

Attachment A

**Sydney Development control plan 2012 -
Loading and waste collection**

Sydney Development Control Plan 2012: Loading and Waste Collection



Purpose

The purpose of this Development Control Plan (DCP) is to amend the provisions regarding the design and location of waste collection points and loading areas, and service parking provision, in Sydney Development Control Plan 2012.

Citation

This amendment may be referred to as Sydney Development Control Plan: Loading and waste collection.

Land covered by this plan

This amendment applies to the City of Sydney Local Government Area.

Relationship of this plan to other development control plans

This plan amends Sydney Development Control Plan 2012 as follows:

Remove section 3.11.13 'Design and location of waste collection points and loading areas' and replace it with the content in Appendix 1.

Edit schedule 7.8.1 'Service vehicles' as shown in Appendix 2.

Appendix 1

Section 3.11.13 Design and location of loading docks and waste collection points

Note: Council charges residential properties for waste collection services under the Local Government Act. Residential development must be designed so that Council's waste collection services can safely and efficiently collect waste and limit the impact on the public domain.

Objectives

- (a) Minimise the use of public space and on-street loading zones for loading, deliveries and waste collection of new developments.
- (b) Residential development is serviced by Council's waste collection vehicles in the manner best suited to the scale, density and context of the development.
- (c) Waste collection areas and vehicle access are safe for occupants, workers and members of the public.
- (d) Ensure high quality ground level relationships between buildings and the public domain and that the visibility of waste collection access and infrastructure is minimised.
- (e) Minimise the widths of driveways to reduce impact to the pedestrian flow of movement and reinforce pedestrian priority.

Provisions

- (1) Waste collection design, infrastructure and management is to be in accordance with the City of Sydney Guidelines for Waste Management in New Developments (referred to as the Guidelines in this section).
- (2) Waste collection points and collection rooms are to be enclosed and integrated entirely within the built form and designed in accordance with the general requirements of the Guidelines.

Kerbside collection

- (3) Provision for on-site waste collection is not required for:
 - a. Residential land uses up to 6 dwellings
 - b. Non-residential land uses up to 200 sqm of floor space
 - c. Retail premises in the E1 zone and for high street premises such as Crown Street with lots up to 500 sqm of site area and with a single street frontage.
- (4) The Managing Waste in Public Places Local Approvals Policy provides requirements involving waste storage and collection on public streets. If the requirements of this policy cannot be complied with, the requirements for on-site loading and waste servicing apply.

On-site loading and waste servicing

- (5) Development not described by the above kerbside collection provisions is to provide for on-site loading and waste servicing.
- (6) Provision for waste servicing, including on-site waste storage and collection arrangements, is to be in accordance with the Guidelines for Waste Management in New Developments.
- (7) Provision for deliveries and loading is to be in accordance with Schedule 7.8.1 Service vehicles.
- (8) Vehicle access for loading docks and waste servicing must:

- a. provide for vehicle movement in a forward direction for both entry from, and egress to, the street. This should be with an on-site three-point turn where possible, or a turntable capable of holding the required vehicle.
 - b. respect the priority of pedestrians and cyclists by not employing sirens or flashing lights in the public domain.
 - c. Provide only the minimum width of the driveway at the footpath crossover as required by the relevant vehicle specifications.
- (9) A development application must provide swept path analysis in accordance with relevant guidelines to demonstrate the waste and loading vehicles required by the Guidelines for Waste Management in New Developments and Schedule 7.8.1 can be accommodated.
- (10) Locations of all obstructions like columns, ducting, piping, and other services are to be shown in plan and section to demonstrate compliance with minimum clearances.
- (11) Loading docks are to be well signposted to enable navigation from all directions approaching the building, including details of clearances and service bays available.

Alternative loading and waste servicing

- (12) Where the on-site waste loading requirements of the Guidelines for Waste Management in New Developments would reduce the ability to maintain or provide the following matters:
- a. required provision of active frontages
 - b. required provision of deep soil and trees
 - c. retention of heritage
 - d. footpath or cycleway safety and amenity due to the required width of the footpath crossovers, or
 - e. on-street car parking, then
- (13) the applicant strongly encouraged to consult with Council prior to lodgement of a development application or a State Significant Development include:
- a. any evidence of pre-lodgement consultation where Council agreed an alternative loading and/or waste servicing approach
 - b. a Delivery Service Plan prepared in accordance with Schedule 7.9 Delivery Service Plan Requirements, and
 - c. where on-street (wheel out and wheel in) loading is proposed using a loading bay, written in-principal approval for the on-street loading bay from the relevant roads authority.

Appendix 2

Amend Schedule 7.8.1 with strikethrough representing deletion and underline representing additions or edits.

7.8.1 Service vehicles

- a. The following requirements set out the minimum number of service vehicle parking bays, by gross floor area (GFA) of each land use, that must be delivered within new developments.
- b. Development proposing land uses with GFA exceeding the highest amount in the respective table must only provide the number and type of service bays of the highest size category in each table and provide a Delivery Service Plan (DSP) in accordance with Schedule 7.X. A greater number of service bays may be provided in line with a DSP, but not fewer.
- c. For mixed use developments the requirements for each land use are to be added together. If the requirements for land uses are compatible, details of how they will be shared should be outlined in a Delivery Service Plan lodged with a development application.
- d. ~~The first service vehicle parking bay may be used as the waste collection point required in Section 3.11.13, and additional service vehicle parking bays are to have the dimensions described in 'AS 2890.2 2018: Section 4.2 Dimensions of service bays' for the relevant vehicle type.~~
- e. Service vehicle parking bays are to have the dimensions described in 'AS 2890.2 2018: Section 4.2 Dimensions of service bays' for the relevant vehicle type. For residential development:
 - a. the first service vehicle parking bay may be used as the waste collection point required in the Guidelines for Waste Management in New Developments.
 - b. despite AS 2890.2:2018, the minimum height clearance for loading bays is 4.0 metres.
- f. Land uses with minimal GFA may not require service vehicle parking in accordance with this schedule if assessed and agreed by the consent authority.
- g. Development proposing servicing arrangements that differ from the minimum requirements set out in this schedule, land uses which are not included in this schedule, or amounts greater than the maximum GFA of any land use included in this schedule, is to prepare a Delivery Service Plan in accordance with Schedule 7.X.
- h. Office premises or business premises:
 - 1 bay for every 5,000 sqm GFA, not including development under 200 sqm.

Figure 1. Service bays required for office premises and business premises

Gross Floor Area (sqm)	Service bays required		
	MRV	SRV	Van
<u>0 – 199</u>	-	-	-
<u>200 – 4,999</u>	4	<u>1</u>	-
5,000 – 9,999	1	-	1
10,000 – 14,999	1	-	2
15,000 – 19,999	1	-	3
20,000 – 24,999	1	1	3
25,000 – 29,999	1	1	4
30,000 – 34,999	1	1	5
35,000 – 39,999	1	1	6
40,000 – 44,999	1	2	6

Gross Floor Area (sqm)	Service bays required		
	MRV	SRV	Van
45,000 – 49,999	1	2	7
50,000 or more	1	2	7
	Plus any additional service bays as recommended by a Delivery Service Plan		

Note: ~~Unless otherwise assessed and agreed by the Council for land uses with minimal GFA.~~

i. Retail premises

1 bay for every 600 sqm GFA, not including development under 200 sqm.

Figure 2. Service bays required for retail premises

Gross Floor Area (sqm)	Service bays required		
	MRV	SRV	Van
<u>0 – 199</u>	-	-	-
<u>0 – 599</u> <u>200 – 799</u>	4	<u>1</u>	-
<u>600 – 1,199</u> <u>800 – 1,399</u>	4	<u>1</u>	1
<u>1,200 – 1,799</u> <u>1,400 – 1,999</u>	4	<u>1</u>	2
<u>1,800 – 2,399</u> <u>2,000 – 2,599</u>	1	=	3
<u>2,400 – 2,999</u> <u>2,600 – 3,199</u>	1	1	3
<u>3,000 – 3,599</u> <u>3,200 – 3,799</u>	1	1	4
<u>3,600 – 3,999</u> <u>3,800 – 4,399</u>	1	1	5
<u>4,000 or more</u> <u>4,400 or more</u>	1	1	5
	Plus any additional service bays as recommended by a Delivery Service Plan		

Note: On-site servicing is not required for retail premises in the E1 zone or high streets such as Crown Street on lots under 500 sqm in site area with a single street frontage.

Note: ~~Unless otherwise assessed and agreed by the Council for land uses with minimal GFA.~~

j. Residential flat buildings and serviced apartments

1 bay for every 7,500 sqm GFA, not including development under 600 sqm or up to 6 dwellings.

Figure 3. Service bays required for residential flat buildings and serviced apartments

Gross Floor Area (sqm)	Service bays required		
	MRV/ <u>Waste loading area</u>	SRV	Van
0 – 599	-	-	-
600 – 7,499	1	-	-
7,500 – 14,999	1	-	1
15,000 – 22,499	1	-	2
22,500 – 29,999	1	-	3
30,000 – 37,499	1	1	3
37,500 or more	1	1	3
	Plus any additional service bays as recommended by a Delivery Service Plan		

Note: ~~Unless otherwise assessed and agreed by the Council for land uses with minimal GFA.~~

- k. Hotel or motel accommodation
1 bay for every 6,750 sqm GFA.

Figure 4. Service bays required for hotel or motel accommodation

Gross Floor Area (sqm)	Service bays required		
	MRV	SRV	Van
0 – 6,749	1	-	-
6,750 – 13,499	1	-	1
13,500 – 20,249	1	-	2
20,250 – 26,999	1	-	3
27,000 or more	1	-	3
	Plus any additional service bays as recommended by a Delivery Service Plan		

Note: Hotels with significant floor space for commercial, retail or food and drink premises are to provide service bays for those land uses in accordance with sections (1) and (2) above.

Note: Unless otherwise assessed and agreed by the Council for land uses with minimal GFA.

