

CONTENTS

4	INDUSTRIAL ZONES	4-1
4.1	INFRASTRUCTURE AND SERVICES	4-1
4.2	ACCESS AND PARKING.....	4-2
4.3	BUILDING SETBACKS.....	4-3
4.4	LANDSCAPING	4-4
4.5	BUILDING APPEARANCE & DESIGN	4-4
4.6	OUTDOOR AREAS	4-5
4.7	WASTE AND TRADE WASTE.....	4-5
4.8	IMPACTS ON SURROUNDING LAND	4-6
4.9	USE OF FOOTPATHS AND PUBLIC OPEN SPACE	4-6
4.10	SUBDIVISION	4-7

4 INDUSTRIAL ZONES

This Chapter applies to development that is proposed in an industrial zone, including the IN1 General Industrial zone. It also applies to development in the established industrial precinct within the LEP 1997 “Deferred Matter” area.

Where consent is required for development on land within an industrial zone, the development application will be assessed on its ability to meet:

- The zone objectives and provisions of the applicable LEP.
- *Environmental Planning and Assessment Act 1979*, including the provisions of Section 79C.
- The provisions of the *Murray Regional Environmental Plan No 2—Riverine Land*.
- Any other applicable State Environmental Planning Policies.
- Relevant objectives and controls in this DCP.
- Council policies (refer to Chapter 1 Section 1.8).
- Council’s Development Manual.

NOTE: It is important that development complies with all relevant Chapters of this DCP. Applicants should check each Chapter and address all relevant controls.

4.1 INFRASTRUCTURE AND SERVICES

Objectives

- a. Ensure development is connected to essential services where possible.
- b. Minimise the impacts of stormwater drainage on the Edward River.

Controls

1. Development must be connected to town water supply, electricity, telephone and town sewage services.
2. Development must be connected to Council’s stormwater system or an alternative system approved by Council at cost to the developer. Connections are to be in accordance with Council’s Development Manual.

4.2 ACCESS AND PARKING

Objectives

- a. Ensure safe and convenient access for industrial development.
- b. Ensure that adequate parking is provided on-site for visitors and staff.
- c. Ensure that car parking facilities do not detract from the amenity of the streetscape.
- d. Ensure that adequate provision is made for safe and convenient loading and unloading on site.
- e. Promote road safety by limiting new access points to arterial roads.

Controls

1. The number of car parking spaces provided on the development site shall be in accordance with Chapter 12 - Car Parking.
2. Off-street car parking is to include a minimum of one (1) space for persons with a disability. One (1) disabled access space is to be provided per 33 spaces or part thereof.

NOTE: Dimensions and design of parking for people with disabilities must satisfy the current Australian Standard AS 2890.6 – Parking Facilities – Part 6: Off-Street Parking for People with Disabilities.

3. Car parking spaces must be clearly indicated on plans submitted with a development application for development within an industrial zone.
4. The car parking spaces must be sited in a safe and convenient location for customers and staff.
5. Stacked car parking will only be permitted for staff parking.
6. Car parking areas, access driveways and vehicle movement areas are to be constructed of impervious materials. This may include suitably compacted gravel or road base material.
7. Car parking may be included within the front setback provided the visual appearance from a public road is adequately softened by landscaping.
8. Legal vehicular access from a public road is required for all development.
9. The location of new access points must achieve adequate sight lines.
10. For development sites with frontage to an arterial road, access shall be provided from an alternative non-classified road where possible.

11. All vehicles must be able to enter and leave the site in a forward direction.
12. A development application must include details of the frequency and types of vehicles that are likely to access the site during the operation of the proposed development.
13. Adequate area must be provided on site to allow for access and manoeuvrability of all vehicles likely to access the site for the operation of the proposed development.

NOTE: Generally provision must be made on site for the manoeuvrability of at least a semi-trailer truck.

NOTE: Council may request a plan showing the turning circles of vehicles likely to access the site.

14. A dedicated area for loading and unloading must be provided on site. The size of the loading and unloading area must be suitable for the type and size of vehicles that will be utilising the area.
15. A Traffic Impact Study may be required for larger developments, such as and not limited to major developments on main roads, where adverse local traffic impacts may be generated by the development.

NOTE: The Traffic Impact Study is to include:

- **An assessment of the likely vehicle type, volume and frequency of traffic to be generated by the development, and**
- **The safety and efficiency of the proposed access arrangements.**

4.3 BUILDING SETBACKS

Objective

- a. Allow adequate space for landscaping and parking.

Control

1. The minimum setback from the front boundary is 10m or an average of the setback of the adjoining allotments (whichever is the lesser).
2. Secondary setbacks for corner allotments will be considered on the merits of the site. Consideration will be given to the setback of existing buildings in the vicinity, the width of the road reserve and drivers line of sight.
3. Building setbacks from side and rear boundaries must comply with the relevant provisions of the Building Code of Australia.

4.4 LANDSCAPING

Objectives

- a. Ensure industrial development makes a positive contribution to the streetscape.
- b. Encourage landscaping that can be effectively maintained for the life of the development.
- c. Promote the use of plant species that are indigenous, low maintenance and drought resistant.

Controls

1. Developments along classified or main roads must provide landscaping along the boundary fronting the road.
2. Landscaping areas are to be shown on plans submitted with a development application.

NOTE: For larger developments or more visually prominent sites, Council may require a bond for the landscaping component of the development. The bond will be released after 1 year provided the landscaping has established successfully. Please refer to Council's annual fees and charges for the bond calculation for industrial developments.

3. Due consideration must be given to plant species utilised in landscaping. Wherever possible drought tolerant plant species are to be utilised, with preference given to drought tolerant species.

4.5 BUILDING APPEARANCE & DESIGN

Objectives

- a. To maintain and enhance the quality of the streetscapes within industrial zones.
- b. To ensure that the design of a development incorporates the principles of Crime Prevention Through Environmental Design (CPTED) to deter criminal activity.
- c. To ensure site layout enhances personal safety and minimises the potential for fear, crime and vandalism.

Controls

1. The main building façade and entry must address the primary street frontage.

2. Building exteriors must use high quality non-reflective materials and finishes.
3. Proposed new buildings must not present large areas of blank walls to a public roadway.

NOTE: Visual interest can be incorporated into the building design through the use of varied materials and colours, windows or building articulation.

4. The design of proposed new buildings, additions or alterations must give due consideration to Crime Prevention Through Environmental Design (CPTED) principles.

4.6 OUTDOOR AREAS

Objectives

- a. Maintain and enhance the quality of industrial streetscapes.
- b. Ensure that adjoining properties are not affected by dust generation.

Controls

1. Unsightly materials stored on a vacant or developed site within view of a public road must be screened by either landscaping, appropriate fencing or a decorative feature wall.
2. Outdoor storage and work areas must be suitably surfaced to reduce dust being produced by vehicle movements.

4.7 WASTE AND TRADE WASTE

Objectives

- a. Ensure that each development provides an area on site for the storage of waste that is conveniently located and large enough for the scale of development.
- b. Ensure that waste storage areas do not detract from the streetscape and visual amenity of the neighbourhood.
- c. Protect Council's sewerage works and associated assets.
- d. Maximise opportunities for reusing treated effluent.

Controls

1. A waste storage area must be provided on-site for all development.

2. The waste storage area must be in a location that is convenient for users and waste collection contractors.
3. The size of the waste storage area must be appropriate for the nature and scale of development.
4. The waste storage area must be appropriately screened from view of the street by the use of attractive fencing or landscaping.
5. A trade waste agreement must be made with Council where liquid waste will be disposed to Council's sewerage system. For further advice contact Council's Technical Services Department.

4.8 IMPACTS ON SURROUNDING LAND

Objectives

- a. Promote the development of industrial development within industrial zones.
- b. Protect the amenity of surrounding properties.
- c. To minimise the impact of stormwater flow onto neighbouring properties.

Controls

1. The proposed development must not unreasonably affect surrounding properties by way of any type of pollutant such as noise and vibration, air emissions, dust, water pollution or odour.

Note: Land zoned for industrial development must not be unduly restricted by this control. Where required, mitigation measures can be incorporated into the design of a new industrial development to reduce the impact on surrounding properties.

2. Where a proposed development is likely to increase the amount of stormwater runoff from the site, the development must be carried out in accordance with Council's Development Manual.

4.9 USE OF FOOTPATHS AND PUBLIC OPEN SPACE

Objectives

- a. Allow the enhancement and upgrade of footpaths and public spaces.

- b. Allowing the use of footpaths for commercial activities where safe.

Controls

1. The use of the public footpath for seating and/or display items will be considered, on the merits of each case, in accordance with Council's *Control of Activities in Public Places* policy. A separate approval under Section 68 of the Local Government Act must be obtained from Council for this activity. Each application is to be renewed every five (5) years. An annual inspection fee will be payable together with provision to Council of a copy of the owners indemnity insurance. Each Section 68 Application will be considered on its own merits considering the following matters:
 - o The width of the public footpath.
 - o Pedestrian safety relating to obstructing the footpath.

4.10 SUBDIVISION

Objectives

- a. Ensure that each industrial allotment has adequate space to provide for services, access, parking, and vehicle manoeuvrability.
- b. Encourage a road layout that allows safe and efficient flow of traffic and integrates with the existing road hierarchy.
- c. To ensure efficient and cost-effective provision of services and infrastructure.
- d. Reduce stormwater flow rates and improve the quality of runoff from urban areas.
- e. To minimise the impacts of stormwater drainage on the Edward River.

Controls

1. Where new industrial lots are to be less than 2000m², the applicant must demonstrate that the lot size will be adequate to provide for buildings and the operation of the proposed activity including parking, landscaping, loading and unloading and vehicle movements and the like.
2. New streets and intersections must be designed to accommodate the manoeuvrability of heavy vehicles.
3. The width of a proposed new road reserve and the construction standard of a new road must be in accordance with Council requirements. Council will give consideration to:
 - o Established and preferred future road hierarchy.
 - o Vehicular, pedestrian and cyclist safety.
 - o The expected traffic volume of the new roadway(s).
 - o The nature of the subdivision and surrounding neighbourhood.

4. A Drainage Management Plan must be provided by the developer for the subdivision of greenfield industrial land. The Plan is to detail any methods incorporated into the subdivision design to reduce the stormwater rate of flow, improve the quality of stormwater that will enter a waterbody and the re-use of stormwater.
5. Written notification must be provided to Council from telephone and electricity network providers stating that the proposed development will not exceed the capacities of the networks.

NOTE: Relevant providers of electricity and telephone services should be contacted for their servicing requirements.

6. A development application for the subdivision of industrial land may only be considered where all allotments are capable of being adequately serviced with electricity supply, water supply, sewerage disposal and telephone.
7. New industrial lots must be connected to reticulated sewer and water.