Amendment to Georges River Development Control Plan – Proposed Part 10.4 for 143 Stoney Creek Road, Beverly Hills

Contents

10.4 143 Stoney Creek Road, Beverly Hills

10.4.1 Introduction

This section contains built form and design provisions to guide the redevelopment of 143 Stoney Creek Road, Beverly Hills (the 'Site'). The Site has a history as a former public administration building and was previously zoned SP2 – Infrastructure (Public Administration) and R2 – Low Density Residential. The Site was the subject of a Planning Proposal (Georges River Local Environmental Plan 2021 (Amendment No. XX) that rezoned the Site to R4 - High Density Residential.

1. Land to apply

These controls apply to land at 143 Stoney Creek Road, Beverly Hills, being legally described as Lot 2 in DP1205598 and Lot 3 in DP1205598.

Figure 1: Site that is subject to this section of the DCP outlined in red

2. Relationships to other documents and planning policies

Where relevant, these provisions should be read in conjunction with the following:

- The NSW Government's *Apartment Design Guide;*

- *State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development*; and
- *Georges River Local Environmental Plan 2021*.

This section also needs to be read in conjunction with the following parts of this DCP:

- Part 1 – Introduction
- Part 2 – Application Process for Georges River DCP 2021
- Part 3 – General Planning Considerations
- Part 4 – General Land Use
- Part 6 – Residential Controls
- Appendices

Development within the Site must comply with all other applicable parts of the DCP. If there is a discrepancy between Section 10.3 and other parts of the DCP, the controls in Section 10.3 will always prevail.

3. Purpose and objectives

The purpose of this section is to provide a detailed guide for future redevelopment at 143 Stoney Creek Road, Beverly Hills.

The aims and objectives of this Plan are to:

(a) Develop a high quality built form that responds to the existing and future context.
(b) Ensure the built form outcomes provide an appropriate transition and setback from adjacent sites to preserve their amenity.
(c) Establish specific flood planning controls for the Site.

10.4.2 Built form and setbacks

Objectives

(a) Establish the desired spatial proportions of the street and define the street edge.

(b) Ensure setbacks to streets are appropriate for the street widths and functions to ensure a comfortable urban scale of development.

(c) Preserve and enhance the low density street settings.

(d) Provide visual and acoustic privacy for adjacent properties.

(e) Control overshadowing of adjacent properties.

(f) Provide deep soil zones for planting of canopy trees and landscaping.

(g) Mitigate the visual intrusion of building bulk on neighbouring properties.

Controls

1. The development to be erected on the Site shall have a maximum building height of 16 metres being the maximum height shown for the land on the Height of Buildings Map of the *Georges River Local Environmental Plan 2021*.

2. The maximum floor space ratio for a building on the Site shall not exceed 1.4:1 being the floor space ratio shown on the Floor Space Ratio Map of the *Georges River Local Environmental Plan 2021*.

3. Minimum setbacks and separation distances for all levels above ground are to be provided in accordance with **Figure 2**.

4. A minimum front setback of 3.5m should be provided along Stoney Creek Road and 4.2m shall be provided along Cambridge Street to maintain the streetscape character and site context.

5. Notwithstanding the minimum setbacks specified above and in **Figure 2**, setbacks may need to be increased to comply with the separation distances in the NSW Government's *Apartment Design Guide*.

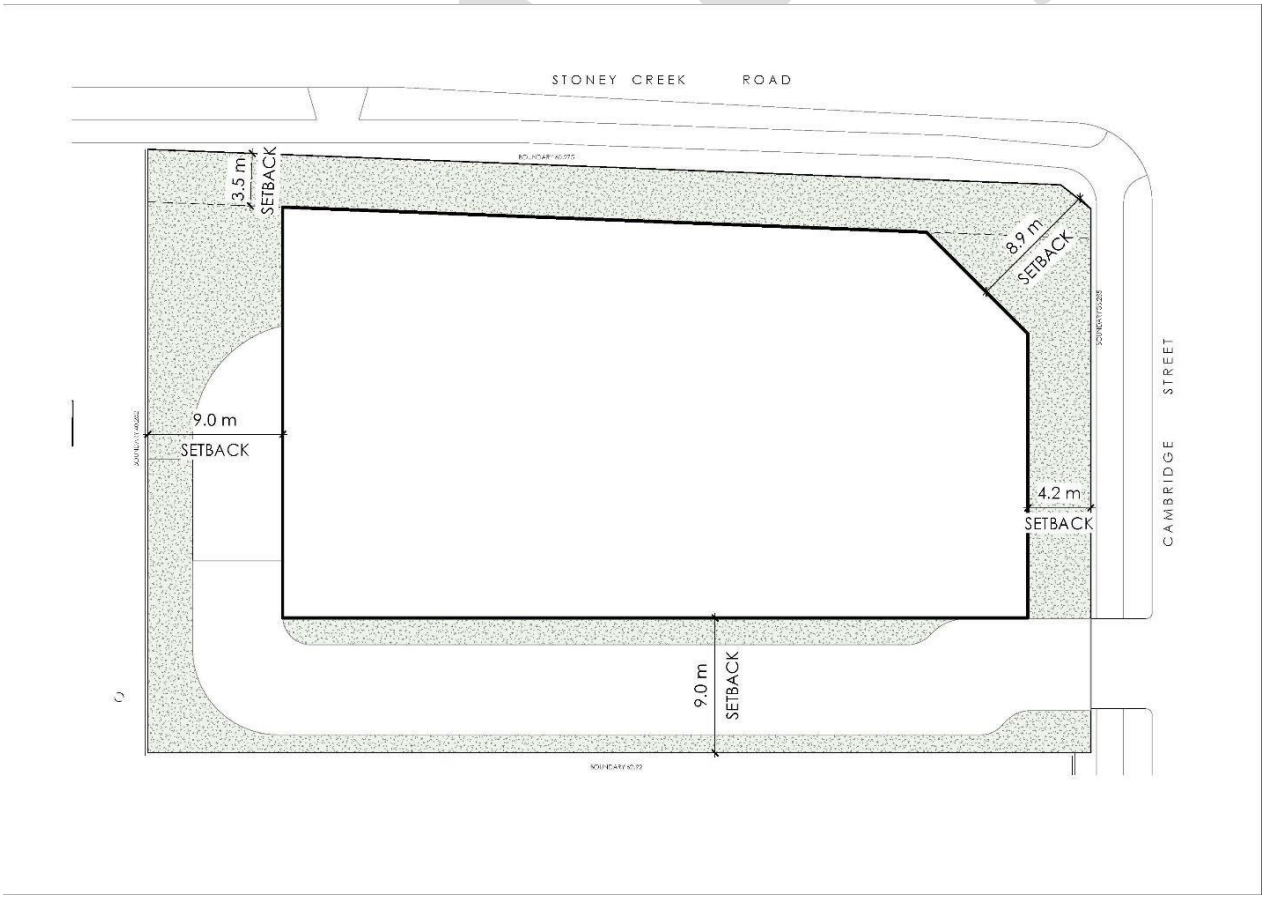

Figure 2: Setback Map

10.4.3 Vehicular access and car parking

Objectives

(a) Provide adequate facilities for parking for residents and visitors.

(b) Promote the use of public transport facilities and bicycles and walking as an alternative to private motor vehicles.

(c) Minimise the potential for vehicular/pedestrian conflict.

Controls

1. Car parking rates in accordance with Section 3.13 Parking Access and Transport of the GRDCP 2021.
2. The basement must not extend beyond the setbacks from site boundaries as illustrated in **Figure 3** to achieve a stormwater management design which also satisfies Sydney Water's infrastructure operational and maintenance requirements.

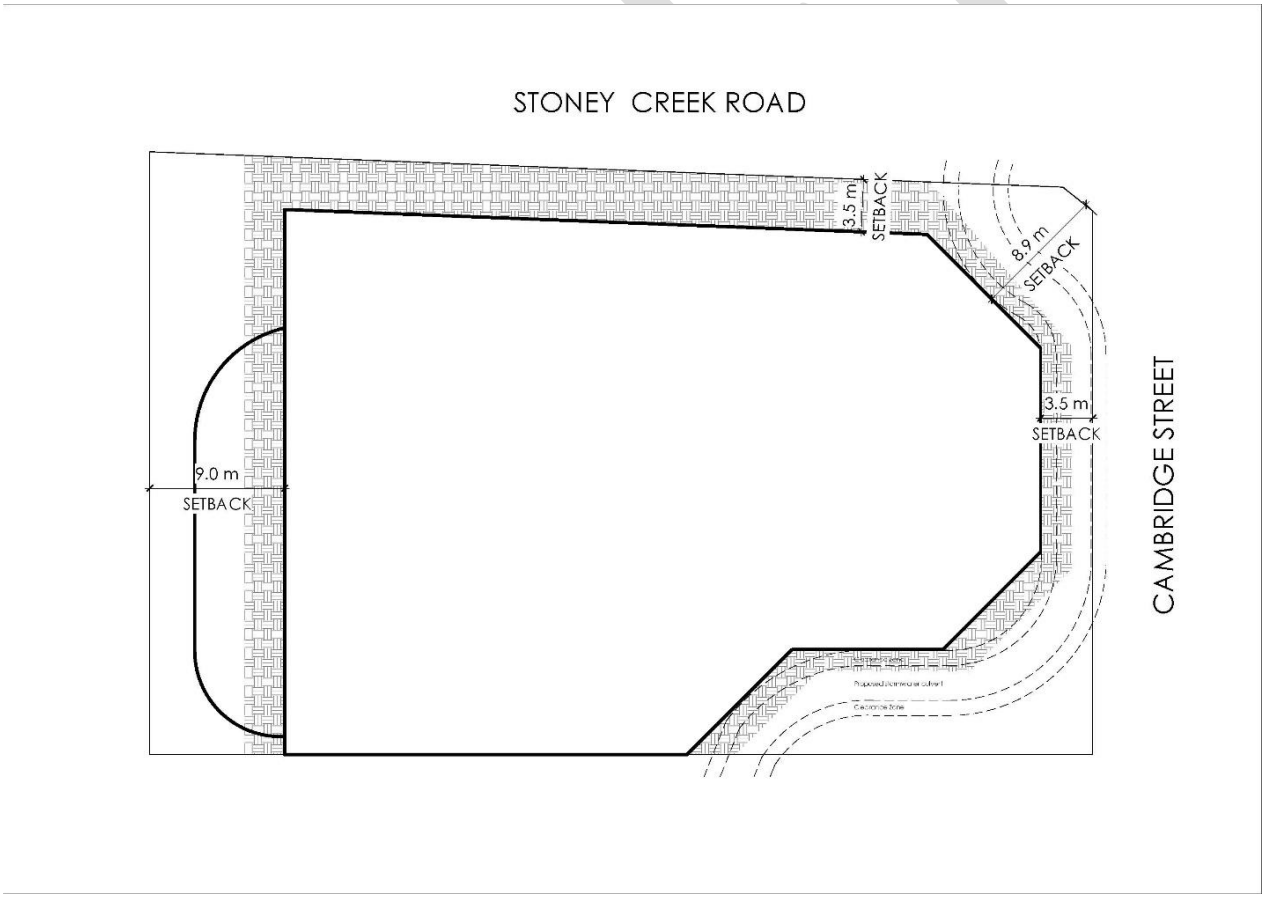

Figure 3: Basement Car Parking Envelope

3. The vehicle access point to the Site shall be from Cambridge Street in accordance with **Figure 2** to achieve safety, minimise conflicts between pedestrians and vehicles and create a high quality streetscape to Stoney Creek Road.

4. A Traffic Impact Statement must be provided to support the Development Application.

   Note: Refer to Section 6.3.9 Vehicular Access, Parking and Circulation of the GRDCP 2021.

10.4.4 Contamination

Objectives

(a) Ensure that the development of contaminated or potentially contaminated land does not pose a risk to human health or the environment.

Controls

1. A remediation action plan is required to be submitted with any Development Application that involves the excavation at or beyond the depth of the groundwater table, and/or has the ability to influence the nature or depth of the groundwater table.
2. Controls for the management of contaminated land are outlined in Section 3.6 Contaminated Land of the GRDCP 2021.

10.4.5 Stormwater Management

Objectives

(a) To reduce stormwater quantity and improve stormwater quality prior to exiting the Site.

(b) To reduce the risk to human life and property from flooding to acceptable levels.

(c) To mitigate any negative environmental impacts arising from the management of rainwater and stormwater from the Site.

Controls

1. Where a new development proposes to divert the existing Sydney Water Reinforced Concrete Box Culvert (RCBC) (with dimensions of 1.981m wide by 1.219m high), the replacement RCBC is to have internal dimensions of 2.1m (wide) by 1.5m (high), or as required by Sydney Water.

2. Any development proposing basement parking and the diversion of the RCBC will require the construction of a flood storage chamber as an interstitial level between the basement and ground floor, with sufficient capacity of approximately 2000 cubic metres (to be determined through flood modelling) to limit off-site impacts and improve site flood behaviour as indicatively illustrated in **Figures 4 and 5** below.

3. The basement must not extend beyond the setbacks from site boundaries as illustrated in **Figure 3** to achieve a stormwater management design which also satisfies Sydney Water's infrastructure operational and maintenance requirements.

4. The basement carpark entry threshold is to be set at a minimum of the 1% AEP level plus a freeboard of 500mm. All other openings to the basement including the carpark intake and exhaust, basement carpark stairwells and lift shafts are to be positioned at or above the Probable Maximum Flood (PMF) level.

5. A stormwater management system is to be provided in accordance with the requirements of the *Georges River Stormwater Management Policy 2020* (or its successor).

Figure 4: Plan of Indicative Flood Chamber

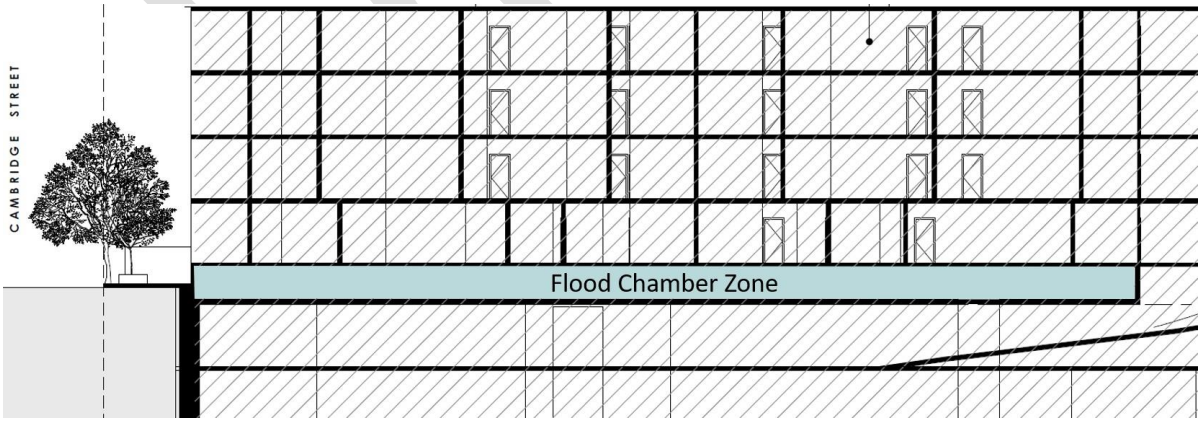

Figure 5: Section of Indicative Flood Chamber

10.4.6 Waste Management

*Note: The following waste management controls are from the draft amendment to GRDCP - Appendix 4 controls - Waste management. (In the event that this PP proceeds to gateway prior to the adoption of the Council led DCP amendment, then the following controls apply.)

Objectives

(a) Promote the use of recycled and recyclable materials in the design, construction and operation of buildings and land use activities;

(b) Maximise waste minimisation, material separation and resource recovery in all stages of development (demolition, design, construction) and on-going operations of developments;

(c) Require the design and construction of waste and recycling storage facilities that are:

i. Of an adequate size;

ii. Appropriately designed for the intended uses and capacity;

iii. Hygienic and safe to access;

iv. In compliance with any occupational health and safety requirements;

v. Visually compatible with their surroundings, and;

vi. Minimise noise transfer.

(d) Minimise the environmental impact of poorly designed waste and recycling storage facilities or from the poor management of those facilities;

(e) Provide on-going controls for waste handling and minimisation in all premises;

(f) Ensure source separation of recyclables and organic waste, minimising waste generation and maximising recovery from each dwelling;

(g) Ensure efficient waste management practices from each dwelling with regards to managing bulky waste materials for kerbside clean-up services;

(h) Ensure the appropriate on-site storage of all bins for each dwelling whether bins are stored within individual dwellings or within a common storage area;

(i) Ensure that the storage of bins or bulky waste for each dwelling does not impact negatively on the visual amenity of the area;

(j) Ensure that the storage of bins for each dwelling does not impact negatively on the neighbouring properties; and

(k) Ensure Councils contracted waste collection vehicle(s) can access and service every development to provide essential waste collection services. Applicants should be aware that this is still an access requirement even if proposing services be provided by private waste contractors, to ensure Council can provide a service in the likely event that residents elect the Council waste service during ongoing use of the development.

Controls

Collection points

1. The collection point is to be nominated in the Waste Management Plan (WMP) and must be level, free of obstructions and allow sufficient height clearance to enable the safe mechanical pick-up and set down of bins and bulky waste.

2. The location of the proposed collection point(s) are to be detailed on the Development Application plans/drawing and in the WMP submitted to Council. Collection points for residential and non-residential waste may be shared, but methods for managing collection times of non-residential waste must be outlined within the WMP.

3. Collection and vehicle access points are not to be located adjacent or close to a habitable area where practicable.

4. Waste storage and recycling areas are to be easily accessible for the purpose of collection and servicing where practicable. The access pathway for transporting bins between a storage point and the collection point is to be level and free of steps or kerbs. It must include a rolling kerbside if the applicant is proposing to use the Wheel Out Wheel Back (WOWB) service. Maximum unassisted manual handling distance between the storage point and the collection point and surface grades for the movements of the bins are determined by the bin size, as per **Table 1**.

Table 1. Handling distance and design standards

Bin Capacity	**Up to 360L**	**660L-1100L**	**Bulky waste**
Maximum Distance (metres)	30	5	5
Maximum surface grades	1:14	1:24*	1:24
Step or kerbside	None	None	None

** Reduced gradients of 1:14 may be considered when bins are moved with the assistance of a bin tug device.*

***Note**: Any proposed variations to the above require further assessment and discussion with Georges River Council prior to Development Application submission. The Applicant can also consider the use of equipment to aid the movement of bins and outline such equipment in the WMP, and ensure storage of such equipment is indicated in Architectural Plans.*

5. The collection point is to be located where the waste collection vehicle(s) can stand safely.

6. Collection vehicles must be able to service the development without the need to travel any distance in reverse – all vehicular movements must be in a forward moving direction. If a collection vehicle is required to reverse to complete a collection service, this must be discussed with Georges River Council prior to Development Application lodgement and detailed in both the Development Application's Traffic Management Plan and WMP.

7. Waste collection and loading is to be accommodated within new developments in order of preference:
    i. Collection point at ground level and off-street within the confines of private property within a safe vehicular circulation system.
    ii. Collection point at ground level within the confines of private property in a dedicated collection or loading bay.
    iii. Collection point at ground level and storage areas as per **Table 1** above to enable a WOWB service.
    iv. Collection point from in the building's basement (below ground level).

Onsite Collection

8. Developments of 7 or more residential or commercial units are to provide on-site collection of bins and bulky clean-up waste materials by collection contractor vehicles, either by way of:
    i. A loading dock to enable onsite vehicular access for a waste collection vehicle; or
    ii. A design that enables the provision of the WOWB service.

9. All collection of non-residential waste is to be conducted on-site where practicable. Consideration may be given to smaller developments (commercial only) where this is not possible and will be assessed by Council on a case-by-case basis only.

10. The property owner or authorised representative must indemnify Council and its waste collection contractor(s) against damage to private property prior to waste collection services commencing.

11. All externally located on-site collection points are to be constructed within 15 metres from the property boundary whereby direct access is provided for Council's waste collection contractors to enable the movement of bins and bulky waste. Pin code security systems are required to enable direct access on collection days, enabling the WOWB service.

12. The following allowances are to be made for the nominated collection point:
    i. A minimum vertical clearance of 4 metres, including clearances of all ducts, pipes and other services;
    ii. A minimum width of any loading areas of 2.5 metres;
    iii. A minimum turning area for a 12 metre long waste collection vehicle or provision for a truck turntable; and
    iv. Surfaces to enable a maximum payload of 23 tonnes.

13. Waste storage and recycling areas are to be easily accessible for the purpose of collection and servicing where practicable. In the event that this cannot be achieved, each collection point is to be easily accessible from the nominated waste and recycling storage area. The access pathway for transporting bins between a storage point and the collection point is to be level and free of steps or kerbs. The maximum unassisted manual handling distance between the storage point and the collection point for bins is:
    i. 30 metres for two-wheeled Mobile Garbage Bins;
    ii. 15 meters for four-wheeled Mobile Garbage Bins; and

iii. 3 metres for bulk bins (on castors).

***Note**: Any proposed variations to the above require further assessment and discussion with Georges River Council prior to Development Application submission.*

14. The collection point is to be located where the collection vehicle(s) can stand safely.

15. Entry and exit of a collection vehicle from a site must be in a forward direction. It is acceptable to use a vehicle turntable to accomplish this. If a vehicle turntable is used, it must have a 30-tonne capacity and meet the specifications above.

16. If the designated kerbside collection point is on a State or Regional Road, within a marked Clearway zone, or in a CBD area, the development is subject to the provisions of Onsite Collection.

Bin and Bulky Waste Storage

17. The WMP is to identify the storage areas, collection points, collection methods, and management systems for both residential and non-residential waste streams.

18. Sufficient space is to be allocated inside each residence/unit for the storage of at least two days' generation of waste, recycling and organics, including a space for a kitchen caddy or similar in the kitchen for the separate collection of food waste.

19. The common waste and recycling storage area is to provide space for waste, recycling (commingled recycling, paper, and cardboard bins as separate) and organics mobile garbage bins as well as a separate storage area for bulky clean-up waste materials.

20. Storage space for mobile garbage bins will be calculated based on a once or twice weekly collection of each stream by Council's collection contractor, and the following generation rates:
    i. general waste generated at 120L per unit per week, collected a maximum of twice per week;
    ii. commingled recycling generated at 120L per unit per week, collected a maximum of once per week; and
    iii. organics generated at a minimum of 25L organics per unit per week, collected a maximum of once per week. If the expected organics waste generation rate for a development is less than 240L in total, storage for at least 1x240L organics bin must be provided and be easily accessible to every residential unit at the development.

21. All residential bins are to be provided by Council after construction is completed and a written request submitted by the Strata/Building Manager to Council. The size of bins provided by Council may vary depending on the availability at the time.

22. Storage for paper and cardboard bins must be provided by all developments with 51 or more units, at the following ratio:
    i. From 51 to 100 units: a minimum size of 16m^2.

ii. Over 100 units: a minimum of $16m^2$ + $2m^2$ per 50 additional units above 150 units (or part thereof).

23. A lockable cage, designated screened area or, room in or attached to the bin storage area is to be dedicated for bulky waste (bulky clean-up materials such as couches, mattresses and furniture). The space should be appropriate with the minimum total space provided as follows:
    i. Up to 20 units: a minimum of $4m^2$.
    ii. From 21 to 50 units: a minimum size of $10m^2$.
    iii. From 51 to 100 units: a minimum size of $16m^2$.
    iv. Over 100 units: a minimum of $16m^2$ + $2m^2$ per 50 additional units above 150 units (or part thereof).

24. If the development is proposing use of 660L or 1,100L bins or the development consists of 21 or more residential units, the design must support the use of bulk bins by allowing a suitable path of bin travel and door widths to enable the use of 660L and/or 1,100L bins.

25. Additional space must be provided for recycling other waste streams such as electrical waste and textile waste in all developments of 51 or more units. A minimum area of $6m^2$ is required for other recycling infrastructure. This space must be in or attached to the waste storage or bulky waste materials storage area or at the collection point and be accessible by residents.

26. The path and distance of travel from each dwelling to their nominated waste disposal areas, including bulky waste disposal is required to be indicated within the WMP and corroborated on the plans/drawings. The maximum walking distance from any entrance of a residential dwelling to the waste disposal areas must not exceed 30 metres and should be located close to lifts and/or stairwells. Additional waste disposal locations may be required for buildings in order not to exceed the maximum travel distance.

27. Maximum unassisted manual handling distance between the storage point and the collection point and surface grades for the movements of the bins are determined by the bin size, as per **Table 1**. Path of travel for the bins and bulky waste must be free from stairs, adequately lit, a suitable width (including all doorways and entry points, or hallways) to allow the movement of 1100L bulk bins and utilise rolling kerbsides if required, to facilitate movement of bulk bins.

28. Bin wash area up to $3m^2$ must be provided inside residential and commercial bin rooms to allow for the mobile garbage bins to be washed and maintained to prevent odour and vermin issues. The bin wash area must allow for hot and cold water access, with suitable drainage to sewer.

29. Double door access (at least 2500mm) must be provided into the bulky waste storage area, with a wide range of opening to enable ease of manoeuvring large bulky waste such as furniture without doors as obstructions. Bin rooms door access must be at least 1700mm for 240L bins and 2500mm for larger sizes.

30. Doors on waste rooms should always be able to be opened from inside. It is preferable that doors open outwards. Doors should be able to be locked in an open position to facilitate the movement of bins and bulky waste. For handling bulky waste and bulky bins, it is recommended to fit doorways with galvanised iron to protect them from damage.

31. All waste and bin storage areas must be constructed from approved materials, that are smooth, easily cleanable, non-absorbent, impervious, water resistant and durable. All surfaces should be finished with a light colour.

32. The ceiling height of waste storage facilities must be a minimum of 2100mm.

33. The floor must not be slippery; constructed of concrete at least 75mm thick or other approved material.

34. The floor must be graded and drained to the appropriate drainage outlet connected to sewer, the water must not be discharged into stormwater drainage. All areas around the designated waste and bin storage areas must be bunded and appropriately sloped for drainage.

35. All facilities must be well lit and fitted with artificial sensor lighting. Provision for appropriate lighting must be made to enable the residents to dispose of their waste and allow collection staff to perform the service safely.

36. All waste facilities must be appropriately ventilated to comply with the Building Code of Australia AS1668.4. Ventilation openings should be protected from flies and vermin and located as near to the ceiling or floor as possible, but away from habitable/occupied areas of the development.

37. Waste storage must be weather isolated and must allow for storage of general waste and organics bins in an area protected from sunlight to prevent odour.

38. Waste facilities must comply with fire safety, including material quality, fire isolation and fire alarms.

39. Waste storage areas are to be located, constructed and maintained in a manner that will prevent the entry of vermin, minimise odour and noise.

40. If the storage area is in a secure street-level holding area, a Georges River Council-approved digital pin code key system or swipe cards will be required where necessary to allow a WOWB service to be provided. All costs for this system are to be borne by the property management. In situations whereby a key or lock system is changed by the managing body, Georges River Council must be provided with 2 weeks' notice prior to the change, to enable continuation of collection services.

41. Where a residential development and non-residential development occupy the same site, the waste and recycling handling and storage systems for residential waste and non-residential waste are to be separate, secured and self-contained. Commercial and retail tenants are not permitted to access residential waste and recycling storage area(s) or

interim storage containers, or chutes used for residential waste and recycling and vice versa.

42. For non-residential uses, interim waste storage containers for waste and recycling are to be located on each occupied floor sufficient for at least two day's generation of waste and recycling. Provision is to be made in cleaning contracts for this material to be transferred to a central waste and recycling storage area at least once daily.

43. Applicants may propose a private waste collection contractor for the ongoing service of the development once operational, however, this does not exempt the development from any requirements outlined in this DCP or other relevant regulations, including vehicle access requirements. Domestic waste management charges will still be applied in line with the *Local Government Act 1993*. Council reserves the right to cancel waste collection services in the instance of repeat gross contamination of bins or if collection requirements are not met, requiring the Owners Corporation/Building Manager to engage private waste collection services at cost to the residents.

44. Private waste collection services are to occur entirely within the confines of private property with bins or bulky waste originating from commercial tenants prohibited from being placed on public land. Private waste collection services must occur in a source separated manner with all wastes collected separately according to the following streams: general waste, commingled recycling and organics at a minimum.

Chute Systems

45. A dual-chute system (two separate chutes, one for waste and one for recycling) or a single chute system with diverter technology must be constructed for buildings with more than six storeys. Bins for the storage of at least two days' worth of organic waste must be provided on each occupied floor, adjacent to any chute system.

46. A single chute system can be used in buildings with less than six storeys. In this case, mobile garbage bin(s) for recycling and organics are to be provided in the chute room on each occupied level, at a ratio to allow for the storage of at least two days' worth of recycling and organics generated on each occupied level. The mobile garbage bins are to be rotated with empty bins daily by the managing body.

47. An alternative to point 46 above, a development can propose use of a single chute system with a diverter technology.

48. Chutes are to be provided with an opening on each floor, designed to be used by all residents and enclosed within a chute room. Chutes are not to open onto any habitable space and chute openings are to have an effective self-sealing system.

49. Chutes are to terminate in a bin storage area and discharge directly into a waste, recycling or organics mobile garbage bin provided by Georges River Council (stamped and labelled) in a manner designed to avoid spillage and overflow. Protective skirting between chute and containers is permitted to prevent spillage and minimise dust or spray.

50. For safety reasons, residents are not permitted to access the area where the chute discharges. All chute discharge rooms must be secured and locked or, alternatively, all mechanical parts of waste management equipment must be securely screened.

51. The total maximum travel distance from any residential dwelling entry to a chute system on any given storey is not to exceed 30 metres. Additional chutes may be required for buildings in order not to exceed the maximum travel distance.

52. A chute room with opening is required on each occupied floor of a development utilising a chute system.

53. The chute room will include (in addition to space for recycling mobile garbage bins as required):
    i. The chute inlet hopper;
    ii. Space for spare mobile garbage bin (in case of chute failure) allowing for at least one 240L mobile garbage bin per waste stream for each six residences serviced by that chute – which in the event of a chute failure would be required to be rotated up to twice daily by the managing body; and
    iii. Space for large cardboard and/or kerbside clean-up materials to reduce the likelihood of blockages in chutes.

54. Each chute room is to provide access for all persons. Chute rooms are to allow sufficient space to permit easy opening of the chute and chute room door and the storage and manoeuvring of mobile garbage bins. The floor must be sealed and free from steps.

55. Chute rooms are to display instructions on the use of the waste chutes for each relevant waste stream, including instructions not to dispose hazardous and large bulky waste materials into the chute, and what materials can be placed in the container(s) provided.

56. Responsibility for cleaning and operating chute rooms rests with the managing body. The applicant can consider linear/rotating tracks at the chute discharge area to assist with bin management in order to maintain a clean and sanitary chute discharge room.

57. Chutes if installed must be certified in design to be constructed to meet the minimum performance requirements for both airborne and impact noise protection, to avoid excessive noise and vibration to habitable areas.

58. Chute systems must be cylindrical and free from bends or corners so as to prevent waste blockages. Management, operation and cleanliness of the chutes is the responsibility of the Body Corporate/Building Manager.

59. Residential chutes are not to carry waste from non-residential developments. A separate chute system must be considered for non-residential components of a development if applicable or necessary.

Collection Access - General

60. Collection points accessed by waste collection vehicles for both residential and non-residential waste and recycling may be shared.