

# Part A

Holroyd Development Control Plan 2007

## Introduction and General Guidelines

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### 1.0 INTRODUCTION

#### 1.1 What Is a Development Control Plan?

A Development Control Plan (commonly called a DCP) is a document which provides details of the various standards, policies and guidelines adopted by Council for development within Holroyd. It also assists developers in designing proposed developments and preparing their applications to Council.

The information contained within a DCP is in addition to the provisions of the legal planning instrument or Local Environmental Plan (commonly called an LEP). This information is presented in the form of a written statement and/or a map.

This DCP will be known as the Holroyd Development Control Plan 2007. This plan constitutes a Development Control Plan as provided for by section 74C of the Environmental Planning and Assessment Act, 1979. It has been prepared in accordance with the Regulations made as a result of the Act. This DCP was adopted by Council on 18 September 2007, and is effective from 24 April 2008 in accordance with Clause 21(4) of the Environmental Planning and Assessment Regulation, 2000.

#### 1.2 Purpose of the Holroyd Development Control Plan 2007

The specific purpose of the Holroyd DCP 2007 is to provide advice to people submitting Development Applications (DAs) in one document, containing all of Council's codes, policies and guidelines relating to the development of land in the City of Holroyd. The Holroyd DCP 2007 applies to all land within the City of Holroyd and provides two types of advice being:

1. procedures to be followed, e.g. DA submission requirements for certain types of development; and
2. standards to be met, e.g. building height, design and car parking requirements.

Council must consider the provisions of Holroyd DCP 2007 when assessing any DA.

Providing clear information to developers should limit the number of times that Council has to either request additional information (which takes time), or refuse applications for proposals, which depart substantially from Council's requirements.

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Compliance with the provisions of Holroyd DCP 2007 does not necessarily guarantee that Council will consent to an application. Council must also consider other matters listed in Section 79C of the *Environmental Planning and Assessment Act 1979*.

### 1.3 The Structure of Holroyd Development Control Plan 2007

The written document is divided into 11 Parts:

Part A is applicable to *all* DAs and provides overall guidance on the operation of Holroyd LEP 1991 and Holroyd DCP 2007, the submission of DAs and the general requirements of Council.

Parts B to J provide specific information for those wishing to carry out development on land zoned residential, business, industrial and open space, or in specific areas and other relevant sites respectively throughout the City of Holroyd.

[Part K](#) contains the definitions for terms used throughout all parts of the DCP.

Part A - Introduction and General Guidelines

[Part B - Residential Controls](#)

[Part C - Business Development](#)

[Part D – Industrial Development](#)

[Part E – Public Participation](#)

[Part F - Advertising and Signs](#)

[Part G - Site Specific Controls](#)

[Part H - Heritage and Conservation](#)

[Part I – Exempt and Complying Development](#)

[Part J – Childcare Centres](#)

[Part K - Definitions](#)

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### 1.4 How to Use Holroyd Development Control Plan 2007

This DCP applies to *all* land within the City of Holroyd other than land identified as Employment Lands under State Environmental Planning Policy No. 59 – Central Western Sydney Economic and Employment Area.

The Holroyd LEP determines the uses for land or buildings in a specific local area and the conditions under which a use or development proposal meets the objectives of the LEP. Copies of the LEP are available from Council's Customer Services Centre or alternatively, it can be viewed at Council's web page: [www.holroyd.nsw.gov.au](http://www.holroyd.nsw.gov.au).

You should plan and design your proposal to comply with the guidelines in Holroyd DCP 2007. If strict compliance is impractical or unreasonable, you should discuss any proposed variation with Council's Planning Team before submitting your DA. **Developers and applicants are strongly encouraged to consult with Council officers prior to the preparation and submission of a development application and make use of the development application checklists on Council's website.**

### 1.5 Savings Provisions

This DCP applies to all development applications lodged on or after the date of this DCP being adopted by resolution of Council.

## 2.0 THE DEVELOPMENT APPLICATION PROCESS

### 2.1 When is a Development Application Required?

If you propose to develop land you should enquire with Council's Planning and Development Services staff to check whether your proposal requires Council's development consent.

Development consent is obtained by lodging a development application for approval by Council in accordance with the provisions of *Environmental Planning and Assessment Act 1979*.

### 2.2 What Happens to your Development Application?

Your Development Application goes through a number of steps: preliminary check, referrals, assessment and determination.

#### 2.2.1 Public exhibition

Before considering a development application, Council will advise adjoining and opposite property owners and occupants and those who, in Council's opinion, may be affected by the proposed development, in accordance with the guidelines for Public Participation contained in [Part E](#) of this DCP.

Please note that where applications are deferred for amended plans/details, and as a result re-notification is required, Council will charge an additional fee. Please contact Council for details.

#### 2.2.2 Public submissions

Those notified are invited to comment within those time periods specified in [Part E](#).

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Notification is Council's method of obtaining residents opinion. In making any decision, Council will consider all resident opinion obtained through the exhibition and notification process.

### 2.2.3 Referrals

Applications may be referred to other sections of Council and/or other authorities such as Sydney Water, and the Heritage Office. Where referral to other authorities is required, making the development 'integrated development', the assessment time will be extended.

### 2.2.4 Assessment

Your plan will be assessed in accordance with the provisions of the EP&A Act 1979, the relevant planning instruments, this DCP, and other Council codes and policies. You can find out what instruments, etc., are relevant by applying for a Section 149 Certificate.

After reviewing all submissions received, and obtaining any advice required from other sections of Council and/or other authorities, the assessing officer will write a Report on the proposed development making a recommendation for approval, approval subject to conditions, or refusal.

### 2.2.5 Determination

Some applications can be approved by senior officers under delegation from the Council, particularly those which comply with all requirements of this DCP.

Written notice of Council's determination will be forwarded to the applicant and any person who made a formal submission. Development Consents are generally valid for a period of two (2) years from the date of issue.

<p><b>Please note that each application will be assessed on its merits and compliance with provisions does not imply an automatic approval or development right.</b></p>
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### 2.2.6 Construction Certificate

Prior to the commencement of building works the applicant shall apply for and obtain a Construction Certificate pursuant to Section 109C of the EP&A Act 1979. This may be obtained from Council (or a private accredited certifier).

### 2.2.7 Occupation Certificate

Prior to the occupation and use of the building, the applicant will be required to apply for and obtain an occupation certificate pursuant to Section 109C of the EP&A Act, 1979.

An Occupation Certificate may be obtained from Council (or a private accredited certifier).

### 2.2.8 Modification of Development Consent

Any change to development consent and/or approved plans will require either an application to modify development consent pursuant to Section 96 of the EP&A Act 1979, or a new Development Application, depending on whether or not it is a minor modification, and may require re-notification

### 2.2.9 Information to be provided with DAs

Development applications must generally contain information such as: -

- a) completed development application form;

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- b) owner's authority;
- c) prescribed fee;
- d) statement of environmental effect;
- e) traffic and parking study;
- f) site analysis;
- g) location plan showing activities within a specified area;
- h) copies of floor plans and elevations of the proposed buildings indicating room sizes and building heights, as well as building materials;
- i) copies of a site plan to scale

Additional or varying information may be required and if so will be specified in the relevant parts of this DCP. For exact details about submission requirements please see the 'New DA Checklists for Development Consent and Combined Construction Certificates' section of the Council's website.

### 2.2.10 Application Fees

Application fees will be charged in accordance with the schedule of fees adopted under Council's Management Plan and in accordance with the Environmental Planning and Assessment Regulation 2000.

### 2.2.11 Fire Safety

Fire safety provisions of the Building Code of Australia (BCA) must be incorporated into any design. The buildings must be suitably designed to include fire resistance, access and egress, fire services and equipment, as specified in the BCA and required under the *Environmental Planning and Assessment Act, 1979*.

### 2.2.12 Refusal of Consent

Where a development application or Section 96 application is refused by Council, an applicant may request a review of the determination pursuant to Section 82A of the Act, subject to payment of a fee (being 50% of the original fee) and submission of additional plans and information that address the reasons for refusal.

### 2.2.13 Lapsing of Consent

Council usually restricts a development approval to 2 years by way of a condition of consent. Thus a consent will lapse unless application is made before the expiry date to extend it for a further 12 months. If extended and still not acted upon within the 12 months, the consent will lapse.

### 2.2.14 Deferred Commencement

If a development consent is issued that has deferred commencement conditions (listed in Schedule A of a consent), those conditions must be satisfied in full before the consent can operate. Once satisfied, Schedule B conditions will then apply.

## 3.0 GUIDELINES FOR SUBDIVISION

### 3.1 Introduction

Unless exempt under the provisions of State Environmental Planning Policy No. 4, development consent is required for all proposed subdivisions (N.B. Minor boundary adjustments are permitted as 'complying development' – see [Part I](#) for more details). Following approval of the Development

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Application, the applicant is required to submit engineering documentation for approval, and carry out construction or lodge securities prior to the release of Certificate of Title plans by Council.

Before lodging an application, applicants should seek advice from Council's Environmental and Planning Services Department.

### 3.2 Overall Objectives

- a) provide detailed guidance for the subdivision of land in residential, commercial and industrial zones.
- b) permit urban subdivisions that provide a safe and convenient environment for pedestrians, cyclists and motorists.
- c) provide subdivision layouts that are compatible with and acceptable for the intended use of each lot.
- d) allow subdivision layouts that provide acceptable living and working spaces.

For aims and objectives of subdivision in the **residential zones**, see [Part B](#) of this DCP.

### 3.3 Aims and objectives - subdivision in non-residential zones

The aim of the non-residential subdivision development controls are to:

- a) facilitate the development of a range of sites appropriate to the types of activity occurring in Holroyd City.
- b) maintain and protect the environmental amenity of adjacent land uses.
- c) provide a high level of amenity within each subdivision.
- d) avoid unnecessary fragmentation of land.
- e) ensure appropriate levels of service are achieved for utilities and road network.
- f) ensure environmental constraints are adequately considered.
- g) ensure appropriate opportunity exists to reconcile issues associated with development of land including access, car parking and manoeuvring.

#### 3.3.1 Holroyd LEP

*Subdivision of land generally:*

*25. A person shall not subdivide land to which this plan applies except with the consent of the Council.*

*Clause 26(1) and (2) of the Holroyd LEP state:*

*26(1) The Council shall not consent to the subdivision of land within Zone No. 6(b), unless the land within that zone is included in the plan as a separate allotment.*

*26(2) Notwithstanding sub-clause (1), the Council may, where the topography of the land to be subdivided makes it necessary, consent to a subdivision in which the boundaries of the separate allotment required by that subclause do not correspond precisely with the boundaries of the land within Zone No. 6(b) as shown on the map, where the Council considers that the departure from those boundaries is minor.*

#### 3.3.2 Strata Title subdivision

In considering an application for a Strata Title subdivision, Council shall take into account the provisions of this DCP in relation to the type of development for which the Strata Title subdivision has been lodged.

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In addition to other considerations, Council must have regard to those issues specified in the Strata Titles Act. Applications should be accompanied by a Building Certificate under Section 149A of the Environmental Planning and Assessment Act 1979. These are obtainable following the completion of building works from Council's Environmental & Planning Services Department.

### 3.3.3 Community Title Subdivision

The Community Land Development Act 1989 allows land to be subdivided with certain property being shared between owners.

In considering an application for a Community Title subdivision, Council shall take into account the provisions of this DCP in relation to the type of development for which the Community Title subdivision has been lodged.

Council may approve an application, even though it does not fully comply with all planning guidelines.

### 3.3.4 Engineering plans and specifications

Six (6) copies of engineering plans and specifications for subdivision works are to be lodged in accordance with conditions of approval for the subdivision. Specifications for works must conform to at least the minimum requirements contained in Council's Specifications for Subdivision Works, available from Council.

Fees required for checking engineering plans and specifications and for supervising work shall be paid when plans are lodged.

### 3.3.5 Linen Plans - Generally

Linen Plans prepared by a Registered Surveyor may be submitted to Council following the approval of engineering documentation, and:

- a) completion of the approved works and/or
- b) lodgement of securities

Linen Plans should include all relevant documentation including Section 88B instruments.

The linen plan of subdivision, road widening, Strata Title Subdivision or plan of consolidation for final approval must be accompanied by nine (9) prints, a covering letter and the required fees.

Where subdivision involves lands containing different titles to the extent that new allotments are formed by combining parcels of land in differing titles, action is to be taken beforehand by the applicant to have all land brought under the same title system so that new allotments will not be formed by parcels of land in differing titles.

Appropriate endorsements and notations are required on the linen plan for public reserve, drainage and service easements, drainage reserves and rights of way, etc. Notation must be included on the linen plan requiring the General Manager to sign the 88B instrument.

Generally, Council does not favour the use of Section 88B instruments restricting the erection of fences, use of certain building materials, limitation as to dwelling numbers, and so forth. Details of any proposed Section 88B instruments are to be part of the development application.

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Following issue of the General Manager's Certificate, the subdivision can be registered through the Land Titles Office.

### **3.3.6 Release of a subdivision plan under bond**

Release of a subdivision plan under bond for registration before subdivision works are carried out is not favoured by the Council. If the Council agrees to do so, it will require either a full cash bond or a part bank guarantee/part cash bond against completion of all works within six (6) months or within such other period as may be determined by Council.

### **3.3.7 Strata or Community Title Plans - Items to be included in Sole Occupancy Units**

Where there is to be a Strata Title plan of subdivision, any space for parking or other purposes to form a part of a sole occupancy unit required by Council shall be included in the same strata lot as that unit.

All areas required by Council as a private courtyard, service area or unbuilt space for an individual unit shall be identified on any strata plan for subdivision as forming part of the lot of the appropriate unit.

### **3.3.8 Items to be included in Common Property**

All landscaped and access area and garbage facilities not forming part of an individual unit shall be required by Council to be included in any Strata Title plan of subdivision as common property.

### **3.3.9 Release of Strata Title Plan**

The Strata Title Plan will not be released by Council until all the works have been performed in accordance with the development approval.

For the Strata Title subdivision of an existing development, an inspection of the site will be undertaken by Council to ensure that the existing building and site are at a reasonable standard in regard to access, off-street parking areas, landscaping, drainage and the like.

### **3.3.10 Undertaking Works - Generally**

Subdivision road works can rarely be undertaken by the Council, except for some works on existing roads, and except for the bituminous surfacing of new roads. So that this work may be applied to best advantage over an extended period, the Council desires to undertake this work on a firm price contribution paid by the subdivider. The Council will submit an estimate of cost when the road pavement has been consolidated to the Engineer's satisfaction.

Similarly it is desirable that concrete footpaving not be constructed until building works are substantially complete. Council will also undertake this work at a firm price contribution paid by the subdivider.

### **3.3.11 Works as Executed Plans**

Linen Plans will not be processed where engineering works are involved, until Works as Executed Plans have been submitted in accordance with Council's standard requirements.

### **3.3.12 Final inspection**

Following submission of the Works as Executed Plans, receipt of final Linen Plan, payment of all fees, charges and contributions, a final inspection will be carried out to ensure that engineering works have been completed in accordance with Council's approval and the approved engineering plans and Council's general specifications for engineering works.

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### 3.3.13 Controls for Subdivision in all Zones - Design principles

Good subdivision design goes beyond the application of the controls outlined below. Careful appraisal and systematic analysis of the site with consideration of all the natural and man-made constraints is required to ensure that its best qualities are used most effectively to suit the proposed development.

In determining the suitability or otherwise of any subdivision application, consideration of the following matters, together with those specified in Section 79C of the EP&A Act, will be taken into account:

- a) slope and orientation of land
- b) opportunities for solar and daylight access to future development
- c) design of roads, access ways and individual site access
- d) retention of special qualities or features such as trees and views
- e) availability of utilities
- f) provision of adequate site drainage
- g) provision of public open space
- h) possible need to retain existing subdivision character
- i) heritage conservation
- j) adequacy of each site considering relevant development standards such as set backs, car parking,
- k) landscaping, etc
- l) the relationship of the subdivision layout to adjacent land suitable for subdivision.

### 3.3.14 Roads Design and Construction

See the [Access \(Roads\) section](#) 5.0.

### 3.3.15 Landscaping and Design - Objectives

- a) Maintain and enhance existing streetscape and landscape character
- b) Enhance the setting of buildings
- c) Provide for acoustic and visual privacy
- d) Reinforce and define vehicle speed control design elements
- e) Provide shade for buildings and areas of open space
- f) Preserve mature trees and significant landscape elements.

### 3.3.16 Controls

Landscaping shall be designed to enhance the natural features of the site and adjoining areas. Existing landscape elements such as rock formations, vegetation or watercourses shall, where possible, be preserved.

In established areas, landscaping shall relate to the scale of other elements of the streetscape and the landscaping of adjoining development. Where possible, landscaped areas shall adjoin the landscaped areas of adjacent allotments.

Rear fences fronting public roads are discouraged.

Where unavoidable, the following measures may be required:

- a) greater setbacks for landscaping against fences, consistent with acoustic and road design standards
- b) building frontages to face road by provision of parallel access road separated by landscaped buffer

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During subdivision all trees shall be retained, except those marked for removal on the approved engineering plan or the approved preliminary plan of subdivision.

Council may require replacement trees to be planted or may require a contribution for future planting with development.

### **3.3.17 Controls - filling and levelling**

Filling and levelling are to be carried out to the Engineer's satisfaction as indicated on the approved engineering plans.

Geotechnical information will generally be required including to Council's satisfaction a plan and reports by a NATA laboratory indicating fill depth and compaction targets achieved at certain intervals over the fill area.

### **3.3.18 Controls - easement of support**

The provision of an easement of support will be required to cover all embankments that extend into the lots if the batters are steeper than 5 to 1.

### **3.3.19 Controls - retaining walls**

Where the boundary of a new road coincides with the boundary of land not owned by the subdivider and

- a) construction of the road would deprive such land of support and
- b) the batter of an embankment encroaches upon such land

a retaining wall of approved design shall be constructed, together with protection fence if required.

### **3.3.20 Controls - boundary pegs**

Before final inspection is called for, the boundary pegs shall be in place and clearly stencilled with the lot numbers.

### **3.3.21 Services - Objectives**

- a) Provide public utilities to each allotment, within road reserves, in an efficient and cost-effective manner.
- b) Maximise the opportunities for shared (common) trenching and reduced restrictions on landscaping within road reserves.
- c) Ensure residential, industrial and business areas are adequately serviced in a timely, cost-effective, coordinated and efficient manner.

### **3.3.22 Controls**

The design, construction and location of utility services should conform to Council's standards and the specific standards of the relevant servicing authority.

Design should take into account existing services to avoid any unnecessary alterations or diversions.

Where possible, compatible public utility services shall be coordinated in common trenching to minimise cost.

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Areas affected by construction works are to be reformed to appropriate grades, covered with 100mm of topsoil and then grassed.

### 3.3.23 Electricity

For subdivision requiring a new low voltage electricity supply, reticulation is to be via an underground supply system. Battleaxe blocks are to be serviced with underground electricity to the rear of the accessway.

### 3.3.24 Water supply

An adequate reticulation water supply system is to be provided from water supply mains for domestic supply and fire fighting purposes.

### 3.3.25 Sewerage

Sewerage reticulation is to be arranged to allow the whole of each new allotment to be serviced by gravity drainage.

### 3.3.26 Certificates

Provision of water and/or sewerage facilities must be covered by production of the appropriate Certificate from Sydney Water. The Council must supply Sydney Water with a copy of its first approval subject to conditions and it will, at this stage, provide the subdivider with a form of application to Sydney Water.

### 3.3.27 Drainage - Objectives

- a) Prevent stormwater damage to the built and natural environment.
- b) Reduce nuisance flows to a level which is acceptable to the community.
- c) Provide a stormwater system which can be maintained economically.
- d) Provide a stormwater system which utilises open space in a manner compatible with other uses.
- e) Control flooding and enable access to allotments, stabilise the land form and control erosion.
- f) Minimise urban run-off pollutants to watercourses.
- g) Prevent both short and long term inundation of development.

### 3.3.28 Controls

The drainage system shall be designed in accordance with the major/minor stormwater flow concept (for a 100 year ARI) as per the current edition of Australian Rainfall and Runoff, and shall meet the following guidelines:

- a) Trunk drainage (over 2 cusecs in 20 ARI).
- b) Wherever possible, retention basins shall be constructed to eliminate the increased run-off from the proposed development for all storms up to and including 100 year ARI.
- c) In private land use and/or public reserve, drainage shall be either piped, in a lined channel, or a combination of a pipeline with a grass swale. Applicants should consult with Council's Engineering Services Department to determine the most appropriate method for the particular site. In public reserves only, the minor (low) stormwater flow system shall generally be designed for a 5 year ARI unless the retention basin design dictates otherwise.
- d) Generally, any low flow pipe in a grass swale shall not be less than 600mm dia.
- e) In a public road, the pipeline shall be based on a minimum 20 year ARI but the gap flow (i.e. the difference to a 100 year ARI) must be contained within the road reserve at safe depth and velocities for pedestrians and vehicles.

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- f) Major structures over, and/or filling near creeks, shall be designed on the basis that upstream inundation must not be increased in any storm event up to and including 100 year ARI. Council may also require consideration of the effects of larger storms up to the PMF.

### 3.3.29 Local drainage

Within private property and at sag points in public roads, a piped system based on a 20 year ARI shall generally be provided. Under certain circumstances a piped system to accommodate greater than a 20 year ARI may be required.

Within public roads, a piped system generally based on a 5 year ARI shall be provided. Depending on inlet and outlet conditions, a more major storm may need to be accommodated. Particular attention should be paid to the location of depressions in the terrain and watercourses which may function as overland flowpaths for stormwater. Consideration is also to be given at the design stage to the likely effect of overland flow on proposed building structures and the need for clearly defined/constructed overland flow paths over easements and natural depressions for at least all storms up to the 100 year ARI.

In areas where localised flooding has occurred, it may be necessary to prepare and submit to Council a "stormwater master plan" Council may require a report from an engineer experienced in hydrology to support the application.

Overland flow paths are to be maintained over easements, natural waterways and depressions. Applicants should note that On Site Detention (OSD) provisions may be required in certain locations to restrict stormwater flows to minimise risks of downstream flooding.

If adequate detention basins are provided as part of the subdivision development, On Site Detention will not be additionally required for individual allotments. Full details of On Site Detention requirements are available in a separate policy. Applicants are advised to check with Council's Engineering Services Department.

Stormwater drainage runs are to be laid in reinforced concrete pipes with necessary inlets, junction boxes and headwalls. Provision must be made for disposal of stormwater discharge into suitable channels or piped drains under the control of Council. Inter allotment drainage is to be provided.

Certification at the completion of work, prior to final approval of the development, that the stormwater system has been constructed and will function in accordance with the design will be required from the designing engineer.

Council may require the upgrading/augmentation of the existing downstream drainage system. This may be in the form of actual construction work, to be carried out by the applicant at the time of development or in the form of a contribution to be determined by Council at development application stage.

### 3.3.30 Controls - easements

All easements required within a site (other than those required only for the purposes of a strata plan subdivision) shall be created pursuant to Section 88B of the Conveyancing Act, subject to the approval of Council.

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Easements over trunk and local drainage systems are to be created in favour of Council. Easements over inter allotment drainage are to be created in favour of the benefiting allotments. Council shall be joined as a party whose consent is required for any amendments to easements for rights of carriageway, utility services, inter-allotment drainage, and the like.

Where easements are required to be created over the downstream property, Council requires the submission of proof of the adjoining owners consent.

Easements shall be 2.5m wide or such other width as may be determined by Council's Director of Engineering Services after receipt of stormwater drainage design plans.

Easements required by Council for the purposes of Strata or Community plan subdivision may include those necessary for utility services not initially provided with a development by the developer. Width of easement is to be determined by the service authority, to the satisfaction of the Director of Engineering Services.

Easements required in connection with the provision of electricity shall be arranged in consultation with Integral Energy and shall be created by transfer or otherwise depending upon the circumstances.

The erection of buildings or permanent structures over Council easements will not be permitted.

### **3.3.31 Controls - flood liable land**

For the purpose of this Section flood-liable land is any land with natural surface levels below the 1% Annual Recurrence Interval (ARI) flood level for area in which the site, proposed to be subdivided, is located. In determining the 1% ARI flood frequency level for an area, levels and other data, prepared by the Department of Natural Resources or other relevant authorities, will be used by Council.

To ascertain the extent of flood affectation of a site, the Council will require a plan, prepared by a registered surveyor, be submitted with the subdivision application showing levels of the land to Australia Height Datum (AHD).

No part of land below the 1% ARI flood level shall be filled or altered in any way without the specific approval of Council.

All the proposed lots in a subdivision must contain the minimum area required under this Plan, above the 1% ARI flood level for the erection of buildings and associated facilities.

When determining a proposed subdivision, Council will also consider the availability of flood free access to each lot.

**3.3.32 Controls for Subdivision in Residential Zones** - See [Part B](#) of this DCP.

## **3.4 Controls for Subdivision in Non-Residential Zones**

### **3.4.1 Objectives**

- a) Provide for each allotment sufficient area and dimensions to enable the siting and construction of a building(s) in full compliance with the provisions of both this DCP and any other relevant planning instrument.

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- b) Encourage variety and choice in industrial and business accommodation and to meet the projected demand for such premises.
- c) Provide a range of land parcels to fulfil a variety of industrial requirements.
- d) Minimise the fragmentation of valuable commercial land.
- e) Prevent the intrusion of heavy vehicles into residential areas.
- f) Ensure as far as possible that heavy vehicle movements are segregated from other local traffic.
- g) Provide a safe road environment which reduces traffic conflicts.
- h) Ensure safe and convenient access for heavy vehicles, bearing in mind their particular requirements.

### 3.4.2 Controls

Each commercial site created must have adequate arrangements for service access.

Industrial sites should additionally be capable of allowing manoeuvring and turning of heavy vehicles on site. The design standard to be applied, in accordance with the Traffic Authority of NSW Policies, Guidelines and Procedures for Traffic Generating Developments, shall be a "large rigid truck".

Battleaxe lots are not encouraged within industrial areas.

### 3.4.3 Controls - Land within General Business 3(a) & Neighbourhood Business 3(b) zones

Under the provisions of Clause 25 of the Holroyd LEP subdivision, including strata title subdivision, requires the consent of the Council in all zones.

Where there is to be a Strata Plan of subdivision for retail or office development, any space for parking or other purposes to form a part of a particular strata lot, shall be included in the same strata lot as the shop/office.

For residential and retail/office strata subdivisions, all landscaped and access areas not forming part of an individual strata lot shall be required by Council to be included in any Strata Plan of subdivision as common property.

### 3.4.4 Controls - Land within General Industrial 4(a) Light Industrial 4(b) and Special Industrial 4(c)

The objective behind establishing minimum allotment dimensions for industrial subdivision is to ensure that allotments are of suitable sizes and shapes to economically accommodate industrial buildings and activities while ensuring that development costs are kept to a minimum.

### 3.4.5 Allotment area

The minimum allotment size under this Plan shall be 1200 square metres and each lot shall have a satisfactory ratio of depth and frontage, having regard to the purpose for which the allotment is to be used.

The area of battleaxe-shaped allotment shall exclude the area of the access corridor.

### 3.4.6 Minimum dimensions

The minimum width of an industrial allotment at the building line shall be 24m and the minimum average depth shall be 45m.

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Corner lots are to have dimensions greater than the minimum so that allowance is made for a 15 metre building alignment to both frontages. These lots are also to be provided with 6m cut-offs for splay purposes. In special circumstances, a deeper cut-off may be required.

### 3.4.7 Battleaxe-shaped allotments

Battleaxe-shaped allotments shall have a minimum width of 24m and a minimum land area of 1200 square metres, exclusive of the access handle which shall have a minimum width of 9m.

Where two access handles adjoin and each has reciprocal rights over the other, the minimum width of each access handle may be reduced to 6m.

Battleaxe-shaped lots will only be considered at locations where subdivision by the opening of an industrial road is not possible or the circumstances of the particular proposal in Council's opinion does not warrant the opening of a road.

Where two access corridors are shared, reciprocal rights of way and easements for drainage and services shall be granted over the access corridors for the benefit of both allotments.

An access corridor to a single allotment (or two shared access corridors) shall be constructed with full width heavy duty concrete paving 6m wide, to the Engineer's requirements.

### 3.4.8 Road Design and Construction

See the [Access \(Roads\) section](#) (5.0) of this Part of the DCP.

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### 4.0 CAR PARKING

#### 4.1 Objectives

The aims and objectives for parking are:

- a) To ensure that adequate and convenient off-street parking facilities are provided for all vehicles generated by the various types of development.
- b) To ensure that parking areas are readily accessible and useable and adequately provide for circulation and manoeuvring of vehicles.
- c) To encourage the efficient flow of traffic through car parks to minimise the potential for pedestrian and vehicle conflict.
- d) To ensure that off-street parking facilities do not interfere with traffic flow and safety in adjacent streets or endanger pedestrian traffic on or off the site.
- e) To ensure that parking areas and associated facilities are of an acceptable appearance by imposing construction standards and landscaping requirements.
- f) To provide for adequate drainage, lighting and ventilation within car parking areas.

#### 4.2 Calculation advice

##### 4.2.1 Alterations and Additions

Where the application involves alterations and additions to existing premises for the purpose of its existing use, the additional car parking requirement shall be based on the net increase in gross floor area, number of seats, beds or whatever the specific requirement is for that type of development in addition to the original parking requirement. However, if the Council is of the opinion that the application involves the virtual reconstruction of the building, it may require the provision of car parking based on the total requirement of the development, existing plus proposed.

##### 4.2.2 Change of Use

Where the application involves a change of use to a purpose which would generate a greater car parking requirement than the previous purpose, in terms of this Plan, Council shall require additional parking based on the **difference** between the two requirements. See also the clauses regarding changes of use involving virtual reconstruction of the building.

The possibility of a change of use should be taken into consideration and due allowan the provision of additional parking spaces when the property is developed. 1 particularly to properties where the type of occupancy could be subject to variation provide adequate parking spaces under these circumstances could lead to the re development application for a change of use.

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### 4.2.3 New Buildings

New buildings shall be assessed in terms of the total parking requirement under this Plan and no allowance will be made for parking generated by a previous use on the land. However, Council may consider a reduction in its requirements where it is of the view that the proposed usage is preferable to the previous use, there would be some hardship in carrying out the proposal if the full car parking requirement were to be met, and there would not be any increase in on-street parking generated by the proposal relative to the previous use of the land.

### 4.2.4 Previous Contributions

Where a contribution has previously been made to Council towards the provision of car parking in respect of a particular property, such contribution may be taken into account when assessing the parking requirement for any redevelopment of that land.

### 4.2.5 Mixture of Uses

Where a development comprises several component uses in terms of the requirements of this Plan, it will be assessed as follows:

- a) Where the component uses are operated concurrently (eg, squash court/fitness centres), parking will be assessed as the sum of the requirements for each component. Where the Plan requirement for one or all of those components is based on the gross floor area, calculations shall include an appropriate proportion of any shared common or administrative area.
- b) Where the component uses are not operated concurrently (eg, churches and church halls), parking will be based on whichever of the components generates the greatest car parking requirement. The onus will be on the applicant to satisfy Council that the uses are not operated concurrently.
- c) Where the main usage periods of the component uses do not coincide, Council may consider a reduction in the car parking requirement provided the total car parking is not less than that needed for the component which generates the **greatest** requirement. The onus will be on the applicant to satisfy Council that the main usage periods do not coincide or compete with car parking.

### 4.2.6 Justification of Parking for Major Parking Generators

For applications involving major retail development, new hotels and licensed clubs and certain recreational uses, the applicant will have to justify to Council the amount of car parking which should be provided. Such uses are intensive generators of car parking, and parking for the disabled. Accordingly, the level of parking generation may vary substantially. The Council may therefore require the preparation of an appropriate study or survey.

### 4.2.7 Departures from Requirements

Where circumstances warrant, Council may seek higher standards.

However, if applicants are of the opinion that the full car parking requirement is not necessary in the circumstances, or will not be required when the use of the building commences, Council may reduce the requirement for parking or may defer the provision of some of the car parking. In the latter case, Council may permit a portion of the car parking area to be used for an alternative purpose or may require the area to be landscaped.

Standards are based on:

- (a) The Roads and Traffic Authority's 'Guide to Traffic Generating Developments'.

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- (b) Council experience with individual developments in the City.
- (c) Australian Standards 2890.1 - 1993 Off Street Parking.
- (d) Disability Discrimination Act 1992

### 4.3 Parking Requirements

Council's minimum car parking requirements for various types of developments are set out below. Please note that some areas of Holroyd are covered by Sydney Regional Environmental Plan No. 28 – Parramatta, State Environmental Planning Policy 59, Part G Section 9 – Neil Street Precinct – of this DCP and Part G Section 10 – Merrylands Town Centre – of this DCP, which establish parking rates different to that provided below.

NOTE: All calculations shall be rounded up.

<b>Residential</b>	
Dwellings in connection with commercial and industrial development	1 covered space per dwelling
Single detached dwellings, dual occupancy & integrated housing	<p>(a) one garage space per dwelling if the gross floor area is not greater than 110 square metres or not exceeding two bedrooms.</p> <p>(b) two car parking spaces per dwelling if the gross floor area is or exceeds 110 square metres or contains three or more bedrooms with at least one garage space per dwelling.</p> <p>Parking in the case of each dwelling shall be separately accessible.</p>
Self-contained dwellings and hostels for aged and disabled persons	Refer to State Environmental Planning Policy (Seniors Living) 2004
Boarding houses, houses let in lodging and hostels	1 space per 2 persons residing on the premises + 1 space for resident manager + 1 space per 2 employees.
Medium density development	<p>Resident parking shall be provided within the site at the rate of:-</p> <p>1 or 2 bedroom units                      - 1 space</p> <p>3 or more bedroom units                  - 2 spaces</p> <p>Not less than one garage shall be provided for each dwelling. Visitor car parking will be provided at the rate of 0.2 spaces per dwelling.</p>

# Part A

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Residential Flats	A minimum of 1.2 parking spaces per dwelling. A minimum of one (1) enclosed garage per dwelling shall be provided. The remaining parking spaces shall be located on common property for purposes of visitor parking.
Private Hotels	1 space per 2 bedrooms + 1 space for resident manager + 1 space per 2 employees.
Group Homes	2 spaces behind the building line.
Motels	1 space per unit + 1 space per 2 employees.
<b>Retail &amp; Commercial</b>	
Shops, ground floor offices and professional chambers	1 space per 20 sq metres of gross leasable floor area.
First floor and higher level offices and professional chambers	1 space per 28 sq metres of gross floor area. The figure may be varied within the RTA recommended band subject to demonstration by a detailed parking study prepared by a qualified traffic/parking consultant.
Restaurant (in existing shop or office area) or new development	15 car parking spaces per 100 sq metres of gross floor area or 1 space per 3 seats, whichever is the greater. Upon demonstration to Council that the restaurant will have its main patronage outside of normal business hours and that there is existing parking in the vicinity, consideration may be given to reducing the requirement to 5 spaces per 100 sq metres of gross floor area. (For major developments with a mixture of uses, overlapping parking demands may be considered.
Eateries or eating facilities	not exceeding a capacity of 30 seats may be assessed under provisions for shops
Professional consulting room in residential area	2 spaces per surgery, specialist room or the like, + 1 space for an employee, + 1 covered space for the dwelling, behind the building line. At least 1 surgery space is to be provided as parking for the disabled.
<b>Automotive</b>	
Service Station -	6 spaces per work bay.
Convenience Store -	5 spaces per 100 sq metres of gross floor area.
Car repair stations, panel beaters/spray painters	1 space per 70 sq metres of gross floor area + 1 space per 40 sq metres gross floor area of offices.
Spare parts/accessories sales	1 space per 20 sq metres of gross floor area.
Battery, tyre, muffler service	3 spaces per 100 sq metres of gross floor area or 3 spaces per work bay whichever is the greater.
Motor showroom and new and used car sales yard	1 space per 70 sq metres of display area for patrons + 1 space per 2 employees.

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<b>Industrial</b>	
Factories/warehouses (including amenities) -	1 space per 70 sq metres of gross floor area + 1 space per 40 sq metres of gross floor area of offices.
Industrial Units	1 space per 70 sq metres of gross floor area of each unit.
Bulky goods retail areas	1 space per 50 sq metres of gross floor area or 1 space per 2 employees, whichever is the greater.
Open yard activities/ storage	1 space per 140 sq metres of open yard area.
Hire Centres	1 space per 70 sq metres of gross floor area of buildings + 1 space per 140 sq metres of open yards storage area.
<b>Entertainment and Recreation</b>	
Licensed Hotels and Taverns	1 space per 3.5 sq metres of bar area + 1 space per 5.5 sq metres of lounge area and dining room + 1 space per bedroom of accommodation.
Licensed Clubs	1 space per 6 sq metres of bar, lounge, dining areas, auditorium and sports area (excluding squash courts) + 2 spaces per squash court + 1 space per 35 sq metres of office, administration, meeting rooms and the like.
Catering and Reception Centres	1 space per 3 guests + 1 space per 2 employees
Squash Courts	3 spaces per court
Tennis Courts	3 spaces per court
Bowling Alley	3 spaces per alley
Indoor Cricket	15 spaces per pitch.
Lawn Bowling Greens	30 spaces for the first green + 15 spaces for each additional green
Gymnasium and Fitness Centre (whether a separate development or in conjunction with other recreational facilities)	1 space per 6sq metres of gross floor area.
Theatres, Cinemas, Concert Halls, Public Halls, places of assembly	1 space per 6 seats based on the maximum accommodation as endorsed on the licence.
<b>Special Uses</b>	
Hospitals	1 space per 3 beds + 1 space for resident matron + 1 space per 2 employees + an ambulance bay.
Nursing and Convalescent Homes	1 space per 10 beds, + 1 space per 2 employees + 1 space for resident matron + ambulance bay.

# Part A

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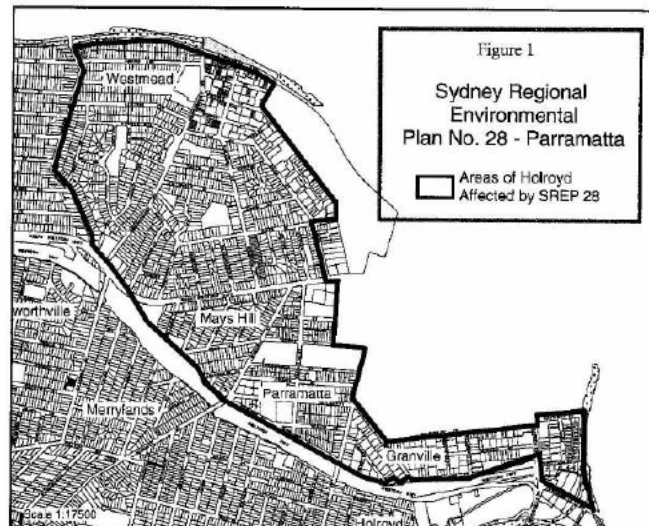
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Child Care Centres/Kindergartens/After School Care Facilities	1 space per employee including primary contact and staff, plus 1 space per 10 children, plus 1 space for any residence. All applications to be supported by a Traffic and Parking Report prepared by a suitably qualified person. Applications for Child Care Centres having frontage to busy roads, such as arterial or collector roads, will not be favourably considered. For more information on parking for Child Care centres see the relevant section in this DCP.
Schools (primary and secondary)	1 space per employee + 1 space per 100 students for visitors parking + pick up and set down area + bus bay. (Such provision assumes that the school has a policy of not permitting students in their final years to drive to school).
Churches and church Halls	1 space per 5 seats + 2 spaces for any resident.
Funeral Parlour	1 space per 5 chapel seats + 1 space per 2 employees + pick up and set down area.

### Sydney Regional Environmental Plan No. 28 – Parramatta

Some areas within the City of Holroyd, as illustrated, are subject to the provisions of Sydney Regional Environmental Plan No. 28 – Parramatta (SREP 28), which establishes different parking rates to those of Council for particular types of residential, commercial and industrial development. Where applicable, applicants are referred to SREP 28 to obtain parking rates specified by that plan. Copies of SREP 28 – Parramatta are available for download at the Parliamentary Counsel's website at [www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au) under "Environmental Planning Instruments in Force".

Note: Pursuant to Clause 57(1) of SREP 28, any fraction of a parking space resulting from the calculation of parking provision shall be disregarded.



#### 4.4 Dimensions of car parking facilities

##### 4.4.1 Car Parking Spaces

A minimum length of 5.5 metres applies; however longer spaces are required for parallel parking. This applies to both enclosed and open car parking spaces.

A minimum width of 2.5 metres applies; however the following widths also apply:

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- parking for the disabled - 3.8 metres;
- enclosed garages - 3.0 metres with 2.8m metres minimum between door jambs;
- where the space is also used for access to waste bins or to a courtyard - 3.6 metres;
- enclosed spaces (eg. between walls/fences) - 3.0 metres;
- double garages - 5.5 metres; and
- where the space is also used for access to waste bins or to a courtyard - 6.1 metres.

A minimum clearance height of 2.3 metres applies; however, parking for the disabled requires a minimum height of 2.5 metres.

NOTE: The above dimensions are clear of all obstructions including columns, ducts, pipes, jambs, etc.

### 4.4.2 Aisle Widths for Open Car Parks not containing Garages

90 Degree Parking

Space Width Metres (m)	Aisle Width Metres (m)
2.5	6.7
2.6	6.3
2.7	5.8

For undercover parking consisting of garages or lockable spaces, the minimum aisle width shall be 7.0 metres.

### 4.4.3 Angle Parking

Minimum Dimensions (m)	Angle (Degrees)		
	30°	45°	60°
Aisle Width (Column free)	2.9	3.7	4.6
Aisle Width (with Columns)	3.3	4.3	5.3
Perpendicular Depth of Car Space	4.9	5.6	6.0

### 4.4.4 Parallel Parking

Aisle Width (m)	Space Length (m)	
	Column Free	With Columns
3.0	6.3	6.6
3.3	6.1	6.4
3.6 +	5.9	6.2

### 4.4.5 Motor Cycling Parking

Parking for motor cycles needs to be 2.5 metres deep with a width of 1.5 metres per motor cycle, parking at 70 or 90 degrees to the kerb.

## 4.5 Gradients

### 4.5.1 Gradients for Parking Floors

The maximum gradients for parking spaces and floors are:

at 90 degrees to the angle of parking	1:16 (6.25%)
parallel to the angle of parking	1:20 (5.0%)
parking spaces for the disabled - in either direction	1:40 (2.5%)

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### 4.5.2 Gradients for Ramps and Driveways

- (a) Maximum gradient of 1:6 (17%).
- (b) Intermediate gradients are required for changes of gradient greater than 1:8 (12.5%). (For the maximum 1:6 gradient an intermediate gradient of 1:10 (10%) for 2.0 metres in length would be required).
- (c) Gradients adjacent to entry/exit points to be a maximum of 1:20 (5%) for the first 6 metres inside the property boundary, but for long term parking up to 25 spaces with no goods vehicles usage, this may be reduced to a maximum of 1:10 (10%) for 3 metres.
- (d) Where ramps and driveways are also intended to be used as part of an access route for people with disabilities from parking spaces to the premises or street, gradients are to be of a maximum of 1:14, designed in accordance with AS 1428, Parts 1 & 2.

### 4.5.3 Straight Ramps

The minimum dimensions for straight ramps are as follows:

one way ramps	3.5m
two way ramps	6.5m
Separator width (where provided)	0.6m
Minimum clearance from kerb to obstruction (wall column)	0.3m

### 4.5.4 Curved Ramp

Minimum dimensions etc for curve ramps are given in Australian Standards 2890.1-1993 Off-Street Parking.

### 4.5.5 Internal Roadways

The minimum width for internal roadways that access internal parking areas/structures depends on the number of parking spaces and service bays served. The minimum widths for two-way traffic are detailed below:

3-10 spaces	4.0m - 6.0m
11-25 spaces length not exceeding 40 metres	4.5m - 6.5m
26-50 spaces or 0-25 spaces + service bay	5.0m - 7.0m
Over 50 spaces or 25 spaces + service bay	6.0m - 8.0m

Consideration will be given to increasing the higher widths where high levels of heavy vehicle usage is anticipated within a development or where the development fronts an arterial or sub-arterial road.

### 4.6 Driveways, siting, circulation, layout, clearances, linemarking and signposting

In order to select the appropriate class of access driveway for a particular parking facility, it is necessary to determine the land use category, a road frontage type and the size of the parking facility. Low to medium turnover rates are likely to be generated by most residential, industrial and commercial uses whereas high turnover rates are likely to be generated by entertainment, transport and retail land use. Applicants are referred to the Roads and Traffic Authority's 'Guide to Traffic Generating Developments'.

# Part A

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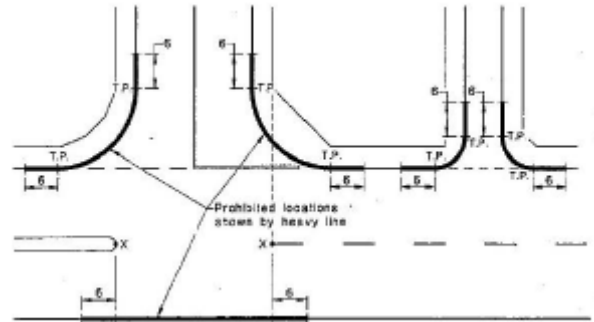
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### Minimum setbacks from side property boundaries to driveways:

- Detached dwellings, dual occupancies, integrated housing & medium density development - 1.0m.
- Residential flat buildings & buildings where there is a commercial component - 1.5m .
- The area between the driveway and property boundary shall be suitably landscaped.

Driveways that are used to access residential developments are to be constructed of full width plain concrete (not patterned or coloured) from the kerb or layback up to the front property boundary. This ensures consistency and regularity in residential environments.

Where applicable, driveways must be located a minimum of 6.0m from kerb return tangent points of corners (refer figure above).



### **4.6.1 Swept Turning Paths**

Where there is any doubt as to the suitability of manoeuvring areas Council will consider designs based upon swept turning paths of appropriate vehicles as defined by the Roads and Traffic Authority's 'Guide to Traffic Generating Developments' and 'Road Design Manual'.

### **4.6.2 Siting and Location**

On-site car parking should be located so that it is convenient and accessible to the persons using it, that is, within a reasonable distance of access to the premises it serves. This applies especially to visitor or customer car parking.

Consideration may be given to the provision of car parking facilities on another adjacent parcel of land if the applicant can provide a secure guarantee that such parking will be available at all times during the currency of the development.

### **4.6.3 General Layout**

Car parking areas should be designed to expedite vehicle circulation by adopting a simple layout and by minimising congestion points and the possibility of conflicting vehicle movements.

The design should ensure that all vehicles using the car park may conveniently enter and leave the site in a forward direction.

Within larger, short term car parks, a one-way circulation pattern should be adopted.

Dead-end aisles should not service more than 25 short term parking spaces or 50 long or medium term spaces. A manoeuvring layback is required at the end of dead-end aisles to facilitate access to the end car spaces.

### **4.6.4 Clearances**

The minimum permitted clear headroom within car parking areas is 2.3 metres or 2.5 metres for parking spaces for the disabled.

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Applicants should ensure that the provision of pipes, ducts and sprinkler systems within the car park does not compromise minimum clearances.

In casual parking areas, consideration should be given to the installation of flexible clearance striker bars at entry points.

### 4.6.5 Pedestrian Circulation

Location of car parking spaces should not obstruct pedestrian access to the premises or major pedestrian routes. Within large car parks, consideration should be given to provision of segregated routes for major pedestrian movements.

### 4.6.6 Speed Humps

Where it is considered necessary to provide speed humps to regulate vehicle speeds, these must be of the approved design, that is, with a section comprising a segment of a circle having a width of 2.5 metres and maximum height of 75mm. Speed humps should be adequately signposted using a standard sign.

Location of speed humps should be shown on application plans.

### 4.6.7 Linemarking and Signposting

All car parking spaces should be clearly linemarked. Where customer or visitor parking is provided, signposting should be provided to indicate the location of these spaces.

Where a one-way circulation pattern is adopted, direction of flow should be indicated by signposting and arrow markings on the surface of aisles and driveways. Segregated entries and exits are to be signposted to that effect.

In large car parks, means of egress should be indicated by directional signs.

Parking spaces for the disabled are to be signposted in accordance with the Australian Standard AS 1741.11 and AS 2890.1.

Use of signs should be shown on application plans.

## 4.7 Parking for the Disabled

Parking for the disabled should be provided at the rate of 2 spaces per 100 visitor or customer spaces up to 400 spaces and 1 per 100 thereafter. Council may seek additional parking for the disabled where it is of the opinion that the development, either due to its nature or context, will generate a demand greater than the above rates. In particular, adequate parking for the disabled should be provided to service developments likely to have a high level of patronage by people with disabilities, such as hospitals, housing for older people or people with a disability, etc. Such spaces should be located as close as possible to the subject premises with access thereto provided at a maximum gradient of 1:14, and be signposted using standard signage in accordance with Australian Standards AS 1741.11 and AS 2890.1.

Location of parking for the disabled shall be shown on application plans.

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### 4.8 Drainage, Light, Ventilation

All car parking areas are to provide adequate drainage of surface water to Council's stormwater system to prevent flooding of adjoining property or public footpaths. In this regard, the applicant shall confer with the Council's Development Engineer in the case of open car parks and the Building Surveyor for parking within buildings.

Where the car park is excavated, provision should be made for the drainage of runoff and seepage, and where necessary, an easement over adjacent properties is to be obtained to facilitate this.

Where easements are required to be created over the downstream property, Council requires the submission of proof of the adjoining owner's consent prior to issue of Development Consent. Proof of registration of the easement, at the Land Titles Office will also be required prior to the issue of an Occupation Certificate at the completion of all building works.

Easements shall be 1.25 metres wide or such other width as may be determined by Council's Engineering Services Department.

Covered or enclosed car parks should have adequate provision for lighting and ventilation, preferably by natural means. Council may require the provision of artificial lighting and ventilation where necessary.

### 4.9 External Appearance

The external appearance of any car parking structure or area shall be of an acceptable standard and finish when viewed from the street. Setbacks from the front facade and landscaping should be used to soften the impact of such areas. Unpaved car parking will not be permitted.

### 4.10 Landscaping

- a) Open car parking will be required to be adequately landscaped to screen them from view of the street and other public areas.
- b) A landscape strip of between 1.5 metres and 3.0 metres along the frontage to a street or other public property will be required. A greater landscaped strip may be required to screen multi-level car parks.
- c) In order to reduce the amount of hardstanding areas within an open car park and provide shade to vehicles, a landscape strip having a minimum area of 6m<sup>2</sup> (minimum 1.5 metre width and 3 metre length) is to be established for every ten (10) car parking spaces within an open car park.
- d) Such landscaping strips are to be established and maintained with appropriate planting of shrubs and shade trees.
- e) A detailed landscape plan shall be submitted as part of the Development Application for Council's consideration and approval. The landscape plan shall:
  - i) Be prepared by a suitably qualified person and be of a minimum scale of 1:100;
  - ii) Ensure that trees and shrubs will have an informal and softening effect on buildings and the overall environment. Trees should be planted in sufficient numbers to achieve this aim;
  - iii) Ensure that any on-site stormwater detention system is complimentary to and corresponds with the proposed landscape treatment;
  - iv) Screen and shade private open spaces;

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- v) Provide privacy to occupants of neighbouring properties;
- vi) Screen poor views;
- vii) Be easily maintained;
- viii) Where possible, use Australian native plants, particularly material indigenous to the area; and
- ix) Provide for street trees consistent with, and complimentary to existing street trees at 6 metre centres within the footpath area at the front of the property.

### 4.11 Referrals/Other Approvals

Pursuant to Section 91 of the *Environmental Planning and Assessment Act 1979*, some proposals constituting Integrated Development will be referred to the Roads and Traffic Authority for approval under the Roads Act 1993. Where this is necessary, proposals should be supported by a traffic study prepared by a suitably qualified Traffic Engineer.

In addition, under the provisions of State Environmental Planning Policy No. 11 – Traffic Generating Developments, major traffic generators, particularly those on or near to major roads, will require referral to the local or regional development traffic committee. Applicants are referred to Part 9 of the Roads and Traffic Authority's 'Guide to Traffic Generating Developments'. Where a proposal is referred to either the local or regional traffic committee, applicants should provide appropriate traffic studies prepared by a suitably qualified Traffic Engineer.

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### 5.0 ACCESS (ROADS)

#### 5.1 Relocation of major roads

Council shall not, without the approval of the Road and Traffic Authority (RTA) cause to be aligned or realigned any main road or any other roads which the Authority has notified as a proposed state road.

A road or other means of access which forms a junction or intersection with a state road shall not be opened without the consent of the consent authority.

In respect of any application for consent to open a public road or other means of access forming a junction or intersection with a state road, the consent authority shall consult with the Roads and Traffic Authority of New South Wales and shall take into consideration -

- (a) the treatment of the junction or the intersection and its location having regard to town planning principles and to the safety and convenience of the public;
- (b) the effect of opening the road or other means of access on the development of the locality; and
- (c) any representations by the Roads and Traffic Authority of New South Wales.

#### 5.2 Subdivision - new roads

Where the land is zoned for the purpose of a proposed new road, Council shall not consent to a subdivision of land of which the proposed road forms part unless the subdivision makes provision for the opening of a road in reasonable conformity with the proposed road.

#### 5.3 Road Design and Construction - All Zones

##### 5.3.1 Objectives

- a) Provide roads consistent with their function within the road network, having regard to their safety, visual impact and amenity of local areas.
- b) Provide sufficient road reserve, carriageway and verge widths to allow roads to perform their designated functions within the road network.
- c) Minimise road construction and life cycle costs without compromising other objectives

##### 5.3.2 Controls - existing road frontage

Existing road frontage directly or indirectly involved in the subdivision is, for the purposes of drainage and access, to be provided with kerbing and guttering, sealed pavement to the gutter, and a footway formed to levels which will be supplied on application to Council.

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**Relocation of services, if required, will be at the subdivider's expense.** Council will also require reconstruction of such works where the Engineer deems this necessary in respect to existing facilities.

### 5.3.3 Controls - new roads

Subdivision involving new roads shall conform to any site specific controls for the area (see Part G – Site Specific Guidelines), showing the road network which satisfies projected district and regional travel. Information is available from Council's Environmental & Planning Services Department.

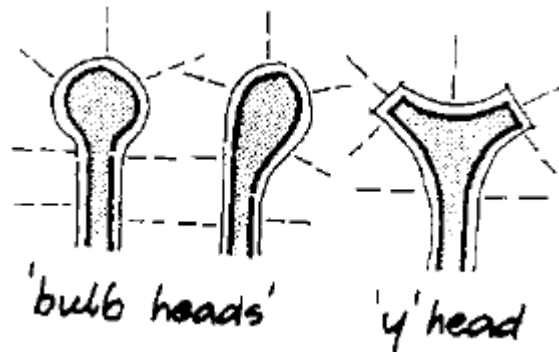
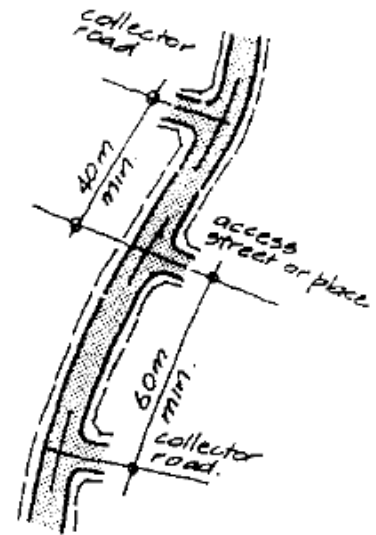
### 5.3.4 Controls - Intersections

The minimum distance from an access place or road to a collector road shall be **60m** if the junction is on the same side of the road, or **40m** if the junction is staggered on opposite sides of the road. Intersections shall be T-junctions and/or roundabouts.

### 5.3.5 Controls - road geometry

Road layout and geometry shall accord with approved standards such as the *Guide to Traffic Engineering Practice* published by NAASRA, or the Roads and Traffic Authority.

**Detailed road design and access requirements for particular land use zones are specified elsewhere in this DCP.**



### 5.3.6 Controls - Road Design and Construction within General Industrial 4(a), Light Industrial 4(b) and Special Industrial 4(c) Zones

New roads must be constructed with kerb and gutter and be sealed from gutter to gutter. Construction is to be a standard not less than the Council's standard specification for heavy duty roads. Minimum width to be **20m** wide with **12m** carriageway and **4m** footpaths. In appropriate areas the construction of **1.2m** wide concrete footpaths will be required. Complete standard specifications for road and drainage works may be purchased or inspected at the Council Chambers.

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Cul-de-sac roads will be accepted only where surrounding land has been fully developed or where the site specific controls for the area (see Part G – Site Specific Guidelines) provide for cul-de-sac roads. Cul-de-sac roads to have a **18m** radius with **18m** radius reverse curves on boundary alignments. Council requires a higher strength pavement for cul-de-sacs in industrial areas.

### 5.3.7 Splay corners

Where not already provided, Council will require splay corners to be dedicated in road reserves at intersections as follows:

- Commercial subdivision **4m x 4m**
- Industrial subdivision **6m x 6m**

### 5.3.8 Kerb and Guttering

Council will require the construction of kerb and guttering along the street frontage(s) as a condition of consent with all development applications where no kerb and guttering currently exists. Where kerb and guttering exists which is in poor condition, Council may require it to be fully reconstructed in accordance with Council's Engineer's requirements and at full cost to the developer. Where kerb and gutter levels are subject to change, the developer shall reconstruct the adjacent road pavement to suit the new levels. Council will require lodgement of a cash bond against satisfactory completion of these works. The amount of such bond will be determined at the development application stage and paid prior to the release of the construction certificate.

### 5.3.9 Vehicular Crossings

Full width splayed, heavy duty vehicular crossings are to be provided across the footpath and at each entrance/exit to the Director of Engineering Services requirements. The road shoulder adjoining newly constructed vehicular crossings is to be fully reinstated to the satisfaction and/or requirements of Council's Engineer. Submission of a vehicular crossing application will be required together with payment of a checking inspection fee prior to release of any submitted plans.

### 5.3.10 Underground Ducts

Satisfactory arrangements must be made with Integral Energy for the installation of underground ducts in the footpath area prior to the construction of any concrete works on the footpath.

### 5.3.11 Concrete Footpath Paving

Council will require the construction of a full width concrete footpath along the street frontage(s) as a condition of consent with all applications where no concrete footpath currently exists. Where a concrete footpath exists which is in poor condition, Council requires it to be fully reconstructed in accordance with Council's Engineer's requirements at full cost to the developer.

## 6.0 HERITAGE AND CONSERVATION

### 6.1 Heritage Items

- a) Enquiries should be made to Council's Environmental and Planning Services to ascertain if a development is proposed on a site containing a Heritage Item, or on a site adjoining land containing a Heritage Item..
- b) New development should be consistent with the guidelines and policies of any relevant Conservation Plan adopted by Council, and where appropriate, with the requirements of the NSW Heritage Office.

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- c) New dwellings on sites occupied by or adjoining a Heritage Item shall be designed and constructed in a manner that does not detract from the heritage significance of that item, building or area.
- d) New development should match or sympathetically relate to the predominant character, scale, form, appearance, material and details of the adjoining heritage site and/or buildings.
- e) Council will consider a departure from standards within this DCP in an endeavour to preserve and enhance the value of a Heritage Item.

A Heritage Impact Statement will generally be required to be submitted with applications relating to heritage items or conservation areas, and possibly for new development adjoining a heritage property.

See the provisions of [Part H](#) of this DCP for more detailed information on Heritage and Conservation.

## 7.0 LANDSCAPING, TREE PROTECTION, BIODIVERSITY AND CUT AND FILL

### 7.1 Landscaping Controls

#### 7.1.1 General

Landscaping should consist of cost effective items or features, which produce the highest landscape value for the local character. In general, most landscape works required will be at the front of development to soften the public view of the building.

Large plants, such as trees and shrubs are preferred because these are more effective in screening and giving privacy than flat areas of turf or paving.

The goal of these landscaping requirements is to ensure a high standard of environmental quality of individual developments while enhancing the general streetscape and amenity of urban areas of Holroyd.

Regard should be given to the use of sun protection devices (i.e, verandahs, pergolas, deciduous trees, etc) along western-facing walls to produce a comfortable microclimate.

Council's Tree Management Order forbids the removal or lopping of any tree taller than 3.5 metres without Council consent. Serious consideration needs to be given to the retention of any large healthy trees. Adequate clearance must be maintained around trees to ensure their survival.

All unbuilt upon areas of a site are to be landscaped to the satisfaction of the Council and areas for landscaping are to be identified on development application plans. Existing and proposed levels may be required for landscaping area on steeply sloping grounds.

Developers will be required to submit plans and details of proposed landscaping which shall be prepared by suitably qualified persons for approval prior to release of building plans. In selecting appropriate species care should be taken to avoid trees, shrubs and ground covers which are likely to give rise to possible health and safety problems associated with, the presence of thorns, prickles, spikes, fruits, nuts or berries; the attraction of large numbers of bees or other insects; allergy or respiratory problems; or the like.

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Landscape plans should be consistent with all architectural hydraulic, site and structural plans pertaining to the development.

1.8m high fencing will be required around the site at full cost to the developer, the type to be determined in consultation with the adjoining landowner if it adjoins a residential site.

### 7.1.2 Landscaping Plan

Where a landscaping plan is required to be submitted the landscape plan shall:-

- a) be prepared by a suitably qualified person and be of a minimum scale of 1:100;
- b) ensure that trees and shrubs will have an informal and softening effect on buildings and the overall environment and trees should be planted in sufficient numbers and scale to achieve this aim;
- c) ensure that any on-site stormwater detention system is complimentary to and corresponds with the proposed landscape treatment;
- d) screen and shade private open spaces;
- e) provide privacy to occupants and neighbouring properties;
- f) screen poor views;
- g) be easily maintained;
- h) where possible, use native Australian plants, particularly those indigenous to the area; and
- i) provide for street trees consistent with, and complimentary to existing street trees at 6 metre centres within the footpath area at the front of the property.

### 7.1.3 Bond

With the approval of the development application, Council requires that a landscape bond be lodged on the basis of 2% of the value of the proposed development, including earth works and the like.

The bond is retained for a minimum period of 12 months after the completion to ensure that the landscaping undertaken is successful and the landscaped areas have been satisfactorily maintained.

### 7.1.4 Street Planting

The landscape plan should also detail the position of existing street trees and show the location of street plantings, which are required to ensure a minimum of 1 tree per 6m of street frontage.

Proposed plantings should be consistent with existing trees in the street. The selection of species should have regard to overhead wires.

The trees must come from minimum 25 litre containers and should be planted in accordance with Council's Street Tree Planting guidelines.

## 7.2 Tree Management Orders

### 7.2.1 Introduction

In urban areas, trees provide many benefits. Trees provide shade and shelter, improve air quality, help stabilise soil, increase privacy and create a sense of local identity. They are the basis of the retention and restoration of our dwindling wildlife and environment, and are an important component in our efforts to reduce the 'greenhouse effect'. For these reasons, Council has adopted and enforces a Tree Management Order, which prevents any works to a tree except with the written consent of Council.

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Council will consider concessions to the development control standards contained within this DCP in order to encourage the retention of existing mature trees. This should be discussed with officers prior to proceeding too far with your plans.

Applications with owners approval can be made on the application form available from the Customer Services Unit for advice on whether a tree would be required to be retained, and the setbacks to any works necessary, prior to the preparation of a DA for the site. No approval for removal will be granted at this stage. The application form should be accompanied by a plan which accurately depicts the trees to be considered and the required fee.

### 7.2.2 Submission Requirements (Tree Management Plan)

Development Applications for sites which have existing trees on, overhanging or within five (5) metres of its boundaries are to be accompanied by the following information:-

- a) A survey prepared by a registered surveyor which depicts (in terms of trunk location and size and canopy spread) and identifies botanically all trees on, overhanging or within five (5) metres of the subject site/required works.
- b) If adhered to a copy of Council's pre-development advice. Alternatively, if Council's pre-development advice is not obtained or adhered to a report from a qualified and experienced (3 years) Arborist regarding, amongst other things, the dimensions, health and condition, significance, sule and the setbacks/any site works required to the trees shown on the survey is to be submitted. The report is to also contain coloured photographs of all trees identified on the survey.
- c) All plans including the Architectural, On Site Detention, landscape and structural plans are to show all trees which are depicted on the survey proposed to be removed or retained.
- d) A separate plan showing the location of all tree protection zones in relation to buildings, drainage and other service lines and structures, building material and waste storage areas and access corridors for the movement of people, materials, waste and machinery etc. The information is to be shown through the use of hatching and clear labelling.

Upon a satisfactory design Council can grant consent to a Development subject to conditions to ensure the retention, protection during construction and adaptation to their altered situation of any trees. Council would also require a bond for each tree to be lodged prior to the release of the Construction Certificate from the Private Certifying Authority. Tree bonds will be included and calculated in accordance with Council's Policy for the Calculation of Tree Bonds.

## 7.3 Protecting Biodiversity

### 7.3.1 Flora and Fauna Assessment

A Flora and Fauna Assessment may be required if there is remnant vegetation on the site, in accordance with Section 5A of the Environmental Planning and Assessment Act 1979. This is in order to enable Council to determine whether the proposed development is likely to have a significant effect on threatened species, populations or ecological communities or their habitats (as listed in the Threatened Species Conservation Act 1995).

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### 7.3.2 Species Impact Statement

If Council determines that a significant effect is likely, a Species Impact Statement will then be required to be submitted to Council in accordance with the requirements of the EP&A Act. Approval may also be required under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). Please contact Council for further information on the TSC Act and the Department of the Environment and Water Resources or its replacement for information regarding possible approvals under the EPBC Act.

### 7.3.3 Species selection

A list of native species suitable for the predominantly clay soils and climatic conditions of the Holroyd City Council area is provided at [Appendix 7](#) of this part of the DCP.

Council encourages a mix of planting types because:

- a) trees provide shade and shelter from winds;
- b) large shrubs can soften building lines, screen adjoining properties and provide privacy;
- c) medium shrubs add variety and colour; and
- d) small shrubs and groundcovers replace areas of lawn, provide cool root runs for larger plants,
- e) reduce weed growth and add interest.

Species should be selected which minimise water use. Used together, trees, shrubs and groundcover plants, particularly native indigenous plants form habitant areas for wildlife.

### 7.4 Cut and Fill

In order to minimise the amount of cut and fill and therefore disruption to the natural drainage patterns, Council has a policy restricting the amount of land filling that can occur.

No fill is to be carried out except with the approval of Council. Generally fill less than 300mm will be permitted outside the building envelope, where Council has determined there will be no adverse privacy or amenity issues as a result of the fill.

Where depth of fill is greater than 500mm, it is generally required that it be retained within the confines of the external walls of the building.

Generally, cut or fill is limited to a maximum of 900mm (0.9 metres). Council may consider exceptions to this if the applicant can demonstrate necessity, and why other design options which would reduce the amount of cut are not appropriate.

### 7.5 Retaining Walls

Soil conditions may require a retaining wall associated with the erection or demolition of a dwelling house, or other approved methods of preventing movement of the soil.

Retaining walls should generally be:

- a) no more than 1m in height;
- b) where a fence is erected on a supporting retaining wall, the overall height of that wall and fence shall not exceed 2.2m from ground level on the lower side;
- c) should not disturb any trees covered by Council's Tree Management Order.

Note: Variations may be considered if it is demonstrated amenity will not be compromised.

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Engineering details must be submitted with the development application if a retaining wall is more than 1m in height.

## 8.0 EROSION AND SEDIMENT CONTROL

### 8.1 Erosion and Sediment Control Plan

Development Applications are to be accompanied by an Erosion and Sediment Control Plan (ESCP) where the proposal has, or could have the potential to involve:

- a) The disturbance of the soil surface including that which arises from clearing, levelling, shaping, filling, excavation and/or placement of fill thereon; or
- b) Any changes in the rate and/or volume of runoff entering, directly or indirectly, to any waters or flow over any land.

During the undertaking of any of the above, all soil materials arising from the removal of vegetation, clearing, levelling, filling, excavation and/or disturbance of any site, including the placement of any building material stock piles shall be wholly contained on the site and not be permitted to enter adjacent lands, street gutters, drains and/or waters. In order to satisfy this requirement, the person responsible for a site to which this DCP applies shall:

- a) Prepare and implement an ESCP which specifies how erosion and sedimentation will be controlled, including the need for removal of excess water on site; and
- b) Act upon a condition(s) attached to the development consent which specifies how erosion and sedimentation will be controlled; or
- c) Implement erosion and sediment control measures specified in the development application, Section 68 of the *Local Government Act, 1993*, or activity specification (being a specification of the activity pursuant to Section 111 Duty to consider environmental impact, or a specification as stated in Section 112 Environmental Impact Statement pursuant to the *Environmental Planning & Assessment Act, 1979*); or
- d) Implement erosion and sediment control measures specified in this DCP.

Holroyd City Council retains the discretion to decide when an erosion & sediment control plan is required. Where an ESCP is required, the Council must approve it prior to any soil disturbance occurring.

The construction and maintenance of all erosion & sediment controls shall be supervised by personnel:

- a) With appropriate training or demonstrated knowledge and experience in erosion & sediment control; and
- b) Who will act with due diligence during the design, implementation and maintenance of the erosion & sediment control plan and measures; and
- c) Who will conduct modifications and changes as required and as directed; and
- d) Who will remove such structures when the site is no longer prone to erosion or sedimentation; and
- e) Who has the appropriate authority to make decisions on the site without further consultation.

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### 8.1.1 Amendment of Erosion and Sediment Control Plans

During the course of the development or work, control designs and measures may need to be amended and the approved ESCP reviewed. Any deviations from the original approved plan are to be approved only by Council via a Section 96 modification to the consent and carried out in accordance with this DCP.

The approved control measures must be implemented prior to any land disturbance commencing and be maintained until the completion and/or effective establishment of stabilisation works. Once in place, the approved control measures shall be effectively maintained for as long as they are required (if unsure, Council staff are available to comment on whether controls are adequate or still needed).

All site personnel are responsible for notifying the appropriate people for the authorised or unauthorised removal of any erosion & sediment control measures. The control measures must be reinstated within the same working day.

### 8.1.2 The Form of ESCPs

ESCPs can vary depending on the complexity, scope and nature of the development. The plan can be in the form of a simple statement for minor proposals to detailed plans and associated documentation for major proposals. The content of an ESCP is outlined in 8.1.5 onwards of this DCP.

For major proposals that are staged over an extended time, a staged ESCP should be prepared.

An ESCP must demonstrate that the appropriate controls have been planned and when implemented will be effective in minimising erosion and sedimentation, including the removal of excess water off the site without causing environmental harm.

Unsatisfactory ESCPs will be rejected and development applications will not be approved until an amended plan satisfactory to Council has been submitted.

An erosion & sediment control plan outlines how potential erosion and sedimentation from any site will be minimised. The following sections demonstrate in detail, three (3) main issues regarding erosion & sedimentation control plans:

- a) The need for an ESCP;
- b) The aim of an ESCP; and
- c) The preparation of an ESCP.

### 8.1.3 The need for an ESCP

Erosion & sediment control plans are necessary to ensure that:

- a) Erosion & sedimentation control and development activities are planned and completed together;
- b) The disturbance of erosion and sediment is kept to a minimum; and
- c) A strategy to manage erosion & sedimentation is considered early in the planning stage and is integral in the initial site development.

### 8.1.4 The aim of an ESCP

The aims of an erosion & sediment control plan are to:

- a) Effectively control the movement of water and sediment from the top of the site through to the bottom of the site;

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- b) Gauge an understanding of the features and limitations of the site in order to prevent and minimise erosion and sedimentation;
- c) Progressively rehabilitate the disturbed areas of the site; and
- d) Minimise the potential for sediment and silt-laden waters coming off site or contributing to watercourses.

The ESCP must account for all aspects of development of the site and must be effective from the initial clearing of the site through to the completion of the development.

### 8.1.5 The preparation of an ESCP

To enable an ESCP to be effective, the correct format must be used. The nature and size of the development or work will determine the preparation and detail of the plan. The standard format for an erosion & sediment control plan consists of:

- a) A site plan;
- b) Supporting information;
- c) Construction details, calculations and notes; and
- d) Details of reasons for staging.

### 8.1.6 The site plan

An ESCP shall include as a minimum the following:

- a) Be to a recognised scale (1:100, 1:200 for a general plan);
- b) Locality;
- c) Contours;
- d) Existing vegetation;
- e) Existing site drainage;
- f) Land slope gradient;
- g) Location of stockpiles;
- h) Erosion control measures;
- i) Sediment control measures;
- j) Location of roads, driveways, and accessways and all impervious surfaces;
- k) Details of site revegetation program;
- l) Outline of maintenance program for erosion & sediment control;
- m) Details of method for pumping out / removal of excess water from the site; and
- n) Name of person responsible for implementing ESCP.

### 8.1.7 The supporting information

Supporting information to be submitted along with the plan may include:

- a) A brief description of any areas on site that have the potential for serious erosion or sedimentation, together with the proposed management details;
- b) A maintenance strategy for all control measures, including the nomination of responsibility for the follow – up maintenance required;
- c) A brief description of the overall site rehabilitation program; and
- d) Stormwater management plan.

### 8.1.8 Construction details, calculation and notes

Construction drawings and/or written specifications must be provided for the structural erosion & sediment controls proposed.

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### **8.1.9 Minimum Erosion and Sediment Control Standards**

The following are the minimum requirements that Holroyd City Council expects from all development and work sites.

**8.1.10 Building material stockpiles** – Stockpiles of building materials shall not be stored on nature strips, footpaths, roadways, access ways or within drainage lines and easements. The stockpiles on site are to be retained wholly within the boundary and protected with appropriate sediment & erosion control measures.

**8.1.11 Progressive revegetation & stabilisation** – All disturbed areas are to be progressively stabilised and/or revegetated as soon as practicable. Appropriate erosion control measures are to be implemented to effectively minimise erosion until the disturbed areas are restored.

**8.1.12 Roof guttering** – The stormwater guttering and downpipes are to be installed and connected to Council's approved drainage system. Connecting the stormwater early will improve site access and drainage and prevent erosion.

**8.1.13 Sediment Fencing** – A sediment fence is to be erected along or adjacent to the downslope boundary(s) of the site and constructed from an approved geotextile filter fabric to capture the sediment from stormwater runoff. Either ends of the fence should be keyed into the ground and turned upslope. Excessive sediment build up behind the fence must be regularly removed in order for the fence to stay effective. In circumstances where the sediment fence is located adjacent to the street, the fence is to be erected on the development side of the turf filter strips and within the property boundary.

**8.1.14 Sediment Traps** – Sediment traps are to be located at all points where stormwater leaves the site and enters the street stormwater gutter or drainage system. There are various methods of sediment traps and the most appropriate method should be implemented. The sediment traps are to be cleaned regularly in order to maintain effectiveness.

**8.1.15 Site Access** – An all weather site access pathway for vehicles is to be provided. All vehicles entering and exiting the site must be limited to a single controlled area so as to avoid excessive ground disturbance. Appropriate sediment controls must be implemented at the entry/exit point to prevent sediment being tracked off the site such as aggregate extending a minimum of 6 metres into the site for a shaker. The all weather access may require additional aggregate from time to time. All runoff from driveways, access ways and water used to clean sediment off wheels of vehicles must be drained into an approved sediment trapping device on site.

**8.1.16 Turf Filter Strips** – A strip(s) of turf 600mm wide, should be installed adjacent to the street gutter should the soil on the nature strip be disturbed. The turf aids in filtering stormwater runoff and prevents erosion of the site. Native vegetation of the nature strip should not be removed to make way for turf.

### **8.1.17 Checklist of erosion & sediment control measures for a Development site**

- a) Minimise area to be cleared and leave as much vegetation as possible.
- b) Install sediment fence(s) along low side of the development before work begins.
- c) Divert upslope water around the work site and stabilise channels, but ensure that the neighbouring property is not flooded.

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- d) Provide a single stabilised entry/exit point for the site that is clearly marked for deliveries to the site. Any additional vehicles are to park on the road way and not on Council's footpath.
- e) Leave or lay a kerb side turf filter strip to slow the speed of water, minimise erosion and trap excess sediment.
- f) Stockpile soil and other materials within the sediment controlled boundaries.
- g) Sweep the road every day and dispose of waste material on site. Washing of roads, driveways and footpaths is unacceptable.
- h) Provide guttering and downpipes connected to an approved stormwater system as soon as the roof framework has been completed.
- i) Maintain erosion & sediment control measures for entire period of construction. Keep logs of maintenance and cleaning schedules and have them signed by the appropriate person at the end of each day.
- j) Protect all stormwater entry points with approved filtration device eg – sand bags, geotextile fabric installed under the stormwater grate, hay bales wrapped in geotextile fabric.
- k) Ensure all staff on site are aware of their obligations under the environmental legislation and conditions of consent for the development.

### 8.1.18 Penalties for Non Compliance

Council's approval of development applications will be subject to approval of submitted erosion & sediment control plans.

Failure to comply with the submitted ESCP causing a pollution incident to occur will result in Council issuing a monetary penalty infringement notice under the Protection of the Environment Operations Act, 1997 for every day that the offence occurs. More serious matters can be heard in the Local Court or in the Land & Environment Court.

Failure to comply with the submitted ESCP will result in Council serving Clean Up Directions and Prevention Notices under the Protection of the Environment Operations Act, 1997. There is an administration fee that is associated with both notices and a time limit of thirty (30) days to pay the fee.

Failure to comply with the submitted erosion & sediment control plan may also result in Council serving a stop work notice requiring all work on the site to cease until compliance is met.

Other Legislation that may be used where compliance is not met is the:

- Environmental Planning & Assessment Act, 1979;
- Fisheries Management Act, 1994;
- Local Government Act, 1993;
- Protection of the Environment Operations Act, 1997;
- Rivers and Foreshores Improvement Act, 1948; and
- Soil Conservation Act, 1938.

## 9.0 WASTE MANAGEMENT

### 9.1 Objectives

The principle objective of this section of the DCP is to reduce the demand for waste disposal.

More specifically, the objectives of this section are as follows:

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- a) to maximise reuse and recycling of building/construction materials, household generated waste and industrial/commercial waste;
- b) to require source separation and other design and location standards which complement waste collection and management services offered by Council and private providers;
- c) to encourage building designs and construction techniques which will minimise waste generation;
- d) to minimise the overall environmental impacts of waste;
- e) to provide advice to intending applicants on how to prepare Waste Management Plans, detailing actions to minimise waste generation and disposal;
- f) to provide advice to applicants on matters to be considered when assessing the waste implications of the variety of applications made under the Environmental Planning and Assessment Act;
- g) to provide advice to intending applicants on how to reduce and handle waste during the demolition and construction phase; and
- h) to assist in achieving Federal and State Government waste minimisation targets.

This section has been prepared to meet the objectives of the Waste Avoidance and Resource Recovery Act 2001 and it applies to all applications which propose demolition of an existing building and to applications for all development (including alterations and additions) required under Holroyd LEP 1991 and the Environmental Planning and Assessment Act 1979, including but not limited to:

- a) Dwelling houses;
- b) Medium density housing (including dual occupancy, integrated housing and residential flat buildings);
- c) Professional Consulting Rooms and Child Care Centres;
- d) Commercial development (including fit-outs);
- e) Industrial development (including fitouts);
- f) Any other application involving construction or fitting out of a premises.

### 9.2 Demolition of Buildings

#### 9.2.1 Objectives

- a) To promote improved project management, minimise waste generation and maximise re-use and recycling of materials.
- b) To encourage waste minimisation (source separation, re-use and recycling) and ensure appropriate storage and collection waste.

#### 9.2.2 Performance Criteria

The objectives may be achieved where:

- a) Section 1 of the Waste Management Plan (at [Appendix 1](#)) is satisfactorily completed and details of onsite storage are provided on plans;
- b) re-use and recycling of material is maximised;
- c) waste disposal is minimised; and
- d) evidence is provided that specified arrangements have been implemented. For example, the provision of tip fees or recycling processor's receipts.

#### 9.2.2 Submission Criteria

As a condition of consent the following information will be required to be submitted to the Principal Certifying Authority:

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- a) Section 1 of the Waste Management Plan (at [Appendix 1](#)), completed; and the following details on your plans:
  - a) location of on-site storage space for materials (for re-use) and containers for recycling and disposal; and
  - b) vehicle access to the site and on-site.

Note: Council does not permit the placement of waste containers (skips) on footpaths, nature strips or roadways.

### 9.3 Residential

#### 9.3.1 Objectives

- a) To promote improved project management, minimise waste generation and maximise re-use and recycling.
- b) To encourage waste minimisation (source separation, reuse and recycling) and ensure efficient storage and collection of waste and quality design of facilities.

#### 9.3.2 Performance Criteria

The objectives may be achieved where:

- a) a waste cupboard or other appropriate space is provided within the dwelling for temporary storage of recyclables, and garbage;
- b) an accessible and usable waste storage area and recycling area is provided onsite for each dwelling; and
- c) adequate space is provided for on-site composting.

#### 9.3.3 Controls

**Waste Cupboard:** The Waste Cupboard or other storage area, within the dwelling (probably in the kitchen), should be of sufficient size to hold a single day's waste and to enable source separation of garbage, recyclables and compostable material.

**Waste Storage and Recycling Areas:** Each building shall be provided with an area capable of accommodating the number and type of Council's standard garbage and recycling containers (see [Appendix 4](#) for details).

The area must have unobstructed access to Council's usual Collection Point.

For dwelling houses, dual occupancies, integrated housing and medium density housing, the waste storage area and composting facilities should be located within the rear yard to avoid visual clutter. Where this is impractical and/or inaccessible, waste containers can be stored within the garage or carport if appropriately screened from view of the street.

The occupants of individual dwellings take responsibility for on street placement of garbage and recycling containers.

Residential flat buildings shall have a communal Garbage and Recycling Room located in the basement of the building. The area should be capable of accommodating Council's required number of standard waste containers and should be designed in accordance with the standards provided at [Appendix 4](#). Where such an area is proposed, additional space for the storage of bulky waste, such as clean-up materials awaiting placement at the kerb, or recycling, should be provided.

## Introduction and General Guidelines

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For large scale proposals there may be a number of Rooms. At appropriate times waste is transported from the rooms to this Area for collection.

In each case the onus is upon the body corporate to ensure on-street placement.

Multi storey buildings containing more than three storeys shall provide a system for the transportation of garbage from each floor level to the Garbage and Recycling Room(s).

This may be a garbage chute system. Where such facilities are utilised, space must be provided per floor for storage of recyclables, preferably adjacent to the lift well. Ongoing management is a significant issue – detail is to be provided in the Development Application. More detail on garbage chute systems is provided at [Appendix 4](#).

Where it is considered necessary, compactors and other volume reduction equipment may be provided in the Garbage and Recycling Room. Such equipment could save space on site where design is difficult and should be considered for all buildings greater than 3 storeys. Volume reduction equipment should not be used on recyclables, as removing contaminants from compacted recyclables is almost impossible and compacted loads containing any contaminants will be rejected by markets.

In normal circumstances, there will not be a reduction in area requirements where such equipment is proposed. Council considers that area requirements should allow for possible changes in onsite waste management arrangements. Similarly, where Food Waste Disposal Units are provided within units there will not be a reduction in the area/facility requirements.

Residential Flat Buildings will also require an area to be nominated onsite for communal composting.

While the operation of such a facility will depend upon the attitudes of unit holders and their management, the potential should exist. It is appropriate for this area to be incorporated in the landscaping plans for the development.

The following advice is also relevant:

- a) location should consider proximity to units (including adjoining development), odour and location of the drainage system;
- b) the facility should be purpose-built. There are a variety of techniques available and advice on this and public health considerations can be obtained from Council; and
- c) the facility should be carefully signposted and be the responsibility of the body corporate (or managing agent).

### 9.3.4 Submission Requirements

Your application should include the following details on your plans:

- a) location of temporary storage space within each dwelling unit;
- b) location of Waste Storage and Recycling Area(s), per dwelling unit or located communally onsite. In the latter case this could be a Garbage and Recycling Room;
- c) details of design for Waste Storage and Recycling Area(s) or Garbage and Recycling Room(s);
- d) where applicable, location of communal composting area;
- e) where applicable, design details of Garbage Chute System(s) and any volume reduction equipment.

## Introduction and General Guidelines

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In addition, as a condition of consent, the following information is required to be submitted to the Principal Certifying Authority:

- a) Section 2 of the Waste Management Plan (at [Appendix 1](#)), completed; and
- b) the following details on a set of plans:
  - i. location of on-site storage space for materials (for re-use) and containers for recycling and disposal; and
  - ii. vehicle access to the site and on-site.

### 9.4 Shops, Offices and Restaurants

#### 9.4.1 Objectives

- a) To encourage waste minimisation (source separation, reuse and recycling) and ensure efficient storage/collection of waste and quality design of facilities.

#### 9.4.2 Performance Criteria

The intent may be achieved where:

- a) the system for waste management is compatible with collection service(s);
- b) on-site source separation is facilitated;
- c) an appropriately designed and well located Waste Storage and Recycling Area and/or Garbage and Recycling Room is provided on-site;
- d) clear access for staff and collection services is provided;
- e) facilities are carefully sited and well-designed;
- f) there are acceptable administrative arrangements for ongoing waste management ([Appendix 3](#)).

#### 9.4.3 When to Have Communal Facilities

Where multiple occupancy, such as a series of shops or an office complex is proposed, communal facilities may be appropriate. For instance:

- a) where the design makes it difficult for all units to have ready access to a Collection Point; and
- b) where site characteristics restrict entry of vehicles.

The Waste Storage and Recycling Area shall be designed to enable each separately tenanted or separately occupied area within the building or complex is provided with a designated and clearly identified space for the housing of sufficient commercial containers to accommodate the quantity of waste and recyclable material generated. Advice on anticipated generation rates is provided at [Appendix 5](#). In all cases source separation (eg. for recyclables) is required.

The use of volume reduction equipment may be appropriate where space is a problem. In normal circumstances, there will not be a reduction in area requirements where such equipment is proposed. Council considers that area requirements should allow for changes in onsite management arrangements.

#### 9.4.4 Multi-Level Buildings

A building of Class 5 or 6 containing more than three storeys shall be provided with an acceptable method for transporting waste from each level to a Garbage and Recycling Room. This could be a goods lift, a chute system (designed in accordance with [Appendix 4](#)), or some other means provided direct and convenient internal access is available to all levels and tenants. Where such facilities are utilised, space must be provided per floor for temporary storage of waste material and recyclables. Ongoing management is a significant issue – detail is required in the Development Application.

## Introduction and General Guidelines

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### 9.4.5 Paper and Cardboard

For offices and commercial premises particular attention should be paid to paper and cardboard recycling, with source separation at the Waste Storage and Recycling Area or Garbage and Recycling Room, education of staff and regular collection services.

### 9.4.6 Alterations & Refurbishment

Where applications are required for alterations or refurbishment of premises, and onsite circumstances permit, completion of a waste management plan is required.

### 9.4.7 Food, Restaurants and Refrigerated Garbage

Special attention should be paid to food scrap generation. Specialised containment should be provided and regular/daily collection service arranged.

Refrigerated garbage rooms should be provided when large volumes, perishables (such as seafood) and infrequent collection is proposed.

Grease traps external to the building must be provided where there is a likelihood of liquid waste going through plumbing. Contact should be made with Sydney Water to obtain their trade waste requirements.

### 9.4.8 Special Waste

Where special waste material is to be generated (such as medical wastes) special arrangement will be required.

All medical waste is to be safely stored within the building until removed by a medical waste transporter holding a current licence to transport medical waste as issued by the Department of Environment and Conservation. All used sharps are to be stored in purpose designed containers to prevent needle stick injury.

Medical waste is to be removed from the premises at regular intervals.

Contact should be made with the Council and the Department of Environment and Conservation for advice on these matters.

### 9.4.9 Submission Requirements

Your application shall include details on plans of:

- a) location of Waste Storage and Recycling Area(s) per unit or located communally on-site;
- b) details of design of Waste Storage and Recycling Area(s);
- c) where appropriate, design details of Garbage and Recycling Room(s);
- d) where applicable, design details of Garbage Chute Systems and any volume Reduction Equipment; and
- e) access for vehicles.

In addition, as a condition of consent, the following information will be required to be submitted to the Principal Certifying Authority:

- a) Section 2 of the Waste Management Plan (at [Appendix 1](#)), completed; and
- b) the following details on a set of plans –
  - i. location of on-site storage space for materials (for re-use) and containers for recycling and disposal, and
  - ii. vehicle access to the site and on-site.

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### 9.5 Industry

#### 9.5.1 Objective

To encourage waste minimisation (source separation, reuse and recycling) and ensure efficient storage and collection of waste and quality design of facilities.

#### 9.5.2 Performance Standards

The intent may be achieved where:

- a) the system for waste management is compatible with available collection service(s);
- b) sufficient space is provided for careful separation and storage of recyclables and garbage on site;
- c) for multi-use industrial units, a Waste Storage and Recycling Area is provided per unit or in communal space(s) and designs allow for future change of use;
- d) the Area is easily accessible from each unit and from the Collection Point and clear access for collection vehicles is provided;
- e) facilities are carefully sited and well-designed; and
- f) there are acceptable administrative arrangements for ongoing waste management (Appendix 3).

#### 9.5.3 Controls for Hazardous Waste

Production of hazardous wastes requires particular attention. Contact should be made with the Department of Environment and Conservation for advice on this matter.

#### 9.5.4 Single Use Operations

Every building shall be provided with a Waste Storage Area, designed and constructed to meet the requirements of [Appendix 4](#), capable of providing source separation of paper, metal, plastics, putrescible and liquid waste and flexible in size and layout to cater for future changes of use.

The size is to be calculated on the basis of waste generation rates and proposed bin sizes.

Calculation of waste generation rates should be based on industry standards and discussed with the collection service provider. In all cases source separation (eg. for recyclables) is required.

The operation of staff kitchen facilities should also be included.

Where possible, access should be from the rear of the property. In all cases, access to normal Collection Points should be unimpeded. For large developments, a Collection Area should be included within the design.

#### 9.5.5 Factory Units

Factory-unit developments are less predictable than single-use operations. A number of basic decisions and assumptions need to be made up-front eg. individual or communal facilities; the degree of source separation and how to estimate generation rates (and therefore area requirements).

#### 9.5.6 When to Have Communal Facilities

In some circumstances waste management responsibility can be internalised with each unit having its own bins (garbage and recycling) and individual unit holders taking responsibility for putting them out for collection.

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In the following circumstances a communal area should be provided:

- a) where the design makes it difficult for all units to have ready access to a collection point; and
- b) where site characteristics restrict entry of vehicles.

The Waste Storage and Recycling Area shall be designed to enable each separately tenanted or separately occupied area within the building or complex to be provided with a designated and clearly identified space for the housing of sufficient commercial containers to accommodate the quantity of waste and recyclable material generated.

The Area(s) should be flexible in design so as to allow for future changes of use of the units and where provided outside the building, it should be suitably screened.

Storage areas must not be within the building line, carparking spaces or vehicle manoeuvring areas.

The use of volume reduction equipment may be appropriate where space is a problem. In normal circumstances there will not be a reduction in area requirements where such equipment is proposed. Council considers that area requirements should allow for possible future changes in onsite management arrangements. Volume reduction equipment should not be used on recyclables, as removing contaminants from compacted recyclables is almost impossible and compacted loads containing any contaminants will be rejected by markets.

### 9.5.7 Submission Requirements

Your application shall include the following details on your plans:

- a) locations of Waste Storage and Recycling Area(s), per unit or located communally on site;
- b) details of design for Waste Storage and Recycling Areas; and
- c) where applicable, design details of any Volume Reduction Equipment access for vehicles.

In addition, as a condition of consent, the following information is required to be submitted to the Principal Certifying Authority:

- a) Section 2 of the Waste Management Plan (at [Appendix 1](#)), completed; and the following details shown on your plans –
  - a) location of on-site storage space for materials (for re-use) and containers for recycling and disposal, and
  - b) vehicle access to the site and onsite.

## 10.0 SERVICES

### 10.1 Objectives

- a) Provide public utilities to each allotment, within road reserves, in an efficient and cost-effective manner.
- b) Maximise the opportunities for shared (common) trenching and reduced restrictions on landscaping within road reserves.
- c) Ensure residential, industrial and business areas are adequately serviced in a timely, cost-effective, coordinated and efficient manner.

## Introduction and General Guidelines

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### 10.2 Controls

The design, construction and location of utility services should conform to Council's standards and the specific standards of the relevant servicing authority.

Design should take into account existing services to avoid any unnecessary alterations or diversions.

Where possible, compatible public utility services shall be coordinated in common trenching to minimise cost. Areas affected by construction works are to be reformed to appropriate grades, covered with 100mm of topsoil and then grassed.

### 10.3 Electricity

In order to ensure the timely arrangement for connections and the relevant electricity supply company's forward planning, including the progressive undergrounding of assets, the applicant is advised to make satisfactory arrangements with the relevant supply company for the connection of electricity prior to the lodgement of application with Council. A notification/letter confirming that satisfactory arrangements have been made with the relevant authority must be submitted along with the application.

### 10.4 Gas

Natural gas is available in most parts of Holroyd. Applicants are advised to consult with the relevant supply Company in relation to connection

### 10.5 Water and Sewerage

To ensure allotments have met Sydney Water's requirements in relation to the provision of water and sewerage services, Sydney Water requires the applicant to obtain a Section 73 Compliance Certificate from an authorised Water Servicing Coordinator (WSC) under of the Sydney Water Act, 1994 for their development. Obtaining such a certificate will be a condition of any Council approval. In addition to the S.73 Compliance Certificate requirement, the approved plan must also be submitted to a 'Quick Check Agency' accredited by Sydney Water to assess whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met. For further information including a list of WSCs and Quick Check Agencies may be accessed via Sydney Water's website at [www.sydneywater.com.au](http://www.sydneywater.com.au) or by telephoning 13 20 92.

### 10.6 Telecommunications connections

For telecommunications connections, you are advised to contact the telecommunications company of your choice to make appropriate arrangements for connection.

Modern telecommunications infrastructure and services are fundamental to the effective operation of modern residential dwellings and home businesses.

Applicants are encouraged to provide for telecommunications infrastructure:

- a) That has the capacity to support multiple telecom services: high speed internet (including broadband), voice and data systems;
- b) That can be duplicated and upgraded in a cost effective and timely manner; and
- c) That is located underground.

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### 10.7 Postal Services

Applicants are advised to discuss with Australia Post the provision of postal services to their developments. Where a multi-unit industrial or residential development is proposed, Council may *require* applicants to consult with Australia Post. Please note that Australia Post has a standard for post boxes which is available from the Post Office.

### 10.8 Satellite dishes

Satellite dishes require development consent where they do not comply with the following criteria included in Clause 17 of State Environmental Planning Policy No. 4 – Development without Consent:

#### General

- a) the satellite TV dish must be erected wholly within the boundaries of a property,
- b) the satellite TV dish must be installed in accordance with the instructions of the manufacturer and any relevant standard imposed by Standards Australia,
- c) the satellite TV dish must not affect the structural integrity of any building on which it is erected,
- d) if the satellite TV dish is erected on or adjacent to a dwelling, it must comply with the additional requirements set out below under the heading Residential,
- e) if the satellite TV dish is erected on land that is zoned commercial or industrial under an environmental planning instrument, it must comply with the additional requirements set out below under the heading Commercial and Industrial.

#### Residential

- a) if the satellite TV dish is roof mounted:
  - i) it must have a diameter not exceeding 90 centimetres (excluding any projecting feed element), and
  - ii) the height of the satellite TV dish at any point must not exceed the highest point of the roof (if the roof is peaked) or 1.2 metres above the roof (if the roof is flat),
- b) if the satellite TV dish is ground mounted, it must have a diameter not exceeding 90 centimetres (excluding any projecting feed element) and its height must not exceed 1.2 metres above the highest point of the roof of the dwelling on which, or adjacent to which, it is erected.

#### Commercial or Industrial

- a) if the satellite TV dish is roof mounted:
  - i) it must have a diameter not exceeding 1.8 metres (excluding any projecting feed element), and
  - ii) the height of the satellite TV dish at any point must not exceed 1.8 metres above the highest point of the roof structure,
- b) if the satellite TV dish is ground mounted, it must have a diameter not exceeding 1.8 metres (excluding any projecting feed element) and its height must not exceed 1.8 metres above the highest point of the roof of any building on which, or adjacent to which, it is erected.

Satellite dishes which do not meet the requirements for exempt development will require a DA, and will be assessed under the objectives contained in this DCP, along with the relevant provisions of the *Environmental Planning and Assessment Act 1979*.

## Introduction and General Guidelines

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### 10.9 Certificates

For subdivision, provision of water and/or sewerage facilities must be covered by production of the appropriate Certificate from Sydney Water. The Council must supply Sydney Water with a copy of its first approval subject to conditions and it will, at this stage, provide the subdivider with a form of application to Sydney Water.

## 11.0 WATER MANAGEMENT

### 11.1 Objective and Justification

To manage flooding, prevent damage by stormwater, minimise urban run-off pollutants to watercourses and downstream properties.

In urban environments, development and natural processes coincide, and it is important that possible negative impacts on each other are minimised through good management practices.

### 11.2 Roof and Surface Water

All roofing shall be provided with adequate gutter and downpipes connected to the roof water drainage systems. All downpipes should discharge to open-grated surface inlet pit and Council's drainage system. All stormwater to be disposed of to the Director Engineering Services' requirements. Pump-out systems will be considered by Council for basement car-parks where the total catchment for the pump is less than 50m<sup>2</sup>.

Council requires the design and construction of an on-site detention/retardation system to reduce peak stormwater discharge downstream of the site in accordance with Council's "On-site Stormwater Detention Policy" and that of the Upper Parramatta River Catchment Trust. The consultant must also certify at the completion of the work, prior to final approval of the development, that the stormwater system has been constructed in accordance with the design and will function as designed.

Council may require the upgrading/augmentation of the existing downstream drainage system. This may be in the form of actual construction work, to be carried out by the developer at the time of development or in the form of a contribution to be determined by Council at the Development Application stage.

### 11.3 Rainwater Tanks

Rainwater Tanks are required for all new detached and dual occupancy dwellings including where major additions occur. See [Part B](#) of this DCP for further details. Please note that Sydney Water supports the use of rainwater and offers rebates for rainwater tank installation.

### 11.4 Stormwater Drainage

Development shall not take place on any land unless and until arrangements satisfactory to the Council have been made for the carrying out of drainage works, on or for the land. In locations where stormwater is to be discharged into bushland or natural or open space areas, full details of the proposed method of stormwater disposal are to be supplied to Council detailing the means of preventing scouring or erosion of the bushland or natural or open space areas.

## Introduction and General Guidelines

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Stormwater drainage is to drain by natural means to a piped system under Council's control. Council may consider pump-out systems for basement car parks where the total catchment for the pump is less than 50m<sup>2</sup>.

Approval of engineering drawings and specifications for the construction of any stormwater drainage line will be required before the release of the development consent. Council requires payment of a checking and inspection fee against this requirement to be assessed at the development application stage.

Council will require lodgement of a bond to cover construction of stormwater drainage where located in public land, Council easements or adjoining private property. The amount of the bond will be determined at the development application stage and payment is to be made prior to the release of the construction certificate.

For residential development, roof and surface waters shall be collected and disposed of in accordance with the requirements of Part 3.1.2 – Housing Provisions of the BCA. In this regard, rubble drains and absorption pits will not be considered as acceptable for new dwellings.

Fully documented On-Site Detention (OSD) drawing at a scale of 1:100, prepared by a suitably qualified person shall be submitted with the DA.

Other methods are unlikely to obtain approval.

New dual occupancies shall be drained by gravity to Council's drainage system, i.e., kerb and gutter or pipe within the site frontage. Where this cannot occur, extension of the existing Council system may be required and/or a drainage easement obtained over downstream properties. Charged lines or pumpout systems will not be permitted.

Easements shall be 1.25m wide or such greater width as may be determined by Council's Engineers after receipt of stormwater drainage design plans.

Council requires consent from downstream property owners where the easement is to be created. Consent shall be via a statutory declaration form submitted with the development application and will be required prior to the issue of the Development Consent. Proof of registration of the easement from Land and Property Information NSW will be required prior to the issue of a Construction Certificate by the Principal Certifying Authority.

An on-site-detention (OSD) system is required for all dual occupancies and subdivision created since 1991. The OSD system shall be in accordance with Council's requirements and the UPRCT OSD handbook (or as updated).

A completed Holroyd City Council On-Site Detention drawing submission checklist must be submitted with the engineering drawings. This checklist is available from Council's customer services section.

Any agreement, covenant or similar instrument which would otherwise prohibit or restrict an on-site detention system, permitted by this DCP does not apply. OSD storages are to be protected and maintained under a positive covenant and restriction on the use.

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Note: Applicants should seek full details of Council's On-Site Stormwater Detention requirements from the Engineering Section of Council early in the design of the development.

Council may require the upgrading/augmentation of the existing downstream drainage system. This may be in the form of actual construction work to be carried out by the developer at the time of development, or in the form of a contribution to be determined by Council at the development application stage.

If the property has an existing drainage easement on site, within an adjoining property, or where the site is located within a natural overland flow path, the applicant may be required to provide a hydraulic analysis to show that the development will not impact on any existing overland flow paths.

In locations where stormwater is to be discharged into bushland or natural or open space areas, full details are to be supplied as to the means of preventing scouring or eroding the bushland or natural or open space areas.

Approval of engineering drawings and specifications for the construction of any stormwater drainage line will be required at the DA stage. Council requires payment of a checking and supervision fee against this requirement.

### 11.5 Easements

All easements required within a site (other than those required only for the purposes of strata plan subdivision) shall be created pursuant to Section 88B of the Conveyancing Act, subject to the approval of Council. Council shall be joined as a party whose consent is required for any amendments to easements for rights of carriageway, utility services, inter-allotment drainage and the like.

Where easements are required to be created over the downstream property, Council requires the submission of proof of the adjoining owners' consent prior to the release of the approved plans. Proof of registration of the easement, at the Land Titles Office will also be required prior to the issue of an occupation certificate at the completion of all building works.

Easements shall be a minimum of 1.25 metres wide or such other width as may be determined by the Director of Engineering Services after receipt of stormwater drainage design drawings.

The erection of buildings, retaining walls and/or dividing brick walls and filling over easements will not be permitted. Council requires drainage easements to be accessible for stormwater drainage line maintenance purposes. Stormwater overland flow paths are to be maintained over easements and natural depressions.

Where on-site detention of stormwater is required by Council, a Restriction as to User under the provisions of Section 88B of the Conveyancing Act shall be registered on the title of the subject property requiring that the stormwater detention system within the site as constructed shall not be altered and shall be maintained in good working order by the owner to the satisfaction of Council. Council only shall be empowered to release, vary or modify such restriction. Documents giving effect to the creation of a Restriction as to User shall be registered prior to the issue of an Occupation Certificate and evidence of such restriction shall be furnished to the satisfaction of the Director of Engineering Services.

## Introduction and General Guidelines

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Easements required by Council for the purpose of strata plan subdivision may include those necessary for utility services not initially provided with a development by the developer. The width of the easement is to be determined by the service authority, to the satisfaction of the Director of Engineering Services.

Easements required in connection with the provision of electricity shall be arranged in consultation with Integral Energy and shall be created by transfer or otherwise depending upon the circumstances. Overland flow paths are to be maintained over easements and natural depressions.

Consideration is also to be given at the design stage to the likely effect of overland flow on proposed building structures and the need for clearly defined/constructed overland flow paths over easements and natural depressions. It may be necessary to prepare and submit to Council a "stormwater master plan" in areas where localised flooding has occurred.

### 11.6 Water Conservation

In order to promote and encourage water conservation, 5A rated water conservation devices including rainwater tanks (see 'water management'), 3A rated shower heads, water tap flow regulators, dual flush toilet and cisterns must be installed in new developments and major renovations of existing buildings. Applicants are also encouraged to install front loading washing machines and 5A rated dishwashing machines into their development in order to conserve water.

## 12.0 CONTRIBUTIONS

Council has identified that development within certain areas of the City of Holroyd will, or is likely to, require the provision of or increase the demand for public amenities and public services such as open space, roads, community facilities, trunk drainage, and car parking.

Pursuant to Section 94 of the Environmental *Planning and Assessment Act 1979*, Council may apply conditions to a development consent which require the payment of a monetary contribution and/or the dedication of land and/or the construction of works to satisfy the increased demand for works and facilities as a result of the development. Council reviews its contribution rates regularly to reflect changes in land acquisition and construction costs.

Council's full Section 94 requirements and policies for development are documented separately in Contributions Plans for the various development areas within the City of Holroyd. Separate enquiries regarding Council's current Section 94 contribution requirements should be made to Council's Planning staff at the earliest possible time.

## Introduction and General Guidelines

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### 13.0 Guidelines for Road Widening, Road Closures and Splay Corners in and Adjacent to Residential 2(c) Zones

#### 13.1 Objectives

- a) to provide controls for road widening, road closures and splay corners in Parramatta, Merrylands, Merrylands West, Westmead and Guildford.
- b) to achieve a more consistent road width, and more efficient road system. Council requires in those areas of higher density development, that a strip of land be dedicated for road widening. The increase in population associated with higher density development makes it necessary for wider carriageways and footpaths to cater for the increase in vehicular and pedestrian traffic.

For all properties affected by this section, development applications for all development, excepting single dwelling houses, should show on the plans, any road widenings, splay corners, road closures and no development strips that are required by the provisions of this development control plan. Applicants should note that this provision also applies to development for commercial purposes on land zoned 3(a), in accordance with Section 8.3 of Part C – Business of this DCP.

#### 13.2 Road Widening

Maps 1, 2, 4, and 5 of this section show where road widening is required. Where required by the provisions of this plan developers shall dedicate the land shown in this plan for road widening. The developer must meet the cost of constructing the widened road pavement, kerb and gutter and foot paving on the new alignment in accordance with the provisions of this plan.

#### 13.3 Splay Corners

Maps 1, 2, 3, 4, and 5 of this section show where splay corners must be provided. The developer must construct and dedicate the splay corner to Council in accordance with this plan.

#### 13.4 Road Closures

Maps 1 and 4 of this section show where road closures will be constructed by Holroyd City Council. Council will maintain access to existing developments after the road closures have taken place.

All new developments will not be permitted to use the roads proposed to be closed by the provisions of this plan for access to their land. Access to these sites must be off another road.

#### 13.5 No Development Strip

The 'no development' strip is located at the rear of the properties between Tottenham Lane and High Street, shown on Map 4. The 'no development' strip is to start from the rear of the lots, and be a strip of land 4 metres wide. This land is to be landscaped and free from any structures.

## Introduction and General Guidelines

Decorative tubular pool style fencing that stands a minimum of 1.5 metres is to be located on the boundary of the laneway. Existing conditions are permitted, but the no development strip must be implemented for any future development to be approved.

The objective is to make the laneway a safer place, with tubular pool style fencing and a no development strip creating passive supervision, improved landscaping and minimise opportunities for graffiti and vandalism.

### 13.6 Rear Access Laneway between High Street and Tottenham Lane

Existing access from the laneway to lots will be continued. Access from the laneway to new developments will be prohibited, with access being from either Raymond Street, High Street, Junction Street or Tottenham Lane.

### 13.7 Land Fronting Parkside Lane Westmead

On those properties (shown on Map 5) subject to 6.0 metres of road widening, Council will require a minimum 4.0 metre setback to Parkside Lane. This setback distance shall be measured from behind the line of the required road widening as if the area of road widening had already been taken.

### 13.8 Implementation

The construction of the road widening is to be carried out when: -

- a) Affected sites are developed for any purpose other than for a single dwelling house.
- b) Affected sites containing an existing use, other than a single dwelling house, is the subject of an application for further development.
- c) Affected sites are the subject of an application for subdivision or strata subdivision.

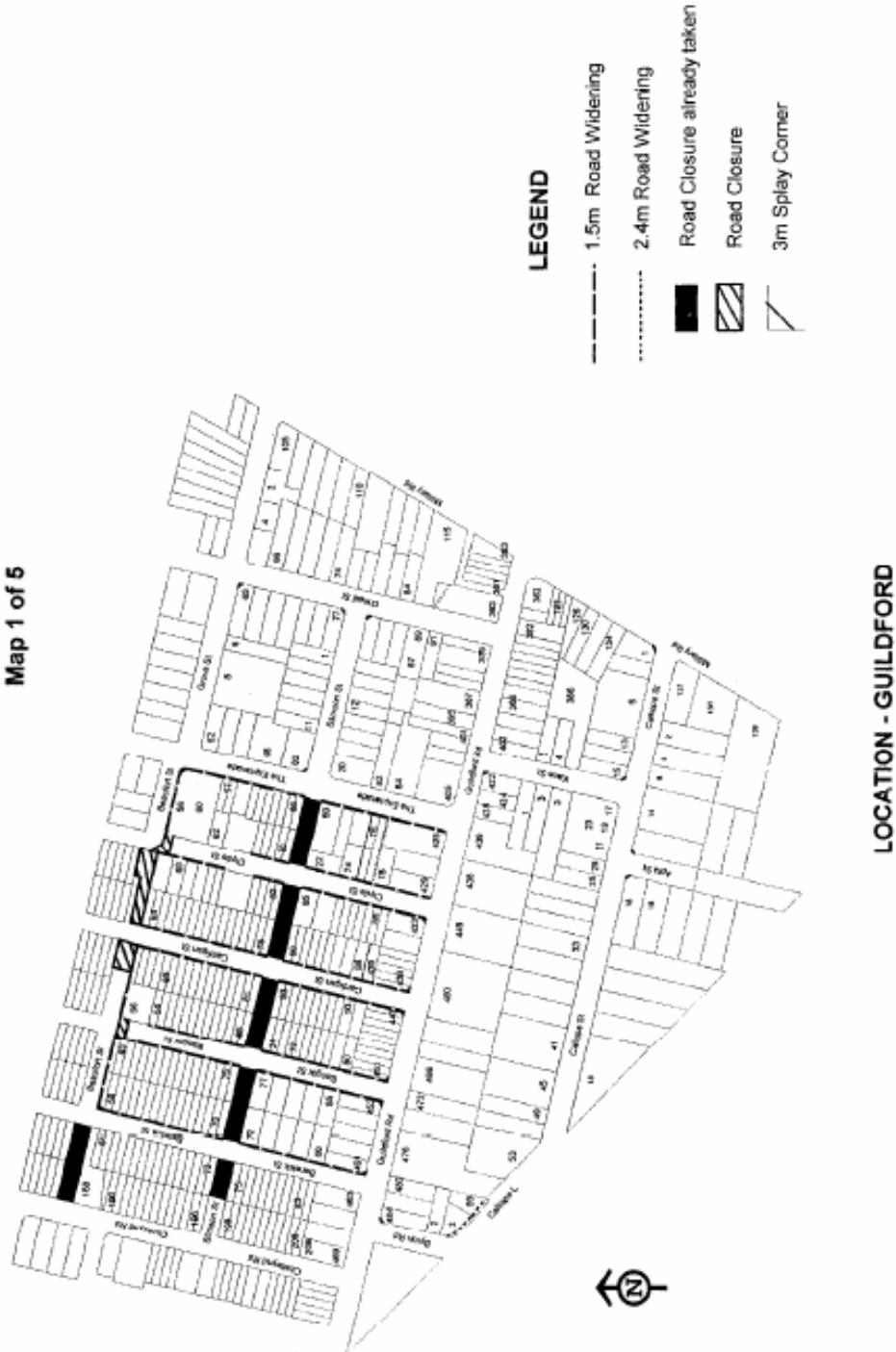
The works required under this Development Control Plan must be completed prior to the release of an occupation certificate by Council.

In the case of all sites, other than those used, or to be used, for a single dwelling house, the required works are to be shown on any strata or subdivision plan submitted to Council for approval. Council will hold a bond on the dedication of the subject land.

# Part A

Holroyd Development Control Plan 2007

## Introduction and General Guidelines



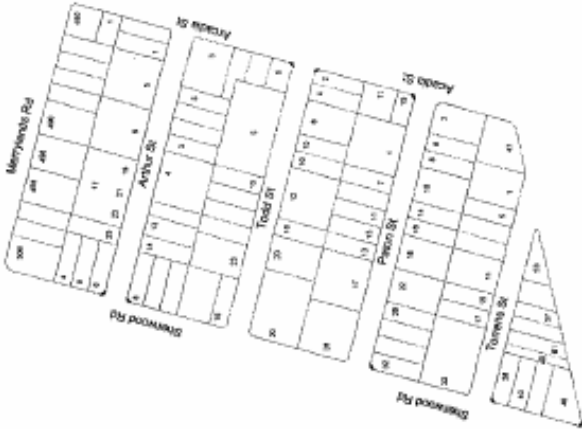


# Part A

Holroyd Development Control Plan 2007

## Introduction and General Guidelines

Map 3 of 5



LEGEND  
3m Splay Corner

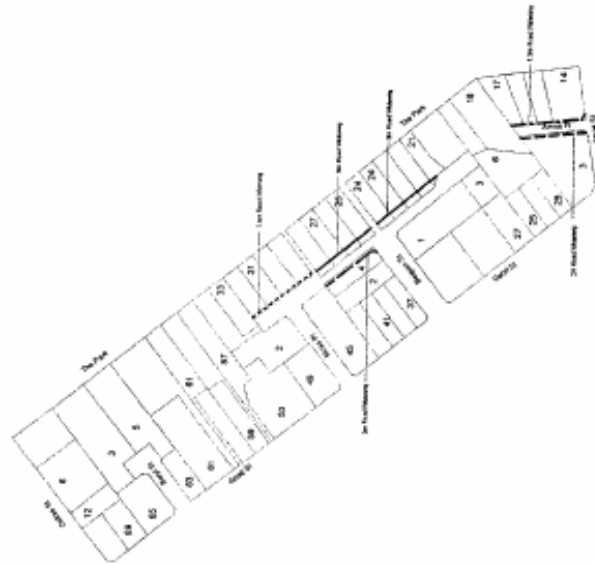
LOCATION - MERRYLANDS WEST





## Introduction and General Guidelines

Map 5 of 5



LOCATION - WESTMEAD

### LEGEND

- 1.4m Road Widening
- 1.5m Road Widening
- 2m Road Widening
- 3m Road Widening
- 6m Road Widening
- 3m Splay Corner

# Part A

Holroyd Development Control Plan 2007

## Introduction and General Guidelines

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### APPENDIX 1 WASTE MANAGEMENT PLAN

#### DEMOLITION AND CONSTRUCTION

The applicable sections of this table must be completed and submitted with the development application. Development consent will not be issued until a Waste Management Plan has been submitted, assessed and approved.

Completing this table will assist you in identifying the type of waste that will be generated and in advising the Principal Certifying Authority how you intend to reuse, recycle or dispose of the waste.

The information provided on the form (and on your plans) will be assessed against the objectives of the DCP.

If space is insufficient in the table please provide attachments.

#### Outline of Proposal

Site Address: \_\_\_\_\_

Applicant's name and address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Buildings and other structures currently on the site: \_\_\_\_\_

\_\_\_\_\_

Brief Description of Proposal: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

The details provided on this form are the intentions for managing waste relating to this project.

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

## Introduction and General Guidelines

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### SECTION ONE – DEMOLITION

This is the stage with the greatest potential for waste minimisation, particularly in Sydney where there are high levels of development, relatively high tipping charges and where alternative quarry materials are located on the outskirts.

Perhaps the first thing that applicants should consider is whether it is possible to re-use existing buildings, or parts thereof, for the proposed use.

With careful on-site sorting and storage and by staging work programs it is possible to re-use many materials, either onsite or offsite.

In other words, to move from the attitude of “trashing the building” to “total recycling on site”. This could require a number of colour-coded or clearly labelled bins on-site (rather than one size fits all).

The following table should be completed by applicants proposing any demolition work.

The following details should be shown on your plans

- location of on-site storage space for materials (for re-use) and containers for recycling and disposal. (Note the placement of waste containers is not permitted on footpaths, nature strips or roadways).

- a) Containers are to be located so as to not disrupt site works, or have a detrimental effect on sediment, erosion controls and tree protection areas.
- b) Containers to be maintained in a satisfactory condition while present in the site

- vehicle access to the site and to storage and container areas.

- a) timing of the removal of containers is only to be carried out during permitted construction hours
- b) containers and all waste are to be removed prior to final inspection and occupation

- A separate container is to be provided for the disposal of putrescible waste, such as lunch room and food scraps.
- The provision of tip fee or recycling processor's receipts will be required by Council upon completion of work.

# Part A

Holroyd Development Control Plan 2007

## Introduction and General Guidelines

Demolition Stage 1

Materials On-Site		DESTINATION		
Type of Material	Estimated Volume (m <sup>3</sup> ) or area (m <sup>2</sup> )	REUSE AND RECYCLING		DISPOSAL
		ON-SITE • specify proposed reuse or on-site recycling methods	OFF-SITE • specify contractor and recycling outlet	
Excavation Material				
Green Waste				
Bricks				
Concrete				
Asbestos Cement Roof & Wall Cladding				

Demolition Stage 1 continued

MATERIALS ON-SITE		DESTINATION		
Type of Material	Estimated Volume (m <sup>3</sup> ) or area (m <sup>2</sup> )	REUSE AND RECYCLING		DISPOSAL
		ON-SITE • specify proposed reuse or on-site recycling methods	OFF-SITE • specify contractor and recycling outlet	
Timber – Please specify:				
Plasterboard				
Metals - Please Specify				
Tiles				
Other** – Please specify				

Note\*: Details of site area to be used for onsite separation, treatment and storage (including weather protection) should be provided on the plan drawings accompanying your Waste Management Plan.

Note\*\*: Section labelled 'other' includes mixed materials on the site including residual waste. Each material to be specified.

## Introduction and General Guidelines

### SECTION TWO – CONSTRUCTION STAGE

#### Section 2 - Potential for Waste Minimisation During Construction Stage

You should consider the following measures that may also save resources and minimise waste at the construction stage.

- a) Purchasing policy. Considering measures such as:
- b) ordering the right quantities of materials prefabrication of materials where possible
- c) Reusing formwork
- d) Minimising site disturbance, limiting unnecessary excavation
- e) Careful source separation of off-cuts to facilitate re-use, resale or efficient recycling
- f) Coordination/sequencing of various trades.

**Construction Stage 2**

MATERIALS ON-SITE		DESTINATION		
Type of Material	Estimated Volume (m <sup>3</sup> ) or area (m <sup>2</sup> )	REUSE AND RECYCLING		DISPOSAL
		ON-SITE • Specify proposed reuse or on-site recycling methods	OFF-SITE • specify contractor and recycling outlet	• specify contractor and landfill site
Excavation Material				
Green Waste				
Bricks				
Concrete				

# Part A

Holroyd Development Control Plan 2007

## Introduction and General Guidelines

Construction Stage 2 continued

MATERIALS ON-SITE		DESTINATION		
Type of Material	Estimated Volume (m <sup>3</sup> ) or area (m <sup>2</sup> )	REUSE AND RECYCLING		DISPOSAL
		ON-SITE • specify proposed reuse or on-site recycling methods	OFF-SITE • specify contractor and recycling outlet	
Timber – Please specify:				
Plasterboard				
Metals – Please specify:				
Tiles				
Other ** – Please specify:				

Note: Details of site area to be used for onsite separation, treatment and storage (including weather protection) should be provided on the plan drawings accompanying your Waste Management Plan.

Note \*\*: Section labelled 'other' includes mixed materials on the site including residual waste. Each material to be specified

# Part A

Holroyd Development Control Plan 2007

## Introduction and General Guidelines

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### APPENDIX 2 EXAMPLE OF A COMPLETED WASTE MANAGEMENT PLAN

#### DEMOLITION AND CONSTRUCTION

As a condition of consent, the applicable sections of this table must be completed and submitted to the Principal Certifying Authority.

Completing this table will assist you in identifying the type of waste that will be generated and in advising the Principal Certifying Authority how you intend to reuse, recycle or dispose of the waste.

The information provided on the form (and on your plans) will be assessed against the objectives of the DCP.

If space is insufficient in the table please provide attachments.

#### Outline of Proposal

Site Address: 7 Jones St Anytown

Applicant's name and address: J Smith and Associates  
PO Box 3 Anytown 2999

Phone: 3333 0000 Fax: 3333 0001

Buildings and other structures currently on the site: Brick dwelling house,  
concrete slab and driveway, timber fencing

Brief Description of Proposal: Two storey commercial  
premises (retailing electrical goods) plus office  
Metal frame, brick construction.

The details provided on this form are the intentions for managing waste relating to this project.

Signature of Applicant: J Smith Date: 30 May 1999

# Part A

Holroyd Development Control Plan 2007

## Introduction and General Guidelines

Materials On-Site		DESTINATION		
Type of Material	Estimated Volume (m <sup>3</sup> ) or area (m <sup>2</sup> )	ON-SITE • specify proposed reuse or on-site recycling methods	OFF-SITE • specify contractor and recycling outlet	DISPOSAL • specify contractor and landfill site
Excavation Material	100m <sup>2</sup>	Keep and reuse topsoil for landscaping. Store on-site. Use some behind retaining walls	Remainder to _____ recycling / reuse facility.	Nil
Green Waste	60m <sup>2</sup>	Some chipped and stored on-site for reuse on landscaping.	Remainder to _____ Landscape supplies composting or mulching	Stumps and large trunks to _____ landfill by _____ waste Contractor
Bricks	50m <sup>2</sup>	Clean and reuse lime mortar bricks for footings. Broken bricks used for internal walls	Concrete mortar bricks to _____ crushing and recycling company.	Nil
Concrete	15m <sup>2</sup>	Existing driveway to remain during construction.	Or completion to _____ crushing and recycling company.	Nil
Asbestos Cement Roof & Wall Cladding	2m <sup>2</sup>	—	—	Taken to _____ waste Disposal facility (which must be licensed by the

MATERIALS ON-SITE		DESTINATION		
Type of Material	Estimated Volume (m <sup>3</sup> ) or area (m <sup>2</sup> )	ON-SITE • specify proposed reuse or on-site recycling methods	OFF-SITE • specify contractor and recycling outlet	DISPOSAL • specify contractor and landfill site
Timber - Please specify:	5m <sup>2</sup>	Re-use for formwork and studwork. Chip remainder for use in landscaping.	To stockpile at _____ transfer station by _____ waste Contractor	Nil
Plasterboard	3m <sup>2</sup>	Break-up and use in landscaping	Remainder to _____ for recycling	Nil
Metals - Please Specify	1m <sup>2</sup>	Nil	To _____ metal recyclers	Nil
Tiles	5m <sup>2</sup>	Broken tiles to be used as fill.	Remainder to _____ Building Supply Company	Nil
Other** - Please specify Door fittings		On-site sale of door fittings.	—	Nil

Note\*: Details of site area to be used for onsite separation, treatment and storage (including weather protection) should be provided on the plan drawings accompanying your Waste Management Plan.

Note\*\*: Section labelled 'other' includes mixed materials on the site including residual waste. Each material to be specified.

# Part A

Holroyd Development Control Plan 2007

## Introduction and General Guidelines

Construction Stage 2		MATERIALS ON-SITE		
		DESTINATION		
		REUSE AND RECYCLING		DISPOSAL
Type of Material	Estimated Volume (m <sup>3</sup> ) or area (m <sup>2</sup> )	ON-SITE • Specify proposed reuse or on-site recycling methods	OFF-SITE • specify contractor and recycling outlet	• specify contractor and landfill site
Excavation Material		Covered in Section 1 as part of demolition		
Green Waste				
Bricks	2m <sup>2</sup>	Use for fill behind retaining walls	Remainder to _____ Crushing and recycling company	Nil
Concrete	5m <sup>2</sup>	Use for fill behind retaining walls	Remainder to _____ crushing and recycling company	Nil

### Design of Facilities

TYPE OF WASTE TO BE GENERATED	EXPECTED VOLUME PER WEEK	PROPOSED ON-SITE STORAGE AND TREATMENT FACILITIES	DESTINATION
Please specify. For example: glass, paper food waste, offcuts, etc.	<ul style="list-style-type: none"> <li>litres or m<sup>3</sup></li> <li>see Appendix 3 for estimates</li> </ul>	For example: <ul style="list-style-type: none"> <li>waste storage and recycling area</li> <li>garbage chute</li> <li>on-site composting</li> <li>compaction equipment</li> </ul>	<ul style="list-style-type: none"> <li>recycling</li> <li>disposal</li> <li>specify contractor</li> </ul>
A. Recyclables:- <ol style="list-style-type: none"> <li>office /retail paper and cardboard</li> <li>Glass, aluminium and plastic</li> <li>Timber pallets</li> <li>Electrical fittings</li> <li>Reject trade-ins.</li> </ol>	360 litres 50 litres 5/week 5 litres 2 units	A. Temporary storage bins in upstairs office (scraps / recyclables) Two bins / bales for paper / cardboard and two crates (for glass, plastics and aluminium) in waste storage area. NB. Specific area for removal / storage of CFC's.	Paper / cardboard to _____ recyclers. Glass, aluminium and plastics to _____ recyclers. Pallets, electrical, fittings and CFC's to manufacturers.
B. Non-recyclables:- <ol style="list-style-type: none"> <li>foodscraps etc.</li> <li>Other plastics (eg wrapping)</li> <li>Other retail waste</li> </ol>	50 litres 240 litres 25 litres	B. Temporary storage bins in upstairs office 2x240 L bins in onsite waste and recycling area	To _____ landfill site by _____ waste contractor

Note: Details of on-site waste management facilities should be provided on the plan drawings accompanying your application

## Introduction and General Guidelines

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### APPENDIX 3 DESIGN OF FACILITIES

The following details should be shown on your plans:

- a) location of Waste Storage and Recycling Area(s) per unit or located communally onsite
- b) details of design of Waste Storage and Recycling Area(s)
- c) where appropriate, design details of Garbage and Recycling Room(s)
- d) access for vehicles.

Every building shall be provided with a Waste Storage and Recycling Area which is flexible in size and layout to cater for future changes of use. The size is to be calculated on the basis of waste generation rates at Appendix 4 and proposed bin sizes. Waste generation rates and area requirements shall include the operation of staff kitchen facilities.

#### On-going Management

This section will enable you to describe how you intend to ensure on-going management of waste on-site (eg. lease conditions, care-taker/manager on-site)

## Introduction and General Guidelines

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### On-going Management

Describe how you intend to ensure on-going management of waste on-site (eg. lease conditions, caretaker/manager on-site).

1. The company will prepare an Environmental Management System addressing office and retail waste and recycling. This will include expectations and achievable objectives for sorting and separating waste. Also a regular waste audit.
2. An information kit for employees followed up every 12 months.
3. The waste storage and recycling area will be suitably located and bins clearly labelled.
4. A staff member, (or cleaner) will be responsible for transferring materials to the area and keeping the area clean and tidy.

Thank you for the information.

## Introduction and General Guidelines

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# APPENDIX 4 COUNCIL'S STANDARD GARBAGE AND RECYCLING CONTAINERS AND STORAGE REQUIREMENTS

## APPENDIX 4

### Council's Standard Garbage and Recycling Containers, And Storage Requirements

#### Garbage and Recycling Container Requirements

The waste service requirements for residential developments are as follows:

1. Single unit dwelling: one (1) 240 litre garbage bin and one (1) 240 litre split recycling bin
2. Single unit villa or townhouse: one (1) 120 litre garbage bin (optional in lieu of a 240 litre bin) and one (1) 240 litre split recycling bin.
3. Residential flats: one (1) 240 litre garbage bin per two flats in blocks not exceeding thirty (30) flats and one (1) 240 litre split recycling bin in blocks not exceeding ten (10) flats.

In residential flat developments exceeding thirty (30) flats, Council will provide bulk containers for garbage at a rate of one (1) 1100 litre container per eight (8) flats.

In residential flat developments exceeding ten (10) flats, recycling bins are provided at a rate of one (1) blue 240 litre bin for paper and one (1) red 240 litre bin for co-mingled material for each six (6) flats.

The dimensions of these containers are as follows:

	HEIGHT	WIDTH	DEPTH
120 litre bin	930mm	480mm	550mm
240 litre bin	1080mm	575mm	730mm
1100 litre bin	1465mm	1360mm	1220mm

Commercial and industrial developments utilise containers (usually skips) supplied by the waste contractor.

## Introduction and General Guidelines

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### Specific Requirements for Waste Containers during Demolition and Construction Stage

During the demolition and construction of developments, the following requirements apply to waste containers ('skips'):

- a) The location of containers and access to the containers is to be shown on the plans.
- b) Containers are not permitted to be located on footpaths or roadways.
- c) Containers are only to be removed during permitted construction hours.
- d) Containers and all waste is to be removed prior to final inspection and occupation of the development
- e) Containers are to be maintained in a satisfactory condition while present on-site.
- f) Containers are to be located so as to not disrupt site works, or have a detrimental effect on sediment and erosion controls and tree protection areas.
- g) A separate container is to be provided for the disposal soft putrescible waste, such as lunch and food scraps.

### Location and Design of Waste Facilities

There are a number of general principles for the design and on-site location of waste management facilities. Waste management facilities should:

- a) be conveniently located to enable easy access for on-site movement and collection;
- b) relate to other loading/unloading facilities;
- c) have sufficient space for the quantity of waste generated and careful source separation of materials (eg recyclables);
- d) have sufficient space to comfortably contain any on-site treatment facilities (eg compaction equipment);
- e) have adequate weather protection: where appropriate or required to be enclosed or undercover;
- f) be secure and lockable, where appropriate;
- g) be well-ventilated and drained to the sewer;
- h) be attractive, adding to the scene, not detracting from it, suitably screened and located so as not to cause a nuisance from odour or noise.
- i) be clearly signposted to ensure appropriate use.

### Location and Access

Perhaps the most obvious matter to consider for waste collection services is accessibility.

If the collection point is on the street, the concern is with manoeuvrability of the collection vehicles through the street. Generally, this is a large-scale subdivision matter. Most applications will relate to an existing street system.

The first decision is the location of the storage area. This would depend on the following:

- a) the size of the development – whether travel distances for occupants require on-site storage; and
- b) the volume of waste – whether the number of bins is too great for the width of street frontage.

If access onto the site is required and council agrees to collect waste on the site or permits the on-site collection of waste by private contractor, the following matters should be considered:

- a) the convenient placement of waste storage and recycling areas or garbage and recycling rooms;
- b) proposed truck sizes to be entering the site;
- c) driveway widths and adequate height at entrance ways;
- d) structural capability of driveway to carry fully loaded waste collection vehicles;

## Introduction and General Guidelines

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- e) turning circles or three point turn arrangements so that vehicles enter and leave the site moving in a forward direction;
- f) on-site manoeuvrability, for all site users; and
- g) ensuring legality of access. This could be by the creation of an easement.

In some circumstances, private arrangements may be necessary for such on-site collection.

A useful document, providing such information, is the Policy Controls and Procedures for Traffic Generating Developments published by the Roads and Traffic Authority of NSW. In all cases the location on the site should also reflect consideration of the following:

- a) accessibility to the usual (or arranged) collection point (on or off-site);
- b) access for individual occupants; and
- c) proximity to site occupants and adjacent properties in terms of noise and odour control.

### Design of Areas and Rooms

The first step in designing areas and rooms is to calculate floor area requirements. The following flow-chart presents a step-by-step guide on how to calculate area requirements.

Once area requirements are considered, more detailed design can proceed. The following table lists the performance criteria that should be addressed in locating and designing waste storage and recycling areas, including basic standards.

## Introduction and General Guidelines

### WASTE STORAGE AND RECYCLING AREAS

Intent of Controls	Performance Criteria The intent may be achieved where:	Standards-based Solution
Adequate dimensions to accommodate garbage & recyclables.	<ul style="list-style-type: none"> <li>• The area is of adequate size.</li> </ul>	Council standard bin sizes
Aesthetically pleasing.	<ul style="list-style-type: none"> <li>• Materials, design and landscaping complement the building &amp; streetscape</li> <li>• The area is accessible for occupants</li> <li>• The area should not be located within the building line</li> </ul>	In basement for residential flats, behind building line and screened for other developments
Ready access to waste receptacles	<ul style="list-style-type: none"> <li>• The area is accessible for collection service operators</li> <li>• If on-site access is required:               <ul style="list-style-type: none"> <li>➢ Driveways are of adequate strength, width &amp; design</li> <li>➢ Vehicle movement is in a forward direction</li> <li>➢ Entrance heights allow access for collection vehicles</li> <li>➢ On-site manoeuvrability is unimpaired for all site users</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Council generally does not collect on site               <ul style="list-style-type: none"> <li>➢ Maximum grade 1:8</li> <li>➢ Minimum vertical clearance 4.3m</li> <li>➢ Desirable vertical clearance 6.4m</li> <li>➢ Maximum gross weight of vehicle and load 25 tonnes</li> <li>➢ Minimum width of driveway 3.5m</li> <li>➢ Minimum turning circle 21.7m</li> </ul> </li> </ul>
Clean & healthy: free from dust, litter, odour & noise. Safe for collectors.	<ul style="list-style-type: none"> <li>• The area is located away from living/working space in buildings</li> <li>• The area is appropriately signposted eg. For recycling bins</li> <li>• The area is weather protected</li> <li>• Manoeuvrability of all bins is easy with adequate space for ease of movement</li> </ul>	<ul style="list-style-type: none"> <li>• Workcover Authority requirements</li> </ul>

# Part A

Holroyd Development Control Plan 2007

## Introduction and General Guidelines

Intent of Controls	Performance Criteria The intent may be achieved where:	Standards-based Solution
Adequate dimensions to accommodate garbage & recyclables	<ul style="list-style-type: none"> <li>• The area is of adequate size</li> <li>• Ceiling height is appropriate to type of service</li> <li>• Door width is sufficient for installation and maintenance. Wider for containers.</li> <li>• Storage and drainage racks are of durable, impervious, non-corrosive material and separated from walls to allow easy access</li> <li>• Equipment is carefully installed included clear of walls and supported on plinths or legs</li> </ul>	<ul style="list-style-type: none"> <li>• See Council's garbage and recycling receptacle dimensions for type of development proposed.</li> </ul>
Ready access to waste receptacles	<ul style="list-style-type: none"> <li>• The room is accessible for occupants</li> <li>• The room is accessible for collection service operators. This may require the provision of a Collection Area readily accessible from the room</li> <li>• If on-site access is required:               <ul style="list-style-type: none"> <li>➢ Driveways are of adequate strength, width and design</li> <li>➢ Vehicle movement is in a forward direction</li> </ul> </li> <li>• Entrance heights allow access for collection vehicles</li> <li>• On-site manoeuvrability is unimpeded for all site users</li> </ul>	
Clean & healthy: free from dust, litter, odour & noise. Safe for collectors	<ul style="list-style-type: none"> <li>• There is adequate ventilation               <ul style="list-style-type: none"> <li>➢ Mechanical</li> <li>➢ Natural</li> </ul> </li> <li>• There is adequate water supply hot water for commercial uses               <ul style="list-style-type: none"> <li>➢ Hose cocks protected</li> <li>➢ Hose available</li> </ul> </li> <li>• The room is well drained to a floor waste connected to the sewer</li> <li>• Floors, walls and ceilings are of impervious material</li> <li>• Entry of vermin is prevented</li> <li>• Adequate separation from walls where containers are used is provided</li> </ul>	BCA <ul style="list-style-type: none"> <li>➢ Openings 5% of floor area and position to provide cross-floor ventilation.</li> <li>➢ Recessed into the wall.</li> <li>➢ Floor waste is located beneath hose cock or in close proximity to it.</li> <li>➢ Steel trowel finished concrete floor (Min. 75mm thick) and cement rendered walls.</li> <li>➢ Ceilings to be durable and smooth.</li> <li>➢ Doors to be self-close and close-fitting.</li> <li>➢ Bump rail 50mm clear of walls.</li> </ul>

## Introduction and General Guidelines

Intent of Controls	Performance Criteria The intent may be achieved where:	Standards-based Solution
Safety	<p>Doors are durable and door openable from inside and outside</p> <ul style="list-style-type: none"> <li>• Manoeuvrability of full bins is easy: adequate space and ease of movement</li> <li>• The room is appropriately signposted eg for recycling bins</li> <li>• Adequate lighting, controllable from outside and inside, is provided</li> <li>• The room is well ventilated</li> </ul>	<p>Solid core doors</p> <p>Workcover Authority requirements.</p> <p>Flat surface over which bins are manoeuvred</p> <p>BCA</p> <p>BCA</p>

### Garbage Chute Systems

In multi-storey residential buildings it may be appropriate to provide a garbage chute system, feeding garbage by gravity to a Garbage and Recycling Room.

In conjunction with such systems, each level of the building must have a service compartment with adequate space for the storage of recyclable materials. Furthermore, where such a system is proposed, adequate arrangements must be made for ongoing management.

The following requirements are industry standards and Council requirements:

- a) Chutes must be cylindrical; and
- b) There should be no bends in the main shaft.

Other design features should satisfy the Performance Criteria table below.

## Introduction and General Guidelines

### Typical Garbage Chute Systems Information

Intent of Controls	Performance Criteria The intent may be achieved where:	Standards-based Solution
Ensure suitable design & materials	<ul style="list-style-type: none"> <li>➤ Chutes are of an appropriate width for volume of materials</li> <li>➤ Internal overlaps follow direction of flow</li> <li>➤ Chutes, hoppers, service openings and service compartments are of appropriate, smooth faced, durable, impervious, non-corrosive, distortion and fire resistant material</li> <li>➤ There are a minimum number of seamless joints</li> </ul>	<ul style="list-style-type: none"> <li>➤ 500mm diameter</li> </ul>
Unimpaired flow directly to facilities in garbage room	<ul style="list-style-type: none"> <li>➤ Branches to hopper are not too long</li> <li>➤ Hoppers are of appropriate size and flush with chute</li> <li>➤ Size of service openings relates to diameter of chute</li> </ul>	<ul style="list-style-type: none"> <li>➤ Not exceeding 1000mm</li> <li>➤ Area not less than 60% size of chute</li> </ul>
Ventilation	<ul style="list-style-type: none"> <li>➤ Chutes extend an appropriate distance above the roof line and are weather protected</li> <li>➤ There is no airflow into service compartments</li> </ul>	<ul style="list-style-type: none"> <li>➤</li> </ul>
Health & Safety	<ul style="list-style-type: none"> <li>➤ Chutes and hoppers are contained in a service compartment or room, so as not to open directly into a habitable area.</li> <li>➤ The room is appropriately surfaced, with artificial light (controllable from outside and inside) and well ventilated</li> <li>➤ There is a cut-off door at or near the base of the chute to allow container movement and work on facilities such as compactors. NB: this can double as a fire damper</li> <li>➤ Service opening and entrance to service compartment are appropriately signposted</li> <li>➤ There is an appropriate system for cleaning and maintenance of chute and hoppers</li> </ul>	<ul style="list-style-type: none"> <li>➤ Ventilation in accordance with BCA</li> <li>➤ Brushes, sanitisers</li> <li>➤ Water supply point and sanitisers at the top</li> </ul>
Safe to load	<ul style="list-style-type: none"> <li>➤ Service openings are of adequate height from floor level</li> </ul>	<ul style="list-style-type: none"> <li>➤ 850-1000mm, from the floor to lowest edge of opening</li> </ul>

## Introduction and General Guidelines

### APPENDIX 5 WASTE GENERATION RATES

#### APPENDIX 5

##### WASTE GENERATION RATES

Type of Premises	Waste Generation	Recycling Generation
Backpackers Accommodation	40L/occupant/week	20 litres/occupant/week
Boarding house, Guest house	60L/occupant/week	20 litres/occupant/week
<b>Food Premises</b>		
Butcher	80L/100m <sup>2</sup> floor area/day	Discretionary
Delicatessen	80L/100m <sup>2</sup> floor area/day	Discretionary
Fish shop	80L/100m <sup>2</sup> floor area/day	Discretionary
Greengrocer	240L/100m <sup>2</sup> /day	120L/100m <sup>2</sup> /day
Hairdresser	60L/100m <sup>2</sup> floor area/day	Discretionary
Restaurants	10L/1.5m <sup>2</sup> floor area/day	2L/1.5m <sup>2</sup> /day dining
Supermarket	240L/100m <sup>2</sup> floor area/day	240L/100m <sup>2</sup> /day
Takeaway	80L/100m <sup>2</sup> floor area/day	Discretionary
Hotel	5L/bed/day 50L/100m <sup>2</sup> /bar area/day 10L/1.5m <sup>2</sup> /of dining area/day	50L/100m <sup>2</sup> /of bar and dining areas/day
Licensed Club	50L/100m <sup>2</sup> /bar area/day 10L/1.5m <sup>2</sup> /of dining area/day	50L/100m <sup>2</sup> /of bar and dining areas/day
Motel (without public restaurant)	5L/bed/day 10L/1.5m <sup>2</sup> /of dining area/day	1L/bed/day
Offices	10L/100m <sup>2</sup> /day	10L/100m <sup>2</sup> /day
Retail (other than food sales)		
Shop less than 100m <sup>2</sup> floor area	50L/100m <sup>2</sup> floor area/day	25L/100m <sup>2</sup> floor area/day
Shop over 100 m <sup>2</sup> floor area	50L/100m <sup>2</sup> floor area/day	50L/100m <sup>2</sup> floor area/day
Showrooms	40L/100m <sup>2</sup> floor area/day	10L/100m <sup>2</sup> floor area/day

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# APPENDIX 6 PERFORMANCE CRITERIA CHECKLIST FOR DEVELOPMENT

### APPENDIX 6 PERFORMANCE CRITERIA CHECKLIST FOR DEVELOPMENT

Performance Criteria for Development						
Criteria		Development Category				
		Demolition & Construction	Single Residential	Multi-unit Residential	Commercial	Industrial
Storage						
Site Waste Bins	Provide sufficient space for storage of recyclables and garbage on site	✓				
	To facilitate on site source separation	✓				
	To facilitate reuse of materials on site	✓				
Waste Storage & Recycling Area	To be located within the rear yard to avoid visual clutter, or within garage or carport if screened		✓	Where applicable		
	Have a communal garbage and recycling area to store Council's required number of waste containers			✓	Where applicable	Where applicable

Criteria		Demolition & Construction	Single Residential	Multi-unit Residential	Commercial	Industrial
Waste Storage & Recycling Area	Communal areas to be accessible to all users and have unobstructed access to Council's usual collection point			✓		
	To provide a room for storage of bulky waste (eg clean up materials)			✓	✓	
	Space provided for volume reduction equipment where required. The use of such equipment will not normally result in a reduction of the area requirements			✓	✓	✓
	Specialised containment with regular/daily pick up for food scraps. Where necessary refrigerated garbage rooms.				Where applicable	Where applicable
	To be flexible in size and layout to cater for future changes of use				✓	✓
	Access preferably from rear of property				✓	✓
	Storage area not to be within building line		✓	✓		
	Grease traps external to the building				Where applicable	Where applicable
Composting	Space to be provided for onsite composting		✓	✓		

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Criteria		Demolition & Construction	Single Residential	Multi-unit Residential	Commercial	Industrial
Composting (continued)	To be located separate to the garage and recycling room		✓	✓		
	To be purpose built and incorporated into the landscape plan for the development		✓	✓		
	Siting to take account of neighbouring properties, odour, pollution (drainage lines) etc.		✓	✓		
	Facility should be carefully signposted and be the responsibility of the body corporate (or managing agent)			✓		
Garbage chute	Required for buildings greater than 3 storeys high ( or other method eg goods lift) to enable transport of waste			✓	✓	✓
	Space to be provided on each floor for the temporary storage of garbage adjacent to lift well			✓	✓	✓
Special Waste	Appropriate disposal as detailed by relevant authority				✓	✓
	Sharps to be stored in purpose designed containers to prevent needle stick injuries				Where applicable	

Criteria		Demolition & Construction	Single Residential	Multi-unit Residential	Commercial	Industrial
Collection						
Collection point	on site	✓	✓	✓	✓	✓
	At street frontage		✓	✓	Where applicable	Where applicable
	Clear access is to be provided to facilitate pick up		✓	✓	✓	✓
Management						
Waste Management Plans	Completion Section 1 (Appendix 1)	✓				
	Complete Section 2 (Appendix 1)	✓	✓	✓	✓	✓
Ongoing management	Implement administrative arrangements for ongoing management, including transportation of waste from garbage and recycling room to the collection point and to manage the composting procedure		✓	✓	✓	✓

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### APPENDIX 7 NATIVE TREES AND SHRUBS SUITABLE TO THE HOLROYD LOCAL GOVERNMENT AREA

The plants marked in **bold** are plants endemic to the Holroyd area.

#### TREES

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE AT MATURITY</u>
<i>Acmena smithii</i>	Lilly Pilly	medium
<i>Acacia decurrens</i>	Black Wattle	small
<i>Acacia elata</i>	Cedar Wattle	small
<i>Acacia floribunda</i>	White Sally	small
<b><i>Acacia parramattensis</i></b>	<b>Sydney Green Wattle</b>	<b>small</b>
<i>Allocasurina cunninghamiana</i>	River Oak	large
<b><i>Allocasuarina torulosa</i></b>	<b>Forest Oak</b>	<b>medium</b>
<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	medium
<i>Banksia marginata</i>	Silver Banksia	small
<b><i>Backhousia myrtifolia</i></b>	<b>Grey Myrtle</b>	<b>large</b>
<i>Brachychiton populneus</i>	Kurrajong	large
<i>Callistemon salignus</i>	Willow Bottlebrush	small
<i>Casuarina glauca</i>	<b>Swamp Oak</b>	<b>medium</b>
<i>Callitris rhomboidea</i>	Port Jackson Pine	medium
<b><i>Corymbia maculata</i></b>	<b>Spotted Gum</b>	<b>large</b>
<i>Eucalyptus amplifolia</i>	Cabbage Gum	large
<i>Eucalyptus crebra</i>	Narrow-leafed Ironbark	large
<i>Eucalyptus eugenoides</i>	Thin-leafed Stringybark	large
<i>Eucalyptus fibrosa</i>	Red Ironbark	medium
<i>Eucalyptus longifolia</i>	Woollybutt	large
<i>Eucalyptus moluccana</i>	Grey box	large
<i>Eucalyptus paniculata</i>	Grey Ironbark	medium
<i>Eucalyptus parramattensis</i>	Drooping Red Gum	medium
<i>Eucalyptus sideroxylon</i>	<b>Mugga Ironbark</b>	<b>medium</b>
<i>Eucalyptus tereticornis</i>	Forest Red Gum	large
<i>Elaeocarpus reticulatus</i>	Blueberry Ash	large
<i>Livistona australis</i>	Cabbage Palm	large
<i>Melaleuca armillaris</i>	Bracelet Honey Myrtle	small
<b><i>Melaleuca decora</i></b>	<b>White Cloud Tree</b>	<b>small</b>
<b><i>Melaleuca styphelioides</i></b>	<b>Prickly Leaved Paperbark</b>	<b>small</b>
<i>Melaleuca quinquenervia</i>	Broad Leaved Paperbark	large
<i>Rapanea howittiana</i>	Brush Muttonwood	medium
<b><i>Syncarpia glomulifera</i></b>	<b>Turpentine</b>	<b>large</b>
<i>Syzygium austale</i>	Brush Cherry	large
<i>Stenocarpus sinuatus</i>	Firewheel Tree	medium
<i>Tristania laurina</i>	Water Gum	medium
<i>Waterhousea floribunda</i>		large

Please Note Indicatively small trees are less than 5m in height, medium 5-10m and large >11m

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### SHRUBS

BOTANICAL NAME	COMMON NAME
Banksia spinulosa var. spinulosa	Hairpin Banksia
Bauera rubioides	Native Dog Rose
Bursaria spinosa	Blackthorn
Callistemon citrinus	Red Bottlebrush
Callistemon viminalis	Weeping Bottlebrush
Crinum pedunculatum	Swamp Lily
Clerodendrum tomentosum	Hairy Clerodendron
Daviesia ulicifolia	Gorse Bitter Pea
Dillwynia sieberi	Eggs and Bacon
Dicksonia antarctica	Soft Tree Fern
Dodonaea triquetra	Common Hop Bush
Dodonaea viscosa	Sticky Hop Bush
Doryanthes excelsa	Gymea Lily
Indigofera australis	Native Indigo
Kunzea ambigua	Tick Bush
Leptospermum parvifolium	Small Leaf Tea Tree
Maytenus silvestris	
Melaleuca erubescens	Rosy Paperbark
Melaleuca thymifolia	Thyme Honey Myrtle
Notelaea longifolia	Large Mock Olive
Olearia microphylla	Small Leaved Daisy Bush
Pittosporum revolutum	Yellow Pittosporum
Pultanaea microphylla	Spreading Bush Pea
Pultanaea villosa	
Rapanea variabilis	Muttonwood

### NATIVE GRASSES, GROUND COVERS AND CLIMBERS

BOTANICAL NAME	COMMON NAME
Brachycome aculeata	Native Daisy
Brachycome cumeata	Native Daisy
Brunoniella australis	Blue Trumpet
Bothriochloa macra	Redleg
Carex appressa	Tall Sedge
Carex longibrachiata	Drooping Sedge
Cissus antarctica	Native Grape
Cissus glycinoides	Water Vine
Cissus hypoglauca	Five Leaved Water Vine
Clematis aristata	Old Man's Beard
Convolvulus erubescens	Australian Bindweed
Commelina cyanea	Scurvy Weed
Danthonia fulva	
Danthonia linkii var. linkii	
Danthonia pilosa	
Danthonia racemosa	
Danthonia setacea	Wallaby Grass
Danthonia tenuior	
Desmodium brachypodium	Rusty Tick-trefoil

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Desmodium varians	Slender Tick-trifol
Dianella caerulea	Paroo Lily
Dianella longifolia	
Dichelachne crinita	Long Hair Plume Grass
Dichelachne micrantha	Short Hair plume Grass
Dichelachne rara	Rare Plume Grass
Dichondra repens	Kidney Weed
Gahnia aspera	Rough Saw Sedge
Gahnia siberana	Red Fruited Saw Sedge
Geranium homeanum	
Geranium solanderi var. solanderi	Australian Cranesbill
Glycine clandestina	Twining Glycine
Glycine microphylla	
Glycine tabacina	
Goodenia hederacea	Ivy Goodenia
Goodenia ovata	Hop Goodenia
Goodenia paniculata	
Hardenbergia violacea	Purple Twining Pea
Hibertia scandens	Climbing Guinea Flower
Isolepsis nodosa	Knobby Club Rush
Imperata cylindrica	Blady Grass
Juncus continuus	
Juncus homalocaulis	
Juncus usitatus	Common Rush
Kennedia rubicunda	Dusky Coral Pea
Lomandra longifolia	Spiny Headed Mat Rush
Pandorea pandorana	Wonga Vine
Pennisetum alopecurioides	Swamp Foxtail
Poa labillardieri cv Eskdale	Tussock Grass
Polymeria calycina	Polymeria
Ranunculus lappaceus	Common Buttercup
Scaevola albida	Pale Fan Flower
Themeda australis	Kangaroo Grass
Viola hederacea	Native Violet
Wahlenbergia gracilis	Austalian Bluebell
Wahlenbergia stricta	Tall Bluebell