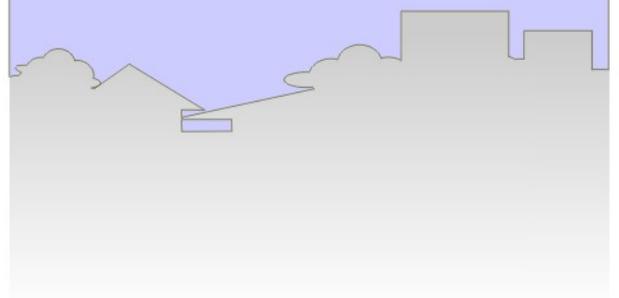


Part K

Industrial Requirements



Greater Taree
CITY COUNCIL

PART K INDUSTRIAL REQUIREMENTS

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K1 Industrial development

About this part:

This part provides the detailed guidelines for industrial land and buildings.

Applies to:

All industrial development in the Greater Taree Local Government Area

Date adopted by Council:

14 October 2009

Effective Date:

25 June 2010

Related Policy / Technical Manual:

Councils' Waste Policy, Council's On-site Detention Policy; Environmental Criteria for Road Traffic Noise (DECCW); Environmental Noise Management Manual (RTA).

Objectives

- Satisfy the needs of industry in Greater Taree.
- Limit the impact of industrial development on the environment.
- Ensure that industrial development is sympathetically related to the streetscape and landscape of the locality.
- Ensure that industrial development is attractive and functional to enhance the appearance and viability of the development.
- Ensure that industrial development retains existing vegetation, wherever possible and practicable, eg within a landscaped buffer.
- Ensure that industrial development is landscaped to soften and enhance the appearance of the development as viewed from the street and surrounding vantage points.
- Ensure that industrial development has adequate onsite parking and manoeuvring areas for the needs of customers, service vehicles and persons associated with the industry; and
- Ensure that industrial development is located so as to be convenient and accessible while not detracting from the appearance or amenity of the surrounding development.
- Facilitate the economic and orderly development of industrial areas for a wide range of uses including industrial, recreational and community uses, and limited business and retail uses that serve the day-to-day needs of those working in the immediate locality.
- Create high-quality industrial areas which embrace innovative and imaginative building design that is both functional and aesthetically pleasing, along with appropriate landscaping and open space areas within each site.
- Minimise the visual and environmental impact of development on the adjoining residential, rural residential and other sensitive land uses.

K2 Key site considerations

Well designed industrial development considers the unique qualities and features of the site, the placement of the proposed development within this site and the potential impacts of that development on the surrounding properties and the streetscape.

Key considerations in site planning include the broad subdivision requirements, contained in Part C of this DCP and a range of site amenity and environmental considerations including:

1. landscaping and existing vegetation;
2. access to water and effluent disposal;
3. stormwater and drainage;
4. access, parking and transport; and
5. soils and erosion.

General design considerations should include the following:

1. The bulk and scale of the building should be minimised and integrate with the surrounding development;
2. The development should clearly identify the nature of the business and the entrance(s) both vehicular and pedestrian;
3. Amalgamation of sites may be required to facilitate appropriate industrial development.

K3 General industrial controls

Retailing

Retailing is not permissible except as outlined below. Showrooms may be permitted where they are ancillary to the principal use of the site, and are used only for the display of goods manufactured, produced or stored on-site.

Neighbourhood Shops

Neighbourhood Shops are permitted in Industrial Zones. Council must be satisfied that the neighbourhood shop will meet the day to day needs of people who live or work in the local area. The maximum gross floor area of a neighbourhood shop is 80m².

Showrooms

In considering applications for ancillary showrooms on industrial premises, Council shall take into account:

- the proportion of the total floor space devoted to the showroom activity
- the nature of the goods to be displayed
- the traffic generating potential of the proposed ancillary showroom and
- the possible need for increased on-site car parking

Note: *Retailing from a showroom that is ancillary to the principal use of premises is not permissible.*

K4 Building requirements

K4.1 Building setbacks

Introduction

The setbacks to industrial development ensure there is sufficient separation between uses, particularly surrounding non-industrial uses. The front setback, in conjunction with landscaping integrates the development into the streetscape.

Objectives

- Ensure that adequate area is available at the front of the buildings to accommodate satisfactory landscaping, access, parking and manoeuvring of vehicles;
- Reduce the visual impact of industrial development on the streetscape.

Performance criteria

1. Setback to the main street frontage is a minimum of 9m.
2. Setback to the frontage on Main Road 112 (Comboyne Road), Wingham Industrial subdivision is 5m.
3. Rear boundary setback is a minimum of 5m.
4. Side boundary setback is 6m to an access side or 3m where no side access.
5. Stairways shall not encroach into the minimum setback.
6. Concession to the following setbacks will only be considered under the following conditions:
 - Awnings over openings or eaves may encroach within the setback.
 - Cantilevered balconies may encroach within the setback to the following extent:
 - Front setback: 1m
 - Side setback: 0.7mProvided that such balconies shall not be enclosed above a height of 1.2m above the deck level at any time.
7. Subject to the requirements of the BCA and satisfactory provision on the site for emergency vehicles access, the side and rear boundary setback, where driveway access is not required, may be reduced to zero if such wall has no openings and is satisfactorily fire rated. Council will not grant this concession if it would result in the removal of significant vegetation or result in other adverse effects on the subject land or adjoining property.
8. Where the site is bounded by more than one street, the building setback may be reduced to 5m for one street frontage only, provided that traffic sightlines are not impaired. With the exception of the setback referred to in number 1 or 2 above this concession shall not apply to a Main Road or Trunk Road frontage.

K4.2 Building design and materials

Introduction

The functional form of industrial development to a large extent influences the appearance of industrial buildings; however, well considered design can greatly improve the appearance of industrial development and its integration into the surrounding urban context. Key considerations include:

1. External building materials, texture and colours.
2. Placement of doors and windows.
3. Relative shapes of various parts of the development.
4. Roof line, guttering, fascia and awning detail.
5. Ventilators, exhaust towers, hoppers, plant equipment, air conditioners etc.

Objectives

- o Encourage industrial development that is functional, well designed and visually compatible and integrated with the local context.

Performance criteria

1. The front facade of the building shall be constructed in brickwork or approved masonry construction to the height of any office section, with returns on side walls to that height, for a distance of 3m.
2. The elevation of a building/s façade facing a public road, reserve, railway or adjoining residential areas are encouraged to be of a high quality design to contribute positively to the built form and landscaped character of the streetscape.
3. Building mass is to be suitably articulated to avoid large and blank expanses of walls.
4. Industrial buildings should be designed so as to create a variety of presentation forms in an industrial area in preference to continuous duplication of styles.
5. Display areas, ancillary offices, staff amenities and other low-scale building elements should be, wherever practicable, located at the front of the premises and integrated into the overall design and street address of the development.
6. Building materials that are highly reflective or less durable should be avoided.
7. Colours and textures of all external finishes are to be compatible with surrounding development.
8. The application of awnings and other articulation to building facades, particularly with appropriate colours, can enhance the overall appearance of a development, especially when shadow effects are combined with landscaping to soften otherwise harsh building materials.

9. All elevations and roof surfaces are to be constructed predominantly in masonry, textured pre-cast concrete panels or colorbond metal cladding. Non-reflective roof surfaces are mandatory. Reflective materials such as mirror glass, colorbond white or off-white metal colours will not be permitted. The reflectivity index for glass used externally in the construction of a building (as a curtain wall or the like) shall not exceed 20%.
10. Development, which is free standing or abutting adjoining buildings, must avoid large, blank wall surfaces when viewed from a public place or a residential area. Substantial elevations must be articulated by either structural variation and/or a blend of external finishes and colours and decorative elements.
11. Colonnades, verandahs and awnings shall be provided along pedestrian areas, particularly for buildings that will experience high volumes of pedestrian movement.
12. While a variety of building designs and materials is encouraged, some continuity of style should be maintained.
13. Proposed buildings on site adjoining land zoned for open space and/or riparian areas shall have regard to the visual and functional opportunities of the location.
14. All roof mounted plant/equipment shall be designed and screened in a manner that complements the parent buildings.

K4.3 Safety, security and entrances

Explanation

Good design incorporates elements that contribute to the actual and perceived safety and security of workers and visitors.

It is good design practice for the front entrance of an industrial development to be prominently sited, with the building frontage facing the street boundary and safe pedestrian access, separated from vehicular and in particular heavy vehicle access.

Objectives

- Ensure a safe physical environment by promoting crime prevention through design;
- Ensure that siting and design of buildings and spaces contributes to the actual and perceived personal and property safety of residents and visitors;
- Ensure that the front entrance of each industrial development is clearly defined and visible to pedestrians and emergency services personnel from the street that it faces.

Performance criteria

1. The site layout should ensure that the front entrance to an industrial development is easily identified by visitors and emergency services through design and conspicuous numbering.
2. Front fences and landscaping elements are to be designed not to obstruct casual surveillance to and from the industrial development.
3. Lighting to the exterior is to be provided to enhance the amenity and security around the building, however, light spill must not adversely impact on adjoining properties.

K4.4 Landscaping

Explanation

Landscaping to industrial development improves the aesthetic appearance and assists to integrate buildings into the streetscape and local character.

Objectives

- Retain existing vegetation where possible;
- Integrate landscaping into the design of industrial development to soften the visual impact of the development;
- Provide safe environments for users by avoiding or minimising the risks in landscaped areas, and providing landscaping which assists in crime prevention.

Performance criteria

1. Landscaping should be aimed at enhancing the visual amenity of the development as viewed from the street and surrounding vantage points.
2. Selection of plant material should consist of low dense planting to 2m in height to screen car parks and storage areas, plus a canopy of trees to provide shade and soften the impact of larger buildings.
3. Plants should be used on site boundaries to control dust.
4. Plantings adjacent to car parking, driveways and vehicle manoeuvring areas should be protected by physical barriers such as kerbs, to prevent vehicular overrun.
5. Council may defer the requirement for completion of landscaping for a period not exceeding twelve (12) months from the notified date of occupation provided prior written notification is given to Council of the intended date of occupation of the premises.

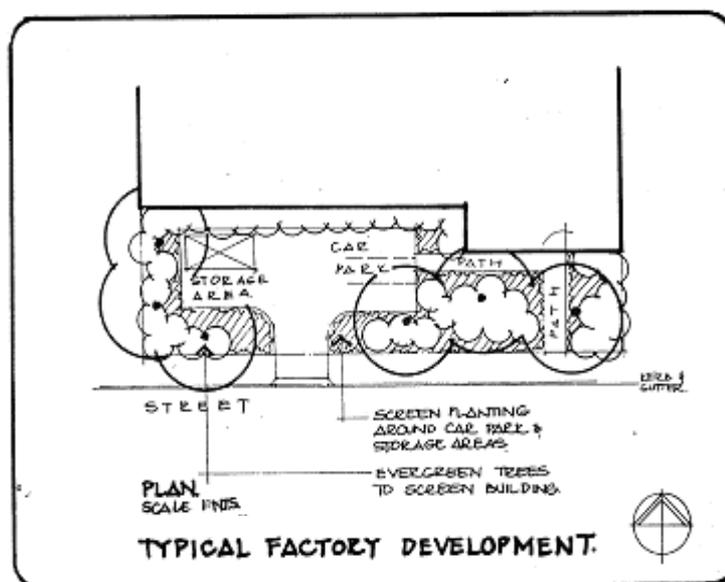


Figure 1 Typical industrial development landscaping treatment

6. Front fencing shall be designed to complement the development and form an important security role taking into account safer by design principles.
7. The maximum height of fencing is 2.1m.
8. The location of the front fencing will be dependent upon the type of fencing.
9. Decorative metal or a combination of decorative metal and masonry fences shall be setback a minimum of 1m from the property boundary.
10. A combination decorative metal and masonry fence with a landscape screening buffer planted in front must comply with the following;
 - a. the ratio of the masonry component to decorative metal component must fall within the range of between 1 part masonry to 6.5 – 7 parts metal panels;
 - b. the metal panels must not exceed 3m in length nor be less than 1.8m in length;
 - c. any masonry plinth established along the bottom of the fence must be not more than 600mm high;
 - d. green or black plastic coated chain wire fencing may be erected behind the designated landscape area;
 - e. galvanised chain wire, untreated metal, colourbond, wooden or barbed wire fencing will not be permitted as fencing in front of the building line or where visible from a public place.

K5 Ancillary requirements

Objectives

The **general provisions for advertising and signage** are provided in **Part O** of this DCP and should be read in conjunction with this section.

- o Ensure that industrial estate signage provides clear and business identification and directions;
- o Ensure that signage is in keeping with the development in scale, quantity and overall design;
- o Ensure that industrial areas are not adversely affected by signage in terms of appearance, size, illumination, overshadowing or visual clutter through a proliferation of signs.

Performance criteria

Some signage is permissible as **exempt or complying development**. Applicants should also refer to **Local Environment al Plan 2010** for the Exempt and Complying requirements.

1. Signage must relate to the uses or activities carried out on the same land on which the advertising sign is to be erected.
2. Signage shall not project over the roadway or footpath.
3. Ensure that signage does not dominate the architecture or cover a large portion of the building.
4. Signage is to be integrated into the design of the building
5. One advertising sign with is a maximum of 5m² may be permitted on the building for each street frontage. This sign may be no higher than the wall on which it is mounted.
6. One logo of a scale appropriate to the building façade may be permitted in addition to (5).
7. One (1) freestanding advertising structure shall be permitted for each street frontage, with a maximum area of 3m².
8. A maximum of two (2) pole or pylon signs per street frontage shall be permitted where:
 - A maximum of 6m² advertising space
 - A maximum overall height of 7m, and
 - The bottom of the pole or pylon is at least 3m above ground level.
9. Multi-unit industrial estates are to provide gateway directional signage for the units, industries and their layout at the entry to the estate. A maximum of one (1) such sign shall be permitted to a maximum of 8m² at the intersection of the entry road and the major through road past the industrial complex. The sign will allow for the general name of the industrial complex, the name of each business, and if appropriate a directional map.

K5.1 Storage

Explanation

Industrial uses generally rely on outdoor storage areas. These areas should be managed to ensure minimal visual and environmental impact.

Objectives

- Minimise the visibility of outdoor storage areas when viewed from a public road, reserve, railway or adjoining residential areas;
- Ensure outdoor storage areas are contained and minimise adverse impact on the environment.

Performance criteria

1. Storage and or work areas are to be located to the rear of the building and screened from view of adjoining streets, public places or residential areas.
2. Chemicals are to be bundled and stored according to the requirements and approval of WorkCover NSW.
3. Designated car parking spaces are not to be used for storage or for industrial garbage receptacles.
4. Pallet storage and the like are to be elevated to prevent the harbourage of vermin.
5. Full details of the storage screening are to be submitted with the development application.
6. Council does not encourage external storage. Where such storage is proposed, Council requires applicants to have regard to the following provisions:
 - a. Where any materials or products are to be stored outside buildings, detail must be provided with the development application.
 - b. External storage areas are to be effectively screened and must not be visible from any public areas.
 - c. In the case of development applications which do not include buildings, screen walls and/ or landscaping or other approved screen devices are to be erected in order to effectively prevent the use of the land being viewed from a public road, nearby public reserve, or dwelling.
 - d. Screening devices are to be designed to harmonise with any existing or proposed landscaping. Landscaping should be used to break up large expanses of screen walls.
 - e. In the case of development applications for the repair and/or wrecking of motor vehicles, the operation of junk yards, or recycling of metal and other waste materials, Council may impose special conditions on outdoor storage. In such cases, early consultation with Council (before the development application is lodged) is advisable.
 - f. Screen walls are to incorporate finishes which match or are compatible with external finishes of the industrial building elsewhere on site.
 - g. Any materials to be stored that can impact water quality must be covered or runoff water must be treated.

K6 Site management requirements

K6.1 Car parking and access

Introduction

Adequate access, manoeuvrability, car parking and loading areas are essentially for the functioning of industrial developments and to minimise any flow on impacts onto the street. Similarly, the space required for these activities needs to be carefully considered and designed to ensure industrial development makes a positive contribution to the streetscape.

Objectives

- To ensure that adequate area is available to accommodate satisfactory landscaping, access, parking and manoeuvring of vehicles;
- To reduce the visual impact of industrial development on the streetscape.

Performance criteria

1. Space shall be provided for the safe manoeuvring and access of cars and heavy vehicles.
2. The application plan shall demonstrate that such manoeuvring area sufficient for the likely traffic requirements and operation, including the large vehicles.
3. All vehicles are to enter and exit the site in a forward direction.
4. Parking for disabled access is to be provided at the rate of 1 space per 50 car parking spaces.
5. Visitor parking spaces are generally to be provided behind the building line, but may be located between the building line and the street, up to a minimum of 6m from the street property boundary provided that all such parking and access areas in front of the building line are screened from direct view of the street by low earth mounding and or landscaping, which provides visual amenity and meets safety and security requirements.
6. Loading areas are to be sealed and shall be located to the side or rear of the site.
7. Vehicle wash down areas are to be constructed with a waste disposal system to capture water and silt.
8. Development must meet the car parking and access requirements as identified in Part G of the DCP.
9. The car parking requirements are to comply with the controls as set out in Part G of the DCP.
10. All parking shall be provided off-street and shall be appropriately line marked. A sign indicating customer parking shall be displayed at the entrance to the development. The number of parking spaces shall be in accordance with the car parking requirements referred to in Part G of the DCP.

Note:
General provisions for car parking and access are also contained in **Part G of this DCP** and should be read in conjunction with this section.

Note: Designated car parking areas are not to be used for storing vehicles under repair, or for any other storage function

11. A maximum of one access driveway is permitted per lot frontage where the frontage is less than 60m.
12. Multiple access driveways servicing a single lot are limited to a maximum of two (2) driveways per lot frontage which must have a minimum separation distance of 30m, measured from the inside edge of each driveway crossover.
13. All loading and unloading shall take place within the loading docks for each building. Where practical, loading facilities or vehicular entries to buildings shall not be provided on any street elevation. Where such facilities can only be provided to street frontages, they shall be screened by suitable landscaping.
14. Car parking on individual sites shall be located to integrate with proposed landscaping.
15. Access driveways shall be constructed as a kerb return not as a splay and shall otherwise be designed generally in accordance with *Australian Standard 2890.2*.
16. Consideration should also be given to providing parking, access and manoeuvring for B-Double size service vehicles. Council encourages provision for these types of service vehicles, particularly on larger development sites.

K6.2 Caretakers residence

Objectives

- Ensure that appropriate accommodation is available for caretakers of industrial developments;
- Ensure the security of industrial premises through on-site surveillance.

Performance criteria

1. Demonstrated need for the full-time surveillance of the industrial use.
2. Adequate car parking provision for the occupants of the dwelling
3. Allocated clothes drying area and private open space allocation for residents of the dwelling.
4. The design of the dwelling must be compatible and consistent with the existing or proposed industrial building.
5. Where necessary the dwelling is to be insulated from any existing or proposed noise generating activities in the vicinity.
6. Any approval is to be conditioned such that the approval for the caretaker's residence lapses when the industrial use is no longer in operation.