

SUTHERLAND SHIRE

CARINGBAH MEDICAL PRECINCT

DCP 2015 CHAPTER 9



Contents

1.	Location	1
2.	Strategy.....	2
3.	Public Domain and Landscape Strategy.....	3
4.	Residential Flat Buildings	4
5.	Amalgamation Requirements	5
6.	Road Widening.....	8
7.	Floor Space Mix	9
8.	Building Envelopes.....	10
9.	Streetscape and Built Form.....	13
10.	Street Setbacks.....	16
11.	Side and Rear Setbacks	18
12.	Landscape Design	21
13.	Building Layout and Private Open Space	25
14.	Solar Access.....	26
15.	Visual and Acoustic Privacy.....	28
16.	Adaptable and Livable Housing	30
17.	Safety and Security	32
18.	Parking	33
19.	Waste Management Requirements	36

1. Location

This chapter applies to redevelopment which includes Medical Services Facilities, of land zoned R4 High Density Residential known as the “Caringbah Medical Precinct” as shown on Map 1. The chapter does not apply to development to other uses permissible uses in the zone, such as dwelling houses, dual occupancies and multi dwelling housing. The precinct is located to the north west of Caringbah Centre and is bounded by the Kingsway to the north, the railway line to the south, the Sutherland Hospital to the northwest and Willarong Road to the southeast. The precinct is within an 800m radius of Caringbah railway station, providing a convenient walking distance to shops, offices, services and public transport.



Map 1: Extent of Caringbah Medical Precinct



2. Strategy

The strategy for the precinct is to develop a cluster of new medical facilities in close proximity to Sutherland Hospital and Kareena Private Hospital, and within walking distance of Caringbah Centre. The medical cluster will help meet the health needs of Shire residents and provide specialist medical services to the region while also providing more opportunities for residents to find local employment. The development of specialist medical businesses in this precinct is intended to stimulate commercial activity in Caringbah Centre. Clients and workers will use the shops and services of the centre to revitalize it. The proximity to the centre means that the precinct is an appropriate place to provide additional dwellings as well as medical facilities.

The precinct is zoned Zone R4 High Density Residential, with mapped height 9m and mapped FSR 0.55:1. SSLEP 2015 Clause 6.21 'Caringbah Medical Precinct' allows height and FSR up to 20m (6 storeys) and FSR 2:1, if the development includes a Health Services Facility. It is important that the Health Services Facility is a significant part of the development, occupying a minimum 25% of the floor area.

The intention for the precinct is to create a new area of mixed use developments in a landscaped setting with substantial landscaped building setbacks. While development at the increased height to 20m and floor space ratio 2:1 will change this area, large trees and landscaping are intended to soften the visual impact of new developments and help to protect residential ambience of Flide Street.

Note:

Health services facility means a building or place used to provide medical or other services relating to the maintenance or improvement of health, or the restoration of health, of persons or the prevention of disease in or treatment of injury to persons, and includes any of the following:

- a. a medical centre,
 - b. community health service facilities
 - c. health consulting rooms
 - d. patient transport facilities
 - e. hospital
-

3. Public Domain and Landscape Strategy

The strategy for the Caringbah Medical Precinct is to improve the public domain with a greater volume of landscaping and improved footpaths. Mixed use development at the proposed maximum FSR 2:1 will create an increase in the residential population, which will increase the need for safe and pleasant pedestrian access between shops, schools, public transport and public open space. One purpose of increasing residential population close to centres is to encourage people to walk or use public transport in preference to private vehicles. To encourage walking, it is important to provide well lit, safe and pleasant pedestrian paths through and across the area.

As redevelopment occurs, footpaths will be constructed and the roadway improved, with landscaping incorporating new and existing trees. To create a more attractive public domain it is intended that all power lines in the precinct should be undergrounded. Parts of this work will be in the frontage works required for each amalgamated site redevelopment. Required frontage works will be in accordance with Council's Public Domain Design Manual.

The Medical Precinct is classified as 'Greenweb Restoration' in council's Greenweb map. The Greenweb map is a tool to manage natural resources by identifying key areas of habitat and linkages between habitat areas. The goal is to strengthen links between key areas of habitat. The Greenweb Restoration area is an area where vegetated links would assist long term biodiversity and the planting of indigenous species is required. Council is committed to a landscaping program along the Kingsway as set out in council's policy document "Planting the Kingsway: Kirrawee to Cronulla". The landscape strategy is to increase street tree and median strip planting, and to have indigenous trees planted in front setbacks as redevelopment occurs. The reinstatement of the original tree canopy will help create a strong sense of place.

Prior to urbanization Caringbah would have compromised a diverse ecological community known as the Sydney Turpentine Ironbark Forest (STIF), which grows on clay soils over shale. Appropriate local species in the precinct are:

Sydney Turpentine Ironbark Forest (STIF) (ridge)

Syncarpia glomulifera (Turpentine)

Eucalyptus paniculata subsp *paniculata* (Ironbark)

Eucalyptus globoidea (White Stringy-bark)

Eucalyptus resinifera (Red Mahogany)

Angophora costata (Smooth Bark Apple)

Corymbia gummifera (Red Bloodwood)

Eucalyptus punctata (Grey Gum).

4. Residential Flat Buildings

State Environmental Planning Policy (Housing) 2021 is a fundamental part of the assessment of residential flat buildings. The Housing SEPP and the Apartment Design Guide 2015 (ADG) prevail over Council's DCP requirements. The SEPP is supported by tools for improving the design of residential flat buildings and gives guidance on how the design quality principles provided under the Housing SEPP can be applied to new developments.

As a matter of policy the principles of the ADG will be applied to all development defined as Residential Flat Buildings and to the residential flat components of mixed use developments.

SSLEP2015 proposes a number of new areas zoned to permit residential flat buildings and also increases in the height and density development standards for some localities. The DCP controls work in concert with the Housing SEPP and SSLEP2015 controls.

SSLEP2015 does not have a minimum lot size for residential flat development. However, for residential flat developments, the need to comply with the design requirements of the Housing SEPP will necessitate site amalgamations if the maximum allowable floor space ratio for the site is to be realized. While development on smaller sites is possible, it may not be possible to achieve the maximum floor space ratio in an acceptable design, providing good residential amenity.

5. Amalgamation Requirements

The size and shape of a land parcel influences the relationship of a new building to its neighbours. Effective amalgamation patterns promote the efficient use of land and allow design constraints to be more easily resolved. Amalgamation requirements attempt to balance planning requirements relating to height, massing, underground car-parking, vehicular access, streetscape and amenity to achieve appropriate building outcomes for all sites in the precinct.

Amalgamation patterns have been defined for land within the Caringbah Medical Precinct as shown in the map Caringbah Medical Precinct Amalgamation Requirements.

To obtain the maximum height and FSR on a site in this area, Health Services Facilities must occupy 25% of the floor space of a redevelopment. Site amalgamation will be essential if a mixed use redevelopment including residential flats is to be developed up to the maximum floor space ratio and height while also complying with the design requirements of the Housing SEPP, and the streetscape and vehicle access strategy for this precinct. Individual developments must also allow for adjacent sites in the precinct to develop to their maximum potential. The site amalgamation plan allows for an arrangement of buildings- shown in the Building Envelope Plan- which can achieve this.

Through block amalgamations are required between the Kingsway and Flide Street so that floor space can be distributed between taller buildings on the Kingsway and lower buildings on Flide Street. This arrangement allows for lower buildings on Flide Street which are more compatible with existing development on the south side of Flide Street.

Through block amalgamations are required between Hinkler Avenue and Taren Point Road to allow for built forms with maximum northerly orientation.

5.1 Objectives

1. Ensure that amalgamated land parcels are of sufficient size to realize the maximum allowable medical and residential floor space while complying with the Housing SEPP and the Apartment Design Guide.
2. Ensure that redevelopment does not isolate lots or prevent neighbouring land parcels from reaching their redevelopment potential.
3. Ensure that development makes a positive contribution to the streetscape and appropriate transition in scale to adjacent land uses on Flide Street.
4. Ensure future development creates and maintains a high standard of amenity for residents.
5. Ensure that efficient and safe vehicle entry points can be achieved.
6. Improve pedestrian connectivity in the precinct.

5.2 Controls

1. Vehicular access from the Kingsway is not allowed.

2. Development of land in the Caringbah Medical Precinct where the bonus height and FSR is sought shall be in accordance with the Caringbah Medical Precinct Preferred Amalgamation Plan.
3. If an application proposes a development that does not comply with the amalgamation plan, a minimum street frontage of 26 metres should be achieved. This width will accommodate a development that:
 - a. provides for safe and appropriate access and servicing facilities - vehicular parking, access, storage and waste management areas.
 - b. provides for a high standard of resident amenity- including privacy, solar access, ventilation, and landscaped setbacks.
 - c. responds to the local context, including providing adequate separation from existing and future adjoining development.

Development sites with site frontage width less than 26m may not allow for the full FSR to be realised.

4. Development must be carried out in an orderly manner.

If an application proposes a residential flat development that does not comply with the amalgamation plan, the applicant must demonstrate that development of an alternative amalgamation pattern can be achieved where all sites can achieve their full development potential.

A schematic design must show that development of land under an alternative amalgamation pattern complies with the Housing SEPP and the Apartment Design Guide standards, and allows for building forms of varied height across the precinct, as shown in the Building Envelope Plan.

The assessment of any proposal to vary the amalgamation pattern will include consideration of the impact of the proposed development on the future capacity of lots left isolated.

Note:

Applications seeking to vary the amalgamation plan must include copies of correspondence between the proponent and the owners of any sites not incorporated in the designated amalgamation pattern or the owner of any site that would be isolated by the proposed development. The correspondence must clearly indicate that a fair financial offer has been made to that owner for incorporation into the development proposal (based on 3 valuation reports provided with the submission) and any response to these offers. Applicants must make this correspondence available to all landowners in the original amalgamation plan. The information will also be publicly available at Council.

A reasonable offer, for the purposes of determining the development application and addressing the planning implications of an isolated lot, is to be based on 3 independent valuation reports and include other reasonable expenses likely to be incurred by the owner of the isolated property in the sale of the property.

Where it has been shown that reasonable efforts have been undertaken to facilitate amalgamation of the isolated properties, and where no resolution can be reached between the parties, applicants must include with their development application a plan of adjoining lots excluded from the amalgamation which shows a schematic design of how the site/s may be developed. In such instances isolated lots are not expected to achieve the full FSR permissible in the zone.

A reasonable offer, for the purposes of determining the development application and addressing the planning implications of an isolated lot, is to be based on 3 independent valuation reports and include other reasonable expenses likely to be incurred by the owner of the isolated property in the sale of the property.

Where it has been shown that reasonable efforts have been undertaken to facilitate amalgamation of the isolated properties, and where no resolution can be reached between the parties, applicants must include with their development application a plan of adjoining lots excluded from the amalgamation which shows a schematic design of how the site/s may be developed. In such instances isolated lots are not expected to achieve the full FSR permissible in the zone.



Map 2: Caringbah Medical Precinct Amalgamation Plan

Note:

Sites with existing multi dwelling development have not been included in the amalgamation pattern.

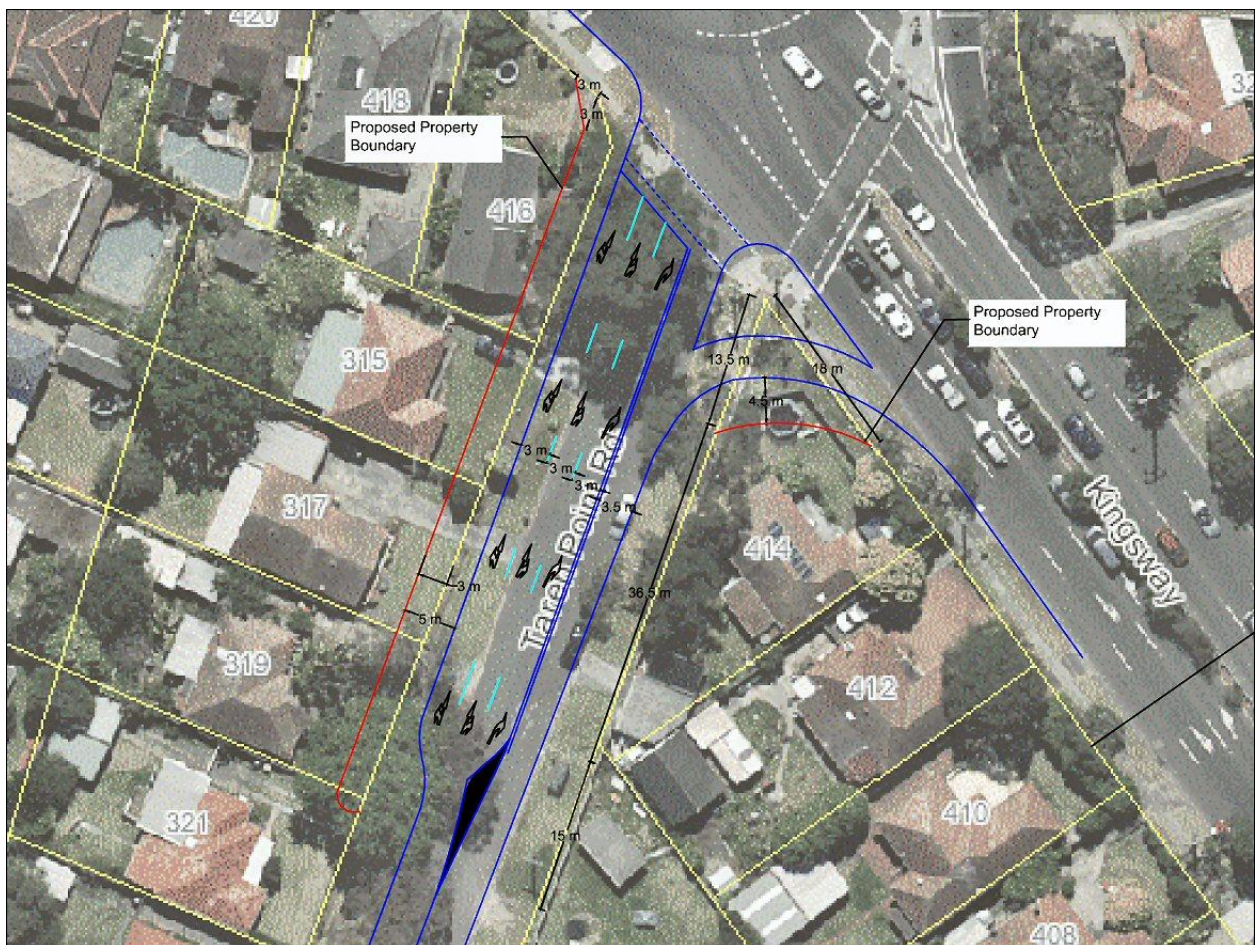
6. Road Widening

6.1 Objectives

1. Improve the performance of the vehicular intersection of Taren Point Road and the Kingsway in order to accommodate additional traffic resulting from redevelopment of the Caringbah Medical Precinct.

6.2 Controls

1. Redevelopment of all or part of amalgamated sites Site 6 (416 Kingsway), Site 7 (315 and 317 Taren Point Road), Site 8 (319 and 321 Taren Point Road) and Site 12 (414 Kingsway) must take into account Council's plan to widen the intersection of the Kingsway and Taren Point Road, as shown in Map 4 Caringbah Medical Precinct Intersection Widening. Parts of these lots are identified for acquisition by Council in order to widen the road and modify the intersection.
2. Required frontage works will be in accordance with Council's Public Domain Design Manual.



Map 4: Caringbah Medical Precinct Intersection Widening

7. Floor Space Mix

7.1 Objectives

1. Promote the development of Health Services Facilities to meet the current and future health needs of Shire residents and provide specialist medical services to the region.
2. Obtain efficiency benefits of co-locating new medical facilities in close proximity to Sutherland Hospital and Kareena Private Hospital
3. Increase employment self-containment for the Sutherland Shire by providing more local job opportunities in medical services.
4. Encourage walking and the use of public transport by developing a cluster of new medical facilities within walking distance of Caringbah Centre.
5. Assist in revitalizing Caringbah Centre with more local medical facilities.
6. Facilitate mixed use developments comprising Health Services Facilities and residential flats which provide amenity for all residents, workers and visitors.

7.2 Controls

1. Where a redevelopment is proposed with a greater height and FSR than mapped in the Local Environmental Plan, (being 9m and FSR 0.55:1), a minimum 25% of the gross floor area of the redevelopment is to be occupied by Health Services Facilities.

Note:

Health services facilities are defined in SSLEP, and include medical centres, community health facilities, health consulting rooms and hospitals.

2. The preferred location of the Health Services Facilities in a mixed use development is on the first floor (ground level) and the second floor of the building, in order to activate the street and to optimise solar access for the residential parts of the development.

8. Building Envelopes

A building envelope is a three dimensional zone that limits the extent of a building in any direction. Building envelopes set the appropriate scale of future development in terms of bulk and height in relation to street layout and block and lot sizes in a particular location. Building envelopes identify an appropriate three dimensional volume of space within which the height, bulk, setbacks and articulation of a building is to be contained. A building envelope is not to be seen as the maximum extent of possible development, but the space within which development can occur.

A variety of built form options are possible on each amalgamated site. The Building Envelope Plan shows the preferred built form layout. Alternate building layouts may be considered provided they achieve better amenity for future and existing residents and better outcomes for the public domain.

8.1 Objectives

1. Ensure that developments are designed to an appropriate height, mass and building separation to protect solar access potential for adjacent future residential flat developments, existing residential development on Flide Street and the public domain.
2. Improve the connectivity and permeability of the area with new pedestrian links.
3. Achieve variations in height within developments to provide built form transitions to existing and future adjacent developments

8.2 Controls

1. Development should comply with the Caringbah Medical Precinct Building Envelope Plan. The plan shows an optimum arrangement of built forms for the precinct which, for each amalgamated site, could accommodate mixed use development with minimum 25% Health Services Facilities, could achieve the maximum FSR 2:1, and meets the requirements of the Housing SEPP.
2. Within each amalgamated site, building heights range from 2 storeys, 14m (4 storeys), up to the maximum permissible height of 20m (6 storeys).
3. Buildings with a frontage to Flide Street must be lower than the maximum allowable height to allow a transition in building scale to Flide Street. The Building Envelope Plan shows buildings to a maximum height of 4 storeys on Flide Street.

Note:

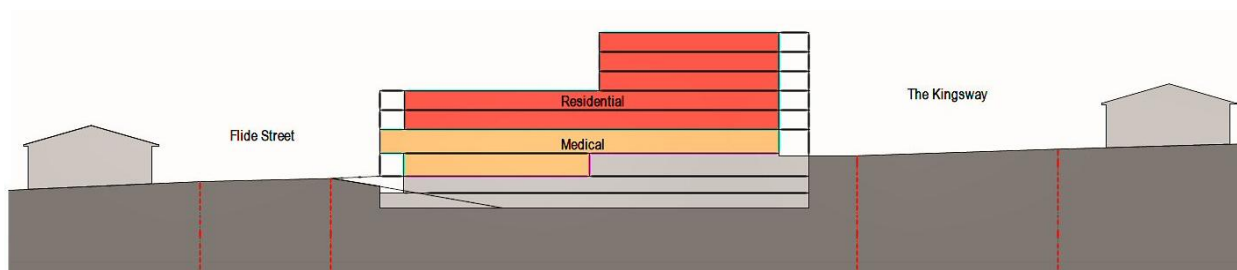
Floorspace ratio variations are not to be justified on the basis that a building complies with a building envelope.

8.3 *Assessment Principles*

1. Where an alternative building envelope is proposed, the alternative may be considered provided the design achieves good residential amenity for future residents of the development and future developments on neighbouring sites. To support alternative building envelopes, the applicant must demonstrate that adjacent sites can be developed with mixed use development including 25% Health Services Facilities, to their full development potential with satisfactory daylight access and compliance with the Housing SEPP and the ADG, assuming the remaining 75% of the development is residential flats.
2. A building envelope is determined by compliance with controls such as floor space ratio (FSR), height, landscaped area and setbacks. Its purpose is to provide an envelope within which development may occur but not one which the development should necessarily fill.



Map 3: Caringbah Medical Precinct Building Envelope Plan



Section C: Caringbah Medical Precinct: Section BB through Flide Street and the Kingsway looking NW

9. Streetscape and Built Form

Streetscape is the urban environment created by the relationship of built elements to the public domain. The quality and scale of architecture, landscape elements, natural elements and works in the public domain determine the streetscape character. Ancillary elements of development such as driveways, parking areas and fencing are important elements of the streetscape. In the Caringbah Medical Precinct, all development which is proposed to be redeveloped with the maximum allowable height and FSR will be assessed with regard to a Building Envelope Plan illustrating the preferred outcome for the whole precinct.

Facades are the external face of buildings and make a very important contribution to the streetscape. The composition and detailing of the building facade has an impact on its apparent scale as well as its appearance. The pattern or rhythm established by the proportions of the facade, the modulation of the external walls, the design of facade elements, their materials and detailing are all important considerations.

Architectural quality contributes to the character and quality of the streetscape. High architectural quality requires appropriate composition of building elements, textures, materials and colours and reflects the use, internal design and structure of a development.

The provision of an accessible built environment is both a design and a legislative requirement. The provision of physical access for people with disabilities, older persons and people with temporary mobility problems is the primary purpose of incorporating accessibility requirements into development. Accessible environments provide all people with the opportunity to have equitable and barrier free movement to shops, transport, employment, recreational facilities and housing.

9.1 Objectives

1. Ensure that all elements of development visible from the street and/or public domain make a positive contribution to the streetscape.
2. Create entrances which provide a desirable and safe identity for the development and which assist in visitor orientation.
3. Minimize conflicts between different uses in the development by providing functional and visual separation of the different uses in mixed use developments.
4. Activate the Kingsway street frontage with entrances to Health Service Facilities in new developments.
5. Ensure that vehicle access and parking areas do not dominate the streetscape and allow for the safe passage of pedestrians along the street and into the development.
6. Improve the visual amenity of the public domain.
7. Establish a barrier free environment for all people who live, work and visit Sutherland Shire.

9.2 Controls

1. Development must be designed and sited so that it addresses the street and must have clearly identifiable entries.
2. In the case of mixed use developments containing health services and residential uses, pedestrian entries and internal circulation to the different uses in the development should be separate and clearly differentiated.
3. Where a redevelopment with Health Services Facilities has a frontage to the Kingsway, the development should have an active street front.
4. The building form must be articulated to avoid large expanses of unbroken wall, and to visually reduce bulk.
5. Facades are to be composed with an appropriate scale, rhythm and proportion, which respond to the building's use and the desired character of a locality.
6. Developments on street corners should be designed to define and address the street and address both street frontages.
7. All parking shall be located in a basement.
8. The finished roof levels of basements are to be located at or near ground level.

Note:

Basement means the space of a building where the floor level of that space is predominantly below ground level (existing) and where the floor level of the storey immediately above is less than 1 metre above ground level (existing).

If basement construction protrudes more than 1m above ground level, it is no longer defined as a basement. Floor space in a basement may be counted as part of gross floor area. Refer to the definition of gross floor area in SSLEP2015.

9. Basement roofs and walls, and vehicular entries must not dominate the overall design of the building or streetscape and are to be integrated into the finished building design and landscaped treatment of the site.
10. A 1m landscaped setback to neighbouring properties is to be provided along the driveways to basement car parks.
11. Driveway walls adjacent to the entrance of a basement car park are to be treated so that the appearance is consistent with the external finish of the building. If basement car park entry points are to be located on the main street frontage of a development, these should be designed so as to reduce the visual impact.
12. Lift overruns and service plants must be integrated with well designed roof structures and architectural elements which are an integral part of the building design.

13. The need for additional building services must be resolved at design stage (e.g., electricity kiosk/substation & fire services facilities) and must be coordinated and integrated with overall design of the development without compromising building or landscape design.
14. Frontage works for all developments must be in accordance with Council's Public Domain Design Manual.
15. Development of residential flat buildings or shop top housing in the Caringbah Medical Precinct must include the replacement of existing local distribution power lines and other utilities with subsurface utilities and the provision of new street lighting to meet the requirements of the Public Domain Design Manual.
16. Where there are power lines which are not being undergrounded or bundled, street tree planting will only be required if they can be located 2m away from the wires. Where power lines are bundled, suitable trees can be planted underneath the bundled wires.

10. Street Setbacks

Street setbacks establish the front building line. Controls over street setbacks create the proportions of the street. Setbacks contribute to the public domain by enhancing streetscape character and the continuity of street facades. Street setbacks can also be used to enhance the setting for the building. They provide for landscape areas, entries to the ground floor of buildings and deep soil zones suitable for planting of canopy trees.

10.1 Objectives

1. Establish the desired spatial proportions of the street and define the street edge.
2. Create a clear threshold by providing a transition between public and private space.
3. Create opportunities for the planting of canopy trees and landscaping.
4. Ensure new development contributes to the desired future streetscape character.
5. Encourage design with good façade articulation.

10.2 Controls

1. A minimum 7.5m street setback from the Kingsway is required for all development.
2. Where a development on the Kingsway has a street setback of 7.5m or greater, building elements may encroach 1.5m into the front setback for a maximum of one third of the area of the façade, forming an articulation zone. Built form encroachments into the articulation zone can include open structure elements such as balconies and hoods, as well as elements which contribute to floor space ratio such as bay windows.

Built form encroachments into the articulation zone must not include:

- Garages, or
- Lift shafts.

Built form encroachments into the articulation zone must improve the design quality of the development with good façade articulation.

3. A minimum 6m street setback is required from Hinkler Avenue, Taren Point Road, Flide Street and Willarong Road (see Building Envelope Plan). Where a 6m front setback is allowed this may not be further reduced with an articulation zone.

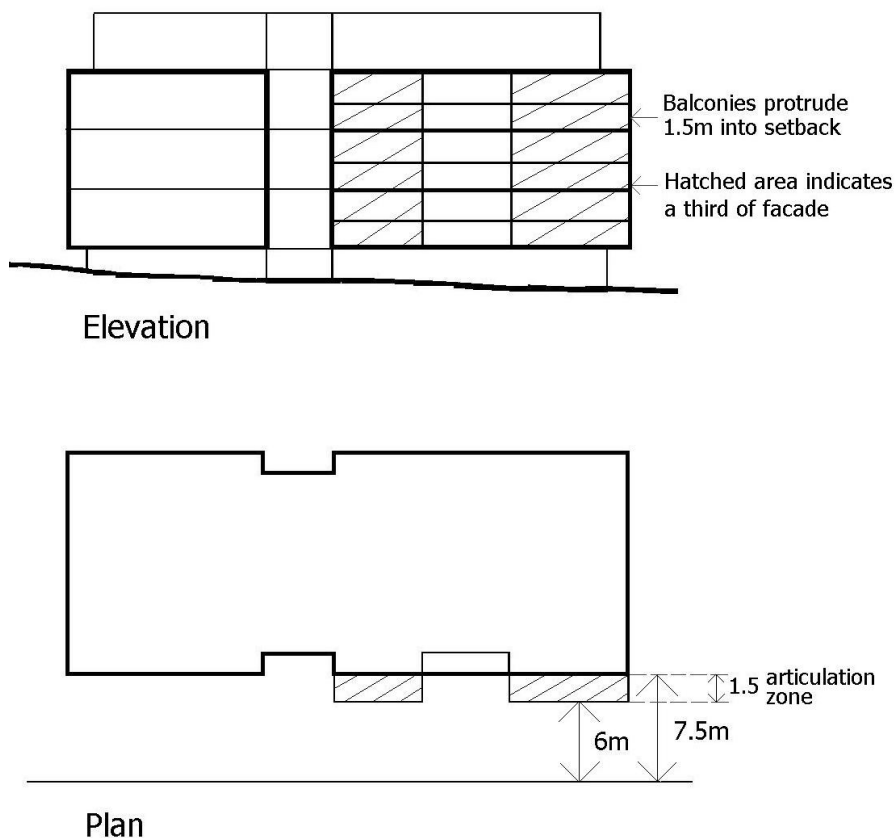


Figure 1: Illustration showing one possible scenario with one third of façade as articulation zone.

4. In the case of corner properties, the 6m setback also applies to the secondary frontage.
5. Basement underground car parks may be allowed within the articulation zone of the street setback, provided the structure is considered in conjunction with the overall landscape design.
4. Where private courtyards are located in the front setback, their design must not compromise the potential for large scale indigenous trees that will complement the scale of the building. The large trees are to be provided in areas of common property adjacent to the street where they will not be in conflict with built elements as they mature. Privacy to courtyards is to be achieved through the use of open form fencing and vegetation.
6. At grade car parking must not be located within the setback area.

Note:

Street setbacks are measured perpendicular from the property boundary to the closest extent of the building.

11. Side and Rear Setbacks

The spatial relationship of buildings is an important determinant of urban form. Building separation relates to urban form because it affects the spatial continuity and the degree of openness in the street. Spaces between buildings also provide opportunities for landscaping and access.

Separation between buildings is required to minimise adverse amenity impacts. Buildings which are too close together can create amenity problems, including lack of visual and acoustic privacy, loss of daylight access to dwellings and to private and shared open spaces.

11.1 Objectives

1. Provide visual and acoustic privacy for existing and new occupants.
2. Control overshadowing of adjacent properties and private or shared open space.
3. Provide opportunities for deep soil zones for tree planting.
4. Reinforce the desired spatial character of an area in terms of openness and density.
5. Mitigate the visual intrusion of building bulk on neighbouring properties.
6. Optimize surveillance of the public domain.
7. Facilitate view corridors between buildings.
8. Incorporate architectural detailing and modulation to side elevations to offset building bulk and visual intrusion.
9. Require increased setback with increased building height and length.
10. Facilitate a transition to lower density development in Flide Street

11.2 Controls

1. Side and rear setbacks should be in accordance with Caringbah Medical Precinct Building Envelope Plan as follows:
 - a. For sites in the north-south blocks between Hinkler Avenue and Taren Point Road:
 - i. The minimum side boundary setback at ground level on the northern boundary is 9m.
 - ii. The minimum side boundary setback at ground level on the southern boundary is 3m. These setback distances together achieve the required 12m building separation for the buildings up to 4 storeys (12m).
 - iii. Floors above 4 storeys are to be set back a further 3m, or sufficient to achieve the required ADG building separation for buildings between five and eight storeys (up to 25m).
 - iv. For sites adjacent to the Sutherland Hospital the minimum rear setback from the Sutherland Hospital site is 4m.
 - b. For sites in the block between the Kingsway and Flide Street:
 - i. The minimum side setback at ground level is 4m.
 - ii. Floors above 2 storeys up to a height of 4 storeys (12m) are to be set back to achieve the required ADG building separation.
 - iii. Floors above 4 storeys are to be set back a further 10m, or sufficient to achieve the required ADG building separation.

2. Side and rear setbacks are measured perpendicular from the side or rear boundary to the closest extent of the building, including balconies, awnings, podiums, sunscreens and the like (excluding eaves).
3. Walls are to be articulated to prevent continuous linear walls and promote variation and interest to setback areas and these walls.
4. That part of a basement construction which extends beyond the building footprint must be set back a minimum of 3m from side and/or rear boundaries.
5. Variations to basement construction side boundary setback control may be considered if:
 - i. The basement construction does not protrude from the natural ground level, so potential overlooking of the neighbouring property is not increased by the development.
 - ii. Opportunities for the planting of trees are provided in the setback area.

11.3 Assessment Principles

1. Where a variation to Map 3 Caringbah Medical Precinct Building Envelope Plan is sought, assessment will be in accordance with the Housing SEPP and Apartment Design Guide building separation distances. Where the neighbouring site is not yet developed, habitable rooms should be assumed when calculating separation distances:
 - a. Up to four storeys (12m):
 - i. 12 metres between habitable rooms/balconies
 - ii. 9 metres between habitable rooms and non-habitable rooms
 - iii. 6 metres between non-habitable rooms.
 - b. Above four storeys (up to 25m)
 - i. 18 metres between habitable rooms/balconies
 - ii. 13 metres between habitable rooms and non-habitable rooms
 - iii. 9 metres between non-habitable rooms.
2. To test whether a building's side and rear setbacks are appropriate, the following questions should be asked:
 - a. Does the proposed bulk and scale of the development result in excessive visual intrusion when viewed from an adjoining development or public area outside of the site?
 - b. Does the scale and siting of the proposed development result in significant overshadowing or adjoining properties?
 - c. Does the podium wall or any basement level or elements erected on the podium, result in excessive visual intrusion when viewed from outside the site?

3. If the answer is 'yes' to any of these questions the development should respond to the following principles:
 - a. Would the impact of the proposed building be reduced if it provided some degree of articulation of the elevations to create visual interest and to offset bulk and scale? This can be achieved through stepped floor plans, reducing the length of walls between design features, and variation in setbacks of the ground and first floors, provision of bay windows, recessed portions of walls and the provision of portions of feature walls which are of a different texture or material finish, and articulation of roof lines.
 - b. Would the impact of the proposed building be reduced with a greater setback? As a general rule, the setback of a building should progressively increase as the building length and wall height increases. Planting can assist in screening building bulk, but it should not be relied upon as the sole solution to overcome design weaknesses.

12. Landscape Design

Good design recognises that landscape and buildings operate together as an integrated system, resulting in greater aesthetic quality and amenity for the occupants, neighbours and the public domain. High quality landscape design protects and builds on the existing site's natural and cultural features to contribute to a development's positive relationship to its context and site.

Sutherland Shire's tree cover, areas of bushland and natural beauty are valued by its residents. Landscape design in new development must recognise that existing trees, important landscape elements, appropriate planting, and where possible minimise urban runoff.

12.1 Objectives

1. Retain and enhance the indigenous tree canopy.
2. Contribute to streetscape character and the amenity of the public domain by using planting and landscape elements appropriate to the desired character of the streetscape and the scale of the development.
3. Encourage landscape treatments, both deep soil landscaping and planting on podiums, which provide privacy for residents, and minimize overlooking of private open space.
4. Improve the microclimate within development.
5. Minimize the impact of driveways and parking areas on existing landscaping, landform and streetscape, in terms of siting and choice of materials.
6. Ensure any planting on basement roofs, roof tops and in planter boxes is sustainable by providing adequate rainwater storage and water efficient irrigation.

12.2 Controls

1. Except for driveway access, the following setback areas must be deep soil landscaped area:
 - a. Minimum 6m of front setback.
 - b. A minimum 3m of side and rear setbacks.

Note:

Deep soil landscaping can include trenches with minimum area of 6m x 4m which are extensions of the side or rear setbacks, and allow opportunities for large trees to be planted in the courtyard areas of developments. Underground car park design would need to accommodate these areas.

2. The landscape design must include indigenous canopy trees that will achieve a minimum 8 metres height at maturity within suitable setback areas. Where setbacks allow, the trees must be planted more than 3 metres from adjoining structures.

3. Where there are continuous overhead power lines, a minimum of 1 indigenous canopy street tree that will attain a maximum height of 4m, must be planted at a maximum spacing of 7.5m, at a minimum distance of 1 metre from the kerb and/or footpath, and or masonry fence or retaining wall. Street trees must be selected from the Council's technical specifications and Native Plant Selector available on Council's website
4. Where there are no continuous overhead power lines, a minimum of 1 indigenous canopy street tree that will attain a minimum mature height of 6m must be planted at maximum spacing of 5m, at least 1m from the kerb and/or footpath and/or masonry fence or retaining wall. Informal clumping of trees is encouraged. Street trees must be selected from Council's technical specifications and Native Plant Selector available on Council's website. Turf must also be planted.
5. A minimum rear boundary indigenous tree planting rate is set at 2 trees for every 15m of linear boundary. All indigenous tree species must be selected from the Native Plant Selector available on Council's website.
6. The landscape design should achieve opportunities for deep soil landscape planting between buildings that provide a deep soil separation of more than 3m between trees and structures. Planting beds should be a minimum of 900mm wide to support shrubs and small trees.
7. Existing canopy trees in good health in the front and rear setback must be retained.
8. Landscaping in the vicinity of a driveway entrance should not obstruct visibility for the safe ingress and egress of vehicles and pedestrians.
9. Ground floor courtyards must not extend into the 3m landscape strip along the frontage of development.
10. Landscaping and design should be employed to create privacy for residents.
11. Any privacy fencing design and materials must be appropriately landscaped with screen planting.
12. Communal open space should have a minimum area equal to 25% of the site for all residential flats with a floor space ratio of 2:1 or greater. Where residential flat buildings have a floor space ratio of less than 2:1, 100sqm of communal open space is required.
13. Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions. This space must have a minimum dimension of 10m, have shelter, furniture and facilities suitable for outdoors, and if provided at ground level, include canopy trees. Communal open space on roof tops should be designed to optimize privacy for occupants and adjoining residents.

14. Planting is required on that part of a basement which extends beyond the building footprint. Planting in this area is to have sufficient soil depth to support the species selected and should constitute a minimum of 30% of the area of the exposed basement. This planting is intended:
- a. To offset the potential for excessive paved areas;
 - b. To provide residents with attractive outlooks from dwellings, and
 - c. To assist in the creation of privacy between dwellings, and between dwellings and common areas.

Note:

The planting required on top of basement structures is shallow soil landscaping. This is in addition to the required deep soil landscaping for 30% of the site.

15. Where planting is proposed on that part of a basement which extends beyond the building footprint, roof tops or within planter boxes, the space to be planted must be designed and constructed to contain a minimum soil depth of:
- 450mm for grass and ground covers
 - 600mm for shrubs
 - 900mm for small trees
 - 1200mm for large trees.
- Species selection must be suited to the future microclimate. Landscaping on basement roofs and planter boxes must be accessible for maintenance access.
16. Where trees are proposed on roofs or planter boxes an area of 3m x 3m per tree must be provided. Planter boxes in this case must be stepped, mounded or set down in the slab to reduce their apparent height on the surface to 450mm.
17. Where site levels allow, basement roof planting is to be integrated with surrounding deep soil landscaping and hard paved areas so the podium basement roof planting reads as an extension of the deep soil landscaping.
18. Where planter boxes edge both sides of a pedestrian path or entrance, the vertical height of the planter shall not exceed a height greater than half the width of the pathway.
19. Appropriate paving must be provided to driveways, walkways, entries, fire egress points, garbage bin enclosures, letter boxes, clothes lines and under pergolas.
20. A communal rainwater tank and pump should be located underground in common open space. Common open space areas must be provided with a water efficient irrigation system and taps at a minimum 25m intervals connected to the rainwater tank. Each private open space must be provided with a tap connected to the rainwater tank.
21. An external energy efficient lighting system is to be provided for pedestrian access and driveways located within communal open space.
22. Internal driveways within the drip zone of existing trees should have a pervious surface treatment.

Note:

All indigenous tree species must be selected from Council's Native Plant Selector available on Council's website. The Native Plant Selector is a tool that recommends plants suitable for Sutherland Shire's ecosystems based on the specific address of the site. The tool is available online on Council's website.

For additional guidance on landscape design and implementation refer to the Sutherland Shire Environmental Specifications – Landscape 1-5. Applicants should also refer to the Greenweb map and controls in Chapter 39 Natural Resource Management. For development application submission requirements refer to Council's DA Guide.

12.3 *Assessment Principles for Determining the Quality of Landscaping*

In assessing whether the landscaping design is high quality, Council will consider the following:

1. The size, shape and orientation of spaces allocated for landscaped area:
 - a. Narrow spaces can rarely support vegetation of adequate scale. Where a site's landscaped area is largely composed of very narrow spaces the design is unlikely to meet the objectives of the landscape standards despite numerical compliance.
 - b. Whether sunlight access is sufficient to support the growth of the landscaping proposed.
2. Whether the size and shape of spaces allocated for the trees and shrubs proposed are sufficient for the species to grow to maturity.
3. Whether the scale of the trees and landscaping complements the scale of the buildings and the spaces where they are located. For example, where it is desirable to grow medium size trees and shrubs within a side setback to screen development, a minimum width of 3m for landscaping to enable boundary planting is desirable.

13. Building Layout and Private Open Space

Good design provides a building layout that maximises the natural attributes of the site. Carefully considered building layout and design also creates a higher level of amenity for occupants through enhanced visual and acoustic privacy, passive heating and cooling, attractive outlooks from living spaces, and flexible and useable indoor and outdoor spaces that meet the needs of workers and/or occupants.

Similarly, good built development design meets the needs of its occupants by providing adequate site facilities. Considering the need and location of site facilities at the design stage is important in achieving good design outcomes. There is less opportunity to achieve good design outcomes for site facilities following construction. Site facilities and ancillary structures that integrate into developments minimise the impacts of such facilities and structures upon the occupants of surrounding buildings, the streetscape and the natural environment.

13.1 Objectives

1. Provide building forms and layouts that are suitable for mixed use developments including health services facilities.
2. Ensure outdoor living areas are functional and responsive to the environment and appropriate for the internal layout of the building.
3. Promote the design of buildings which are responsive to the orientation of the site.
4. Integrate essential amenities and facilities within developments.
5. Minimise the impacts of ancillary aspects of development on people, building occupants or neighbours, and on the streetscape and the natural environment.
6. Provide waste management facilities that are suitable for mixed use developments including health services facilities.

13.2 Controls

1. The medical component of a building is to have a minimum floor to floor height of 4m.
2. Non-residential and residential land uses in the same development shall be sited and designed in a manner that will not adversely affect the future operation of those land uses.
3. For residential development, suitable clothes drying facilities shall be provided. They shall not be visible from a public place and shall have access to sunlight.
4. Access to all levels of the development, including the basement, must be made available by lift in order to facilitate access by people with disabilities.

14. Solar Access

Solar access forms an integral part of the design process. Buildings should be sited and designed to provide adequate daylight and sunlight access to living areas and private and communal open space areas. Good solar design improves amenity and energy efficiency.

Daylight consists of two types of light:

- skylight - diffuse light from the sky - and
- sunlight - direct beam radiation from the sun.

The amount and quality of daylight varies with the time of day, season and weather conditions. This variability contributes to pleasant environments in which to live and work. Achieving maximum daylight access requires consideration of the internal layout and orientation of the development as well as the surrounding development and natural features.

14.1 Objectives

1. Design and locate buildings so that reliance on artificial light sources is minimised.
2. Maximize solar access to private open space, communal open space and living rooms within a development.
3. Ensure that daylight access is provided to all habitable rooms.
4. Ensure development retains reasonable levels of solar access to the neighbouring properties and the public domain.

14.2 Controls

1. New buildings and additions shall be sited and designed to maximize direct sunlight to north-facing living areas, communal and all private open space areas.
2. Living rooms and private open spaces for at least 70% of residential units in a development should receive a minimum of 2 hours direct sunlight between 9am and 3pm in midwinter.
3. New development is to be designed to ensure direct daylight access to communal open space between March and September and provide appropriate shading in summer.
4. Skylights and lightwells must not be used as the primary source of daylight in habitable rooms.
5. For neighbouring dwellings:
 - a. Direct sunlight to north facing windows of habitable rooms and 10m² of useable private open space areas of adjacent dwellings should not be reduced to less than 2 hours between 9.00am and 3.00pm on 21 June.
 - b. Consideration will be given to reduced solar access where the proposed dwelling is generally compliant with all development standards and controls, and the extent of impact is the result of orientation, site constraints, and or existing built forms.

- c. Overshadowing by vegetation should be ignored.
- d. Overshadowing by fences, roof overhangs and changes in level should be taken into consideration.

14.3 Assessment Principles

- 4. The numerical guidelines for overshadowing will be applied with the NSW Land and Environment Court Planning Principle for sunlight (NSW LEC 1082) in mind where relevant:
 - i. The ease with which sunlight access can be protected is inversely proportional to the density of development. At higher densities sunlight is harder to protect and the claim to retain it is not as strong.
 - ii. The amount of sunlight lost should be taken into account as well as the amount of sunlight retained.
 - iii. Overshadowing arising out of poor design is not acceptable, even if it satisfies numerical guidelines.
 - iv. In areas undergoing change, the impact on what is likely to be built on adjoining sites should be considered as well as the existing development.

15. Visual and Acoustic Privacy

Building design must take into consideration aspects of visual privacy and noise sources and minimise their future impacts on occupants. Amenity is enhanced by privacy and a better acoustic environment. This can be achieved by carefully considering the location of the building on the site, the internal layout, the building materials used, and screening devices.

Major roads and rail operations generate noise and vibration, and people living and working near major transport corridors can be adversely affected. Major roads can also impact on air quality due to their volume of traffic. Building design must take into consideration the noise, vibration and air quality effects of busy roads and rail corridors and minimise the amenity and health impacts on future occupants.

15.1 Objectives

1. Ensure a high level of amenity by protecting the acoustic and visual privacy of occupants within all built development and in private open spaces.
2. Ensure buildings are sited and designed so that acoustic and visual privacy and vibration from outside sources are controlled to acceptable levels.
3. Minimise direct overlooking of windows and private open space so that the amenity of neighbours and occupants is respected.
4. Recognise the outlook and views from principal rooms and private open space without compromising visual privacy of others.

15.2 Controls

1. Locate, orientate and design new development to maximise the provision of visual privacy.
2. Windows of Health Services Facilities should not overlook residential private outdoor spaces.
3. Use detailed site and building design elements to increase visual privacy without compromising access to light and air.
4. All noise generating equipment such as mechanical plant or equipment, air conditioning units, swimming pool filters, fixed vacuum systems, mechanical ventilation from car parks, driveway entry shutters, garbage collection areas or similar must be designed to protect the acoustic privacy of residents and neighbours. All such noise generating equipment must be acoustically screened. The noise level generated by any equipment must not exceed an LAeq (15min) of 5dB(A) above background noise at the property boundary.
5. Residential development adjacent to a rail corridor or a busy road as identified on the Road and Rail Noise Buffer Map should be sited and designed to include noise and vibration attenuation measures to minimise noise and vibration impacts. Refer to State Environmental Planning Policy (Transport and Infrastructure) 2021 and the NSW

Department of Planning's Development near Rail Corridors and Busy Roads – Interim Guidelines.

Notes:

Compliance with the NSW Planning and *Environment's Development near Rail Corridors and Busy Roads –Interim Guidelines* is mandatory for roads with an annual average daily traffic (AADT) volume greater than 40,000 and is best practice advice for roads with an AADT volume of 20,000 - 40,000 (based on the traffic volume data available on the website of Transport for NSW)

The Guidelines apply to development:

- located up to 300m from the road kerb and with a direct line of sight to busy roads, and, or
- located within 80m of an operational rail track

The Guidelines require that noise levels in any such residential development not exceed:

- LA eq of 35dB (A) measured within any bedroom in the building at any time between 10pm-7am and
- LA eq of 40dB(A) measured within any bedrooms between 7am-10pm and anywhere else in the building (other than a garage, kitchen, bathroom or hallway) at any time.

Depending on the classification of a development using the screen tests in the *Development near Rail Corridors and Busy Roads – Interim Guidelines*, compliance with specified noise control treatments (Appendix C) may be required or an assessment by an acoustic consultant may be required.

To increase visual and acoustic privacy, building design elements should be used such as recessed balconies and /or vertical fins between adjacent balconies, oblique windows, louvres and pergolas which limit overlooking of lower dwellings, and private open space.

16. Adaptable and Livable Housing

Adaptable and 'livable' (universally designed) dwellings are conventional dwellings that incorporate construction and design elements to meet people's changing mobility requirements over their lifetime (e.g. level pathways, wider doorways and corridors and reinforced bathroom walls to enable future installation of grab rails). The focus is on creating safe, accessible and functional housing for a diverse demography including the elderly, families with children and people with permanent or temporary disabilities.

An 'adaptable dwelling' is a dwelling with design features that are easily adapted at a later date to flex with the changing needs of the occupants, as specified in AS 4299 (Adaptable Housing). The provision of adaptable housing units within a development can assist people to continue to live in a dwelling which is suited to their mobility and level of ability. It is far more cost effective than relocation or substantial building renovations to modify a home to be more accessible at a later date. Adaptable housing is important part of the housing mix in the Shire as the number of people over the age of 55 years is above the Sydney average. It is also increasing as a proportion of the total population.

A 'livable' dwelling is a form of adaptability that incorporates elements 'designed in' at the construction stage, thus not requiring subsequent modification or adaptation through the lifecycle of occupants. For the purpose of this section, a livable dwelling means a dwelling designed to Silver Standard *Livable Housing Design Guidelines*.

16.1 Objectives for Adaptable and Livable Housing

1. To provide housing that will meet the access and mobility needs of any occupant.
2. To ensure a suitable proportion of dwellings include layouts and design features to accommodate changing mobility requirements of residents.
3. To promote ageing in place by extending the usability of dwellings to meet 'whole of life' needs of the community.

16.2 Controls for Adaptable Housing

1. All new residential flat buildings must provide dwellings designed in accordance with the Australian *Adaptable Housing Standard* (AS4299) to Class C Certification at the following rates:
 - Development containing fewer than 5 dwellings – none.
 - Developments of 6 or more dwellings – 20% adaptable
2. When the calculations for the number of dwellings results in a fraction, numbers $\leq .5$ should be rounded down.
3. Variations will be considered where it can be demonstrated that site conditions would preclude achieving the controls. .
4. An applicant will need to demonstrate compliance with the adaptable housing provisions. This may include a report prepared by an appropriately qualified person submitted with the development application, specifying how the proposal has addressed the requirements in this chapter, the relevant Australian Standards (e.g., *Australia Standard 1428 – Design for access and mobility*) and the National Construction Code.

5. The design of adaptable dwellings must be integrated into the development with the use of consistent materials and finishes.

16.3 Controls for Livable Housing

1. In addition to complying with the adaptable housing rates in clause 1 above, all new residential flat buildings must provide 'livable dwellings (i.e., dwellings designed to *Livable Housing Design Guidelines*) at the following rates:

- Developments containing 5 or fewer dwellings – 1 dwelling.
- Developments of 6 or more dwellings – 10% of dwellings.

When the calculations for the number of dwellings results in a fraction, numbers $\leq .5$ should be rounded down.

2. Dwellings provided in accordance with Clause 1 must incorporate the following *Livable Housing Design Guidelines*:
 - An accessible continuous path of travel from the street entrance and/or parking area to dwelling entrance.
 - At least one level entrance into the dwelling.
 - Internal doors and corridors width that facilitate comfortable and unimpeded movement between spaces.
 - A toilet on the ground (or entry) level that provides easy access.
 - Reinforced walls around the toilet, shower and bath to support the safe installation of grab rails at a later date.
 - A continuous handrail on one side of any stairway where there is a rise of more than one metre.
3. On-site car parking spaces shall be in accordance with Australian Standard – AS 2890.1 (as amended) and Australian Standard – AS 2890.6.
4. Where proposed, all 'livable' dwellings must be clearly identified on the submitted DA plans.
5. Variations to (1) will only be considered where it can be demonstrated that site conditions would preclude achieving the controls.

Note:

For further details on the *Livable Housing Design Guidelines*, applicants are encouraged to visit www.livablehousingaustralia.org.au.

17. Safety and Security

In April 2001, the NSW State Government introduced *Crime Prevention Through Environmental Design (CPTED)* to Section 4.15 of the *Environmental Planning and Assessment Act, 1979*. The guidelines require consent authorities to ensure development provides safety and security for users and the community. If a development presents a crime risk, the guidelines can be used to justify modification of the development to minimise crime risk, or refusal of the development on the grounds that crime risk cannot be appropriately minimised.

17.1 Objectives

1. Reduce crime risk and minimise opportunities for crime.
2. Encourage the consideration and application of crime prevention principles when designing and siting buildings and spaces.
3. Encourage dwelling layouts that facilitate safety and encourage interaction and recognition between residents.
4. Ensure pedestrian and vehicle safety.
5. Minimise the risk of children drowning in swimming pools.

17.2 Controls

1. The design of development is to incorporate *Crime Prevention Through Environmental Design* principles.
2. Development is to be designed to incorporate and/or enhance opportunities for effective natural surveillance by providing clear sight lines between public and private places, installation of effective lighting, and the appropriate landscaping of public areas.
3. Balcony balustrades should respond to the location, being designed to allow views and passive surveillance of the street while maintaining visual privacy and allowing for a range of uses on the balcony.
4. Driveways and fencing must provide adequate sight distance for the safety of pedestrians using the footpath area.
5. To facilitate access especially by emergency services, street numbering should be adjacent to the doorway and on a vertical surface adjacent to the driveway entrance.

Note:

For further information, refer to:
NSW Police Service 2001, *Safer by Design*
NSW Department of Urban Affairs and Planning 1979, *Crime Prevention and the Assessment of Development Applications, Guidelines under Section 4.15 of the Environmental Planning and Assessment Act, 1979*.

18. Parking

Accommodating vehicles can have a significant impact on the design of new development. The location and layout of the parking will influence the layout and design of buildings and landscaping. All development must satisfy the demand for parking that it creates within its own site. The provision of sufficient parking must not compromise the safety of the on street and off street environment for vehicles, pedestrian and cyclists. Parking is required for different types of vehicles according to the proposed use. Vehicles include passenger vehicles, motor bikes, light vehicles and heavy vehicles and pushbikes.

Vehicular access across footpaths to roadways presents a potential point of conflict between vehicles, pedestrians and cyclists. As such the design and location of vehicle footpath crossings requires careful consideration to ensure public safety is optimised.

18.1 Objectives for all Development

1. Ensure all land uses and/or combination of activities provides sufficient parking on site to satisfy the demand for parking by different vehicle types generated by the development including Traffic Generating Development.
2. Minimise amenity impacts on neighbouring properties including streetscape, noise and light spill.
3. Maximise safety for residents and visitors to the development.
4. Minimise potential conflicts between pedestrians and vehicles.
5. Minimise the impact of noise and glare from vehicle movements on dwellings within or external to the site.
6. Ensure that the most appropriate access point is used to optimise traffic flows, public safety and preserve kerbside parking.
7. Ensure safe and orderly movement of traffic.

18.2 Controls

1. Car parking shall be provided in accordance with the car parking requirements set out under *Table 1 - Car Parking Numbers* in Chapter 36: Vehicular Access, Traffic, Parking and Bicycles.
2. Where the car parking requirement is expressed as a minimum number of spaces the development shall not provide less spaces than that minimum.
3. Where the development proposal raises unique traffic and parking issues, or where development is identified as Traffic Generating Development, then a Traffic Report shall be completed.
4. When the calculations for the number of parking spaces results in a part or fraction of a parking space of 0.5 or greater for the whole development, then the actual number shall

be rounded up. For example 1.5 spaces shall be rounded up to 2 spaces for the whole development.

5. Where a development is identified as Traffic Generating Development then the parking requirement specified in the TfNSW Guide to Traffic Generating Development shall apply.
6. Developments with 10 or more dwelling require one designated carwash bay with minimum dimensions of 3m x 7.6m. Additional carwash bays are required in development in excess of 30 dwellings at a rate of 1 per 20 dwellings.
7. Where a development is on the lower side of the roadway or where basement car parking is proposed, the driveway is to be a maximum grade of 5% for 3 metres immediately inside the boundary to ensure driver visibility.
8. The minimum vehicular crossing and driveway width for a combined vehicular crossing (Entry/Exit) is 5.5m and 4m for a separate vehicular crossing with a minimum spacing between driveways of 3m.
9. The design of the all vehicle access ways shall enable all vehicles to enter and leave the site in a forward direction. Turning areas shall be provided to enable a maximum 3-point turn to achieve this egress.
10. Car parking areas must be designed to minimise headlight glare onto the windows of dwellings within the site or neighbouring properties.
11. As a minimum, developments must provide 1 bicycle space per 10 car parking spaces for the first 200 car spaces, plus 1 space per 20 car parking spaces thereafter.
12. Bicycle parking facilities are to be installed in accordance with Australian Standard AS2890.3 – Bicycle Parking Facilities (as amended), Austroad's Guide to Traffic Engineering Practice – Part 14 Bicycles and the Austroads Bicycle Parking Facilities: Guidelines for Design and Installation (AP-R527-16).
13. Bicycle parking facilities must address the following design principles:
 - a. Accommodate all usual types of bicycles such that damage to them is minimised during storage and retrieval.
 - b. Not pose a hazard to bicycle users, pedestrians or motorists.
 - c. Be well lit, safe and secure, easy to access and use.
 - d. Cater for the different needs of residents, employees and visitors to the development.
 - e. Be located in convenient and accessible locations within the development that allow for good passive surveillance; such as near key building entrances, the lobby and the lift core.
 - f. When located within a car park, preferably be situated at street level and in a manner that provides the most direct, safe and convenient access while minimising conflict with vehicles and pedestrians.
 - g. Where a bicycle parking and storage facility cannot be located at street level, it must be located no more than one level above or below street level. Access to street level entry and exits must be direct, safe and minimise potential conflicts with vehicles.

14. Further design requirements for car parking and access are provided for in Chapter 36 Vehicular Access Traffic Parking and Bicycles.

19. Waste Management Requirements

The design of waste and recycling storage areas within the development determines the efficiency of waste handling as well as affecting occupant amenity and the streetscape presentation of the development.

Multiple households within the property increase challenges with regard to minimising the volume of waste, the ease of access, and the efficiency of waste sorting and removal systems.

19.1 Objectives

1. Ensure appropriate waste storage and collection facilities.
2. Maximise source separation and recovery of recyclables.
3. Ensure waste management systems are intuitive for occupants and are readily accessible, integrated with the design of a development.
4. Minimise risk to health and safety associated with handling and disposal of waste and recycled material, and ensure optimum hygiene.
5. Minimise adverse environmental impacts associated with waste management.
6. Discourage illegal dumping by providing on site storage and removal services for hard waste. Hard waste consists of discarded items of bulky household waste which are awaiting removal.
7. Enable the servicing of the waste management system on site, and the efficient collection of waste and recyclables by collection service providers, with minimum disruption and impact on the community.
8. Ensure bin storage areas/rooms do not dominate the streetscape.

19.2 Controls

1. Provision must be made for waste management, including storage and collection, in accordance with Sutherland Shire Council's *Development Application and Modification Lodgement Guideline* and *Waste Collection Policy for Multi-Unit Dwellings and Residential Flat Buildings*.