

# Part E

## Industrial Development

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Note:

Changes to the DCP are shown as:

- ~~Strike through~~ is deleted text.
- underlined is added text



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# E1 Industrial Development

This chapter applies to development for the purposes of development within the IN1 General ~~Industrial~~, ~~Industrial~~, IN2 Light Industrial and B6 Enterprise corridor -zones under the LEP within the Canterbury LGA.

This chapter comprises objectives and controls for new development, and alterations and additions to existing development and first use or change of use applications relating to industrial development.

This chapter of the DCP should be read in conjunction with Part B – General Controls.

## E1.1 General Objectives

- O1 To provide for a range of industrial development that generates local employment and appropriate ancillary commercial and retail uses to support the retention of industry.
- O2 To ensure that the site has a practical configuration for industrial operations, including space for loading activities and vehicle manoeuvring and access maintained to channelled watercourses.
- O3 To provide a streetscape of consistent landscaped setbacks that screen industrial buildings from the public domain, and spaces between industrial buildings to reduce their bulky appearance.
- O4 To minimise the impact of industrial land on neighbouring land uses, especially residential properties.

## E1.2 Envelope Controls

### E1.2.1 Site Frontage

#### Controls

- C1 A minimum frontage of 20m is required for industrial development.

### E1.2.2 Height

#### Controls

- C1 Buildings that adjoin residential zones, or an existing dwelling, are to comply with a building height plane. The building height plane is to be projected at 45° at a height of 1.8m at the residential boundary.

- C2 Buildings that adjoin roads immediately in front of residential zones, or an existing dwelling, are to measure the building height plane at the residential boundary and the adjoining road.
- C3 Any area between the building and the property boundary should be suitably landscaped.

### **E1.2.3 Setbacks**

#### **Controls**

- C1 Minimum 5m setback from the front boundary.
- C2 An additional front boundary setback is required if car parking spaces are provided in front of the building.
- C3 On corner sites, a minimum setback of 2m is required from the longer street boundary (secondary street frontage) in addition to front setback.
- C4 With the exception of hardstand required for site access and circulation, setbacks are to be deep soil landscaping.
- C5 Industrial buildings on two adjoining lots may be attached provided requirements specified in the Building Code of Australia are satisfied.
- C6 Provide access to channelled watercourses for maintenance and repair.
- C7 Car parking and storage of goods, materials and garbage are prohibited inside the setback areas.
- C8 Specified setbacks are the minimum requirement, and may need increasing or special design in order to satisfy amenity and design requirements of this DCP.
- C9 Consult with Sydney Water Corporation for specific requirements and comply with the conditions of any easement.

### **E1.2.4 Site Coverage**

#### **Controls**

- C1 Maximum 66% of the total site area.

### **E1.2.5 Landscaping**

#### **Objectives**

- O1 To enhance the site and provide a balance of buildings and vegetation.
- O2 To visually promote the industrial site and to provide pleasant work environments and recreation space for employees and other users of the site.

**Controls**

- C1 Provide a minimum area of deep soil as follows:
- (a) 5m wide in the required front setback;
  - (b) 2m wide in any secondary street setback; and
  - (c) 2m wide along any common boundary with a residential zone, or land that has an existing dwelling.
- C2 A minimum of 10% of the site area is to be for soft landscaping, this includes:
- (a) Planting along street frontages in the required deep soil; and
  - (b) Planting around outdoor storage areas and building structures:
    - i. A landscape strip minimum 1m wide around outdoor storage areas, excluding pedestrian entrance and access points; and
    - ii. Landscape planting around main building structures to provide screening for the facades – that does not inhibit pedestrian and maintenance access, access to doorways and emergency exits;
    - iii. Planter boxes on building levels above ground, for example, on decks and balconies.

**E1.2.6 Layout and Orientation****Objectives**

- O1 To encourage a more sustainable urban environment where energy efficiency is incorporated into the design, construction and use of buildings.
- O2 To reduce consumption of energy from non-renewable sources, and reduced greenhouse gas emissions.

**Controls**

- C1 Orientate development to maximise solar access and natural lighting, without unduly increasing the building's heat load.
- C2 Site the development to avoid casting shadows onto a neighbouring dwelling's primary living area, private open space and solar cells.
- C3 Coordinate design for natural ventilation with passive solar design techniques.
- C4 Site new development and private open space to avoid existing shadows cast from nearby buildings.
- C5 Site a building to take maximum benefit from cross-breezes and prevailing winds.
- C6 Do not compromise the creation of casual surveillance of the street, communal space and parking areas, through the required orientation.

## E1.3 Building Design

### E1.3.1 Façade Design and Articulation

#### Objectives

- O1 To encourage innovative architectural design that improves the appearance of industrial areas in Canterbury, while addressing the scale and character of residential development in the immediate surroundings.
- O2 To ensure that industrial buildings address the street and provide casual surveillance of the public domain.

#### Controls

- C1 Design and locate non-industrial floor space, such as offices and showrooms, so it is visually apparent and faces the street or parking areas.
- C2 Use contemporary facade design and express the structure of the building without obscuring behind long expanses of glass curtain walls. Refer to Figure E.1.



Figure E.1: A contemporary design with its office components oriented towards the street – building façade is effectively articulated with a combination of window openings, wall indentations and colours.

- C3 Visually reinforce pedestrian entrances and stairwells to create rhythms along facades and reduce the perceived scale.
- C4 Avoid long spans of blank walls along street frontages or screen with landscaping.
- C5 Architectural elements that can be used to articulate facades include, but are not limited to:
  - (a) Horizontal and/or vertical elements, such as indentations in the façade plane, string courses and bandings;
  - (b) Window openings and building entrances;
  - (c) Roof forms and parapets;
  - (d) Shading devices; and
  - (e) Public art work.



- C6 Address both street frontages, on corner sites, with façade treatment and articulation of elevations.
- C7 Integrate aerials, antennas, satellite dishes, exhaust stacks, plant rooms, lift overruns and the like with the architectural design of the building, or screen by roof structures, parapet and architectural elements that are integrated with the building.
- C8 Use building materials and colours on street facades that are compatible with the character of nearby residential development. Preferred building materials include:
  - (a) Masonry/natural stone;
  - (b) Concrete;
  - (c) Glass (non or low reflective rating);
  - (d) Metal/fibre cement cladding;
  - (e) Face bricks; and
  - (f) Decorative brickwork.
- C9 Avoid the use of randomly mixed light and dark coloured bricks.
- C10 Use non–reflective or low reflective materials.
- C11 Wall surfaces easily accessible to public spaces are to be treated (e.g. screened by plants or specially coated) to discourage graffiti. Supporting details are to be provided with the development application.

### **E1.3.2 Storage and Handling**

#### **Controls**

- C1 Provide adequate space within buildings for the loading and unloading of vehicles.
- C2 Provide space for the storage and handling of goods and seal off to avoid increasing the burden on any heating and cooling system.
- C3 Orientate windows away from the living areas and courtyards of adjacent residential properties.
- C4 Store plant, equipment, goods and other materials within the proposed industrial building or suitably screen from residential development.
- C5 Site and design security lighting and general building illumination so as not to create glare or nuisance to adjoining residential development.

### E1.3.3 Fencing

#### Controls

- C1 Design front fencing to enhance the streetscape and to ensure it is compatible with the design of the building and landscaping.
- C2 Solid fencing is restricted to a maximum height of 1m along the primary and secondary street frontages.
- C3 Fencing up to 1.8m in height is acceptable where it is of open design that allows mutual surveillance between the development and the public domain.
- C4 Avoid the use of chain wire fences or metal sheeting along street frontages.
- C5 Provide effective screening of the building, and discourage graffiti, in the design of side and rear fencing.
- C6 Provide landscaping along side and rear fencing to soften the visual appearance, or incorporate decorative elements into the fencing to avoid the effect of a blank wall.
- C7 Use solid construction fencing, such as masonry or full brick, on boundaries directly adjoining residential properties or Residential zoned land, to provide visual screening and contribute to noise control.

## E1.4 Amenity

### E1.4.1 Energy and Water Conservation

#### Objectives

- O1 To ensure the design and operation of industrial development minimises consumption of energy from non-renewable sources and reduces greenhouse gas emissions.

#### Controls

- C1 Aim for efficiency by promoting the use of energy efficiency principles in the design of a facility and by ensuring that energy saving measures are incorporated into the ongoing operation of a facility.
- C2 Consider adopting partial air-conditioning for certain areas and rooms of a building, with the remaining floor areas being naturally ventilated.
- C3 Where possible design buildings to ensure as much of the floor area as possible is within 4 to 6m of an external window.

### E1.4.2 Staff Amenity

#### Controls

- C1 Provide an outdoor staff amenity area with minimum area of 25m<sup>2</sup>, including seating, benches, shading devices and adequate paving in the staff amenity area.
- C2 Provide seating, benches, shading devices and adequate paving in the staff amenity area.
- C3 Locate the staff amenity area away from sources of intrusive noise (such as loading and servicing, and heavy machinery), dust, vibration, heat, fumes, odour or other nuisances.

### E1.4.3 Privacy

#### Controls

- C1 Restrict direct views toward the living areas of adjoining properties through the use of:
  - (a) Translucent or obscure glazing; and
  - (b) Deep soil planting for screening.
- C2 The use of the premises shall not give rise to transmission of unacceptable vibration to any adjoining properties or public place.
- C3 Noise generated from the development shall comply with the NSW Industrial Noise Policy.
- C4 An acoustic report needs to be lodged with all development applications for noise generating operations. The Acoustic Report is to be prepared by a qualified acoustic consultant, recognised by the Australian Association of Acoustical Consultants (AAAC) or the Australian Acoustical Society (AAS), certifying that the above acoustic standards can be achieved. The Acoustic Report is to include, but not be limited to, the following information:
  - (a) Project description;
  - (b) Relevant policies or guidelines that have been applied;
  - (c) Background noise measurements;
  - (d) Details of instruments and methodology used for noise measurements;
  - (e) Site map indicating noise sources, measurement locations and noise receivers;
  - (f) Noise criteria applied to the project (if differed from the recommended criteria in the DCP);

- (g) Noise predictions for the proposed activity;
- (h) Comparison of noise predictions against noise criteria; and
- (i) Discussion of proposed mitigation measures, the likely noise reduction and the feasibility of these measures.

#### **E1.4.4 Hours of Operation**

##### **Controls**

- C1 Restricted to 7:30 am to 5:30 pm Monday – Saturday where development adjoins residential zoned land.
- C2 No operations on public holidays.
- C3 Proposals to operate outside these hours will be required to demonstrate there will be no adverse impacts on adjoining residential uses.
- C4 For the purposes of this provision, “adjoining” means any situation where the subject site shares a common boundary with, or is separated from, a Residential zoned site by a road, laneway, alleyway or the like.
- C5 Loading and unloading time is not to impact on the amenity of nearby residential areas. Schedules of vehicle movements and their routes are to be provided in the development application.

#### **E1.4.5 Ancillary Uses**

##### **Controls**

- C1 Accommodate ancillary functions necessary to the operation of industrial uses, but maintain the integrity of industrial functions by avoiding significant areas of commercial and retail uses.
- C2 Office, retail and showroom components are restricted to a maximum of 15% of the total floor space of the development, or 100m<sup>2</sup>, whichever is the lesser.
- C3 The direct sale of goods to the public is to be ancillary to the main function or use of the development.
- C4 Provide adequate space for ancillary uses (such as offices) and locate them adjacent to the street frontage and parking areas.

#### E1.4.6 Water and Air Quality

##### Controls

- C1 Incorporate measures in the design, construction and operation to minimise pollution, nuisances and risks to the locality in relation to human health, life, property and the natural environment.
- C2 The discharge of any matter (whether solid, liquid or gaseous) onto the site, neighbouring land, public place or into any road, drain, pipeline or water course (during demolition, construction or subsequent occupation and use of the premises) is required to conform to the *Protection of the Environment Operations Act 1997*, or a pollution control approval issued by the relevant authority for Scheduled Premises.
- C3 Consult with the relevant NSW Government department for any approval or licence requirements for specific industrial operations or activities.
- C4 Consult with Sydney Water Corporation to ascertain any approval or licence requirements for discharging solid or liquid wastes into the sewerage system.
- C5 The discharge of waste or washing water into the stormwater system is prohibited.
- C6 Council may require the installation of a mechanical exhaust/ventilation system for any process that emits heat, excessive moisture, dangerous or noxious gases or aerosols.
- C7 Spray painting must be conducted within a spray booth, which is equipped with an exhaust fan and a filter. Refer to the following documents for design requirements on spray booth and exhaust stack:
  - (a) Australian Standard 4114.1: 2003 – Spray Painting Booths, Designated Spray Painting Areas and Paint Mixing Room – Design, Construction and Testing; and
  - (b) Australian Standard 4114.2: 2003 – Spray Painting Booths, Designated Spray Painting Areas and Paint Mixing Rooms – Installation and Maintenance.
- C8 For activities where dust is likely to be generated, for example, outdoor building materials storage yards, landscape planting is to be used with a combination of trees, shrubs and ground covers, to screen the site from views and provide filtering effects.
- C9 For activities where odour is likely to be generated, the following mitigation measures are to be used:
  - (a) Provide landscape buffer areas;
  - (b) Use building structures as physical barriers, so that odour emissions are not directed towards any sensitive area; and
  - (c) Locate odorous sources away from workplaces and recreation areas on-site.

#### E1.4.7 Chemical Storage

##### Controls

- C1 Details of the types, volumes and methods of storage of any chemicals or hazardous materials to be used on site shall be submitted with a Development Application.
- C2 All chemicals shall be stored and handled in accordance with:
  - (a) Australian Standard 1940: 1993 – The Storage and Handling of Flammable and Combustible Liquids; and
  - (b) The Environment Protection Manual for Authorised Officers: Technical Section (Bunding and Spill Management) 1995.

#### E1.5 Parking and Access

- C1 The required number of parking spaces for the type of development proposed is specified in Chapter B1 of this DCP.
- C2 The number of service bays required will be determined based on the merits of individual proposals.
- C3 If the parking calculation result in a fraction of a parking space, the number of spaces required is rounded up to the nearest whole number, unless otherwise stated.
- C4 Where an alternative provision is stated the requirement will be whichever is the greater.
- C5 Provide car parking areas to the rear of buildings or below ground level where possible.
- C6 Locate visitor parking near the main pedestrian entrance to the building. Parking may be located in front of the building alignment, provided the parking does not encroach upon the front setback areas.
- C7 Driveways are to be positioned to minimise impacts on adjoining residential properties.
- C8 Large expanses of bare concrete are to be avoided, through the use of a combination of different surface material. Pedestrian thoroughfares, vehicular access and parking areas are to be delineated, and landscaping provided for shade.
- C9 Minor alterations and additions to existing buildings which will result in an increase of up to 25m<sup>2</sup> in floor area may be considered without the need for additional on-site parking.

Note: The exemption to the parking requirements is a one off exemption. Any further increases in floor area will be subject to the relevant parking requirements in the DCP.

## **E1.6 Industrial Signage**

### **Controls**

- C1 Refer to Chapter F1 for general signage and advertising controls.
- C2 The total advertising area on each site is not to exceed 1m<sup>2</sup> per 2m of road or access frontage for premises with a single frontage, and 0.5m<sup>2</sup> per 2m for premises with two frontages.
- C3 Buildings or sites having multiple occupants are to be identified at the entrance by no more than two signs or directory boards within the front setback, identifying the names and activities of the occupants. Signs for each occupant are to be of a uniform size, shape and presentation.

