 120sqm in area.
Demolition of Buildings (Other than Dwellings and Outbuildings)	Yes	
Single Dwellings and Dual Occupancies	No	A WMP will be required for all dwellings and dual occupancies that front a Reserve or are larger than 120sqm in area.
Multiple dwellings (including villas, townhouses and residential flat buildings)	Yes	
Commercial Buildings (Excluding a 'Change of Use)	Yes	A WMP will not be required for developments that are not subject to any major building activity.
Change of Use (Where NO building work will be carried out)	No	
Industrial Buildings (Excluding a 'Change of Use)	Yes	
Mixed Use Buildings, Schools, Public and Private Institutional Buildings	Yes	
Special Events (Festivals, Circuses, Sporting, Cultural or Musical Events)	Yes	

6.9.2 Demolition and Construction

6.9.2.1 Requirement for Submissions

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

- (a) Section 1 of the model Waste Management Plan (refer to Appendix 35) must be completed
- (b) Plans submitted must clearly show:
 - (i) the location and size of all Waste Storage Facilities;
 - (ii) the location of on-site sorting areas for the reuse and recycling of materials;
 - (iii) the location of on-site storage space for the reuse and recycling of materials; and,
 - (iv) vehicle access points for the removal of recyclables and waste materials from the site.

Should the developer intend to use a 'Waste Skip Bin' of any size, design or type and application to locate and store the Bin shall be made to Council prior to the commencement of any work. The location of the Bin and method of collecting and transporting the waste contained therein shall be in accordance with Council's 'Waste Skip Bin Policy'. (see APPENDIX No. 2)

6.9.2.2 Development Requirements

Objectives may be achieved where:

- Section 1 of the Waste Management Plan has been satisfactorily completed and submitted with the development application.
- Details of on site sorting and storage facilities are provided on any plans that are submitted
- Evidence is provided of where the waste/recycling materials were disposed of to, eg landfill and/or recycling docket. This is to ensure compliance with the submitted waste management plan.
- All demolition and construction activities comply with any conditions of consent of the development application, relevant environmental planning instruments and development controls, and applicable Australian Standards (eg, AS2601 – The Demolition of Structures); and,
- All activities are carried out in accordance with the relative environmental planning instruments and development controls.

6.9.2.3 Minimising Waste Generation & Maximising Recycling & Reuse

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

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

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

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

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

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

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

6.9.2.4 Recycling Potential of materials

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

MATERIALS ON SITE	WASTE AVOIDANCE	REUSE & RECYCLING
Significant trees and shrubs	Design into new development	Reallocated on-site or sold for use off-site
Overburden	Avoid excessive excavation	Power screened for topsoil
Vegetation and Excavation	Incorporate into new development, landscaping, etc	Mulching, composting, for reuse as fertilizer and landscaping
Concrete	Retain existing driveways, paths, footings, slabs, etc	Filling, leveling materials, road base, absorption – stormwater pits and trenches
Bricks	Retain and incorporate into development where appropriate	Cleaned and rendered over for reuse on or off-site, crushed for roadbase, stormwater trenches
Roof tiles	Retain and incorporate into development where appropriate	Crushed as landscaping, and driveways, on or off-site
Hardwood beams	Retain and incorporate into development where appropriate	Fencing, furniture for reuse on or off-site
Timber	Retain and incorporate into development where appropriate	Formwork, bridging, blocking and propping
Doors, windows, fittings	Design as an architectural feature of the new development	Second hand building materials
Glass	Design as an architectural feature of the new development	Sandblasting, aggregate for concrete production
Steel		Metal recyclers

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

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

6.9.3 Waste Management Facilities

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

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

6.9.3.1 Single Dwellings & Dual Occupancies

6.9.3.1 (1) Applicability

Section 6.9.3.1 of this DCP applies to:

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

6.9.3.1 (2) Requirements for Submissions

Plans submitted with the development application must clearly show:

- (a) the location of on-site waste and recycling storage areas for each dwelling and must provide sufficient space for the storage of Council's garbage, recycling and green waste bins (refer to appendix 2 for bin dimensions);
- (b) the location of any indoor garbage, recycling or food garbage collection cupboards or rooms for each dwelling, if applicable; and,
- (c) the location of the proposed garbage, recycling and green waste bin collection point, this is usually the front kerb of the property.

6.9.3.1 (3) Development Requirements

For single dwellings and dual occupancy buildings:-

- (a) Each dwelling must be provided with sufficient on-site space to store Council's garbage, recycling and green waste bins (refer to appendix 2 for bin dimensions). All single dwellings and dual occupancies are provided with the following bins:
 - (i) 120 litre Mobile Garbage Bin (MGB) red-lid garbage bin, collected weekly
 - (ii) 240 litre MGB yellow-lid recycling bin, collected fortnightly
 - (iii) 240 litre MGB green-lid green waste bin, collected fortnightly
- (b) The location of the on-site bin storage areas should be located so as not to impact negatively on the visual amenity of the area and should preferably be located in the rear yard of the premises. The area should also be designed to minimise the impact upon neighbouring properties, for example impacts from odour or vermin.

- (c) Each dwelling is required to have a clearly identified collection point, usually the kerb adjacent to the site, for the collection and emptying of Council's garbage, recycling and green waste bins.
- (d) Residents are responsible for ensuring that their bins are presented to the kerb each week for collection by Council's contractor on the evening prior to collection day. All dwellings will be provided with a collection calendar from Council upon request. Bins are to be removed from the kerb as soon as possible on the day of collection.

6.9.3.1 (4) End Use Requirements

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

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

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

6.9.3.2 Villas & Townhouses

6.9.3.2 (1) Applicability

Section 6.9.3.2 of this DCP applies to:

- development applications for new villa and townhouse developments,
- development applications for alterations or additions to existing villa and townhouse developments where waste management practices may be impacted upon or waste may be generated.

These requirements have been specifically designed to cater for the provision of on-site waste storage facilities, and the collection of bins from premises defined as "Multiple Dwellings" under the Hurstville LEP 1994 as follows: means a building or buildings, consisting of 3 or more dwellings (whether or not attached), where each dwelling has an individual entrance and direct private access to private open space at natural ground level, and includes villas, town houses, terraces, cluster housing, and the like.

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

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

Where the size, shape and, or design of the overall development is such that it may be impractical or unfeasible to adequately store the required number of bins on the premises, alternative measures

will need to be provided. In some cases a reduced number of bins may be the only alternative, and as such residents may be required to share bins.

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

6.9.3.2 (2) Requirements for Submissions

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

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

6.9.3.2 (3) Development Requirements

For villa, town house, and cluster housing developments:-

- (a) Each dwelling must be provided with sufficient on-site space to store Council's garbage, recycling and green waste bins (refer to appendix 2 for bin dimensions). All villas and townhouses are provided with the following bins:
 - (i) 120L red-lid garbage bin, collected weekly;
 - (ii) 240L yellow-lid recycling bin, collected fortnightly; and,
 - (iii) 240L green-lid green waste bin, collected fortnightly.
- (b) In general, residents are required to store their bins within the confines of their own private open space. If common bin storage areas are to be used residents will share 240L bins for garbage. Common bin storage areas must comply with the provisions of the Section on Residential Flat Buildings over page.
- (c) On-site bin storage areas should be located so as not to impact negatively on the visual amenity of the area and should preferably be situated in the rear yard of each dwellings private open space. The area should also be designed to minimise the impact upon neighbouring properties, for example impacts from odour or vermin.

6.9.3.2 (4) End Use Requirements

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

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

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

6.9.3.2 (5) Specific Needs Policy

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

6.9.3.3 Residential Flat Buildings (RFB's)

6.9.3.3 (1) Applicability

This Section of this DCP applies to:

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

These requirements have been specifically designed to cater for the provision of on-site waste storage facilities, and the collection of bins from premises defined as residential flat buildings under Hurstville Local Environmental Plan 1994 as follows: Residential Flat Building means a building containing two or more dwellings, but does not include anything elsewhere defined in this clause except dwellings.

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

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

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

6.9.3.3 (2) Requirements for Submissions

Multi unit housing developments of 8 storeys in height and above often require the provision of waste management facilities of a unique and specific nature due to the size and design of the development. Notwithstanding, the provisions of Section 6.4.4 of this DCP, to assist in the provision of effective and efficient waste management facilities, Council is prepared to adopt a flexible approach and encourage applicants to develop a proposal sufficient to the needs of the building and its occupants. This will require the submission of a comprehensive WMP in all cases.

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

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

6.9.3.3 (3) Development Requirements

For all large scale and high home unit developments:-

- (a) Each dwelling must be provided with sufficient on-site space to store Council's garbage and recycling bins (refer to appendix 2 for bin dimensions). Each individual unit shall receive the following entitlement:-
 - (i) 120L garbage space per week;
 - (ii) 80L recycling space per week;
 - (iii) Each MUD complex is provided with the following bins:-
 - ONE 240L red-lid garbage bin shared between FOUR units, collected twice weekly;
 - ONE 240L yellow-lid recycling bin shared between THREE units, collected weekly;
 - (iv) Some very large high-rise developments 8 storeys in height and above may share 1100L bulk bins for garbage. Some very large high-rise developments may have their garbage bins serviced three (3) times weekly and their recycling bins twice (2) weekly to minimise the number of bins required to be stored and presented for collection.

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

6.9.3.4 Commercial & Industrial Developments

6.9.3.4 (1) Applicability

This Section of this DCP applies to:

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

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

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

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

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

6.9.3.4 (2) Requirements for Submissions

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

Notwithstanding, the provisions of Section 6.5.4 of this DCP, to assist in the provision of effective and efficient waste management facilities, Council is prepared to adopt a flexible approach and encourage applicants to develop a proposal sufficient to the needs of the building and its occupants.

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

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

6.9.3.4 (3) Development Requirements

For commercial and industrial developments:-

- (a) Each development must be provided with sufficient on-site space to store garbage and recycling bins of a sufficient type, size and number in accordance with the waste generation rates described in Appendix 2 'Waste & Recycling Generation Rates'.
- (b) The location of the on-site bin storage areas and, or rooms should be situated so as not to impact negatively on the visual amenity of the area and should preferably be located in the front yard of the development.
- (c) The bin storage area or room should also be designed to minimise the impact upon neighbouring properties, for example impacts from odour or vermin.
- (d) The Owners Corporation is responsible for on-site waste management and is to ensure that bin storage areas and or rooms remain clean and tidy at all time (ie no rubbish is to be placed outside of a mobile garbage bin). If Council's waste contractor cannot access the bin storage area/room, the bins will not be collected.

6.9.3.5 Mixed Use Developments – Commercial & Residential

6.9.3.5 (1) Applicability

This Section of this DCP applies to:

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

The provision of waste and recycling services to mixed use developments may require separate service providers. Councils Waste Contractor will service the residential portion of the development, but as stated in Section 8.4.1 of this DCP, the provision of waste and recycling services to commercial and industrial buildings is determined by the market-place. As such the proprietors of the commercial and industrial components of these developments may choose to have their wastes and recyclables serviced by any waste service provider licensed to do so.

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

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

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

6.9.3.5 (2) Requirements for Submissions

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

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

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

- the design and location of any garbage compaction equipment, including details of manufacturing specifications; and,
- the path of travel from a common bin storage area/room to the designated collection point.

6.9.3.5 (3) Development Requirements

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

(1) FOR THE RESIDENTIAL COMPONENT OF THE DEVELOPMENT

- (a) For developments described and categorized as Residential Flat Buildings the provisions of Section 7.5 of this DCP shall apply;


(2) FOR THE COMMERCIAL COMPONENT OF THE DEVELOPMENT

- (a) Each development must be provided with sufficient on-site space to store garbage and recycling bins of a sufficient type, size and number in accordance with the waste generation rates described in Appendix 2 'Waste & Recycling Generation Rates'.
- (b) The location of the on-site bin storage areas and, or rooms should be situated so as not to impact negatively on the visual amenity of the area and should preferably be located in the front yard of the development.
- (c) The bin storage area or room should also be designed to minimise the impact upon neighbouring properties, for example impacts from odour or vermin.
- (d) The bin storage area or room should be designed in accordance with the recommendations outlined in Appendix 35.
- (e) The Owners Corporation is responsible for on-site waste management and is to ensure that bin storage areas and or rooms remain clean and tidy at all time (ie no rubbish is to be placed outside of a mobile garbage bin). If Council's waste contractor cannot access the bin storage area/room, the bins will not be collected.

6.10 Development of a Heritage Item or in the vicinity of a Heritage Item

Part 4 Heritage Provisions of Hurstville Local Environmental Plan (LEP) clauses 27 to 34 lists certain requirements in relation to Heritage Items and development within the vicinity of a heritage item within the Hurstville Local Government Area as listed under Schedule 2 of the LEP. All applicants are required to confirm whether these controls are relevant to the subject site. These heritage controls take precedence if there is any inconsistency with other controls within the Plan.

6.10.1 General Information

- (a) If your property is a Heritage Item or is next to and in the vicinity of a Heritage Item you will need to consider the impact your development will have on the heritage significance of the heritage item and its setting. 
- (b) New buildings are not expected to replicate traditional building styles, however, the design is to be sympathetic in scale, form, proportion, setbacks, and materials.
- (c) Refer to Council's LEP for statutory requirements and a list of heritage properties. Applications adjoining a heritage listed property must include a heritage statement prepared by a qualified heritage consultant