

Richmond Valley Development Control Plan 2015

Part C. Industrial Development

Industrial areas are essential to support the economic productivity of an area, provide employment opportunities and provide spaces for activities requiring larger lots and buildings and in some cases separation from other land uses.

Industrial areas require careful consideration to ensure the development is functional has an attractive appearance to the street and minimises adverse impacts upon the surrounding area. Emphasis is given to buildings and layout that improves the amenity of an area.

This DCP applies to all land within the Richmond Valley Local Government Area.

Date adopted by Council:
22 December 2015

Effective Date:
4 January 2016

Amendments:
Nil

C.1 General Objectives

The general objectives are to:

- (1) ensure new industrial development provides functional and efficient areas for buildings, vehicle movements and parking, storage areas and landscaping.
- (2) provide for a wide range of light industrial activities, and increased employment opportunities within appropriate areas.
- (3) encourage industrial development which is functional, visually appealing, which positively contributes to the area and provides buildings and land uses that are appropriate to their context.
- (4) ensure industrial development provides landscaping, parking and setbacks to reduce impacts on public land and adjoining properties.

C.2 How to Address Amenity & Visual Impacts

Objectives

- (1) to utilise the building design, materials, layout, parking, landscaping and screening of unsightly matter to improve the amenity of the area.
- (2) provide for particular consideration where sites are located at the entrances to towns, are visible from main roads, residential areas or other public places such as parks and reserves.
- (3) integrate new development with existing surrounding land uses in the area.
- (4) to provide attractive and functional areas between the public road and the building frontage.
- (5) To ensure development relates sympathetically to nearby and adjoining sites particularly residential land uses and public spaces.
- (6) To reduce land use conflict between residential and non-residential land uses
- (7) Provide adequate separation between the development and adjoining properties and public spaces.

Controls

Building Line Setbacks

(1) Front Building Line Setbacks

Buildings are to maintain a minimum 6 metre front building line setback.

(2) Exceptions to the front building line setback apply only to:

- (a) an articulation zone element—which may be permitted to encroach up to 1.5 metres into the front building line of a primary frontage, and
- (b) a secondary frontage—where a minimum setback of 2 metres will be required.

(3) Foreshore Building Line Setbacks

If a foreshore building line setback applies, no part of the building will be permitted within the foreshore building line setback, which is:

- (a) in Zone R1 or IN1—15 metres from the foreshore boundary; or
- (b) in all other zones—40 metres from the foreshore boundary.

(4) Side and Rear Boundary Setbacks

Where development sites share a boundary with residential land uses, a minimum setback of 900 mm shall apply to that side or rear boundary. Additionally consideration of overshadowing, privacy and amenity must also be given.

- (5) In other cases, side and rear setbacks may be reduced to zero subject to requirements of the Building Code of Australia and consideration of adverse impacts upon any adjoining property.

Building Height

- (6) Consideration must be given to the maximum height for buildings as contained within the *Richmond Valley LEP 2012*. If the particular needs of an industry require a greater height, and it can be demonstrated amenity and shadowing impacts are minor or can be mitigated, a variation may be sought under clause 4.6 of the LEP.

Note. Variations greater than 10% will require determination by Council resolution.

- (5) The Building Height Plane shall apply to sites development sites adjoining residential or other sensitive land uses. Chapter I-3 provides further details on the Building Height Plane.

(6) Consistency in Scale

Development adjoining non-industrial land uses shall demonstrate a transition in height and scale to avoid overshadowing, privacy, bulk and scale impacts. This will be particularly relevant for sites adjoining public spaces or residential land uses.

Noise Impacts

- (7) Sources of development noise, from machinery, vehicles, loading areas, motors and plant, should be located away from sensitive receivers and/or be acoustically treated.

Potential noise generating development, particularly where sensitive noise receivers are nearby, should include an acoustic assessment prepared in accordance with the New South Wales Industrial Noise Policy. See Chapter I-7 for further details.

- (8) The proposed hours of operation are to be nominated on the application. Where doubt exists over hours of operation, it will be assumed that they are:

- Ø Monday to Friday (public holidays excepted)—between 7am and 6pm,
- Ø Saturdays—between 7am and 1pm
- Ø Sundays and Public Holidays—between 8am and 1pm.

External Appearance of Buildings & Development

- (9) To improve the external appearance of building elements the following principles should be employed:

- (a) Use non-industrial aspects of the development, e.g. Offices, to address and activate the street.
- (b) Provide articulation to the façade and avoid long blank walls facing streets.

- (c) All construction between the 6.0 metre setback and 7.5 metres back from the principle road frontage shall be of contrasting materials, finishes or colourings from the principal building.
- (d) Ventilation, exhaust systems, motors and other similar plant shall be suitably screened where located on the exterior of the building.
- (e) The following materials are not suitable for use on any elevation facing a street, residential dwelling, or where visible from public place such as a park or reserve, unless suitable screening or landscaping can be applied:
 - Ø un-rendered and uncoloured brick or concrete block.
 - Ø uncoloured corrugated iron, cliplock or any other similar metal.

(9) Articulation zone

The Articulation Zone is an area 1.5 metres forward of the building line within which entry features may be located. The relaxation of the building line allows for additional building elements to provide interesting and decorative elements to improve design and 'break up' possible bland facades.

The articulation zone may include the following:

- (a) An area of 15m², or two-thirds the width of the façade, whichever is greater, is permitted within the articulation zone. No part of any building or structure may be erected within 4.5 metres of any road frontage.
- (b) The finished material within the articulation zone should be contrasting and stand out from the rest of the building
- (c) An articulation zone element may not exceed 4 metres in height above the lower floor level of the development.
- (d) The front façade and articulation zone must incorporate at least one window being a minimum 4m² and a door (other than a roller door).

(10) Open Storage and Work Areas

Open storage areas for unsightly material are to be avoided. Use landscaping to screen unsightly matter.

Open work areas may be unsuitable for any activity likely to generate dust, noise or odours.

If Open storage or work areas are proposed, full details of the materials stored and work practices in the area are to be provided. Such areas to be located at the rear of buildings, screened from view, and may be required to be set back from boundaries.

- (11) No area for work or storage purposes is permitted within front building line setbacks.

Landscaping

- (12) Landscaping allows for the development to be softened and contributes to streetscape amenity. Landscaping should be concentrated at the front of the premises although may be required where it adjoins non-industrial land uses and roads.

A Landscaping plan shall be submitted providing the following minimum requirements:

- ∅ A minimum 1.0 metre deep landscaping strip at the front building line setback area and wherever screening is required. This strip should be located forward of any on-site car parking that may be located in the front building line setback.
- ∅ Landscaping areas are required to be located within an edged garden bed.
- ∅ Species should be selected for their relatively fast growth, low water demand, and easy maintenance characteristics.
- ∅ Avoid landscaping that obscures natural surveillance.
- ∅ Landscaping is to be protected from vehicle damage and is to be maintained throughout the duration of the development.

Refer to Chapter I-5 for further details on landscaping.

Fencing

- (13) Careful consideration of materials and the style of fencing is essential to ensure Industrial areas present an attractive streetscape. Aim for low heights and open styles forward of the main building.

Chain wire or mesh fencing forward of the front building line is to be avoided unless security is an issue at the site.

The style and height of the fence behind the front building line must be compatible with the surrounding area. Sites adjoining public spaces or residential areas should be of a compatible style.

Razor wire or other similar styles will require justification.

Acoustic fencing and or other treatments may be required for noise generating development adjacent to sensitive receivers.

C.3 Crime Prevention

Objectives

- (1) To reference Crime Prevention Through Environmental Design principles.

Controls

- (1) Crime Prevention Through Environmental Design (CPTED) principals are outlined within section I-10 of this DCP.
- (2) Safe design features include: Having clearly defined public/private spaces, good natural surveillance by incorporating open windows or doors where people are working, avoiding steps in the building which create hiding and entrapment areas and adequate security.

C.4 Signage

- (1) Some Business Identification Signage may be undertaken as Exempt Development in accordance with *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Chapter F provides further information on signage.

C5. Functionality of Industrial Development

Objectives

- (1) To ensure sufficient car parking is provided on-site to satisfy the likely peak parking demands of the development.
- (2) To create an attractive streetscape.
- (3) To ensure facilities are provided within an industrial development for the loading and unloading of goods.
- (4) To ensure adequate provision is made for connection of sewage, water and stormwater.

Controls

Vehicular Access and Loading Facilities

- (1) Vehicular access shall be:
 - (a) to a standard determined by Council's Engineering section,
 - (b) generally in accordance with Council's Vehicular Accessway Policy, the *Northern Rivers Development and Design Manual*, and Australian Standards (AS2890).

Generally the following standards will apply:

- Ø Provision is to be made for a minimum six (6) metre wide heavy duty driveway.
- Ø All loading and unloading shall be located wholly within the property.
- Ø Council will assess the need for pavement widening or re-alignment in some instances.

On-Site Carparking

- (2) Car parking shall be required in accordance with Table C-6 and Chapter I-4. Refer to Chapter I-4 for a number of exceptions to the required car parking provisions.

Car parking will be permitted forward of front building line setback of the primary frontage, provided there is a minimum 1 metre wide landscaping strip provided between the parking area and the road frontage.

Car parking spaces are to be designed in accordance with AS2890.

An accessible space with compliant travel paths to the principal entrance is to be provided.

Stormwater & Sewage

- (3) All stormwater is to be directed to Council's stormwater drainage system or to an interallotment drainage easement via an approved method.

Surface water must not be directed onto adjoining properties.

Water Sensitive Urban Design principles shall apply, refer to Chapter I- 9 for details.
- (4) Erosion and Sediment Control measures are to be provided.
- (5) All greywater and toilets are required to be connected to sewer infrastructure.

Table C-6 Minimum On-site Car Parking Requirements for Industrial Development (see Chapter I-4 for further development types)

Land Use	Parking Rate*
Industrial Development	
Vehicle repair stations	4 per hoist & workbay
Body Repair Stations	2 per hoist & workbay
General (Light) Industry	1 per 50 m ² of GFA
Bulky goods premises Warehouse or distribution centre	1 per 300 m ² of GFA
Waste or Resource Management Facility	1 per employee
Storage Sheds	Adequate manoeuvring areas (trailer and vehicles) with isles wide enough for 2 vehicles to pass safely
Depot Truck Depot Transport Depot	Sufficient off-street employee and visitor parking to satisfy peak demand, plus 1 truck space for each vehicle present at the time of peak vehicle accumulation.
Rural Industries	1 per 50 m ² of GFA
<p>Notes.</p> <ul style="list-style-type: none"> • Car Parking requirements for other uses shall be determined based upon considering it as a comparable use to those listed, or to be determined on merit. • In all instances a merit consideration may override the rate listed based upon exceptional circumstance and thorough justification. • GFA = Gross Floor Area • DOM = Determine on Merit • Reference to the number of employees is reference to the peak number of employees on duty at any one time. 	

Waste

- (6) Details of the types of waste to be generated by a development are to be provided along with the proposed management practices.
- (7) Industries generating liquid trade waste will require an approval under S68 of the *Local Government Act 1993* before they will be permitted to discharge to sewer. Reference should be made to Councils Policy *Discharge of Liquid Trade Waste to the Sewerage System*.

Chemicals and Dangerous Goods

- (8) Developments involving the use or storage of fuels, oils and chemicals are required to have a storage area located above the 1 in 100 year event or an approved plan of management.

- (9) Developments having larger quantities of Hazardous Materials will require an assessment be undertaken in accordance with *State Environmental Planning Policy No 33 – Hazardous and Offensive Development*.

Impacts on Infrastructure Services

- (10) Consideration of the location and design of existing services shall be given and include:
- Ø Electricity and telecommunications,
 - Ø Water, sewer and stormwater,
 - Ø Zone of influence impacts on underground infrastructure.

Earthworks and Retaining Walls

- (11) Retaining walls adjoining Public Land, including roads, shall be of masonry construction.
Retaining walls in excess of 600 mm in height, or within 900 mm of a property boundary, will require engineering certification.
- (12) Only fill containing virgin excavated natural material (VENM), as defined in Part 3 of Schedule 1 to the *Protection of the Environment Operations Act 1997*, may be imported to the site.
- (13) Acid Sulfate Soil may be present on some sites and further investigation may be required. See Chapter H-3 for further details.

C-6. Additional Notes and Provisions

Industrial Retail Outlets

- (1) Clause 5.4 of the LEP provides for miscellaneous permissible uses with subsection (4) permitting retailing of goods produced on the premises. Consent may be granted for a retail component not exceeding 20% of the combined gross floor area of the premises.

Hazards

- (2) Hazards may need to be considered in some areas for Industrial Development, refer to Section H for further details relating to:
- Ø Flooding – Council can provide flood information including:
 - § Design Flood levels
 - § Minimum floor levels
 - § Flood Hazard categories
 - § Velocity and direction of flows
 - Ø Acid Sulfate Soils (ASS)
 - Ø Contaminated Lands