

Ballina Shire Development Control Plan 2012

Chapter 5 - Industrial Development



Note:

This chapter also applies to development in the B5 Business Development Zone.

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Part 1 Preliminary

1.1 Introduction

Name:

Ballina Shire Development Control Plan 2012, Chapter 5 – Industrial Development.

Purpose:

To identify Council's requirements relating to industrial development.

Relationship to other Chapters of this DCP:

The provisions in this chapter prevail over those in chapters 1, 2, 2a and 2b where there is an inconsistency.

Where there is an inconsistency between provisions in chapters 3, 4, 5, 6, 6a, 6b, 6c, 6d and 7 Council will determine which provision(s) will apply based on consideration of the strategic planning framework for the land the subject of the application, statutory considerations, relevant planning objectives and the nature of the proposed development.

The provisions of chapter 8 apply in conjunction with those in this chapter, but prevail in the event of an inconsistency unless otherwise specified.

Special Area Controls in this chapter prevail over General Controls in the event of an inconsistency

Application:

The planning provisions of this chapter apply to industrial development.

Planning Objectives and Development Controls:

The provisions of this chapter are categorised in relation to a series of planning considerations (referred to as elements). For each element, planning objectives and development controls are specified. Development proposals must be consistent with the planning objectives for the chapter and each of the applicable elements. Such consistency is typically demonstrated by compliance with the identified development controls, although there may be circumstances where an alternative to the application of a development control is consistent with the planning objectives.

Part 2 Chapter Planning Objectives

The overarching objectives of this chapter are to:

- a. Encourage a range of industrial uses which provide employment opportunities for the community;
- b. Achieve industrial development that is both functional and has a high level of visual presentation; and
- c. Provide detailed planning controls for various specific land uses in industrial areas.





Part 3 General Development Controls

3.1 General controls applying to all industrial development

3.1.1 Application

Applies to:	
Location/s:	Land within Zone B5 Business Development and Zone IN1 General Industrial
Development Type/s:	All development

3.1.2 Planning Objectives

- Encourage and promote appropriate forms of industrial development in suitable locations within the shire;
- Ensure that the range of uses permitted in the shire's industrial areas are compatible with each other and with land uses permitted in adjoining zones;
- Achieve quality visual presentation in industrial areas through high standards of building design and landscaping; and
- Ensure adequate access, parking and vehicular circulation is provided on industrial sites.

3.1.3 Development Controls

A. Element – Building Design Requirements

Objectives

- Ensure buildings and structures are designed to complement the character of the area and are of a consistent scale with nearby buildings; and
- Ensure buildings, structures and activities achieve an attractive and orderly appearance where development is visible from the street frontage.

Site Layout – Control

- Industrial buildings and all ancillary development on a lot must have a **building line or setback** from the boundary with a **primary road** and **parallel road** of at least 6.0m; and
- Variations to the front **building line or setback** will be considered where an alternate **building line or setback** can be established on the basis of the average existing **building lines or setbacks** of the nearest 2 industrial buildings having a boundary with the same **primary road**.

Building Appearance – Control

- Exterior walls of buildings, including any outbuildings, shall comprise materials with a low reflective index and must not be constructed using uncoated/untreated metal sheeting, fibre-cement or like materials;





- ii. The full length of any exterior wall facing a road frontage, including any adjoining exterior wall for a minimum length of 5 metres, must be of masonry or texture coated blue board construction and painted where of plain concrete finish;
- iii. Buildings shall have a roof pitch no greater than 3.5 degrees unless roofing materials have a low reflective index;
- iv. The scale and selection of building forms, materials and elements must relate to the perceived use, such as expressing office components differently to warehouse or factory components of a development;
- v. The architectural form and character of a building must not include large unbroken expanses of wall or roof facing a street frontage; and
- vi. Roof forms shall be designed to minimise visual intrusions and to prevent any roof top equipment from being visible from the street. Where this cannot be achieved, roof top equipment shall be screened by materials of the same nature as the building's basic materials.

Signage – Controls

- i. Signage shall comprise business identification signs only and can be free-standing or attached to the building. General advertisements will only be permitted where they relate to activities or services provided from the site on which they are erected; and
- ii. Freestanding signs must complement the design of the buildings to which they relate, clearly identify the product or business being promoted and be compatible with signage on adjoining sites without dominating the streetscape of a locality.



Notes:

Additional provisions relating to signage are contained in Chapter 8 – Other Uses. In the event of inconsistency, the provisions above prevail.





Figure 5.1 – Preferred Signage

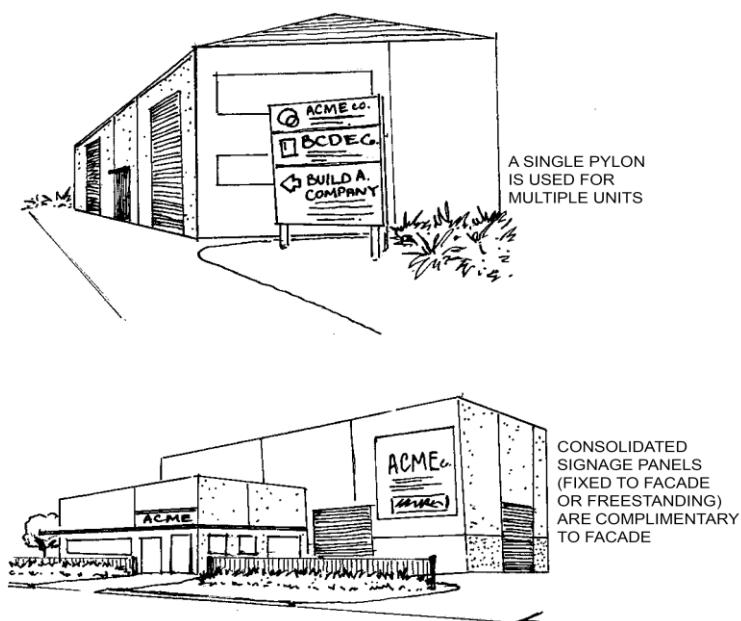
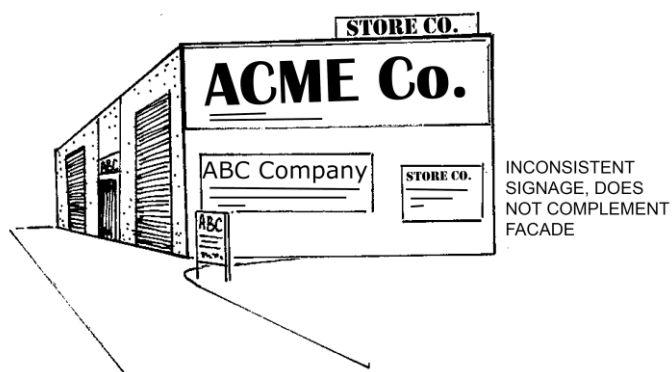


Figure 5.2 – Undesirable Signage



B. Element – Landscaping and Screening

Objectives

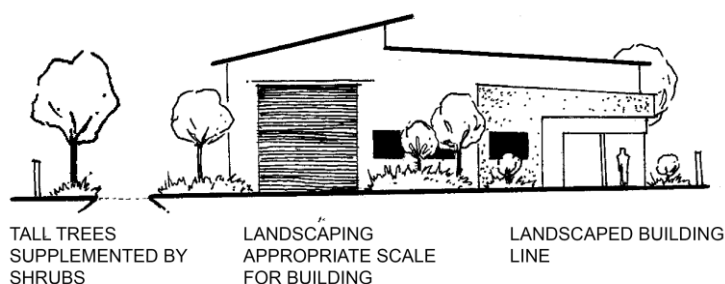
- Ensure landscape features are provided on industrial sites to create a quality industrial estate setting;
- Provide for the design of landscaping to assist in energy conservation in buildings, control microclimatic conditions and provide shade; and
- Encourage the use of landscape plantings to assist in screening storage, service and waste disposal areas and the integration of landscaping with stormwater management.



Control

- i. A landscape plan is to be submitted with a development application and will form part of the development consent. The landscape plan shall be fully implemented prior to occupancy;
- ii. A **landscaped area** with a minimum depth of 3.0m is to be provided along all frontages of the site. Unless otherwise utilised for access ways, forward of the **front building line or setback** should be landscaped for the full depth of the frontage. This may include pedestrian pathways;
- iii. Plantings used in **landscaped areas** are to be in scale with the buildings proposed and shall consist of native and endemic species;
- iv. A tall tree species must be planted for every 10 metres of street frontage, supplemented by massed groups of native shrubs and ground covers. Species should be selected for their relatively fast growth and low maintenance characteristics. Tree species should be capable of achieving a canopy spread of 50% over the landscaped areas of the site within 5 years of occupation;
- v. **Landscaped areas** should be separated from car parks and driveways by appropriate barriers such as low timber railings or constructed kerbs;
- vi. Garbage and storage areas must be screened from the street frontage and located on-site, behind the **building line or setback** and are not to occupy driveways, turning circles, car parking or landscaped areas;
- vii. External storage areas are to be screened from view of public places by means of fencing and/or landscaping, and are not to be located within the front **building line or setback** area; and
- viii. All security fencing is to be located behind the front **building line or setback** in order to present landscaping to its best advantage. Where particular circumstances warrant a variation to this requirement, applications will be considered on a merit basis.

Figure 5.3 – Landscaping Principles





C. Element – Car Parking and Access

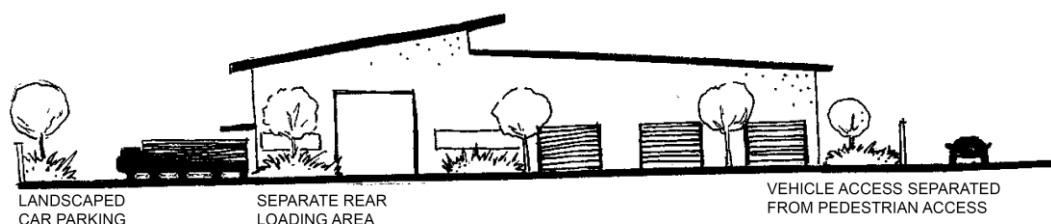
Objective

- a. Ensure that traffic and parking associated with industrial uses does not cause unnecessary nuisance or adversely impact on the safety of road users and residents.
- b. Ensure that industrial development is designed to provide for efficient servicing of industrial land uses by vehicles.

Car Park Design - Control

- i. Car parking and manoeuvring areas must not encroach into the front landscaped area except for the purposes of disabled access.
- ii. Parking bays, manoeuvring areas, service areas, loading bays, queuing areas, set down/pickup areas, and driveways are to be designed in accordance with the dimensions specified in Australian Standard 2890;
- iii. Internal access ways are to permit entry and exit of the site by customers and visitors while a vehicle is being loaded or unloaded;
- iv. Car park areas shall be sited to allow for safe and convenient pedestrian access to buildings;
- v. Development within an area of 2,000m² or greater must provide for the separation of service and delivery vehicle access from car parking areas to ensure safe and unimpeded pedestrian access from car parking areas to the building's main entrance; and
- vi. Planting must be used to highlight pedestrian and vehicular access points and easements. Car parks should be landscaped to complement the surrounding areas and provide shade for parked cars.

Figure 5.4 - Access, Car Parking & Loading Area Principles





Car Parking – Control

- i. On site car parking is to be provided in accordance with the rates indicated in Chapter 2 – General and Environmental Consideration unless otherwise specified in Table 5.1.

Table 5.1 – Car parking	
Industrial Uses	Parking Rate
Industry	1.3 spaces per 100m ² <i>gross floor area</i> (GFA)
Warehouse or Distribution Centre	1 per 300m ² GFA
Other Uses	
Industrial Training Facility*	Merit assessment
Self-Storage Premises	1 space per 10 storage sheds, plus 1 space per 40m ² GFA office space
Hospital*	Merit assessment
Educational Establishment*	Merit assessment

*Parking rate to be determined based on a detailed Traffic Impact Assessment

Service Vehicle Access – Control

- i. Premises are to be designed to accommodate access and parking by service vehicles in accordance with Table 5.2.

Table 5.2 – Service Vehicle Requirements	
Lot Size	Service Vehicle Requirements
Up to 2000m ²	Small Rigid Vehicle (SRV) – light trucks to a maximum capacity of 4.0t
In excess of 2000m ² , but less than 4000m ²	Medium Rigid Vehicle (MRV) – common service truck having a load capacity of up to 8.0t
Greater than 4000m ²	Heavy Rigid Vehicle (HRV) – a single unit truck which typically has a load capacity of up to 12t

D. Element – Environmental Management

Objective

- a. Minimise adverse impacts on people and the natural and built environments both on-site and on adjoining sites through location, design, operation and management of development; and
- b. Ensure that developments achieve acceptable levels of stormwater run-off quality and quantity by applying water sensitive urban design principles in development proposals to maintain and/or enhance the environmental values of the shire's waterways and catchments.

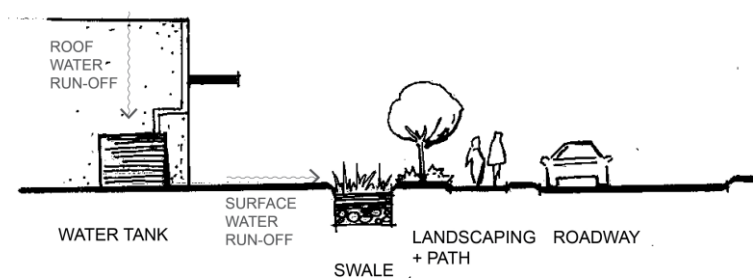




Control

- i. Emissions of contaminants including air pollutants, water contaminants, noise, vibration, heat or light must not cause environmental harm or nuisance. No significant emissions or discharges of contaminants are to occur beyond the boundary of the site or into adjoining waterways;
- ii. Development must include an efficient and cost effective stormwater run-off management system (i.e. a drainage network and detention/retention storage that adequately protects people and the natural and built environments);
- iii. Stormwater run-off originating from development must be of a quality that will protect or enhance the environmental quality of receiving water;
- iv. Development must integrate and allow for Water Sensitive Urban Design (WSUD) measures to be implemented into lot layouts and drainage systems. This can be incorporated through:
 - storage rather than conveyance of stormwater;
 - maintenance and enhancement of water quality;
 - permeable surfaces, soakwells and landscaped swales in site layout to increase on site infiltration and treatment;
 - water conserving landscaping;
 - localised water supply for irrigation; and
 - use of rainwater tanks for stormwater re-use.

Figure 5.5 – Water Sensitive Urban Design Principles



Notes:

Applicants should refer to Council's standard Stormwater Management Plan design drawings for minor industrial development.



E. Element – Sustainable Industrial Development

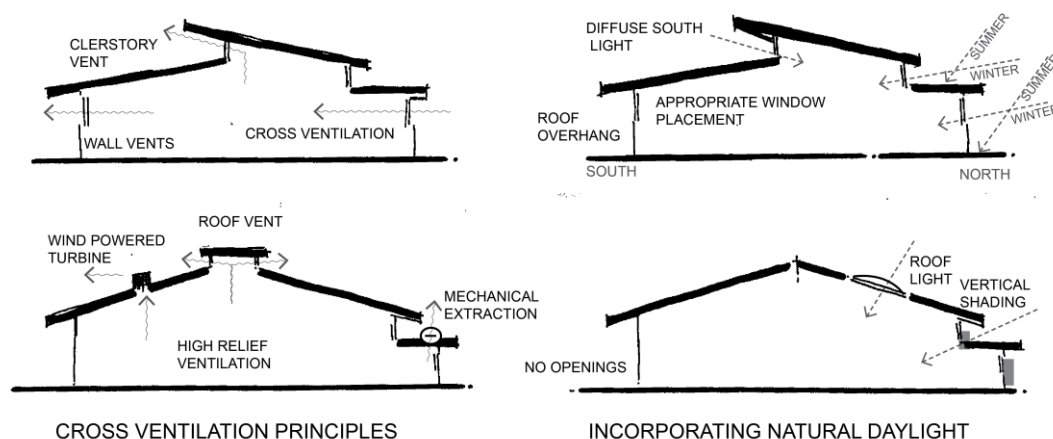
Objective

- Maximise environmental sustainability and energy efficiency;
- Provide for appropriately coordinated and sequenced development to ensure the most effective use of land and infrastructure networks within and adjacent to the zone; and
- Ensure that development provides for convenient and safe movement of people between areas and facilities by walking, cycling and public transport use.

Control

- Building forms shall be designed for adaptability through the provision of flexible spaces and regular building form designed to accommodate future conversion or dividing for alternate uses;
- A building and its openings are to be configured to maximise passive solar energy and minimise energy use in artificial lighting. This may include the use of skylights to capture natural light through the roof;
- A building and its openings are to be orientated to utilise prevailing winds to enhance the opportunity for cross ventilation;
- The use of energy efficient appliances and equipment are encouraged to minimise energy usage and greenhouse gas generation; and
- Safe and convenient bicycle parking is to be provided on site.

Figure 5.6 - Passive Solar Design





Part 4 Precinct Specific Controls

4.1 Russellton Industrial Estate

4.1.1 Application

Applies to:	
Location/s:	Land within Zone IN1 – General Industrial in the Russellton Industrial Estate Precinct
Development Type/s:	All development



Note:

The Russellton Industrial Estate Precinct refers to the industrial (IN1) zoned land in Alstonville in the vicinity of Kays Lane.

4.1.2 Development Controls applying to Russellton Industrial Estate precinct

Objective

- To manage industrial development on sloping land; and
- To minimise the risk of agricultural spray drift on industrial developments.

Control

- For all allotments in the Russellton Industrial Estate:
 - Excavation** (cut) as part of any **earthworks** for buildings or associated works must not extend more than 3.0 metres below the **ground level (existing)**;
 - Fill** as part of any **earthworks** for buildings or associated works must not extend more than 2.0 metres above **ground level (existing)**;
 - Retaining walls visible from the street are a maximum height of 3.0 metres;
- No access to any lots is permitted from Norman Jones Lane;
- Allotments adjoining rural zoned land are to comply with the following provisions:
 - external on-site activity areas are to be located to maximise distances away from macadamia farms and other adjoining agricultural activities; and
 - buildings are to be designed and orientated so that minimal openings face towards adjoining agricultural land.





4.2 Southern Cross Industrial Estate

4.2.1 Application

Applies to:	
Location/s:	Land within Zone IN1 – General Industrial in the Southern Cross Industrial Estate Precinct
Development Type/s:	All development



Note: The Southern Cross Industrial Estate Precinct refers to the industrial (IN1) zoned land in Ballina in the vicinity of Southern Cross Drive.

4.2.2 Development Controls applying to Southern Cross Industrial Precinct

A. Element – Building Design

Objective

- a. Manage development in areas adjoining or opposite land zoned for residential purposes; and
- b. Minimise the visual impact of industrial development in areas adjoining or opposite land zoned for residential purposes.

Control

- i. Development on lots with a frontage to Tamarind Drive, Southern Cross Drive or North Creek Road, shall be designed having regard for architectural form, mass and materials utilised and landscaping as detailed in **Figure 5.7**. Building facades visible from the street frontage are to achieve a high standard of appearance and shall be designed to:
 - address the street frontage;
 - incorporate materials such as glass, brick and coloured/textured block work (standard concrete block should not be used and metal cladding should be pre-coated in an appropriate colour and have some form of relief);
 - incorporate features which contribute to an interesting and attractive appearance such as entry forecourts, porticos, verandahs, windows, awnings and fenestration; and
 - horizontal/vertical articulation of walls are to be incorporated at 10 metre intervals.
- ii. Where allotments have a frontage to a **secondary road**, vehicle access to these allotments is to be obtained from the **secondary road**. Car parking, service, garbage and





storage areas are to be located behind the **building line or setback** and not visible from the street.

- iii. For allotments adjoining or opposite land zoned for residential purposes:
- larger setbacks (minimum 6.0m) are to be provided to the rear or side boundary facing the residential area to facilitate a dense landscaped screening;
 - external on-site activity areas are to be located to maximise separation distances from residential areas;
 - buildings are to be designed and orientated so that minimal openings face towards residential areas; and
 - a 6.0m wide **landscaped area** comprising dense plantings is provided between the site boundary facing the residential area and any industrial building on the site as detailed in **Figure 5.8**.
- iv. A 4.6m foreshore **building line or setback** applies to allotments on Endeavour Close, Southern Cross Drive and Racecourse Road that adjoin the waterway. Buildings and ancillary structures are to be setback a minimum 4.6 metres from the waterway frontage boundary.

Figure 5.7 - Treatments for Gateway Sites

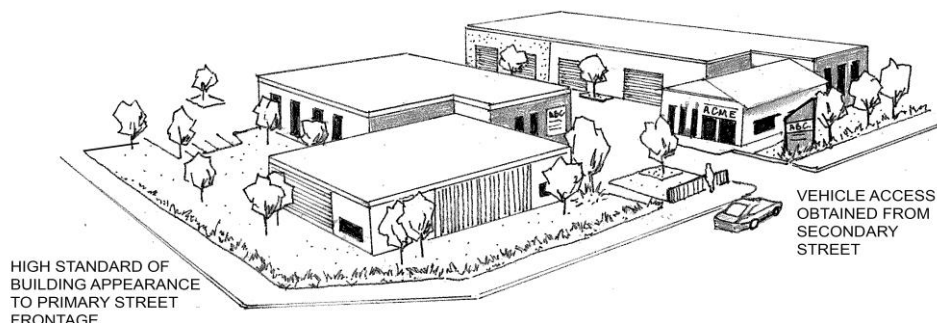


Figure 5.8 - Appropriate Site Layout & Building Design for Interface Areas

