

7 Industrial Development

These controls apply to industrial and bulky goods development within the Great Lakes. Industrial development is permissible in the following zones:

- IN1 General Industrial
- IN2 Light Industrial
- IN4 Working Waterfront
- RU2 Rural Landscape
- RU5 Village
- B5 Business Development

7.1 Retailing in Industrial Areas

Objectives

To ensure retail development is complimentary to industrial uses and does not adversely impact on the use of the land for industrial purposes.

Controls

- (1) The maximum size of an industrial retail outlet must be in accordance with the provisions of Clause 5.4(4) of Great Lakes Local Environmental Plan 2014.

7.2 Building Setbacks

Objectives

To enhance the streetscape consistent with the characteristics of the street and ensure that adequate space is available to accommodate landscaping, water sensitive design elements, access, parking and manoeuvring of vehicles.

Controls

- (1) A building is to be setback a minimum of 7.5m from the primary street frontage.
- (2) Single storey elements, with a maximum height of 4m may be permitted with a 4.5m setback from the primary street frontage. Where a single storey element is setback 4.5m from the primary street frontage, the remainder of the area between the building and the front boundary is to be landscaped (other than an access driveway).
- (3) Car parking, access driveway's and water sensitive design elements are permitted in the front setback area, provided adequate landscape screening is provided to the street and sightlines are maintained for pedestrians and vehicle movement. A larger front building setback may be necessary to provide a suitable space for car parking, stormwater systems etc.
- (4) Where a site has frontage to two streets, a building is to be setback a minimum of 4.5m from the secondary street frontage and the areas between the building and the street boundary are to be adequately landscaped. Water sensitive design elements are permitted in this area.

7.3 Appearance and General Amenity

Objectives

- To ensure industrial development is suitable for its purpose and function.
- To ensure the appearance of industrial development is complementary to adjoining development.
- To ensure industrial development contributes to a safe and activated streetscape.

Controls

- (1) Elevations of buildings which are visible from a public road, public reserve, adjacent to or adjoining a residential area are to be constructed of:
 - (a) Brick, masonry, pre-coloured profiled metal cladding; or
 - (b) Appropriately finished concrete panel; or
 - (c) Other light-weight cladding that is appropriately finished; or
 - (d) A combination of these materials.
- (2) Building entries should be prominently located, clearly demarcated and positioned to maximise casual surveillance.
- (3) External materials and colours are to be sympathetic to the existing streetscape. Highly reflective materials are not acceptable.
- (4) All driveways, car parking and manoeuvring areas shall be bitumen sealed or concrete paved.
- (5) Where a single building is to be divided to provide a number of industrial factory units for separate occupation, the following additional requirements will apply.
 - (a) the maximum number of factory units permissible is one unit for every 400m² of site area;
 - (b) each factory unit should have a minimum floor area of 100m²;
 - (c) internal walls separating the various factory units are to be of brick or concrete masonry construction;
 - (d) each unit is to have its own male and female toilet.

7.4 Landscaping

Objectives

- To improve the visual quality and amenity of industrial areas through the provision of low maintenance landscaping.

Controls

- (1) All areas within setbacks which adjoin public areas are to be landscaped, except for approved access driveways and car parking spaces.
- (2) A landscaped garden bed with a minimum width of 2.5m is to be provided between any car parking spaces and the front boundary.
- (3) Landscape design must be integral with water sensitive design elements, car parking and access driveway design. Landscape works are to provide adequate screening from the street whilst maintaining good pedestrian sightlines through a combination of low planting and trees.
- (4) Landscape design should use low maintenance plant species. Council recommends the use of predominantly local indigenous species.
- (5) A landscape plan showing the location of trees, shrubs and other groundcovers, including the species name and pot size is to be submitted with the development application.

7.5 Open Storage Areas

Objectives

- To minimise the impact of open storage and work areas on the visual amenity of the locality.

Controls

- (1) Open work and storage areas are to be located behind the primary building line and screened from public view by the use of landscaping and/or screen fencing.
- (2) The storage or display of materials or goods will only be permitted forward of the primary building line where it is an integral component of the proposed use and Council is satisfied that the outcome will not detract from the visual amenity of the locality.

7.6 Security and Fencing

Objectives

- To ensure adequate provision is made for site security and to minimise the impact of fencing on the visual amenity of the locality.

Controls

- (1) All fencing must be located behind the building line.
- (2) Security fencing may be permitted forward of the building line where it is constructed as an open style fence with a high quality finish such hollow-section steel vertical pickets, pre-finished metal palisade or black chain-mesh and where screen landscaping is provided in the front setback. Solid fencing, such as masonry, timber paling or colorbond is not permitted forward of the building line.