

# 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
- encourage a development layout, design and function that minimises impact on activities in other zones, including sensitive uses such as a residential use

## 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.
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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.

**Setbacks to residential zoned land**

Development on an industrial lot that has a side or rear boundary to residential zoned land must be setback a minimum of six metres, which includes adequate screening through a minimum three metre landscaped setback, located at the property boundary. The landscape screening must soften the appearance of industrial building walls and outdoor storage areas.

Developers should consider site design to include non-industrial type uses towards the boundary with residential uses, such as locating administration, offices, toilet facilities at car parking to increase separation.

**Managing potential land use conflict**

Development on industrial lots that directly adjoin residential land shall be designed and operated to minimise impacts in terms of noise, traffic and circulation, light spill emissions and bulk and scale.

Buildings used for noisy operations or manufacturing should be designed (orientated, insulated etc) to inhibit the transmission of noise onto nearby properties used for residential or other noise sensitive purposes. This will include locating all loading and

unloading areas and any openings to internal work areas away from the residential boundary. Hours of operation of the industrial use and loading/unloading shall be carried out at reasonable times, considering adjoining residential land uses.

Consider the use of insulated walls and use of concrete blocks, or similar, rather than metal sheeting to reduce sound transmission.

Consider the selection of equipment and machinery for noise emission suitability to adjacent residential land zones/uses.

The design of industrial buildings should incorporate the use of building materials that do not have highly reflective properties.

Light sources, particularly those which may be used for loading and unloading operations should be directed away from adjoining properties.

Site equipment for refrigeration, air conditioning, and the like, away from residential boundaries.

For industrial activities that generate high levels of noise, odour, dust or other emissions, greater setbacks, may be required to protect the amenity of adjoining land uses.

The storage of hazardous goods, materials or wastes will not be permitted in areas that adjoin residential or other sensitive land-uses.

Development proposals that have the potential to detrimentally affect the amenity of adjoining land must be accompanied by additional information such as specialist technical reports on noise, odour, air quality or other relevant environmental matter.

Development that generates offensive noise, due to the type, frequency and/or duration of noise emitted, may be unsuitable for location adjacent to residential land uses.

#### **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*