

**COUNCIL OF THE  
CITY OF GREATER LITHGOW**

DEVELOPMENT CONTROL PLAN NO. 6

INDUSTRIAL DEVELOPMENT

## INTRODUCTION

This Development Control Plan has been prepared as a guide for development proposals in all industrial zones, and industrial development in rural and village zones.

Greater Lithgow City Council is keen to promote industrial and other employment generating activity in the City. At the same time Council is not prepared to expose residents and other lands to unacceptable levels of pollution and hazards that particular types of industry may entail.

This Development Control Plan (DCP) emphasises the need for applicants to fully describe details of proposed developments - particularly as they relate to potential pollution and hazards, and the measures proposed to control such risks. Apart from statutory requirements for such information, the DCP is intended to assist applicants to make applications in the most approvable form, to assist the process of informed community discussion of proposals, and to assist Council in its evaluation of proposals.

The DCP also addresses physical performance standards for industrial development. These standards are not rigid, and development proposals that do not strictly comply will be considered provided the objectives of the standard are met.

In particular, applicants are strongly advised to discuss their proposals with Council's Town Planning Department before finalising them, both to address Council's requirements and to encourage fully documented and approvable proposals.

<p>PART A PRELIMINARY</p>
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### 1.0 INTRODUCTION

This plan is called "Greater Lithgow Development Control Plan (DCP) No. 6". The plan consists of this written statement and the maps marked Greater Lithgow Development Control Plan No. 6 referred to in this document.

### 1.2 LAND TO WHICH PLAN APPLIES

This plan applies to land zoned Industrial under Lithgow I.D.O. No. 1, and to land within rural zones in which industrial development is permitted.

### 1.3 THE PARENT LOCAL ENVIRONMENTAL PLAN

This Development Control Plan is made under and generally conforms to the provisions of Lithgow I.D.O. No. 1 and Blaxland I.D.O. No. 1, which contain the legal planning controls for the development of land in the City of Greater Lithgow.

### 1.4 THE PURPOSE OF THE PLAN

This plan provides more detailed provisions than contained in the Interim Development Orders and its purpose is to give detailed guidance to people wishing to develop land for industrial purposes; to indicate Council's objectives and policies for industrial development; and to form a basis for negotiation should a departure from the provisions of this plan be sought.

### 1.5 APPLICATION OF THE PLAN

This DCP will be considered by Council in determining all industrial development applications. Applications that do not fully comply will be considered, but applicants should give their reasons why information is not provided or a performance standard is not met.

### 1.6 CONSULTATION

In all cases, it is strongly recommended that proposals be discussed with Council's Environmental Services Division before a development application is lodged. Advice will be provided on:

- the appropriate manner in which the proposal should be described;
- the types of general and specific information that should be provided;
- procedural requirements;
- whether other authorities should be consulted before the application is lodged.

Consultation should also take place in all cases with Council on the availability of water and sewerage services, limitations on discharges and whether amplification or other charges will be involved.

Consultation should also take place with servicing authorities, such as Prospect Electricity, the Natural Gas Company, Public Works (water from Fish River main), etc.

## 2.0 OBJECTIVES

The specific objectives of this DCP are:

- a) To identify suitable industrial land in non urban and village areas, and set standards for all industrial development.
- b) To encourage growth in the industrial sector, provided that new industrial development does not present unacceptable risks to residential areas or other land, water or streams by way of pollution, hazards or otherwise.
- c) To encourage applicants to act in their own interests by submitting fully substantiated and documented proposals, including hazards analysis where appropriate.
- d) To encourage a process which minimises problems with development proposals, through appropriate consultation prior to applications being submitted.
- e) To encourage visual and operational compatibility between industrial development and residential areas.
- f) To encourage improvements to the character and appearance of industrial development.

<b>PART B APPLICATIONS</b>
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### 3.0 GUIDELINES FOR MAKING AN APPLICATION

#### 3.1 GENERAL

1. All applications must provide the basic information required by the Regulations, particularly:
  - a) Plans showing existing site conditions (dimensions, easements and other encumbrances, levels, existing and adjoining buildings, trees to be retained and removed).
  - b) Plans, elevations and sections of proposed buildings and intended uses or subdivision details.
  - c) Access, manoeuvring, parking, loading and unloading arrangements.
  - d) Site landscaping principles and details.
  - e) Drainage details.
  - f) Details of plant and machinery to be installed, hours of operation, number of employees, goods to be manufactured, stored or transported.
  - g) Statement of environmental effects (or EIS for designated development).
  - h) Owners consent to the lodging of the application.

Other requirements include the completion of the DA form, the payment of the appropriate fee, and the submission of at least three copies of plans. Additional copies of plans may be required if Council has to refer the application to other authorities.

2. Proper consideration of industrial development proposals relies on an understanding of what actually is involved and what is the real nature of hazards and risks. It is essential and in the applicant's interests to fully describe the proposed development. This may include:

- \* Quantities and particular qualities of raw materials and finished products, particularly in terms of:
  - . toxic qualities
  - . handling procedures
  - . manufacturing process involved
  - . by-products in the event of fire
  - . risks in the event of flood or subsidence
  - . cumulative risks associated with quantities, and with goods stored in adjoining development.
  - . procedures required by occupational health and safety regulations.
  - . measures required for safe storage (e.g. bunding etc.)
  - . volumes to be transported, manner of transport and probable routes
  - . the amount and nature of waste to be generated and the proposed means of disposal
  - . fire safety measures in buildings and storage areas.
  - . whether any other licence or approval is required under other legislation, and the measures proposed in the development to obtain that licence or approval.

3. Where the site is liable to flooding, accurate information on site and building levels should be provided. Council's interim policy on flood liable land should be observed.
- N.B. **Not all the information will be needed across the range of potential industrial development, and prior consultation with Council's Environmental Planners will help establish what is a reasonable range and level of supporting information in individual cases. As a general principle, the higher the level of potential pollution or potential hazard involved in a particular industry, the more details should be provided.**

PART C

DEVELOPMENT STANDARDS

#### 4.0 DEVELOPMENT STANDARDS

##### 4.1 DESIGN AND APPEARANCE OF BUILDINGS

**Aim**

To provide industrial buildings which are both functional and attractive in the context of their local environment. This can be achieved through the selective use of materials and colour compatible with design and context.

**Requirements**

- i) The external walls of industrial buildings shall be of profiled colour-treated cladding or masonry materials, or a combination of both;
- ii) Particular consideration shall be given to the design and use of the above materials in the street elevation of industrial buildings, particularly where such buildings are in close proximity to residential or commercial neighbourhoods or front main roads.
- iii) Where the side or rear elevation of an industrial building is visible from residential areas, colours and wall profiles should be selected to minimise their visual impact.

##### 4.2 LANDSCAPING

**Aim**

To improve the visual quality and amenity of industrial development through the effective, low maintenance landscaping of industrial development sites.

**Requirements**

- 1) The following areas of the site shall be landscaped:
  - i) The front setback area to a minimum depth of 5 metres;
  - ii) The side and rear setbacks if visible from residential areas or a public place;
  - iii) The perimeters of open storage areas are to be landscaped as necessary to provide screening from public view;
  - iv) Car parking areas are to be landscaped to provide shade and to soften the visual impact of parking facilities (refer to diagram).
- 2) A physical barrier of kerb is to be constructed between all landscaped and grassed areas, and areas for the standing or manoeuvring of vehicles on the site.
- 3) A detailed plan is to be submitted with the development application and is to show the location and species of all plantings and all other landscaping works to be carried out.
- 4) Landscaping treatment should be designed to complement any existing vegetation and any landscaping of roads and other public spaces.

### 4.3 PARKING AND ACCESS

#### **PARKING - Aim**

To provide adequate on-site vehicular parking which is located in close proximity to building entrances.

#### **Requirements**

- i) Vehicular parking shall be provided at the rate of 1 space per 100 square metres of the gross floor area used for industrial purposes; 1 space per 300 square metres of gross floor area used for warehouse purposes; and 1 space per 40 square metres of gross floor area used for office purposes;
- ii) All car parking facilities shall be located behind the front 5 metre landscaped area;
- iii) Where it is proposed to locate parking facilities behind an industrial building or to the rear of an industrial site, separate provision for visitor parking shall be made in front of the building and behind the front 5 metre landscaped area.
- iv) Car parking bays are to have a minimum construction standard of a two coat bitumen seal, be clearly delineated, and have dimensions of 2.6 metres width x 5.5 metres length.

#### **ACCESS - Aims**

- 1. To prevent delay or obstruction to traffic by vehicles waiting to gain access to the site;
- 2. To accommodate the movement of employees and visitor traffic to and from the site in a forward direction.

#### **Requirements**

- i) Access drives shall have a minimum width of 6 metres (Note: Major traffic generating developments may require a greater access width, divided at the property line);
- ii) Access drives shall not be located in close proximity to an intersection;
- iii) Loading and unloading facilities appropriate to the particular development are to be provided on site such that service vehicles are located wholly within the site, and do not create conflicts with parking areas;
- iv) Loading and unloading facilities appropriate to the particular development are to be provided on site such that service vehicles are located wholly within the site, and do not create conflicts with parking areas;
- v) All development shall be designed and operated so a standard truck may complete a three point turn or semi circular turn on site without interfering with parked vehicles, buildings, landscaping or outdoor storage and work areas. Large developments should be designed to accommodate semi-trailers.

**NOTE:** Should developers require more detailed technical information regarding vehicular movements to, from and within the site their attention is drawn to the Traffic Authority of New South Wales publication "Policy and Guidelines" which is available for perusal at Council's Environmental Services Division.

#### 4.4 SETBACKS

##### Aims

1. To provide space around buildings and separation between buildings, having regard to the relative bulk of industrial structures;
2. To provide opportunities for landscape screening;
3. To ensure access for emergency vehicles;
4. To restrict the spread of fire between buildings.

##### Requirements

1. Front building setback shall be determined on the following criteria:
  - i) Provision of landscaped area to a minimum depth of 5 metres;
  - ii) Provision of car parking facilities;
  - iii) Building height, bulk and layout;
  - iv) The nature and needs of the industrial activity;
  - v) The general streetscape.
2. Side and rear setbacks shall be as specified by the Building Code of Australia.

#### 4.5 STORAGE AREAS

External storage areas are to be located to the rear of the site and be screened from public view by means of fencing and/or landscaping.

#### 4.6 ADVERTISING SIGNS

##### Aim

To accommodate the need to advertise industrial location and function in a manner compatible with the design of industrial development and the overall presentation of industrial estates.

##### Requirements

1. Advertising signs and structures shall be of a size, colour and design which is compatible with the building to which they relate and its streetscape;
2. Advertising signs and structures may be located as follows:
  - a) **Single Occupant Industrial Sites:**
    - i) One free standing advertising structure may be constructed within the front 5 metre landscaped area of the site; and
    - ii) One advertising sign may be placed on the facade of the building, but shall not be higher than the building roof line;

**b) Multiple-Unit Industrial Sites:**

- i) One index board may be constructed near the site entrance or within the front 5 metre landscaped area, detailing the unit number, tenant and product of each occupant of the industrial site; and
- ii) One advertising sign may be placed on the facade of each unit, but shall not be higher than the building roof line.

All advertising signs are subject to separate approval from the Council.

#### 4.7 DRAINAGE

**Aims**

- i) To ensure adequate drainage facilities are provided within the site to collect and carry stormwater to external drainage systems.
- ii) To prevent or reduce the hazard of flooding and diverting or concentration of water onto adjoining properties.

**Requirements**

Stormwater runoff from roofs and paved areas is to be collected and disposed of to the street drainage system, drainage easement, natural drainage course or infiltration trench, to the satisfaction of Council's Engineer.

#### 4.8 SECURITY FENCING

Security fencing, wherever possible is to be located within or behind the front 5 metre landscaped area.

#### 4.9 ADDITIONAL REQUIREMENTS ADJOINING RESIDENTIAL AREAS

**Aim**

To minimise the impact of industrial development on residential areas.

**Requirements**

- 1. Windows, doors and other wall openings should be arranged to minimise noise impacts on residences, where an industry is located within 400 metres of a residential zone;
- 2. External plant such as generators, air conditioning plant and the like should be enclosed to minimise noise nuisance;
- 3. External and security lighting should be directed and shielded to avoid light spillage to adjoining residential areas;
- 4. Driveways should be arranged or screened to avoid headlight glare on residential windows;
- 5. Hours of operation may be limited if extended operation is likely to cause a nuisance to adjoining residential areas (including nuisance from traffic).

#### 4.10 S94 CONTRIBUTIONS - COAL RELATED DEVELOPMENT

Refer to separate Contributions plan for coal related development.

#### 4.11 GARBAGE AND TRADE REFUSE STORAGE AND COLLECTION AREAS

An area is to be set aside for the storage of trade wastes. Such area will be accessible to commercial waste vehicles and be suitably screened from public view.

#### 4.12 SOIL EROSION AND SEDIMENT CONTROL

All development and building sites are to comply with Council's policy (see separate document).

### 5.0 REQUIREMENTS FOR RURAL ZONES

The I.D.O. provides opportunities for industrial development in rural zones, related to Council's acknowledgment that particular types of industry need a rural or isolated location, and to Council's objective to encourage industrial development.

It is anticipated that such industries will seek to establish on large sites, in which case the bulk of the development standards referred to in Section 4.0 above will not be applicable. Also, it is assumed that most such developments will be "one-off" and unrelated to development on adjoining land. In this context the following principles and requirements for industrial development in rural areas should be observed or non-compliance substantiated.

Whilst this Development Control Plan nominates individual sites for industrial development, Council will consider other areas of rural zones for industrial development, based on these parameters.

#### a) Visual Character

##### Aim

To ensure that industrial development in rural areas does not materially alter the open rural character of the particular locality

##### Principles/Requirements

- i) Industrial development should be sited, designed, screened and setback from site boundaries so that the visual impact of buildings, parking areas and other structures/alterations to natural landform, is minimal when viewed from adjoining land and public places, particularly arterial roads, and the general rural character of the locality is maintained.
- ii) Landscaping setbacks or other buffers should be provided to visually insulate adjoining development from the industry.

b) **Ribbon Development**

**Aim**

To ensure that new industrial development in rural areas does not create a condition of ribbon development on arterial and major local roads.

**Principles/Requirements**

- i) No new points of access to arterial roads should be created.
- ii) Buildings should be setback from the alignment of arterial or major local roads the maximum practical distance to offset any visual impact when viewed from those roads, and to maintain an open rural character.
- iii) Vehicular access should be arranged so that there is adequate sight distance and road pavement capacity for safe turning movements of industrial traffic into and out of the arterial road network.

c) **Relationship with Agricultural Use**

**Aim**

To ensure that industrial development in rural areas does not prejudice commercial agricultural production potential on the land or adjoining land.

**Principles/Requirements**

- i) Industrial development should preferably be located on land of low agricultural suitability, as defined by the Department of Agriculture.
- ii) Industrial development should be sited so that it does not inhibit normal agricultural practice on adjoining land, for example, by inhibiting aerial spraying.
- iii) Industrial development should be sited, designed and managed so that agricultural production potential adjoining land is not inhibited by way of air, water, noise, odours or other pollution, siltation, hazards, traffic or otherwise.

d) **Concentrations of Industrial Use**

**Aim**

To avoid significant alterations to the character and function of rural areas through the concentration of industrial or similar development.

**Principles/Requirements**

Unless otherwise required by the particular circumstances, industrial developments should not be concentrated in a locality, in order to maintain a predominantly open rural character.

e) **Services**

**Aim**

To ensure that industries in rural areas are self contained in terms of utilities and other services, and do not create requirements for additional public spending on roads, bush fire safety or other services.

**Principles/Requirements**

- i) Applications for industrial development in rural areas should demonstrate how water supply, sewage and other waste disposal, power and drainage services are to be provided on-site, and how adjoining property is to be protected from any effects of these services.
- ii) Applicants will be required to upgrade public roads and intersections and to make contributions to other services, so that the industry has no net adverse impact on the road system or the funding of other services.

f) **Advertising Signs**

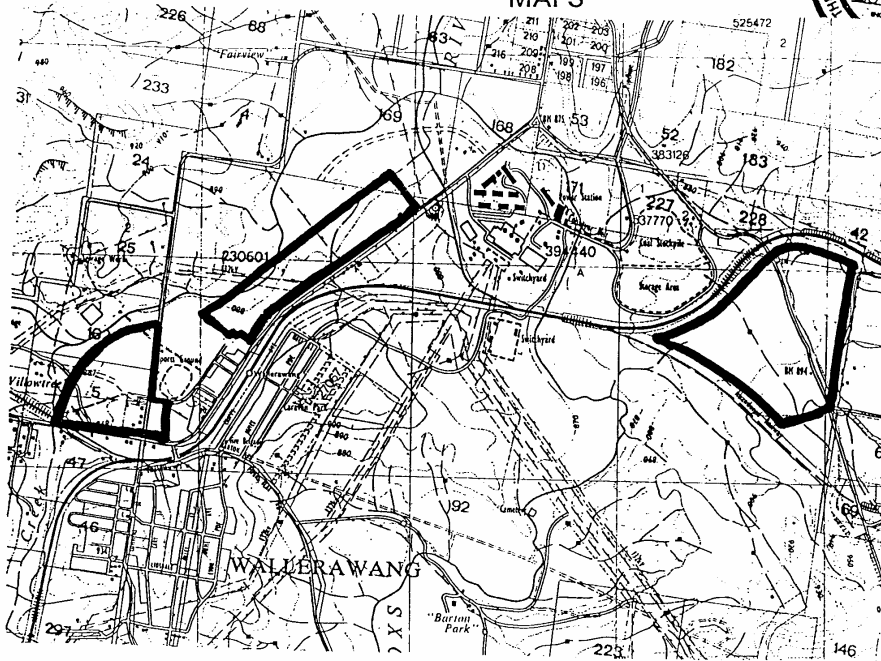
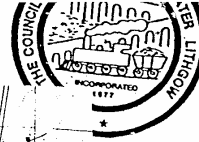
**Aim**

To minimise any adverse impact from signage required for industrial development in rural areas.

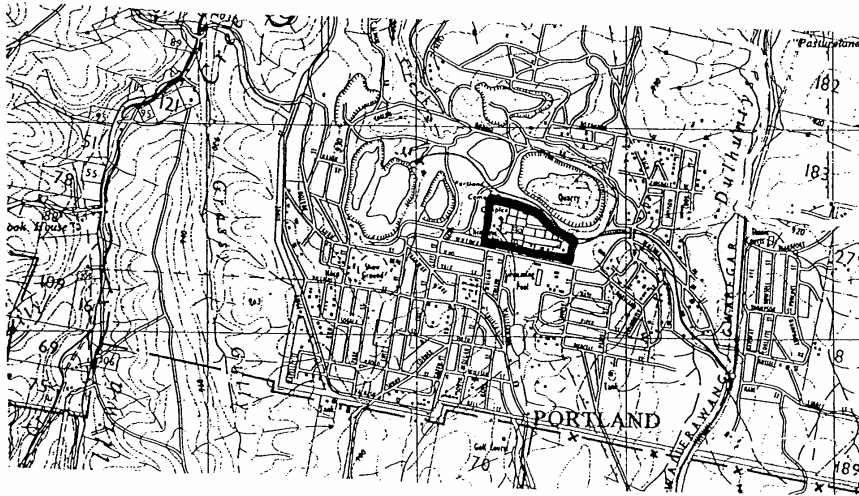
**Principles/Requirements**

- i) Advertising structures required for identification and directions adjoining arterial roads should be limited in size and to one structure only.
- ii) Advertising structures adjoining other roads will be limited in number, size and location to minimise any adverse visual impact.

MAPS

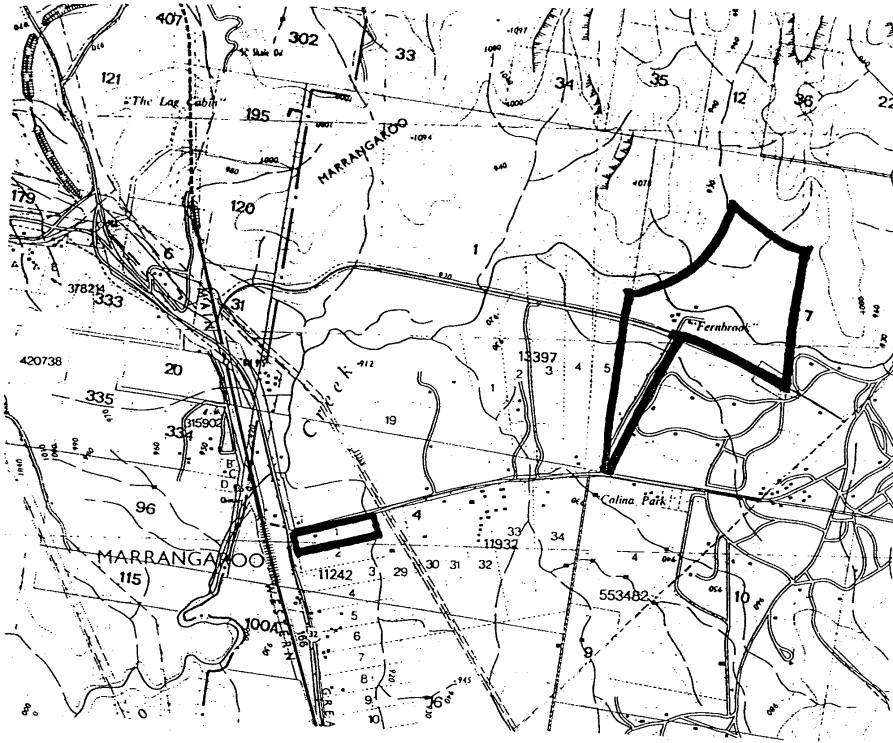


WALLERAWANG



PORTLAND

MAPS



MARRANGAROO

