

Development in the B6 Enterprise Corridor Zone

1. Objectives

The objectives of these controls are to:

- provide guidance to landowners, developers and the community for development within the B6 Enterprise Corridor Zone
- identify the requirements for applicants proposing to develop land within the B6 Enterprise Corridor Zone
- protect the visual amenity and character of the northern entrance to Temora

2. Introduction

The *Temora Local Environmental Plan 2010* contains a B6 Enterprise Corridor Zone, located on Goldfields Way at the northern entrance to Temora, with proximity to Temora Airport. This location at the northern gateway to the town provides an important strategic and visually prominent entry point to Temora.

The B6 zone adjoins the zones of SP2 Railway Infrastructure Facilities, SP2 Business Premises, Residential, Tourist and Visitor Accommodation, incidental with aviation, RU1 Primary Production, R5 Large Lot Residential, R1 General Residential, SP1 Stock and Sale Yards, B4 Mixed Use, RE1 Public Recreation and RE2 Private Recreation.

The *Temora Local Environmental Plan 2010* provides the following objectives of the B6 zone:

- to promote businesses along main roads and to encourage a mix of compatible uses.
- to provide a range of employment uses (including business, office, retail and light industrial uses) and residential uses (but only as part of a mixed use development).
- to maintain the economic strength of centres by limiting retailing activity.
- to protect local groundwater aquifers from contaminating activities.

It is important that development does not detract from the functions of the predominant local centre of Temora, is visually attractive in design and landscaping and is compatible with associated and nearby residential uses.

3. Specific Development Controls

Building Design

- Building elevations to the street frontage or where visible from a public road, reserve, railway or adjoining residential area are to incorporate variations in façade treatments, roof lines and building materials.
- Buildings will face roads and open spaces, not hidden by high fences
- Low scale building elements such as display areas, offices, staff amenities are to be located at the front of premises and constructed in brick or finished concrete.
- Roofing materials are to be non - reflective where roof pitch is greater than 17 degrees or not visible from a public road.
- Front fencing will be integrated with a landscaped area.
- Open storage will be located behind the front building line.

Setbacks

Development shall be setback at least 20 metres from Goldfields Way road reserve and 20 metres from the SP2 Railway Infrastructure Facilities zone.

Residential Development

Residential uses within the zone are permissible as part of a mixed use development, whereby the residential use is ancillary to the dominant business use. All applications for residential development within this zone must be accompanied by a Statement of Environmental Effects which demonstrates that consideration has been given to any potential adverse environmental impact of the proposal and details of the measures intended to be implemented to mitigate any such impacts.

For residential development the Statement of Environmental Effects should include the following information:-

- a detailed description of the nature of the proposed dominant business development including details of the type, size and volume of any goods proposed to be manufactured, processed, stored or transported
- details of the ancillary residential development, including the provision of acoustic and visual privacy, and solar access for residents
- details of the proposed hours of operation including any possible shift work
- details of the type, size, capacity and location of any plant or equipment proposed to be installed
- in the case of manufacturing, industrial processing or workshop activity, a schematic flow diagram indicating all factors of production and processes involved as well as the location of any points of possible liquid or gaseous emission or solid waste generation
- an indication of the nature and extent of any noise likely to be generated by any aspect of the proposed development
- details of any chemicals proposed to be used and or stored on the premises including proposed storage arrangements for any hazardous substances
- details of any pollution control measures proposed to be implemented including measures intended to minimise any potential noise emissions
- details of the proposed means of storage and disposal of garbage, liquid wastes and any other form of trade waste or by-product

- in the case of proposed development involving use or storage of any hazardous substances or processes, an adequate preliminary hazard analysis, and
- details of the size and frequency of delivery vehicles or other heavy vehicular movements likely to be generated by the proposed development and any measures proposed to ensure that loading/unloading arrangements do not give rise to any adverse environmental impact
- details of any work or storage of materials proposed to be undertaken outside the confines of a building
- location of adjoining residential and business development

Car parking and loading/unloading

Car parking and loading and unloading for commercial development is to comply with *Section C Development Controls - Car Parking*

4. Relevant Section C - Development Controls

The following other parts of *Section C – Development Controls* relevant to Development in the B6 Enterprise Corridor Zone include:

- *Car Parking*
- *Commercial Development*
- *Development Applications*
- *Engineering Standards*
- *Home Based Business*
- *Industrial Development*
- *Landscaping*
- *Notification of Development Applications*
- *Sewage Management*
- *Signage*
- *Subdivision*
- *Temora Aerodrome Estate*