

HURSTVILLE FACT SHEET



Balcony Enclosures – Residential Flat Buildings Policy

Clause 9 of the Hurstville Local Environmental Plan 1994 permits Council to adopt policies which can then be used in the assessment of relevant development applications.

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 build up 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 not be approved.
4. The piece-meal enclosure of balconies not be approved, but the balcony enclosures may only apply to one side/section of a building.
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 facade.

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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 (eg. 323 Forest Road (Meriton), 109 Forest Road (Forest View) but not those which are simply visible when a fair distance from Hurstville (e.g. 2 original Meriton towers).

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For further information please contact:

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