

Chapter 15: Industrial Development

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CHAPTER 15 – INDUSTRIAL DEVELOPMENT

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Section 1. INTRODUCTION

1.1 Citation

This plan may be cited as Byron Shire Development Control Plan 2010 Chapter 15 - Industrial Development.

1.2 Commencement Date

This plan was first made effective on 27th July 1994.

1.3 Application

This plan applies to all land within Byron Council area upon which industrial development is permissible in accordance with Byron Local Environmental Plan, 1988.

1.4 Definitions

"Industrial Development" for the purposes of this plan includes all development of an industrial nature, permissible within the 4(a) General Industrial zone as defined by Byron Local Environmental Plan, 1988.

1.5 Relationship to Other Documents

This plan will supplement Byron Local Environmental Plan, 1988, in providing guidelines for industrial development within the Byron Council area.

Where this chapter is inconsistent with Chapter 1 and Chapter 12 – Bangalow of Byron Shire DCP 2010, this chapter shall prevail to the extent of that inconsistency. This plan repeals Byron Development Control Plan No. 5 Bayshore Industrial Park (West Byron).

Section 2. AIM OF THE PLAN

The principal aim of the Plan is to provide specific standards and guidelines to implement the statutory aims and objectives of Council's Planning instrument as it applies to industrial lands and industrial development.

Specific objectives as they relate to each issue considered relevant to industrial development in the Council area are contained in Section 3 of this chapter.

Section 3. GENERAL PROVISIONS

3.1 Minimum Allotment Sizes

3.1.1 Objectives

- To provide functional lots with a suitable road frontage.

3.1.2 Standards & Guidelines

- The Minimum allotment size for industrial development is to be 1000 sqm with a minimum 25 frontage at the primary building line.
- Battle axe allotments will generally not be favoured in industrial areas by Council. The Council may, however, consider such allotments where it can be demonstrated that the site constraints are such that no other subdivision alternative is practicable and that effective on-site carparking, vehicular movement and waste removal can take place.

3.2 Building Lines

3.2.1 Objectives

- To establish minimum building setbacks in industrial areas to enhance streetscape and provide suitable commercial exposure.
- To encourage a stepped front elevation to provide variation in the front facade and building form.

3.2.2 Standards & Guidelines

- For the purposes of this Plan:

"Primary Building Line" is defined as 10m from the front boundary of the allotment."

"Secondary Building Line" is defined as 6m from the front boundary of the allotment".

- All buildings shall be setback to the primary building line.
- Notwithstanding Clause 3.2.2(b) buildings may encroach forward of the primary building line to the secondary building line to achieve a "stepped" front elevation. This encroachment, however, is not to exceed more than half of the width of the building at the primary building line.

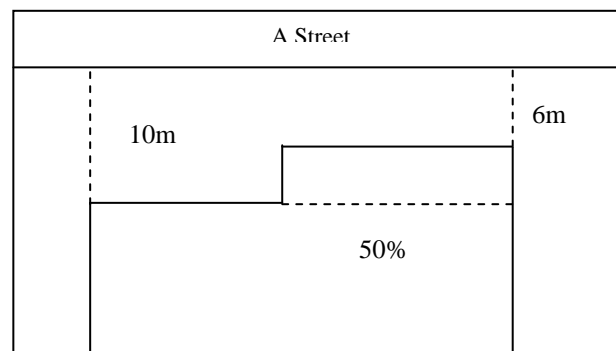


Figure 1 - Primary & Secondary Building Lines

- (d) Sites with dual frontage or frontage to a road and service lane are required to have a setback of 2 metres from the second road frontage.

3.3 Building Criteria

3.3.1 Objectives

- To encourage a high standard of industrial building which is functional and does not detract from appearance of other buildings in the Estate.
- To minimise the risk of damage from natural hazards and maximise safety.
- To ensure compliance with the Building Code of Australia.

3.3.2 Standards & Guidelines

- (a) Front elevations of an industrial building may be constructed of glass or brick or clad in concrete block masonry which is to be coloured in a manner which is in keeping with the character of adjoining development. Details are to be submitted with the development application.
- (b) White pebble-crete or similar finishes for walls are not considered suitable by Council in view of their propensity to dis-colour through the effects of rain and algal/mould growth.
- (c) Materials referred to in Clause 3.3.2(a) shall extend a minimum of 3m along the side elevations adjoining the front elevation.
- (d) Finished floor levels are to be constructed a minimum of 300mm above the natural ground level or in accordance with the NSW Government Floodplain Development Manual.
- (e) Industrial Developments are to include provision for a weather proof employee luncheon area on site.

3.4 Servicing Requirements

3.4.1 Objectives

To ensure adequate provision of services and infrastructure to cater for industrial development.

To prohibit the discharge of hazardous substances into the sewer.

3.4.2 Standards & Guidelines

(a) Water:

All development is required to be serviced by reticulated water supply.

(b) Sewer:

Developments are required to connect to mains sewer. Substances not permitted to be discharged into Council's sewer include:

- (i) animal matter (including carcasses but not including human waste), wool, hair, grease, dust, ashes, cinders, soil, rubbish, oil, salt, mud, sand, gravel, garbage, offal, vegetable or fruit parings, rags, house refuse, print and paint based substances, steam or solid matter;
- (ii) any flammable or explosive substance;

- (iii) any infectious or contagious substance;
- (iv) the contents of a cesspool or privy;
- (v) waste water or other waste liquid:
 - that contains a percentage of common salt or any other mineral salt, acid or gas; or
 - that is at a temperature;

specified by the Council as being damaging, or liable to form compounds damaging, to the Council's sewerage system or treatment works or to Council employees who are engaged in the operation or maintenance of that system or those works;

- (vi) roof, rain, surface, flood, seepage or subsoil water;
- (vii) other substances that the Council believes are likely to damage the sewerage system or injure those Council employees.

(c) A Trade Waste Agreement is required prior to industrial users connecting to sewer which will detail the necessary pre-treatment of waste.

3.5 Carparking, Access, Loading And Unloading Facilities

3.5.1 Objectives

- To ensure adequate carparking and vehicle circulation is provided on-site so that vehicles will enter and leave the site in a forward direction.
- To ensure adequate provisions for loading and unloading on site.

3.5.2 Carparking Access, Loading and Unloading Facilities

<u>Development</u>	<u>Carparking Requirement</u>
Bulk Store Warehouse	1 per 300sqm gross floor area.
Commercial/Retail Premises	1 per 40sqm gross floor area.
Industry (Factory)	1 per 100sqm gross floor area or 2 per factory unit, whichever is greater.
Motor Showroom	1per 200sqm gross floor area and any outdoor motor display and service area plus three (3) per service bay.
Refreshment Rooms	1per 10sqm gross floor area or 1 per 3 seats, whichever is greater.
Retail Centre	1 per 25sqm gross leasable area.
Retailing of Bulky Goods	1 per 50sqm gross floor area.
Service Station - Convenience Account	5 per work bay plus 1 per 20sqm gross floor area of convenience store.
Transport Terminal	1 truck space for each truck associated with the development, plus 1 carparking space per driver plus 1 per 2 on-site employees. Note: the number of truck parking spaces must recognise both fleet vehicles and contract operator's vehicles.

3.5.3 Carparking Layouts, Ingress, Egress, Loading and Unloading Facilities

Carparking layouts, ingress, egress, loading and unloading facilities are to be provided in accordance with the "Roads & Traffic Authority's Guidelines."

3.6 Landscaping

3.6.1 Objectives

- To promote the coverage of areas outside the building with low maintenance landscaping.
- To ensure landscaping is adequate and maintained by the owners of the premises.
- To ensure that external hard stand areas do not detract from the aesthetics of the estate.

3.6.2 Standards & Guidelines

- (a) All sites are to provide landscaped buffers a minimum of 2m in width, adjacent to public areas (including roads).
- (b) Outdoor areas, including carparking areas, and outdoor storage areas are to be appropriately landscaped with landscaping to be adequately protected to avoid damage from use. Details to be provided in the landscaping plan.
- (c) Landscaping in the form of mounding and dense planting should be considered to reduce the impacts of noise and light adjacent to residential areas.
- (d) Council recommends the use of low maintenance landscaping for industrial sites which will be maintained. Council encourages establishment of lawns with a small number of some native trees and shrubs preferably those prolific in the Byron area which prove to be most hardy under local climatic conditions.
- (e) A landscaping plan detailing the location of vegetation and materials to be used including areas to be grassed, species and maturity of trees and shrubs, and materials to be used for walkways and screening of garbage stands is to be submitted with the development application for Council's approval.

3.7 Fencing

3.7.1 Objectives

- To provide for the security of the premises and outdoor storage areas.
- To ensure that fencing does not detract from the streetscape of the industrial area.

3.7.2 Standards & Guidelines

- (a) Fencing is not permitted forward of the primary building line and is required to be sited behind any side or rear landscape buffers, required by Clause 3.6.2(a).

3.8 Signs

3.8.1 Objectives

- To ensure consistent commercial exposure for industrial premises within the estates.
- To ensure signs of a high visual, orderly standard.

For the purpose of this Plan

"Identification Sign" is a sign sited a minimum of 0.5 metres above the ground which does not exceed 1m in height, has an area of not more than 1sqm and displays the name of the business operating on that site.

"Multiple Identification Sign" is a sign sited a minimum of 0.2 metres above the ground which does not exceed 1.5 metres in height, but an area of not more than 2sqm and displays the name of each business operating on that site, on a separate panel as shown in Figure 2.

"Flush Wall Sign" is a sign positioned flat against the wall of a building, has an area of not more than 6sqm which may include:

- name of the business
- nature of the business
- proprietors
- company logo and affiliation
- contact particulars
- hours of operation

"Fascia Sign" is a sign positioned flat against an awning which does not extend beyond the bounds of the awning and may include:

- name of the business
- nature of the business
- proprietors
- company logo and affiliation
- contact particulars
- hours of operation

3.8.2 For a factory (single occupancy):

- one identification sign is permitted to be erected within the landscape buffer.
- one flush wall sign or fascia sign is permitted to be erected on the front elevation of the building.
- a second identification sign may be considered where a factory has dual frontage.

3.8.3 For factory units:

- Two multiple identification signs are permitted to be erected within the landscape buffer per allotment.
- One (1) flush wall sign or fascia sign is permitted per tenancy.

3.8.4

Estate signs are to be erected at the entry to the estate and should display the name of the estate only. Such signs should not exceed a height of 1.5m from the ground, or have a width exceeding 3m. Council encourages high quality estate signs as these signs often set the tone for development within the estate. Applicants may choose from materials including stonework, brick or timber for the structure, whilst the sign could constitute the name of the estate etched in the timber or in a plaque to be mounted in the centre of the structure.

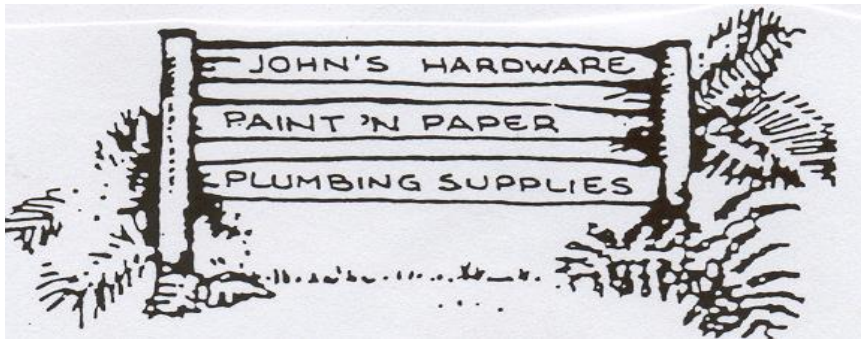


Figure 2 - Multiple Identification Sign

3.9 Outdoor Storage Areas

3.9.1 Objectives

- To ensure that the manner which goods are stored outside the building does not adversely impact upon water or air quality.
- To ensure that storage areas are adequately landscaped and maintained so as not to detract from the aesthetics of the estate.

3.9.2 Standards & Guidelines

- (a) Outdoor storage areas are to be sealed with details of types of goods or materials to be stored, manner of storage (i.e. stockpiling), maximum storage height, methods of protection of stored goods or materials and proposals to screen the stockpiles from public areas to be submitted with the development application.

3.10 Pollution Control

3.10.1 Objectives

- To ensure adequate disposal of pollutants which may be utilised on industrial sites.
- To ensure that the use of hazardous substances on site does not result in the pollution of surrounding land or waterways.

3.10.2 Standards & Guidelines

- (a) Air, water and noise pollution are regulated by the Clean Air Clean Waters and Noise Control Acts which are administered jointly by the Environmental Protection Authority and Council's Environmental Health Officers. Applicants are advised to contact the Environmental Protection Authority to ensure compliance with the relevant Acts.

(b) Stormwater:

- Stormwater is to be collected and discharged to the street or drainage easement.
- Construction of Stormwater Pollution Control Ponds or Cross Pollutant Traps on site will be required where pollutants could be washed into the stormwater system.
- Areas utilised for the servicing of plant and equipment are to be bunded to prevent the discharge of pollutants into stormwater.

(c) Storage of Waste and Removal:

- Incinerators are not permitted for waste disposal.
- Garbage stands are to be clearly identified on the plans and appropriately screened from public areas. Details are to be included in the landscaping plan (Clause 3.6.6).
- Adequate storage of waste materials must be provided within garbage stands. Details of types of waste, method of storage, method and frequency of disposal are to be submitted with the development application.

3.11 Section 94 Contributions

3.11.1 Objective

- To provide an avenue for Council to obtain revenue to provide the services and infrastructure necessary to cater for industrial development.

3.11.2 Standards & Guidelines

- (a) Section 94 contributions will be levied on developments in accordance with Council's adopted Section 94 Contributions Plan.