

1 Policy History

Revision No.	Council Meeting Date	Minute No.	Adoption Date
1	24/06/2014	0200	24/04/2014
2	10/07/2018	18/218	10/07/2018

2 Policy Objective

The objectives of the policy are to:

- Establish guidelines for the surface materials to be used in sealing carparks, manoeuvring areas, general use areas and areas forward of the building line for commercial, industrial and rural based uses.
- Complement Council's Development Control Plans and Council's Engineering Guidelines: Subdivision and Development Standards (2008).
- To recognise the need for different standards to be applied to rural based development and urban based development.
- Outline the opportunities and limitations for variations to car parking, access and manoeuvring requirements.
- Providing alternatives to sealed surfaces for new developments and providing Council Assessment Officers with factors to consider while assessing alternatives to sealed surfaces.
- To ensure developments provide an acceptable standard of surface treatment which is safe and practical for the operation of the site and which does not impact on the amenity of the locality or Council's infrastructure.
- To ensure that the quality and standard of developments are kept to a level that is representative of a regional City.
- Where practical support the retention of permeable surfaces for areas not utilised for vehicular movement to reduce surface run-off.

3 Policy Statement

Land to which this policy applies

This policy applies to all land within the Griffith City Council local government area.

Application of Policy

This policy shall apply to all new development applications for commercial, industrial and rural based developments which require consent from Council from the date of its adoption. This policy shall not be considered in its draft form prior to its adoption.

3.1 General

- a. This policy shall be considered in the assessment of development applications as required by Section 79C(1)(e) of the *Environmental Planning and Assessment Act, 1979*.
- b. This policy is limited to surface treatments for non-residential development and shall be read in conjunction with Council's Development Control Plan No. 20 (2011) Off Street Parking and Council's *Engineering Guidelines: Subdivision and Development Standards (2008)* in the design of accessways, carpark areas, manoeuvring areas and general use areas. Should there be a discrepancy between this policy and any other Council Development Control Plan, Guideline or Policy, the provisions of this policy shall prevail.

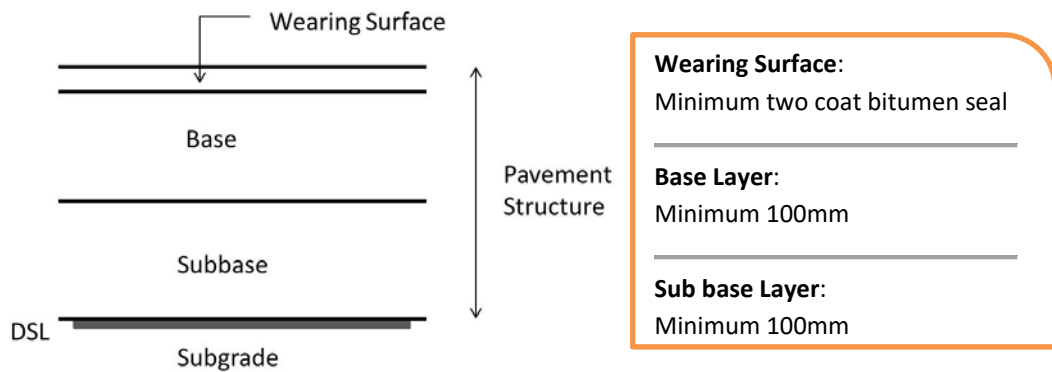
3.2 Standards of Construction

- a. Attachment 'A' provides the **minimum** standard of construction for specific land uses within certain land use zones identified in the *Griffith Local Environmental Plan 2014*; and
Note: For definitions of the land uses in Attachment 'A' please refer to the GLEP 2014. Not all land uses defined in the GLEP 2014 have been included in the table
- b. The standard of construction for each land use and site area is considered a minimum. Council staff will consider those matters provided for in section 4, as well as other factors as required during the assessment of the application to determine the appropriate standard of construction.

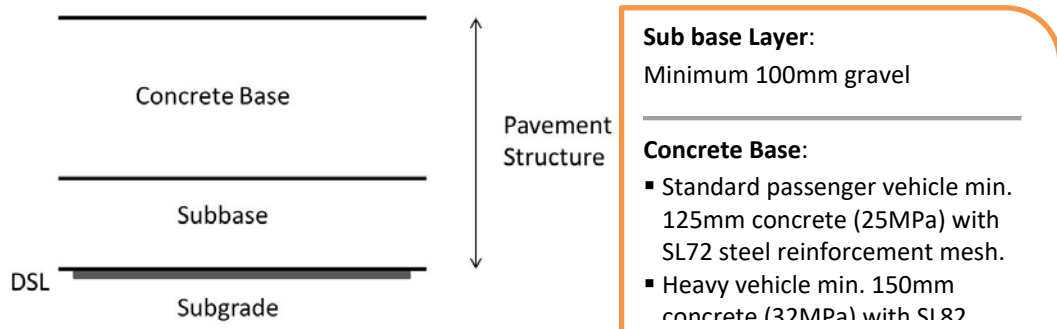
3.3 Construction Materials

The following surface treatment information was extracted from *Austroads 2007: Guide to Pavement Technology*.

- a. Gravel – An unsealed surface comprising of coarse unbound granular materials.
- b. Compacted Road Building Gravel – An unsealed surface comprising of road building gravel that is mechanically compacted so that the road building gravel holds together to create a strong, stable surface.
- c. Bitumen – A flexible (sealed) pavement structure including a sub-base, base and wearing surface.



- d. Concrete – A rigid (sealed) pavement structure including a sub-base and a high tensile strength material surface (concrete).



Note: Other types of sealed construction materials may be used including pavers and asphaltic concrete at the discretion of Council

3.4 Matters for consideration

- a. The onus is placed on the applicant to rationalise if the minimum surface type provided in Attachment 'A' is appropriate for the proposed development while still achieving the objectives of the policy.
 - i. Should the proposed use not be contained within Attachment 'A', the onus is placed on the applicant to provide a rationale for the use of an unsealed surface and corresponding construction materials.
- b. In considering the suitable surface type for each land use and corresponding site area, Council shall take into consideration the following:
 - i. The presence of sensitive receptors in the immediate vicinity which may be affected from an unsealed surface;
 - ii. If the proposed surface is suitable for parking and safe access for people with disabilities;
 - iii. The appearance and amenity of the locality in general;
 - iv. If the application involves an extension of an existing development – the current state of the sites surface treatments (potholing, water

- pooling, general state of repair etc.) and its performance (dust, stormwater drainage etc.);
- v. The volume and type of heavy vehicle movements required by the land use;
- vi. The standard of the road to which access to the development is proposed;
- vii. The needs of emergency service vehicles;
- viii. The amount of car parking required and requirements to delineate and design car parking areas in accordance with Development Control Plan No. 20 (2011);
- ix. Expected longevity of the use; (eg. if the use will be in operation only for a short time or is seasonal in nature)
- x. Turning movements of vehicles on site;
- xi. Disposal of stormwater;
- xii. Scale of development and potential economic hardship; and
- xiii. Cost of sealing works in relation to the scale and cost of the development;
- xiv. If the construction material will be appropriately secured and contained on-site to limit the potential washing/spilling of material onto the road reserve or an adjacent site; and
- xv. The suitability of dust suppression methods (if proposed) to mitigate the impact of an unsealed surface on surrounding receptors (refer to section 6).

3.5 Exemptions

- a. The following types of developments are exempt from the sealing requirements of Attachment 'A' of this policy.
 - i. Internal alterations to existing premises.
 - ii. Extensions to existing development - should the proposal not require any increase in vehicular movements or parking requirements and the existing surface is determined to be appropriate for the existing development.
 - iii. Change of use of an existing premise - should the new use not require any increase in vehicular movements (type and amount) or parking requirements and the existing surface is determined to be appropriate for the development.
 - iv. Subdivision (boundary adjustment etc.) of land not increasing the amount of lots. However, the accessways shall be constructed as per section 7.
 - v. Temporary development or use of land limited to two years.

3.6 Dust Suppression

- a. Dust suppression techniques can be proposed by an applicant as a means to limit the impact of an unsealed surface.
- b. The onus is on the applicant to prove to Council that the proposed dust suppression method is sustainable and will mitigate any foreseen impacts.

- c. A Dust Management Plan shall be submitted to Council with the development application detailing the proposed dust suppression methods.
- d. Dust Suppression methods for un-sealed surfaces can include:
 - i. Watering surfaces during times of increased vehicle movements;
 - ii. Binding agents;
 - iii. Limiting work during extreme dry and windy conditions;
 - iv. Vegetative buffers;
 - v. Speed restrictions; and
 - vi. Others as proposed by Applicant

3.7 Accessways

- a. Accessways between the road carriageway and property boundary should be designed in accordance with Council's *Engineering Guidelines: Subdivision and Development Standards (2008)*.
 - i. Accessways with connection to a sealed road shall be constructed of bitumen as a minimum.
 - ii. Accessways with connection to an unsealed road shall be constructed of an all-weather gravel surface.

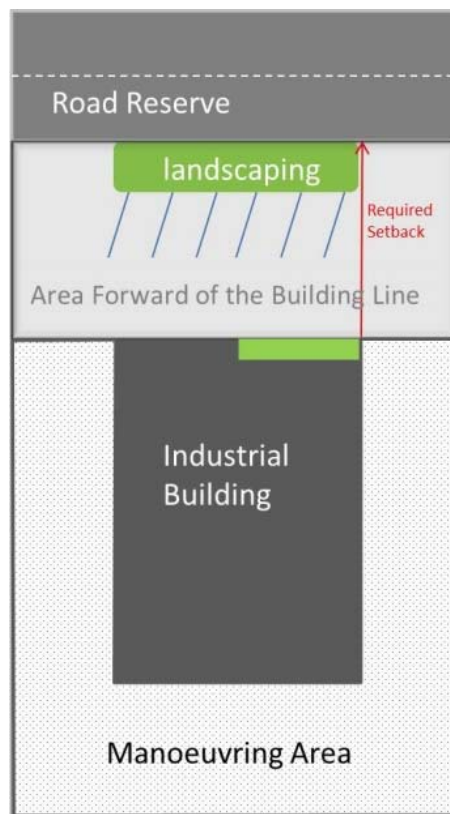
3.8 Trial Period

- a. At the discretion of Council, a trial period can be placed on a proposed development permitting a non-sealed surface. The trial period allows for Council staff to determine if the proposed un-sealed surface is appropriate for the uses amount and type of vehicular movements.

4 Definitions

Accessway: The area of land within the road reserve between the edge of the built up road and the property boundary used for vehicular and pedestrian access to a site.

Forward of the building line: The area of a site which is located between the required setback and the property boundary with frontage to the primary access road used for the movement of vehicles (does not include landscaped areas). Refer to image below.



General Use Areas: The area of a site which has not been landscaped or is not used for the manoeuvring of vehicles. If permitted, this area is commonly used for outdoor storage purposes.

Manoeuvring Areas: The area of a site used for the manoeuvring of non-passenger vehicles.

Parking Areas: The area of a site used for the parking of passenger vehicles including all areas required for the manoeuvring of such vehicles.

Sealing: Sealing is an impervious treatment for pavement.

Vegetative Buffers: A mature landscaped area which is designed to restrict the movement of dust across property boundaries.

5 Exceptions

None

6 Legislation

Griffith Local Environmental Plan 2014



Environmental Planning and Assessment Act 1979

7 Related Documents

Development Control Plan No. 20 (2011) Off Street Parking

Development Control Plan No. 3 – Industrial Development

Development Control Plan No. 1 – Non-Urban Development

Development Control Plan No. 19 – Mixed Use Development

Griffith City Council: *Engineering Guidelines: Subdivision and Development Standards* (2008)

8 Directorate

Sustainable Development

ATTACHMENT 'A' Minimum Sealing Standards of Construction:

Land Use	Forward of Building Line	Parking Areas	Manoeuvring Areas	General Use Areas
Rural Zoned Lands (RU1, RU2, RU4, RU6)(excludes RU5)				
Agriculture	Gravel	Gravel	Gravel	Gravel
Camping Grounds	Gravel	Gravel	Gravel	Gravel
Caravan Parks	Compacted Road Building Gravel	Compacted Road Building Gravel	Gravel	Gravel
Commercial Premises ¹	Compacted Road Building Gravel	Bitumen	Compacted Road Building Gravel	Gravel
Depot ²	Gravel	Gravel	Compacted Road Building Gravel	Gravel
Rural Industries	Compacted Road Building Gravel	Compacted Road Building Gravel	Compacted Road Building Gravel	Gravel
Rural Supplies	Gravel	Gravel	Compacted Road Building Gravel	Gravel
Storage Premises	Compacted Road Building Gravel	Compacted Road Building Gravel	Compacted Road Building Gravel	Gravel
Tourist and visitor accommodation	Compacted Road Building Gravel	Compacted Road Building Gravel	Compacted Road Building Gravel	Gravel
Warehousing	Compacted Road Building Gravel	Compacted Road Building Gravel	Compacted Road Building Gravel	Compacted Road Building Gravel
Industrial Zoned Lands, Business Park and Transition (IN1, IN3, B7, RU6)				
Building Supplies	Bitumen	Bitumen	Compacted Road Building Gravel	Compacted Road Building Gravel
Commercial premises	Bitumen	Bitumen	Compacted Road Building Gravel	Compacted Road Building Gravel
Depots ³	Bitumen	Bitumen	Bitumen	Compacted Road Building Gravel
Industrial Retail	Bitumen	Bitumen	Compacted Road Building Gravel	Compacted Road Building Gravel
Industries	Bitumen	Bitumen	Compacted Road Building Gravel	Compacted Road Building Gravel
Office Premises	Bitumen	Bitumen	Compacted Road Building Gravel	Compacted Road Building Gravel
Restricted Premises	Bitumen	Bitumen	Bitumen	Bitumen
Service Stations	Bitumen	Bitumen	Bitumen	Bitumen
Storage Premises	Bitumen	Bitumen	Compacted Road Building Gravel	Compacted Road Building Gravel
Warehousing	Bitumen	Bitumen	Compacted Road Building Gravel	Compacted Road Building Gravel
Village (RU5)				
Non – Residential ⁴	Bitumen	Bitumen	Compacted Road Building Gravel	Compacted Road Building Gravel
Business (B1, B2, B4, B6)(excludes B7)				
All Uses	Bitumen	Bitumen	Compacted Road Building Gravel	Compacted Road Building Gravel
Residential (R1)				
Non-Residential ⁵	Bitumen	Bitumen	Bitumen	Compacted Road Building Gravel

¹ Includes such uses as: Animal boarding and training establishments, Bed and breakfast accommodation, Cellar door premises, Child Care Centres; Function centres, Garden centres; Hardware and building supplies; Plant nurseries; Restaurants or cafes and Veterinary hospitals.

² Includes: Depots, Transport depots, Truck depots and Freight transport facilities.

³ Includes: Depots, Transport depots, Truck depots and Freight transport facilities.

⁴ Includes all non-residential uses permitted within the RU5 Zone.

⁵ Includes all non-residential uses permitted within the R1 and R5 Zones.