

## Part 5 Commercial and mixed use development

### Explanatory outline

Part 5 specifies outcomes, design guidelines and application requirements for commercial and mixed use development. There are separate sections for each of the following matters:

**5a Commercial and mixed use development - general**

**5b Scone Town Centre**

**5c Merriwa Town Centre**

**5d Aberdeen Town Centre**

**5e Murrurundi Town Centre**

Note: these criteria do not apply where approval is sought by way of a complying development certificate under *SEPP (Exempt and Complying Development) Codes 2008*, especially under the Commercial and Industrial (New buildings and additions) Code . In such cases, the criteria under that SEPP will apply instead.

Note that requirements for commercial subdivision are at **Pt 3 Subdivision**.



## 5a Commercial and mixed use development - general

### Explanatory outline

Section 5a outlines application requirements and assessment criteria for general commercial and mixed use development.

## 5a Commercial and mixed use development - general

### 5a.1 Application of section

This section applies to development described in Column 1 when carried out on land described in Column 2.

Column 1: Type of development	Column 2: Applicable land
Any development that requires development consent.	Land within Zone E1 Local Centre
Commercial premises Any other development that is <i>not</i> residential accommodation	Land within MU1 Mixed Use
Does <b>not</b> apply to proposals for which a complying development certificate is sought under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.	

### 5a.2 Relevant planning instruments & legislation

The following environmental planning instruments or other legislation are relevant to development to which this section applies:

- *Upper Hunter Local Environmental Plan 2013*
- *Local Government Act 1993*

Further planning instruments and legislation may also be relevant. In the event of any inconsistency, the above listed instruments will prevail over requirements or criteria contained in this section.

### 5a.3 Definitions

There may be words used in this Part that are defined in the *Environmental Planning and Assessment Act, 1979*, as amended, or within *Upper Hunter Local Environmental Plan 2013*, as amended. The Dictionary to this DCP provides additional definitions that are relevant to this Part, including:

- building height
- setback
- storey

### 5a.4 Objectives

The objectives of this section are to:

1. encourage viable retail and commercial activity in the LGA to support community need
2. ensure the application of Ecologically Sustainable Development (ESD) principles at all stages of development including demolition, design, construction and ongoing use over time
3. provide for the integration of new development into local commercial / business centres



## 5a Commercial and mixed use development - general

4. ensure the design of buildings complements and enhances existing local commercial / business centres
5. maintain the heritage character/ value and streetscape of the business centre of each town in the LGA
6. ensure that commercial development in mixed use zones is compatible with existing and likely future residential development
7. ensure the height and scale of buildings is consistent with the character of the streetscape.
8. maintain solar access to public places and adjoining properties
9. provide shelter and shade for pedestrians and footpath activity
10. ensure the siting of buildings provides for adequate separation between buildings for the amenity of the development and adjoining properties
11. ensure signage is compatible with the scale of surrounding buildings and the locality
12. maximise the effectiveness of advertising whilst minimising visual clutter through the proliferation of signs
13. ensure signage complements the character and amenity of the locality and the development on which advertisements are displayed
14. ensure that development on public land does not impact on the safety of users of the land
15. ensure that equitable access is provided to new commercial buildings and existing buildings undergoing a change of use or alterations and additions
16. provide landscaping which enhances the amenity of a development by allowing for adequate open space, sunlight and shade
17. ensure the safe and efficient movement of pedestrians and vehicles through each town centre
18. ensure that developments provide simple, safe and direct vehicular access
19. provide sufficient and convenient parking for employees and visitors
20. ensure all commercial development is appropriately serviced.

### 5a.5 Supporting plans & documentation

Development applications that are subject to this section should be supported by the following plans and documentation.

Item	When required	Plans or information to be provided
<b>A. General requirements</b>	All applications	Refer to Part 2 <b>Preparing &amp; lodging a development application.</b>
<b>B. Specific requirements for Town Centres</b>	Any application applicable to section 5b (Scone), 5c (Merriwa), 5d (Aberdeen) or 5e (Murrurundi) Town Centre	Include the matters required under relevant Town Centre section - 5b (Scone), 5c (Merriwa), 5d (Aberdeen) or 5e (Murrurundi)
<b>C. Zone MU1 Mixed Use Masterplan</b>	Any application in Zone MU1 Mixed Use where:	An indicative plan must be prepared for the site, and any adjoining land in the same ownership, showing: <ul style="list-style-type: none"> <li>• likely future uses</li> </ul>

## 5a Commercial and mixed use development - general

Item	When required	Plans or information to be provided
	<ul style="list-style-type: none"> <li>a Masterplan has already been prepared for the site, or adjoining site (usually as part of a subdivision or a previous development); or</li> <li>where the proposal is the first development proposed for a site that is likely to consist of staged development as determined by Council.</li> </ul>	<ul style="list-style-type: none"> <li>location of future buildings and structures</li> <li>proposed vehicular access on each lot.</li> </ul> <p>If a Masterplan has previously been prepared as part of a subdivision or previous development on the site or adjoining land, then that Masterplan, and any proposed changes to it, should be submitted to Council.</p> <p>Depending on the site and circumstances, Council may require other information to be provided in either of these Masterplans. This should be discussed early with Council officers.</p>
<b>D. Sustainability assessment</b>	A development with a development footprint of 1,500 square metres or greater	<p>Report, prepared by a suitably qualified professional, addressing the requirements of Part <b>1h Sustainability</b>, including but not limited to the following:</p> <ul style="list-style-type: none"> <li>identifying how the proposed land use will meet the objectives of cleaner production, conservation and minimisation of resources and waste production, including details any photovoltaic systems or other technologies to be installed,</li> <li>demonstrating where viable ecologically sustainable measures are proposed</li> <li>demonstrating how the development responds to <b>Section E Sustainability</b></li> </ul>
<b>E. Shadow diagram</b>	<p>Applications that potentially involve overshadowing of the proposed development, or of adjoining or nearby development.</p> <p>Any development of two or more storeys.</p>	<p>A plan illustrating:</p> <ul style="list-style-type: none"> <li>extent of shadows cast by existing and proposed buildings, including buildings on adjoining land.</li> <li>position of existing and proposed buildings on the site and adjoining land.</li> <li>shadows cast by existing and proposed buildings at the winter solstice (22 June) for 9am, 12noon and 3pm.</li> </ul>
<b>F. Visual Impact Assessment</b>	Development applications that potentially alter views or propose materials and colours with reflective qualities – in the opinion of Council.	<p>The Visual Impact Assessment (VIA) must be prepared by a suitably qualified landscape architect and include the following:</p> <ol style="list-style-type: none"> <li>Introduction             <ol style="list-style-type: none"> <li>1.1. Background</li> <li>1.2. The site and context</li> </ol> </li> <li>Methodology             <ol style="list-style-type: none"> <li>2.1. Background</li> <li>2.2. Existing visual environment</li> <li>2.3. Assessment criteria</li> <li>2.4. Viewing zones</li> </ol> </li> <li>Proposal             <ol style="list-style-type: none"> <li>3.1. Proposed Development</li> </ol> </li> <li>Visual impact assessment             <ol style="list-style-type: none"> <li>4.1. Viewpoint Analysis</li> </ol> </li> </ol>



## 5a Commercial and mixed use development - general

Item	When required	Plans or information to be provided
		4.2. Visual impact assessment summary 5. Visual impact mitigation measures 5.1. Recommendations
<b>G. Materials &amp; colour palettes</b>	All applications	Details of external materials and colours, with reference where relevant to the colour and materials requirements specified in sections <b>5b (Scone)</b> , <b>5c (Merriwa)</b> , <b>5d (Aberdeen)</b> or <b>5e (Murrurundi)</b>
<b>H. Servicing strategy</b>	All applications	Information is required to demonstrate the availability and feasibility of providing the following services appropriate for the scale and nature of development: <ul style="list-style-type: none"> <li>• reticulated water, including the size and location of water services including any proposed fire service</li> <li>• reticulated sewerage</li> <li>• liquid trade waste (where applicable)</li> <li>• electricity</li> <li>• telecommunications.</li> </ul>
<b>I. Heritage, aboriginal cultural heritage or archaeological plans &amp; reports</b>	Applications that will potentially impact on land that is listed as or contains: <ul style="list-style-type: none"> <li>• a heritage item</li> <li>• a heritage conservation area</li> <li>• an archaeological site</li> <li>• an Aboriginal object</li> <li>• an Aboriginal place of heritage significance.</li> </ul>	Include the matters required under section <b>9 Heritage</b> .
<b>J. Landscape plan &amp; report</b>	All applications	Plan and report, prepared by a suitably qualified professional, showing: <ul style="list-style-type: none"> <li>• description of ground preparation and on-going maintenance of landscaping</li> <li>• areas of private open space, proposed turf and areas of established gardens.</li> <li>• location and species of trees and shrubs to be retained or removed.</li> <li>• schedule of plantings, cross-referenced to the site plan indicating species, massing and mature height.</li> <li>• details of restoration and treatment of earth cuts, fills, mounds, retaining walls, fencing and screen walls.</li> </ul>
<b>K. Soil &amp; water management plans or reports</b>	Applications for which soil and water management plans or reports are required (refer to section <b>11f Soil &amp; water management</b> )	Prepare applicable soil and water management plans or reports, as specified in section <b>11f Soil &amp; water management</b> . These could include: <ul style="list-style-type: none"> <li>• cut and fill details.</li> <li>• erosion and sediment control plan (ESCP)</li> <li>• erosion and sediment control strategy (ESCS)</li> </ul>



## 5a Commercial and mixed use development - general

Item	When required	Plans or information to be provided
		<ul style="list-style-type: none"> <li>soil and water management plan (SWMP)</li> <li>comprehensive water cycle strategy (CWCS).</li> </ul>
<b>L. Geotechnical hazard &amp; salinity assessment</b>	Applications potentially subject to geotechnical hazards (refer to section <b>10c Geotechnical hazard</b> )	Include the matters required under section <b>10c Geotechnical hazard</b> .
<b>M. Flooding information</b>	Applications that relate to flood prone land (refer to section <b>10a Floodplain management</b> )	Include the matters required under section <b>10a Floodplain management</b> .
<b>N. Traffic impact assessment</b>	Applications that are likely to have significant traffic impacts in the locality.	Include the matters required under section <b>12a Access &amp; vehicle parking</b> .
<b>O. Vehicle parking &amp; loading details</b>	Applications involving off-street parking or loading facilities.	Include the matters required under section <b>12a Access &amp; vehicle parking</b> .
<b>P. Acoustic assessment report</b>	Applications that involve the potential for noise impacts on adjoining or nearby residential development, or that are located adjacent to a rail corridor.	The report should address and indicate measures to mitigate potential impacts from noise and vibration
<b>Q. Outdoor eating areas</b>	Applications that involve outdoor eating areas.	Plan and written description of the position of tables, chairs, planter boxes, bollards and other objects to be used or displayed.
<b>R. Crime Risk Assessment</b>	Applications as determined by Council	<p>An outline of the development's consideration of 'Safer by design' principles:</p> <ul style="list-style-type: none"> <li>Surveillance</li> <li>Access</li> <li>Territorial Reinforcement</li> <li>Space Management</li> </ul>
<b>S. Site waste minimisation &amp; management plan</b>	All applications.	<p>A Plan and written description including:</p> <ul style="list-style-type: none"> <li>the location of designated waste and recycling storage room(s) or areas sized to meet the waste and recycling needs of all tenants. Waste should be separated into at least 3 streams, paper/cardboard, recyclables, general waste.</li> <li>the location of temporary waste and recycling storage areas within each tenancy. These are to be of sufficient size to store a minimum of one day's worth of waste.</li> <li>an identified collection point for the collection and emptying of waste, recycling and garden waste bins.</li> </ul>



## 5a Commercial and mixed use development - general

Item	When required	Plans or information to be provided
		<ul style="list-style-type: none"> <li>the on-site path of travel for collection vehicles (if collection is to occur on-site).</li> <li>all other requirements outlined in <b>Section 11h Waste minimisation &amp; management</b></li> </ul>

### 5a.6 Assessment criteria

A performance-based approach will be adopted in the assessment of development applications. Applications will be assessed according to the extent to which the outcomes specified in the left-hand column of the following table will be satisfied or achieved by the design, construction or operation of the proposal.

The design guidelines specified in the right-hand column indicate design and best practice solutions by which the required outcomes can be met. They do not preclude other solutions that may be suitable under particular local circumstances. All proposals will be considered on merit.



## 5a Commercial and mixed use development - general

This section is structured in the following way:

<b>Architectural and urban design</b>	
A	Building setbacks
B	Building height
C	Floor space ratio
D	Siting & building general design
E	Sustainability
F	Building near water & sewer services
G	Heritage
H	Designing for accessibility
I	Solar and shade access
J	Natural Ventilation
K	Privacy
L	Safer by design
M	Outdoor lighting
N	Noise
	Advertising & signage
P	Landscaping, public art and street furniture
Q	Post supported verandahs & balconies
R	Outdoor eating areas
<b>Access, infrastructure &amp; services</b>	
S	Off street parking & access
T	Water supply
U	Sewerage & waste water
V	Electricity & telecommunications
W	Stormwater management
X	Waste minimisation & management





## 5a Commercial and mixed use development - general

### Outcomes to be achieved

### Design guidelines

#### Architectural & urban design

##### A. Building setbacks

- Building setbacks are compatible with the existing streetscape.
  - New development respects the setbacks of other buildings along the streetscape.
  - Building setbacks are in accordance with any strategic plan for the commercial area as produced by Council (including any adopted Town Centre Masterplan).
  - In the MU1 Mixed Use zone, building setbacks are informed by any Masterplan for the site.
- The front of buildings should be aligned to provide a continuous street frontage.
  - In some cases, front setbacks should allow for street landscaping and footpath widening where necessary.

##### B. Building height

*Note: building height controls are specified in Upper Hunter LEP 2013 clause 4.3 and associated series of Maps 'Height of Buildings'.*

- The height of buildings is consistent with the character of the area.
  - The height of buildings does not result in unreasonable overshadowing or compromise the privacy of adjoining properties.
  - In the MU1 Mixed Use zone:
    - building heights are informed by any Masterplan for the site; and
    - views from neighbouring dwellings are not unduly compromised; and
    - building height does not overwhelm the public street
  - Building heights are in accordance with any strategic plan for the commercial area as produced by Council (including any adopted Town Centre Masterplan).
- Building heights should consider roof parapets where that is a characteristic in the surrounding streetscape.

##### C. Floor space ratio

*Note: floor space ratio controls are specified in Upper Hunter LEP 2013 clause 4.4 and associated series of Maps 'Floor space ratio'.*

##### D. Siting & building general design

- The design reflects and enhances the existing character of the local centre.
  - The building design relates to its retail/ commercial/ office function.
  - Building materials and finishes are of high quality and harmonise with surrounding development.
  - The building facade relates to the context of buildings in the area to achieve continuity and harmony.
- Buildings can provide for 'activated street frontages' by incorporating active uses at street level including cafes and other retail activities.
  - The use of reflective materials is discouraged.
  - Materials and colours should not dominate the streetscape.
  - The selection of colours and materials must be used to express building massing, articulation or detail elements. Single colour buildings are not acceptable.



## 5a Commercial and mixed use development - general

### Outcomes to be achieved

- Blank walls to primary or secondary street frontages do not exceed 5 metres. Exceptions may be considered for laneways with adequate pedestrian lighting and visibility from adjoining streets.
- Awnings are designed to integrate with the architecture of the building façade and provide for continuous shelter for pedestrians. Awnings follow consistent heights above the footpath with a minimum height to the underside of the awning of 2.7 metres.
- In Zone E1 Local Centre, new residential development is located above street level.
- In the MU1 Mixed Use zone, the location and form of proposed residential development is informed by section **4a Urban dwellings** and any Masterplan for the site.
- Buildings and structures are located clear of utility infrastructure.
- Separation fencing is provided between development land and any rail corridor.
- In the MU1 Mixed Use zone, non-residential and residential land uses in the same development shall be sited and designed to not adversely affect the residential amenity of building occupants.

### Design guidelines

- The continuity of commercial frontages should not be broken by parking areas, service and delivery areas etc.
- Blank building facades to streets or public places are to be avoided.
- The placement of windows should provide visual interest and variation to the building façade and relate to those of adjacent buildings.
- Building designs should allow for passive surveillance of public places and streets.
- Building entrances should be well defined and well lit.
- Incorporate areas for future signage into the building design.
- Building design should be informed by any strategic plan for the commercial area as produced by Council (including any adopted Town Centre Masterplan).

### E. Sustainability

- Rainwater collection tank(s) to collect rainfall and runoff from roof areas is provided for all development resulting in more than 200 square metres of new gross floor area (GFA). The minimum volume of the tank(s) is 1,000 litres per 100m<sup>2</sup> (rounded down to the nearest 100m<sup>2</sup>) of new GFA. Such tank(s) must have their overflows connected to a point for suitable integration with the natural or constructed stormwater drainage system.
- All plumbing fittings connected to potable water supply are Triple A or higher rated devices.
- Connection to recycled water is required if serviced by a dual reticulation system. Such water shall be used for all of the purposes listed above. The requirement to provide water tank(s) does not apply if the development is connected to a recycled water system.
- A photovoltaic system to complement consumption of electricity from the grid system is installed on all commercial developments where the capital investment value is more than \$500,000 and where more than 100m<sup>2</sup> of new GFA is proposed. The capacity of the system must be no less than 5kW per 100m<sup>2</sup> of new GFA.
- Water from rainwater collection tank(s) should be used for at least one of the following:
  - a) Irrigation and maintenance of landscaped areas;
  - b) Cleaning and maintenance of built development;
  - c) Toilet flushing;
  - d) Laundry purposes; or
  - e) Car washing.



## 5a Commercial and mixed use development - general

### Outcomes to be achieved

### Design guidelines

#### F. Building near water & sewer services

- The development considers the provisions of Council's Policy: *Building near water & sewer services*.

#### G. Heritage

- The development considers the provisions of section 9 Heritage.

#### H. Designing for accessibility

- New buildings or buildings undergoing alterations and additions or a change of use are required to provide equitable provision of access to and circulation within the premises for people with disabilities in accordance with the provisions of *AS1428.1 2009 - Design for Access and Mobility*.
- Continuous accessible paths should be provided as follows:
  - from parking spaces, public streets and walkways to building entrance(s)
  - between buildings, facilities and spaces that are on the same site
  - to connect the building entrance(s) with all spaces and facilities within the building
  - to minimise travel distance between each accessible element of the building and of facilities within it.
- For the purposes of the previous point, access should be provided to and within all the areas or facilities of the building where there is a reasonable expectation of access by any owner, occupier, employee, or visitor. It does not include any area if access would be inappropriate because of the particular purpose for which the area is used.
- Council may vary these provisions if compliance will cause major difficulties or unjustifiable hardship to a person or organisation. Each claim for unjustifiable hardship is determined on a case by case basis taking into account the following:
  - Whether there is a benefit or a detriment to any person concerned.
  - How it affects the disability of the person concerned; and.
  - The financial cost and considering the following circumstances:
    - technical limits.
    - topographical restrictions.
    - safety, design and construction issues; and.
    - does not rely on the 'public domain' to solve access issues within the site.

#### I. Solar and shade access

- Buildings and structures should not compromise reasonable solar access to adjoining residential development or public open space.
- Buildings on sites adjoining residential buildings or public open space must not cast a shadow onto more than one third of the building's private open space or



## 5a Commercial and mixed use development - general

### Outcomes to be achieved

- The design of buildings and structures adjoining public places maximises access to summer shade surrounding the development.
- **For development with a development footprint of 1,500 square metres or greater:**
  - Buildings are to provide a roof plane facing north or west with a minimum dimension of 3m by 2m to allow for future rooftop photovoltaic system installation(s).

(NB this is also specified in **Part 1f Sustainability Table 1: Sustainability analysis considerations**)

### Design guidelines

- the public open space, between the hours of 10am and 2pm during the winter solstice (measured at ground level).
- The following provides advice on designing and locating built and natural shade: *Guidelines to Shade*, Cancer Council NSW. Sydney, 2013. Available from: [https://www.cancercouncil.com.au/wp-content/uploads/2011/04/Guidelines\\_to\\_shade\\_WEB2.pdf](https://www.cancercouncil.com.au/wp-content/uploads/2011/04/Guidelines_to_shade_WEB2.pdf)

### J. Natural ventilation

- Development design provides opportunities for cross ventilation and maximum natural ventilation.

### K. Privacy

- The privacy of adjoining and nearby dwellings is maintained.

### L. Safer by design

- Buildings and sites are designed with consideration for the placement of windows, doors and fences so as to achieve best 'safer by design' practice.

### M. Outdoor lighting

- Lighting to pedestrian areas is energy efficient, incorporated into the building design and ensures safe, legible pedestrian access routes.
- Lighting does not adversely affect the residential amenity of adjoining or nearby neighbours.
  - Commercial development should provide lighting to pedestrian paths, side and rear laneways and building entries, that ensures a clear line of site along pedestrian routes and that does not adversely affect the residential amenity of neighbours.
  - Lighting fixtures must be of low energy design, integrated in the building walls, and readily maintained by the owner. Sensor spotlights are not acceptable for pedestrian lighting.
  - *Australian Standard 4282-1997 - Control of the obtrusive effects of outdoor lighting.*

### N. Noise

- In the MU1 Mixed Use zone, hours of operation of commercial development are restricted to avoid any noise nuisance on surrounding existing or proposed residential areas.

### O. Advertising & signage

- The development considers the provisions of section **8b Advertising & signage**.
  - The number and size of signs should be limited to avoid clutter and unnecessary repetition.



## 5a Commercial and mixed use development - general

### Outcomes to be achieved

- Signage is compatible with the scale and character of development in the area and with the scale of the building it is placed upon.
- Signage is not placed on a building wall abutting or facing a residential area.

### Design guidelines

- Signage should form an integrated part of the building façade, architectural design and scale of the building

### P. Landscaping, public art & street furniture

- Landscaping reflects the size and height of buildings and is consistent with the character of the area.
- Landscaping is used to soften the impact of hard surfaces where necessary.
- Landscaping, public art and street furniture is consistent with any strategic plan for the commercial area as produced by Council (including any adopted Town Centre Masterplan).
- In the MU1 Mixed Use zone:
  - the location and form of landscaping is informed by any Masterplan for the site.
  - if there is a building setback from the front boundary, landscaping must be provided within this setback

- Where appropriate, landscaping should be incorporated into building design to enhance the character of the streetscape and the amenity of buildings and public places.

### Q. Post supported verandahs & balconies

- Posts supporting verandahs or balconies:
  - are set back a minimum of 600 mm from the rear of the kerb.
  - complement the style, materials and character of the building being altered.
  - do not interfere with operation of, or access to, utility infrastructure.

*Note: public liability insurance must be provided to Council requirements.*

*Note: separate approval under the Roads Act is required for verandah or balcony awnings over a public footpath.*

### R. Outdoor eating areas

- Outdoor eating areas are designed so as to:
  - enhance the character of the town centre.
  - provide lively and active streetscapes without compromising the safe and efficient movement of pedestrians.
- Any outdoor eating areas are located directly adjacent to cafes or restaurants.
- A clear space is provided on the footpath to allow free flow of pedestrian traffic.

*Note: separate approvals under the Roads Act and Local Government Act are also required.*



## 5a Commercial and mixed use development - general

### Outcomes to be achieved

### Design guidelines

- Furniture is strong, durable and of sufficient weight such as not to be moveable by strong gusts of wind. Lightweight plastic chairs and tables are not permitted.
- Outdoor eating areas are required to comply with Council's Policy – *Use of Public Footpaths*.

### Access, infrastructure & services

#### S. Off street parking & access

- The development, including all car parking, access and loading facilities considers the provisions of section **12a Access & vehicle parking**, and the provisions *UHSC Engineering Guidelines for Subdivisions and Developments*, as amended.
- Car parking is screened from residential areas.
- Vehicular access to properties fronting the New England Highway is from laneways or shared driveways.
- Carparking and access is consistent with any strategic plan for the commercial area as produced by Council (including any adopted Town Centre Masterplan).
- In the MU1 Mixed Use zone, the location and form of access and off street parking is informed by any Masterplan for the site

#### T. Water supply

- Reticulated water is provided, or as otherwise agreed with Council.
- Easements (benefiting UHSC) shall be provided for all existing and proposed public water mains within the site.

#### U. Sewerage & waste water

- The development is connected to the reticulated sewerage system.
- Liquid trade waste facilities and approvals are provided and obtained where liquid wastes (excluding domestic waste from a hand wash basin, shower, bath or toilet) are to be discharged to the reticulated sewerage system.
- Easements (benefiting UHSC) shall be provided for all existing and proposed public sewer mains within the site.

#### V. Electricity & telecommunications

- Satisfactory arrangements are made with the relevant utility provider for the provision of underground electricity and telecommunications services.

#### W. Stormwater management

- The development considers the provisions of section **11f Soil & water management** and the provisions of *UHSC Engineering Guidelines for Subdivisions and Developments*, as amended
- Easements (benefiting UHSC) shall be provided for all existing and proposed Council stormwater infrastructure within the site.



## 5a Commercial and mixed use development - general

### Outcomes to be achieved

### Design guidelines

#### X. Waste minimisation & management

*This section aims to ensure new commercial developments and changes to existing developments are designed to maximise resource recovery (through waste avoidance, source separation and recycling); and to ensure appropriate well-designed storage and collection facilities are accessible to occupants and service providers.*

- A designated waste/recycling storage area or room/s are provided.
- Convenient access from each tenancy to the waste/recycling storage room/s or area/s is provided. Step-free access is provided between the point at which bins are collected/emptied and the waste/recycling storage room/s or area/s.
- Arrangements are in place in all parts of the development for the separation of recyclable materials from general waste. Arrangements must be in all parts of the development for the movement of recyclable materials and general waste to the main waste/recycling storage room/area. For multiple storey buildings, this might involve the use of a goods lift.
- The waste/recycling storage room/area is able to accommodate bins that are of sufficient volume to contain the quantity of waste generated between collections.
- The waste/recycling storage room/area provides separate containers for the separation of recyclable materials from general waste. Standard and consistent signage on how to use the waste management facilities should be clearly displayed.
- Waste management facilities are suitably enclosed, covered and maintained so as to prevent polluted wastewater runoff from entering the stormwater system.
- Where possible, waste/recycling containers is collected from a rear lane access point. Consideration should be given to the time of day at which containers are collected so as to minimise adverse impacts upon residential amenity, pedestrian movements and vehicle movements.
- A waste/recycling cupboard is provided for each and every kitchen area in a development, including kitchen areas in hotel rooms, motel rooms and staff food preparation areas. Each waste/recycling cupboard must be of sufficient size to hold a minimum of a single day's waste and to hold separate containers for general waste and recyclable materials.
- Premises that discharge trade wastewater must do so only in accordance with a written agreement from the local sewer authority. Trade wastewater may be defined as "any liquid, and any substance contained in it, which may be produced at the premises in an industrial and commercial activity, but does not include domestic wastewater (e.g. from hand-basins, showers and toilets)."
- Premises which generate at least 50 litres per day of meat, seafood or poultry waste must have that waste collected on a daily basis or must store that waste in a dedicated and refrigerated waste storage area until collection.



## 5a Commercial and mixed use development - general

---

### Outcomes to be achieved

### Design guidelines

---

- Arrangements are in place regarding the regular maintenance and cleaning of waste management facilities. Tenants and cleaners must be aware of their obligations in regards to these matters.
  - Any garbage chutes are designed in accordance with the requirements of the *Building Code of Australia* and *Better Practice Guide for Waste Management in Multi-Unit Dwellings*. Garbage chutes are not suitable for recyclable materials and must be clearly labelled to discourage improper use.
  - Food and drink premises that use disposable wrappers or containers provide waste bins that are appropriate to the waste materials generated. In particular containers that are recyclable should be able to be recycled at the premises of origin.
  - Recyclable receptacles are provided in premises that provide food and drinks in recyclable containers, either pre-packaged or prepared in store. The following items should be recycled within the receptacles:
    - glass bottles
    - paper
    - cardboard
    - aluminium cans
    - steel cans
    - plastic bottles and containers
    - milk and juice cartons
  - All waste receptacles are coloured in conformance with the Australian Standard.
  - Signage should be provided that assists patrons in the proper sorting of waste and food scraps.
  - Appropriate collection services are contracted to ensure well sorted waste is disposed of accordingly
-