

Appendix 2 Council Codes and Policies

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1. Drainage and On-Site Detention Policy

Drainage Requirements

1. All drainage to be designed for a 1:20 storm frequency except if the site is located in the Wolli Creek catchment, and for Hurstville area this gives 185mm/hour intensity for a six (6) minute storm.
2. In the Wolli Creek Catchment, all stormwater must be designed to provide an On-Site Detention (OSD) facility, except for single dwellings.
3. All grated pits; benched or streamlined, unless otherwise noted.
4. All outlet pipes from a grated pit: minimum of 150mm diameter.
5. All pipes: minimum sewer grade PVC.
6. Minimum grade to all pipes: 1%.
7. The last grated pit before entering a Council pipeline or kerb and gutter must have 150mm sump and galvanised mesh permanently fixed over the outlet pipes.
8. Two or three x 100mm PVC pipes from the last grated pit where connecting kerb and gutter.
9. Minimum cover over pipes: 150mm.
10. Cast in situ concrete, brick or precast concrete grated pits must be used in trafficable areas otherwise plastic pits can be used.
11. Grated drains to be installed across long driveways at the front boundary to prevent stormwater flowing across Council's footpath.

On-Site Detention (OSD) Requirements

1. Applicants must submit (3) sets of drainage calculations and plans prepared by a qualified Drainage consultant.
2. Above ground OSD basins are required where possible in preference to tanks.
3. For OSD tanks in three (3) or more Unit/Villa developments, a Positive Covenant is required for the tank either by Section 88B Certificate, or by Form 55A which is obtainable from Land and Property Information (www.lpi.nsw.gov.au). This Covenant is to be worded as follows:
"It is the responsibility of the Owners Corporation to keep this on-site detention tank clean at all times and not modify it in any way. It is also subject to possible flooding during heavy storms."
4. An equivalent sized pipe is preferred to an orifice plate. Orifice plates may be used in underground OSD tanks only if the plate is permanently fixed to the walls of the tank.
5. A screw on type professionally made sign is required adjacent to the OSD tank/basin, reading as follows:
"This is an on-site detention tank/basin and is subject to possible flooding during heavy storms."

6. The location of the OSD tank/basin is to be shown on the survey plans by the Surveyor and suitably tagged.
7. We require a letter from the Drainage Consultant certifying that the OSD has been constructed to his/her approval and in accordance with the Council approved drainage plans.

On-Site Detention Design Criteria

Applicants must provide details of an OSD facility designed by a professional hydrological/hydraulic engineer, showing computations of the inlet and outlet hydrographs and stage/storage relationships of the proposed OSD using the following design parameters:

- Dual Occupancy: 5%
- Villas and Units: 2%
- Commercial & Retail: 1%

Annual Exceedance Probability design event at relevant times of construction (design storm) as defined by the Australian Rainfall and Runoff (1987) , peak site discharge resulting from the development shall not be greater than the peak site discharge when the lots contained a single dwelling, garage, lawn and garden.

Where the stormwater discharge points are connected to the street gutter system, the peak flow from the site shall not increase the width of gutter flow by more than 200mm at the design storm.

The OSD facility shall be designed to meet all safety requirements and child proof safety fencing around the facility must be provided where the OSD facility is open or above ground when the design peak storage depth is greater than 300mm.

Refer also to separate:

- Design rainfall intensity diagram (chart attached), and
- Wolli Creek/Georges River catchments map)1 x A4 page) which shows that Wolli Creek catchment includes the suburbs of Kingsgrove, Hurstville, Carlton and Beverly Hills, whilst Georges River catchment (drainage amplification area) included Lugarno, Oatley and Peakhurst Heights. For other suburbs refer to the map to determine catchment location.

2. Fencing Adjacent to Public Roads Policy

1. PURPOSE

This code outlines Council's policy in respect of the erection of street boundary fences in excess of one (1) metre in height

2. AIMS OF CODE

To provide guidelines for the erection of fences and walls in excess of one (1) metre in height above footpath level.

To ensure that:

- Fences complement and are compatible with the development of the land.
- Adverse impact of fences on the streetscape and public places is minimised.
- Fences do not adversely affect the character or amenity of the locality by their visual impact, size, overshadowing or other factors.

To ensure that safe vehicular access is maintained at property entrances and street intersections.

To maximise recreational space, privacy and security of residential dwellings adjoining roads, and places of public congregation, (e.g. bus stops) and for residential developments, townhouses, villas and dual occupancy.

To encourage the use of a diverse range of fencing designs and materials.

3. CONSIDERATION OF APPLICATIONS

In any application for the erection of courtyard walls and/or fences the Council may consider the following:

- The purpose for which the fence or wall is required.
- The position of the fence or wall in relation to the boundaries of the allotment and building alignments.
- Height, materials and design of the proposed fence.
- The general scale and appearance of the fence or wall relative to the general streetscape and amenity of the neighbourhood and the existence of similar structures in the neighbourhood.
- Structural stability of the proposed work.
- The possible effects of the structure on the safety of pedestrians and traffic conditions in the adjoining road system.
- The landscaping, both existing and proposed, and its effect on the embellishment of the proposed structure.
- The effects of the proposed structure on drainage.

- Current open space and open space utilisation on site.
- Levels of traffic on adjoining roads.

4. APPROVALS AND REQUIREMENTS

4.1 APPLICATIONS/OBTAINING APPROVAL

To see if you need approval/what sort of approval you require refer to State Environmental Planning Policy (Exempt and Complying Codes 2008). Some minor projects do not require approval under certain circumstances, some require a complying development certificate and others a development consent and construction certificate.

4.2 REQUIRED INFORMATION

Applications must be completed and signed by the owner, builder, architect or engineer and accompanied by documents as show on the relevant application form. Fees apply as listed in our Schedule of Fees and Charges which may be down loaded from our website.

Applications for enclosure of the site shall be accompanied by a statement setting out the reasons for the proposed wall.

5. PLANS

5.1 SITE PLAN

The site plan shall be drawn at a scale of 1:200 or 1:500 and include:

- (a) Boundaries and dimensions of the site including location of the proposed fence, with gate openings, offsets, splay corners and returns relative to boundaries and existing structures on the site.
- (b) Location and dimensions of any easements.
- (c) North point.
- (d) Location of vehicular crossings including obstructions such as power poles and gully pits.
- (e) Location of existing vegetation including trees having a girth in excess of 300mm.
- (f) Proposed landscaping including species and projected height at maturity.
- (g) A layout of proposed drainage lines, where necessary.

5.2 GENERAL PLAN

The general plan shall be drawn at a scale of 1:100 or 1:50 and include:

- (a) Elevations and plan view

- (b) Height, design, colours and construction of the fence
- (c) A sectional elevation of the wall including footings indicating adjoining ground levels and location of adjoining property boundaries, where relevant

6. SPECIFICATION

Specifications shall describe construction and materials of the fence, whether materials will be new or second-hand and include details of any proposed surface stormwater drainage or agricultural drainage.

7. GENERAL REQUIREMENTS

7.1 DIVIDING FENCES ACT

The provisions of the Dividing Fences Act, 1991, must be considered with the design of fences. This Act is not administered by Council. The provisions of this Act regulate the construction and repair of dividing fences between properties including procedures for the apportionment of costs between owners.

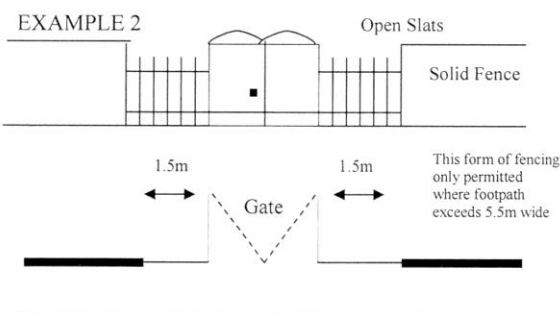
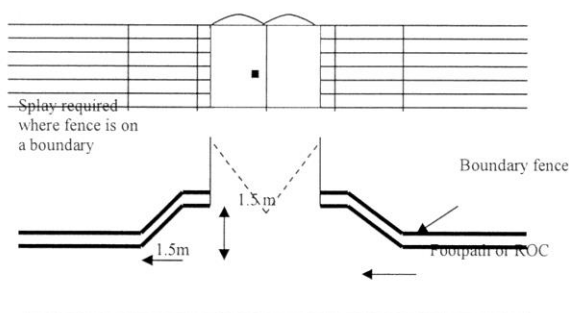
7.2 FENCE DESIGN

Fences shall be designed so as to be compatible with the adjoining buildings and fences and the natural surroundings.

The design should demonstrate architectural merit and relief from a mass of wall is encouraged by the use of vertical columns, brick capping, variable brickwork bonds, timber panel inserts and open metal or timber panels. Fences on premises with heritage classifications should be in harmony with existing building/s.

7.3 VEHICULAR ACCESS

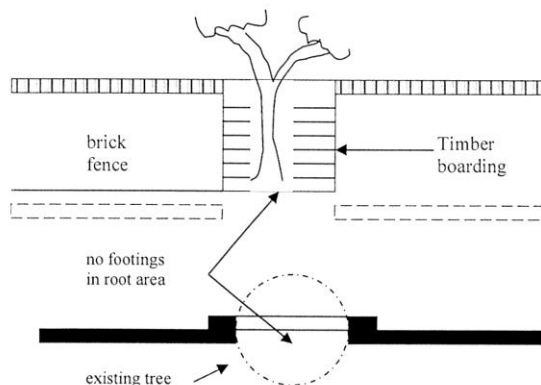
Openings for vehicular entries shall be designed to facilitate safe entry and exit conditions from the site and adjoining premises, i.e. visibility of pedestrians and ability to open gates with vehicles fully off the road (refer examples below). Gates shall open inwards to the property and provide a minimum unobstructed width of 2.5 metres. Consideration should be given to the location of access driveways to adjoining premises.



7.4 PLANTING

Where fences are required to be set back from the boundaries of the site, planting with species capable of reducing the visual impact of the fence shall be implemented. Plants and trees should be selected so that damage to the fence or footpath will not occur.

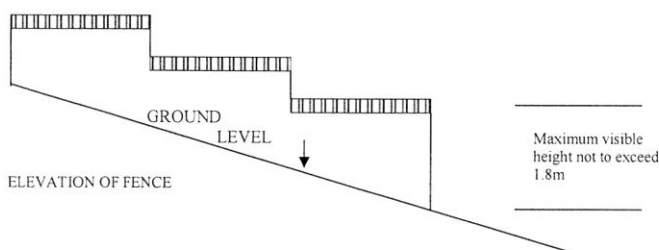
All existing trees subject to the Tree Preservation Order are to be preserved and provision should be made to prevent disturbance to root systems.



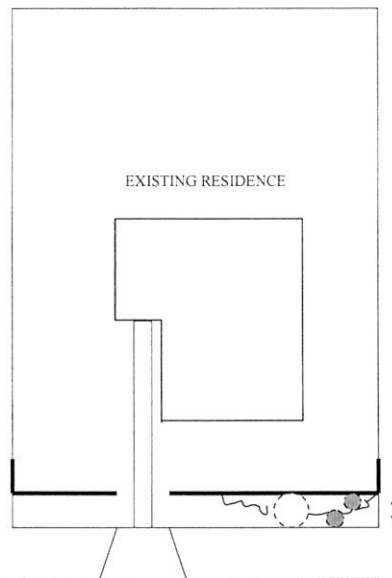
8. FENCING REQUIREMENTS - PRIMARY & SECONDARY BUILDING LINES

8.1 SOLID FENCES

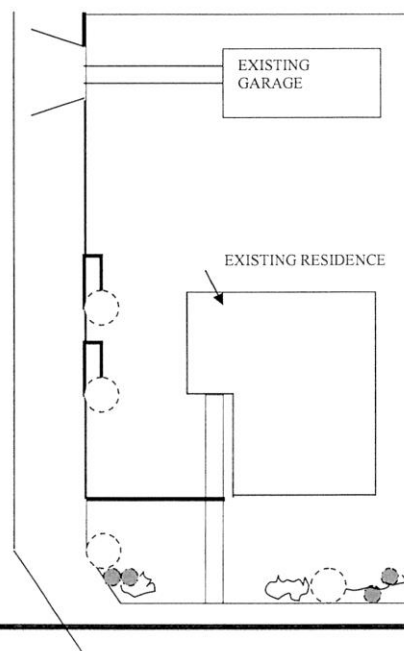
Solid fences such as block masonry, paling, brushwood and sheet or panelled fences shall not exceed 1.8m in height at any point when measured above Council's footpath level. (Note: concessions as expressed in Clause 4.1).



Solid fences to the primary frontage should be set back a minimum distance of 1.5m from the boundary. The setback area shall be landscaped to soften the appearance of the wall when viewed from the street. Solid fences of architectural merit utilizing columns, capping, variable brick bonds, etc. may be approved by Council on the boundary alignment.



Solid fences to secondary frontages on corner allotments may be constructed on the allotment boundary providing they do not extend forward of the front alignment of the dwelling.



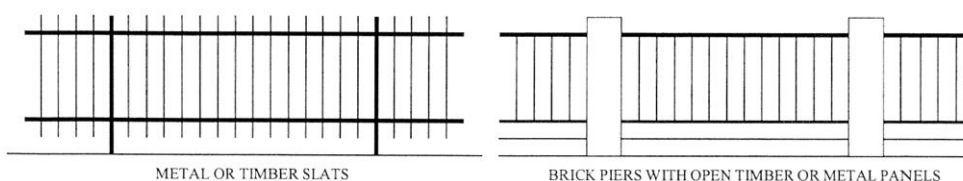
Hurstville City Council

Fences Adjacent to
Public Roads Code

8.2 OPEN TYPE FENCES

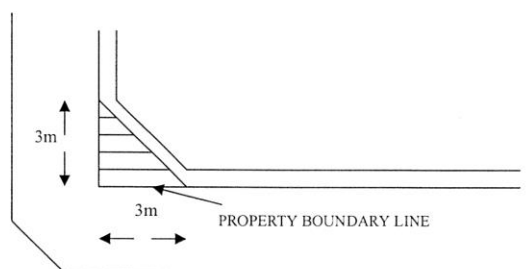
Open fences are those that are designed so that visibility to the enclosed area is not substantially restricted.

Open type fences must not exceed 1.8m in height above natural ground level but may be erected on the boundary alignment.



8.3 SIGHT LINES AT INTERSECTIONS

Where a solid fence is proposed at a road intersection, special consideration must be given to providing satisfactory sight distances for traffic. A 3m by 3m splay will normally be required in these locations.



Planting in the splay area should be trees with high foliage or low profile shrubs to maintain sight lines.

8.4 FENCING IN FORESHORE ZONES

Fencing in foreshore areas shall be designed to preserve views and to minimise disturbance to the natural landscape. Preference will be given to open type fences that are unobtrusive and do not restrict views.

Generally, solid fences will not be permitted between the Foreshore Building Line and Mean High Water mark.

8.5 BRICK FENCES

8.5.1 Footings.

Footings shall be reinforced concrete founded on a sound foundation and excavated to such a depth that the top of the footing will be 50mm below finished ground level, except for footings on a road boundary whereby the top of the footing must be 170mm (two brick courses) below finished ground level. No part of the footing shall encroach over the allotment boundary.

Where there is no existing kerb and gutter, Council must be consulted to obtain appropriate levels so that footings will be set below future footpaths.

8.5.2 Stability.

Stack bond or brick on edge will not be approved unless designed by a Consulting Structural Engineer. Properly bonded supporting piers are to be provided at not greater than 2m centres to single brick walls.

Free standing ends of brick fences shall be adequately supported by return walls that are a minimum length of half of the height of the wall and carried to the full height of the fence in matching bond.

8.6 DRAINAGE

Satisfactory provision shall be made for drainage lines to collect and discharge surface and seepage water to prevent damming of water on adjoining sites and to not interfere with the natural flow of surface water.

9. DIVIDING FENCES LAW

This law is administered by the Chamber Magistrate at your Local Court, and not the Council. You can obtain more information in the Department of Local Government publication "Dividing Fences Law" which explains issues like shared costs, recovering costs, fencing notices, and disputes. This publication may be downloaded from the Forms/Fees/Charges page of our website. For more information contact the Chamber Magistrate at your Local Court.

10. THE BUILDING CODE OF AUSTRALIA

For information on the Building Code of Australia (BCA): www.abcb.gov.au

11. TO CONTACT US

Hurstville City Council (Customer Service or the Duty Officer)
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www.hurstville.nsw.gov.au

Hurstville City Council

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*Fences Adjacent to
Public Roads Code*

3. Balcony Enclosures in Residential Flat Buildings Policy

Note:

The Balcony Enclosures Residential Flat Buildings Policy was originally adopted by Council on 28 February 2001

1. The full enclosure of balconies required by Council's Code to provide private open space for dwelling units in residential flat buildings be discouraged unless all of the following criteria can be satisfied:
 - The dwelling unit has an alternative (i.e., second balcony) which satisfies the open space requirements of Council's Codes.
 - The enclosure does not cause the gross floor plan area to exceed the permissible floor space index for the allotment on which the building stands.
 - The external appearance of the building is not degraded when visible from a public place.
 - The building is recessed within the line of the external walls or is framed by solid walling, piers or columns and is under the main roof line of the building.
 - The deemed to satisfy requirements of the Building Code of Australia are satisfied relating to vertical fire separation between storeys and with respect to fire exposure to boundary or other building fire source features, and the requirements for the safe cleaning of windows within acceptable reach from within the building.
 - The outdoor amenity of a balcony due to its exposure to the elements or to a significant noise source is so adverse for the majority of time and seasons that it is rendered totally unusable for recreational purposes. The actual exposure to elements such as wind, rain, noise be documented by an appropriately qualified person in a Statement of Environmental Effects.
 - The enclosure is subject to no blinds or curtains being installed behind glass to provide sun shading or tinting to reduce heat buildup on the balconies and the Owners Corporation of the Strata Plan be required to endorse and enforce this requirement through its By-Laws.
 - Glare and rogue reflections to traffic (pedestrian or road traffic) can be shown not to be significant for enclosures involving more than 50% glass area compared to the area of the respective elevation of the balcony.
 - The building alterations are designed by a qualified architect in accordance with urban design guidelines.
2. The enclosure of balconies which project outside the main external wall line be not approved.
3. The enclosure of balconies with full storey height glazing be not approved.
4. The piece-meal enclosure of balconies be not approved, but the balcony enclosures may only apply to one side/section of a building.

3. Balcony Enclosures in Residential Flat Buildings Policy

5. For balcony enclosures which satisfy the criteria in (1) above an overall scheme shall be implemented with the Concurrence of the Owners Corporation of the Strata Plan using the same materials or materials which will harmonise with the materials existing in the building façade.
6. Partial enclosure of balconies be allowed on the same terms and conditions as specified in 5 above.
7. The enclosure of balconies on landmark buildings be denied, i.e. those buildings which are both clearly visible when seen on a viewing axis towards Hurstville and clearly distinguishable from other buildings (e.g. 323 Forest Road (Meriton), 109 Forest Road (Forest View)) but not those which are simply visible when a fair distance from Hurstville (eg. 2 original Meriton towers).

4. Georges River Council Use of Public Lands Local Approvals Policy

This Policy is currently being finalised.

[Link will be inserted when the Policy is finalised.](#)

5. Stencilling of Street Driveways Policy

Adopted by Council
20 March 2002

(1) THAT Council affirms the policy that all driveways in Hurstville are finished in plain concrete, and

(2) FURTHER, THAT in streets which have brick paved surfaces, driveways are constructed to Council's Engineering Specification including a concrete base with matching brick paving surface.

6. Underground Electricity Cabling to Developments Policy

Adopted by Council
6 July 1978

THAT in all future roaded subdivisions, electricity supply be undergrounded.

Minute Number 626

Adopted by Council
12 November 1997

- 1) For all developments in the Hurstville CBD –
 - Developer to pay full costs of undergrounding low voltage cables adjacent to the development.
 - Developer to provide conduits only for future undergrounding of high voltage cables.
- 2) For all commercial/industrial and medium high density residential developments elsewhere in the City –
 - Developer to provide conduit for future undergrounding of low voltage cables only.
 - Developer to provide connection to future underground supply to development.

7. Enforcement Policy

Please refer to Council's Enforcement Policy on website

<http://www.georgesriver.nsw.gov.au/StGeorge/media/Documents/Council/Governance/Codes%20and%20Policies/Pol-009-01-Enforcement-Policy-July-2017.pdf>