Bus Shelters and Seats
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1. Where does the Plan Apply?

This plan applies to all land within the Sutherland Shire area.

2. Purpose of the Plan

The purpose is:

- To provide guidelines for the siting of bus shelters and seats.

- To provide guidelines for the design of advertising on bus shelters and seats so as to protect the visual amenity of the Shire.

3. Can this Plan be Varied?

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

There are two types of standards:

The Development Standard required or contained in the Sutherland Shire Local Environmental Plan 1993 (SSLEP 1993) as amended.

Any proposal to vary those standards must be accompanied by a formal objection to the standard under the provisions of the State Environmental Planning Policy No.1.

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

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

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

4. Making an Application

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

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

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

1. Five (5) copies of plans, elevations and sections, fully dimensioned and to scale (preferably 1:100), including the type of materials proposed to be used.

2. Five (5) copies of a written assessment of the proposal, addressing each section of this plan showing how the proposal meets the objectives of each section.

3. A detailed site analysis and declaration.

4. A full survey plan, prepared by a registered surveyor, indicating existing site levels at the corners of the proposed structure, the site contours and the proposed floor levels using a fixed datum point related to Australian Height Datum.

5. Details of proposed site drainage

6. Fees.


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

Note: Council will not accept a development application unless a site analysis is submitted with the application.
5. Site and Landscape Analysis

All development requires perceptive and effective site planning. Good site analysis and design skills are therefore essential in achieving effective site locations for users and minimising the impact on adjoining residents.

**Objectives:**
To identify constraints and opportunities in relation to natural elements such as:

a. Topography and slope;
b. Geology and soils;
c. Existing vegetation;
d. Drainage pattern;
e. Climatic conditions.

When any development is proposed to be built amongst existing dwellings, the design must take into account factors extending beyond the site including:

a. the location and use of neighbouring sites;
b. potential constraints relating to overshadowing, overlooking, views, building bulk, landscaping and screening;
c. street character.
d. bus routes
e. pedestrian pathways.

**Standards:**
A plan of existing conditions is to be provided as a site analysis, for submission with a Development Application for any development, and should indicate:

1. Location and uses of adjacent buildings, locating window openings in the wall of adjacent buildings which face the site boundary.
2. The height of adjacent buildings.
3. Major trees on the site and street trees, identified by size and botanical names or common names.
4. The fall of the land, showing contours at 1 m intervals and related to Australian Height Datum.
5. Location of utility services and stormwater drainage lines and street crossings.

The site analysis can be hand drawn but must be to scale, and must be accompanied by a declaration that the information provided is correct and true in every detail.
6. Public Notification

Before considering an application for development, Council will advise adjoining property owners and those who, in the Council’s opinion, may be affected by the proposed development should it proceed.

Those notified are invited to comment within 14 days.

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

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

7. Where is Advertising on Bus Shelters and Seats Permitted?

Advertising on bus shelters and seats is permitted with development consent in all zones of the Sutherland Local Environmental Plan 1993 as amended and the Sutherland Local Environmental Plan – Menai Town Centre, 1992.

8. Objectives for Design and Siting of Advertising on Bus Shelters and Seats

- High quality bus shelters and seats which make a positive contribution to urban design and streetscape.

- Advertising in keeping with the scale and character of surrounding development.

- A minimum amount of advertising incorporated into the design of the bus shelter/seat.

- Pedestrian movement unrestricted by the location of the bus shelter/seat, and the existing footpath network to be connected to the shelter/seat and kerb alignment.
9. Location Requirements

Bus shelters shall be located:
- On arterial, sub arterial or collector roads only (as defined by Council’s Road Hierarchy).
- At heavily utilised bus stops.
- Where no other form of overhead cover exists for pedestrians.

Pedestrian seats shall be located:
- On arterial, sub arterial or collector roads only (as defined by Council’s Road Hierarchy).
- At moderately utilised bus stops.

All seating at bus shelters shall be designed in accordance with Australian Standard 1428.2 paragraph 27.2.

10. Design Requirements

Bus shelters and seats must generally conform with the design guidelines of this plan. Advertising on bus shelters or seats is preferred within existing business or industrial zones. However, advertising on bus shelters and seats in other zones will be considered where it can be demonstrated that it will not adversely affect the amenity of the area. In considering the amenity of the area, Council shall have regard to:
- The level of traffic on adjacent road network.
- The surrounding land uses and orientation of such uses.
- The streetscape of the area.

Advertising of a site specific product/business (e.g. Sutherland Nursery) on bus shelters or seats shall be located within the relative business/industrial area only. For example, Sutherland Nursery would not be permitted to advertise within Caringbah Shopping Centre.

The design of the bus shelter or seat shall generally be in accordance with the attached sketches. Where Council has adopted a specific development control plan for a centre or area, the proposed bus shelter and seats shall be designed in accordance with the design criteria for street furniture in that area, specified in that plan. In commercial areas, consideration shall be given to incorporating a bus shelter into the design of buildings. Bus shelter facilities shall incorporate the name or number of the bus stop and bus timetables/schedules.
11. Origin

Edition 1:
Adopted by Council 15 July 1996. The plan came into force 23 July 1996 (EHC Minute No. 441-96)

Edition 2:

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<th>Action</th>
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<td>Council Endorse Plan</td>
<td>5th May 1997</td>
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<td>(EHC 278-97)</td>
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<td>Public Notice (draft)</td>
<td>27th May 1997</td>
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<td>Exhibition - Start</td>
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<td>(EHC 136-98)</td>
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<td>In Effect</td>
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(a) Amended to upgrade standard of presentation.
(b) Minor alterations which do not change the content and make the document consistent with the Sutherland Shire Local Environmental Plan 1993 as amended and other Development Control Plans.

9.3 Other Development
9.3-09 Bus Shelters and Seats
Edition 2 November 1997