

Industrial Development

1. Objectives

The objectives of these controls are to:

- ensure that industrial development is carried out in such a way as to protect and enhance the environmental quality of the Shire
- act as a guide to owners, developers and the wider community as to the standards required by Council in the planning and design of industrial developments
- assist applicants in the compilation and submission of development applications
- promote and encourage industrial development within the Shire of Temora
- maximise the utilisation of services for industrial development
- ensure the most efficient use of industrial land while safeguarding environmental factors through careful site planning

2. Background

Council has identified as part of the review of local planning controls that development control plans and standards for industrial sites are to ensure that they are buffered from any nearby residential areas; and controls will ensure adverse environmental impacts such as traffic movements, noise, dust, waste disposal and poor design are minimised or eliminated.

Future industrial development will also be required to comply with requirements and standards relating to energy and on-site water conservation, vegetation, building alignment, and appearance from public roads.

Where applicable these controls also apply to the operation of home industries as defined by the *Temora Local Environmental Plan 2010*.

3. Specific Development Controls

Building Design

The following are building design standards for industrial development:

- 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.
- 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.

The following building setbacks apply to new industrial development:

- Street setback must be a minimum of 5m
- No concession for secondary frontage
- Side and rear setbacks to meet BCA requirements.

Utilities and Services

The following standards for utilities and services are to be considered in conjunction with *Section C Development Controls - Engineering Standards*:

- The applicant is to demonstrate the availability and feasibility of providing water, sewer and stormwater services appropriate for the scale and nature of development. All applications must demonstrate adequate provision for storage and handling of solid wastes.
- Council may require a Liquid Trade Waste Application where liquid wastes (excluding domestic waste from a hand wash basin, shower, bath or toilet) are to be discharged to Council's sewerage system.
- Onsite stormwater capture and reuse shall be provided for maintenance of landscaping. Storage tanks shall be appropriately located and screened. NB – reuse facilities shall not form part of stormwater calculations.
- Buildings and structures are to be located clear of utility infrastructure.

Traffic and Access

The development will need to demonstrate the adequacy of the local road network to support the proposed industrial development. The development application will need to provide details on site access, loading/unloading facilities, safe on - site manoeuvring for largest design vehicle, surfaces for access driveways, parking areas, loading/unloading facilities and associated vehicle manoeuvring areas relative to the design vehicle.

In conjunction with *Section C Development Controls - Car Parking* the following design outcomes apply to new industrial development:

- all vehicles must be able to enter and exit the site in forward direction
- customer parking to be provided convenient to the public entrance
- adequate space and facilities for loading and unloading are required to be provided wholly within the site
- loading bay(s) must be sited to avoid use for other purposes such as customer parking or materials storage
- loading bay (s) must be line marked and signposted
- the number of access points from a site to any one street frontage is limited to 1 ingress and 1 egress only

Outdoor lighting

All outdoor lighting is to comply with *AS4282 Control of Obtrusive Effects of Outdoor Lighting*.

Noise

The following are specific controls to reduce potential noise impacts from industrial development:

- Windows, doors and other wall openings shall be arranged to minimise noise impacts on residences where proposed within 400m of a residential zone
- External plant (generators, air conditioning plant etc.) shall be enclosed to minimise noise nuisance where adjoining residential area
- Information may be required to be submitted to Council demonstrating that the operating noise levels of the industry/business/plant/machinery
- All plant and machinery will be installed to eliminate transmission of vibration to adjoining properties

Use of Council's footpaths

Any goods display or use of the footpath will comply with the requirements of *Section C Development Controls – Activities in Public Places*.

Signage

Any signage will comply with the requirements of *Section C – Development Controls – Signage*.

Storage of material/goods/rubbish

All materials, goods, rubbish, etc., shall be stored within the curtilage of the building at all times; or suitable screen fences shall be erected around the property. Fencing of storage areas is to comply with *Section C Development Controls - Landscaping*

Waste material shall be stored in appropriate receptacles, and removed on a regular basis to Council's satisfaction, so as to not provide a harbour for vermin.

Consolidation of land

Industrial development over two or more lots will require the consolidation of those lots into a single title with the Register General of the Land Titles Office.

Consolidation is to be completed prior to occupation of the development.

4. Relevant Section C - Development Controls

The following other parts of *Section C – Development Controls* relevant to Industrial Development include:

- *Car Parking*
- *Contaminated Land*
- *Development Applications*
- *Engineering Standards*
- *Erosion and Sediment Control*
- *Flood Prone Land*
- *Landscaping*
- *Notification of Development Applications*
- *Sewage Management*
- *Signage*
- *Subdivision*