

# CHAPTER 2.13 EMERGENCY SERVICES FACILITIES

## 1.0 INTRODUCTION

### 1.1 Objectives

This Chapter aims to achieve the following:

- To provide opportunities for the provision of Emergency Services Facilities in the Wyong Shire
- To identify criteria for the location of Emergency Services Facilities in the Wyong Shire
- To minimise the impacts of Emergency Services Facilities on adjacent residents

### 1.2 Relationship to other Plans

This Chapter is to be read in conjunction with WLEP 2013. Emergency Services Facilities are also considered under State Environmental Planning Policy (Infrastructure) 2007 (I SEPP) and it is recommended that proponents read the I SEPP in conjunction with the document.

### 1.3 Relationship to other Chapters and Policies

This Chapter should be read in conjunction with other relevant Chapters of this Development Control Plan and other Policy Documents of Council, including but not limited to:

- Chapter 2.11– Parking and Access
- Chapter 3.3 – Floodplain Management
- Part 6 – Location Specific Development Controls (where relevant)
- Council’s Civil Works – Design Guideline and Construction Specification

## 2.0 DEVELOPMENT PRINCIPLES

Emergency Services Facilities, by their nature, are likely to generate conflicts with surrounding uses through their potential to generate potentially dangerous traffic movements, high traffic speed and excessive noise levels at times of emergency. These impacts may occur at any time of day or night, with resultant inconvenience to adjacent residential amenity.

## 2.1 Locations for Emergency Service Facilities

### OBJECTIVE

- To minimise conflict with the amenity and enjoyment of adjacent lands

### REQUIREMENTS

- a Council requires that Emergency Services Facilities be located:
  - i on "Category A" Roads; or
  - ii on "Category B" Roads only where the issues identified in the section "Matters to consider in the location of Emergency Services Facilities" are adequately addressed and subject to minimal impact on adjacent residential amenity; or
  - iii bounded on all sides by rural, open space, scenic protection or conservation zones; and
  - iv adjacent to other Community Facilities.
  - v with due regard to the location requirements for Critical Infrastructure under Chapter 3.3 Floodplain Management.
- b Notwithstanding the current zoning of certain lands, Council will be unlikely to favourably consider a development application for an Emergency Services Facility:
  - i on "Category C" Roads; and
  - ii within residential areas or areas currently zoned or proposed to be zoned residential, unless complying with the locational criteria outlined in this section.

## 2.2 Traffic

### OBJECTIVE

- To minimise the impacts of Emergency Service Facilities on surrounding land uses by avoiding an increase in traffic movements on residential streets

### REQUIREMENTS

- a Proposals for Emergency Services Facilities shall be supported by a parking and traffic study, prepared by an appropriately qualified consultant, addressing the types of vehicles likely to frequent the site, the likely traffic movements in response to emergencies and the parking and manoeuvring requirements of those vehicles.
- b In addition, on site paved and line marked parking must be provided to cater for all staff. The design, layout and construction are to be in accordance with relevant requirements of Chapter 2.11 – Parking and Access and Council's Civil Works – Design Guideline and Construction Specification.

## 2.3 Noise

### OBJECTIVE

- To minimise the impacts of Emergency Service Facilities on surrounding land uses by avoiding new noise sources or increased noise levels in residential areas

### REQUIREMENT

Proposals for Emergency Services Facilities shall be supported by a noise study, prepared by an appropriately qualified consultant, addressing:

- a the existing and projected background noise levels for the locality;
- b the likely noise sources generated during normal and emergency operations, including the propagation of the likely emitted noise; and
- c the means proposed to ensure that noise amenity standards within residential areas are not compromised.

## 2.4 Landscaping

### OBJECTIVE

- To minimise the visual impacts of Emergency Service Facilities on surrounding land uses, especially adjoining residential areas

### REQUIREMENT

Due to emergency service vehicles often requiring buildings, garages, driveway, parking and turning areas which exceed normal or domestic scale, Council considers that the landscape treatment of the site upon which an Emergency Services Facility is to be sited is critical in mitigating the impacts generated by the scale of the facility, whilst not impeding the ability for rapid emergency response. Proposals for Emergency Services Facilities should therefore be supported by a Landscape Design Report prepared by a suitably qualified landscape professional, addressing softening of the building(s) and extent of hardstand areas, together with screening of the scale of the facility.

## 2.5 Safety and Security

### OBJECTIVE

- To minimise the impact of Emergency Service Facilities on the safety and security of the workers and the general public

### REQUIREMENT

The location and operation of an Emergency Services Facility shall have regard to the safety and security of workers and the general public accessing the site. Careful design, lighting and fencing may be used to enhance safety and security on site.

## 2.6 Access for Disabled Persons

### OBJECTIVE

- To ensure that Emergency Service Facilities are accessible for the workers and the general public

### REQUIREMENT

Because such facilities are often used by schools and social groups and for the comfort of staff, consideration should be given to providing suitable access for disabled persons in accordance with the Building Code of Australia, AS 1428.1 – Design for Access and Mobility – General Requirements for Access and the Disability (Access to Premises – Buildings) Standards 2010.

## 2.7 Water Efficient Design

### OBJECTIVE

- To ensure that Emergency Service Facilities minimise their use of potable water supplies

### REQUIREMENTS

- a The use of rainwater storage facilities is required for landscape watering and other supplies of non-potable water (i.e. toilet flushing and machinery washdown, etc.). As a guide, the storage facility should be based upon 10 litres/m<sup>2</sup> of roof area proposed.
- b The storage facility shall be incorporated into the overall design of the development and installed in accordance with the National Plumbing and Drainage Code AS/NZS3500 and Council's Plumbing Requirements for Rainwater Tank Installations, where relevant. Any above ground storage facility shall not be located within the front setback area of the site and shall not be visible from any public place or roadway.
- c Where fixtures are to be provided, they shall include:
  - i "AAA" (dual flush) rated toilet cisterns and urinals;
  - ii "AAA" rated aerators on bathroom and kitchen hand basins; and
  - iii "AAA" rated showerheads, with a maximum flow rating of 11 litres per minute.

## 2.8 Stormwater Management

### OBJECTIVE

- To ensure that the impact of Emergency Service Facilities on stormwater systems and waterways is minimised

### REQUIREMENT

- a Stormwater discharging from the site is to be managed so as not to pollute receiving systems and waterways or adversely impact on the downstream stormwater systems.
- b The design and construction of the stormwater management system is required to be provided in accordance with Council's Civil Works – Design Guideline and Construction Specification.