

Chapter 3

Industrial Development



3 Industrial Development

3.1 Objectives of this Chapter

The objectives of this Chapter are:

1. To promote and encourage industrial development in appropriate locations within the City of Lismore.
2. To ensure that industrial development does not adversely affect the amenity of any adjoining property or public place.
3. To achieve an overall high amenity in industrial areas by encouraging high standards of building design and by making provision for adequate landscaping.
4. To ensure that adequate access, parking and vehicles circulation areas are provided on site.
5. To ensure that adequate services are provided to cater for industrial development.
6. To ensure that industrial development in flood prone areas is compatible with the flooding characteristics of the site, and designed so that the likelihood of damage to buildings, stock and equipment from floodwater is minimised.

3.2 Definitions

In this Chapter the following definitions apply:

“Bulk Store” – means a building or place used for the bulk storage of goods, where the goods stored or to be stored are not required for use in a shop or commercial premises on the same parcel of land or on adjoining land in the same ownership.

“Bulky Goods Showroom” – means a building or place used for the sale by retail or auction, the hire or the display of items (whether goods or materials) which are of such a size, shape or weight as to require –

- (a) a large area for handling, storage or display; or
- (b) direct vehicular access to the site of the building or place by members of the public, for the purpose of loading items into their vehicles after purchase;

but does not include a building or place used for the sale of foodstuffs, clothing or a motor showroom.

“Industry” – means the manufacturing, assembling, altering, repairing, renovating, ornamenting, finishing, clean, washing, dismantling, processing or adapting of any goods or any articles for commercial purpose.

“Light industry” – means an industry, not being an offensive or hazardous industry, in which the process is carried on, the transportation involved or the machinery or materials used to not interfere with the amenity of the neighbourhood by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit, oil or otherwise.

“Materials Recycling Yard” – means a building or place used for collecting, dismantling, storing, abandoning or recycling second-hand or scrap materials for the purpose of resale.

“Potentially Hazardous Industry” – means a development for the purposes of an industry which, if the development were to operate without employing any measures (including, for example, isolation from existing or likely future development on other land) to reduce or minimise its impact

in the locality or on the existing or likely future development on other land, would pose a significant risk in relation to the locality:

- (a) to human health, life or property; or
- (b) to the biophysical environment;

and includes a hazardous industry and a hazardous storage establishment.

"Potentially Offensive Industry" – means a development for the purposes of an industry which, if the development were to operate without employing any measures (including, for example, isolation from existing or likely future development on other land) to reduce or minimise its impact in the locality or on the existing or likely future development on other land, would emit a polluting discharge (including, for example, noise) in a manner which would have a significant adverse impact in the locality or on the existing or likely future development on other land, and includes an offensive industry and an offensive storage establishment.

"Rural Industry" – means the handling, treating, processing or packing of primary products unless such activity is part of the agricultural activity of the property concerned, and includes the servicing in a workshop of plant or equipment used for rural purposes in the locality.

"Warehouse" – means a building or place used for the storage of goods, merchandise or materials pending their sale and distribution to persons engaged in the retail trade.

3.3 Design Standards

Building Line Setbacks

The setback from the street frontage to the building line should be no less than 6 metres. This area is to be landscaped in accordance with an approved landscape plan to be submitted with the Development Application. Generally, car parking will not be permitted in the landscape setback area.

On corner allotments requests to vary the setback requirement on the minor street frontage and/or permit off-street parking within the setback area will be considered on their merits. Applications for setback variations on corner allotments must demonstrate that visibility will not be impeded at the intersection.

For any development on land located immediately to the east of the proposed new location of East Street, South Lismore, the building line setback from the East Street frontage to the building line shall be not less than 3 metres. Direct vehicular access from this land to the realigned East Street is prohibited.

Where an industrial development is proposed on land in a 2(f) Residential (Flood Liable) Zone which is adjoining an existing residential use, a minimum 2 metres wide landscaped area is to be provided along the common boundary with the residential development.

A reduction in this landscaping setback on the boundary will be considered if allotment width is less than 20m and agreement is obtained from the adjoining neighbour.

Site Coverage

No specific limitation applies to the percentage of the site which may be covered by a building or buildings. Each application will be considered on its merits but should demonstrate compliance with other requirements set out in this Plan, such as building line setbacks, landscaped areas, and the provision of vehicular parking, circulation and loading/unloading areas.

Access

The design of driveways, access points and vehicular circulation areas is to be such that vehicular entry and exit from the site may be carried out in a forward direction. It is preferred that car parking

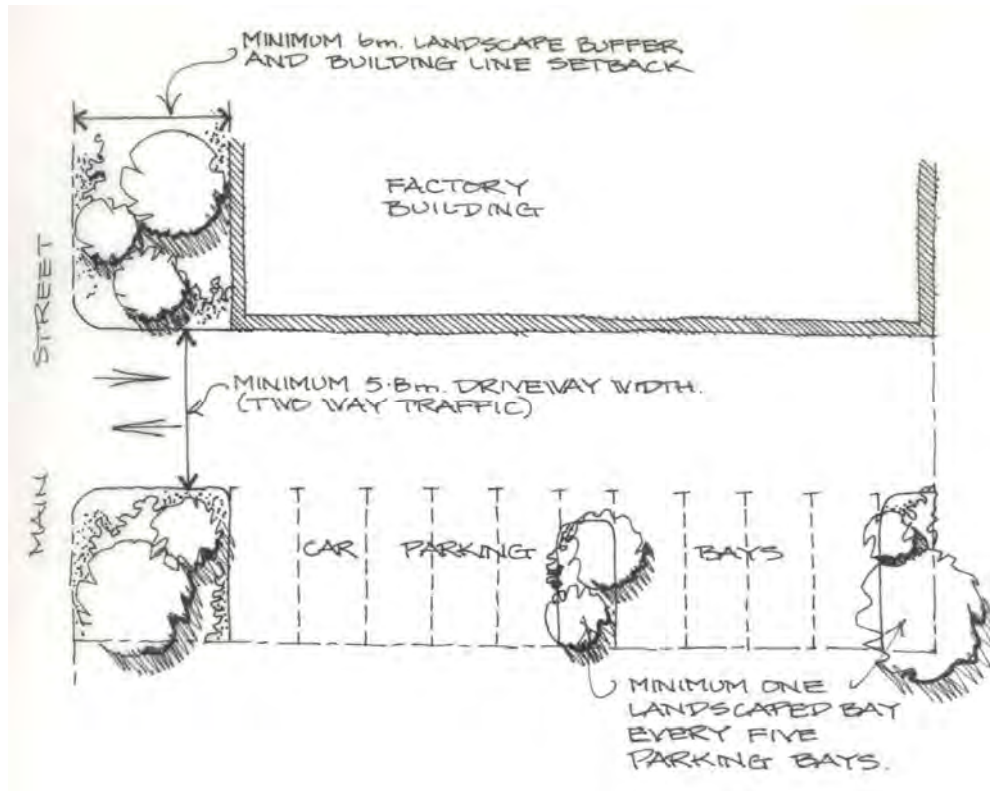
and light vehicle traffic is separated from heavy vehicle traffic accessing loading and servicing areas.

All driveways shall be suitably signposted and indicate “Entrance”, “Exit” and “Keep Left” as appropriate. Driveways shall be located so that any vehicle entering or exiting from the site is clearly visible to approaching vehicles or pedestrians.

Carparking

On-site parking requirements for industrial development are set out in Chapter 7 – (Off Street Parking) of this Development Control Plan.

Car parking areas should be designed in accordance with the requirements of Chapter 7. They should permit ready access to the development and the public road network while being suitably screened from adjoining developments and public areas. The car park layout should utilise a logical and efficient internal circulation network thus reducing potential conflict for users of the car park. Appropriate landscaping is to be incorporated into the car park design. Landscaped areas should have a minimum width of two (2) metres with shade trees located in landscaped bays at a rate of approximately one per every five (5) car parking spaces.



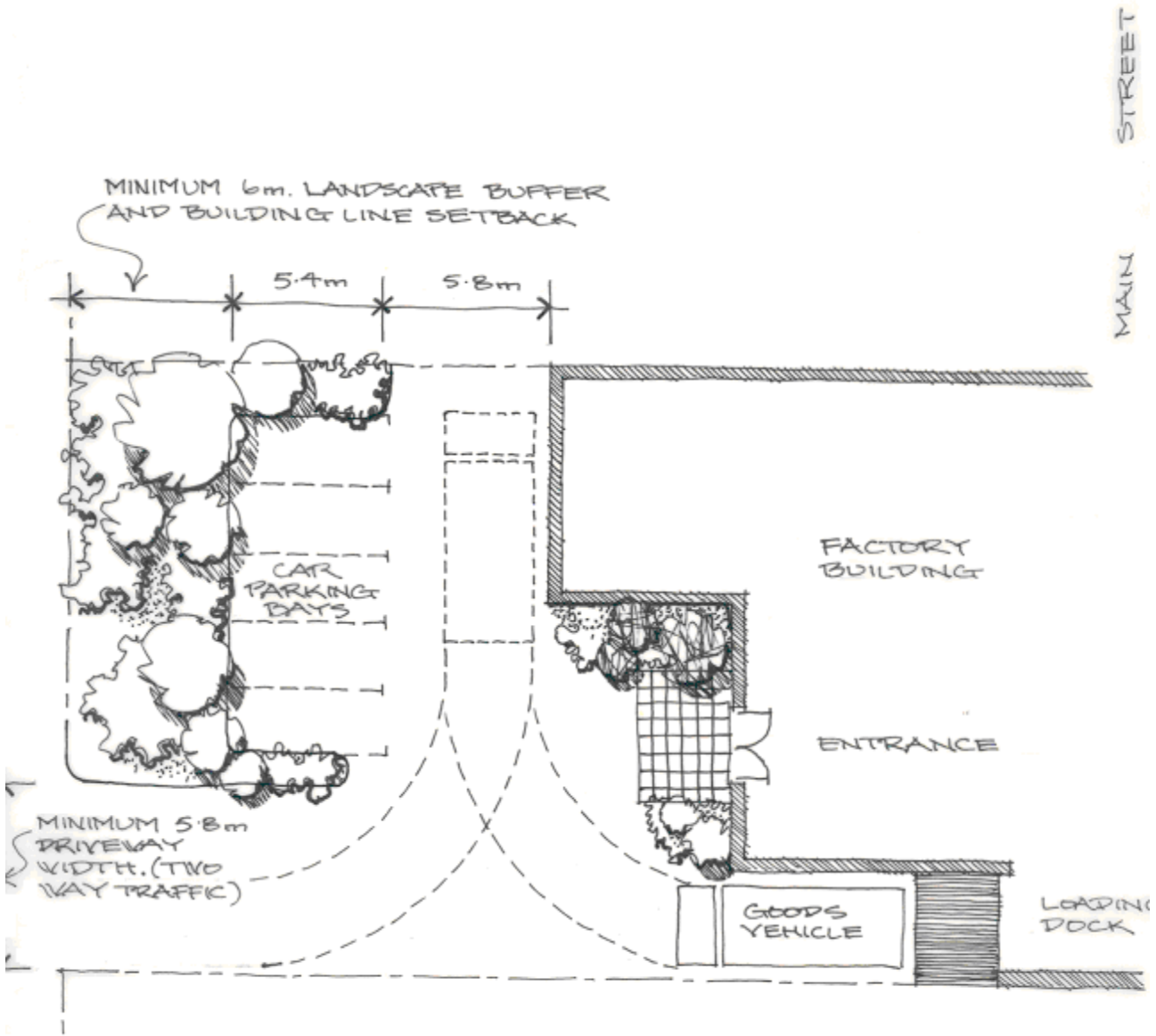
Internal roads and car parking areas shall be constructed of bitumen seal, or approved pervious pavements or similar material and are to be drained and marked to Council’s satisfaction. Design details are to be submitted to Council for approval with the Development Application.

Heavy Vehicles Servicing Areas

Facilities should be designed in accordance with the requirement of AS 2890:2 – Parking Facilities Part 2 Off-street Commercial Vehicle Facilities and generally be a minimum width of 6.5 metres for two-way traffic and 3.5 metres for single lane.

Loading Docks

Loading docks or bays shall be provided as part of the development to ensure that no loading or unloading of vehicles occurs within Council's road reserve. The dimensions of a loading bay will depend on the nature of the development and the type of vehicles involved in the delivery/pick up operations but they shall comply with the requirement of AS 2890:2 Part 2 Off-street Commercial Vehicle Facilities and should be no less than 7m x 4m so as to permit access and accommodation of a small rigid truck.



Open Storage Areas

Open storage areas are to be identified on the site plan submitted with the Development Application and should be located behind the building line setback preferably behind any proposed or existing buildings. Open storage areas should be screened from view from the public roadway and adjoining properties, with the design of the screen to be approved by Council.

Landscaping

Landscaping to Council's requirements is to be established within the building line setback areas and within the car park areas. A landscape concept plan, prepared in accordance with Council's *Landscape Guidelines*, is required to be submitted with the Development Application for approval

by Council. A detailed landscape plan must be submitted with the Construction Certificate and should indicate the names, location and mature heights of all tree and shrub species to be used together with the location of any mounded garden beds, grassed and paved areas. Landscaping should incorporate a mixture of trees, shrubs and ground covers, and garden beds should be mulched to reduce maintenance requirements. The use of mounded landscaped beds is encouraged to screen parking and service areas.



Large developments should make provision for an outdoor lunch area for staff in a suitably landscaped location.

External Appearance and Building Materials

Industrial buildings should be designed to be attractive as well as functional. Facades facing the street should be constructed in face brick or rendered and/or painted brick, concrete or masonry. Other materials such as pre-coloured metal sheeting will be considered where the use of these materials can be shown to be compatible with the architectural design of the building.

The use of ventilation and sun control devices such as roof ventilators, louvres, verandahs and awnings are encouraged to minimise energy requirements and improve the visual appearance of buildings.

Fencing

Security fencing will be permitted on the side and rear boundaries but should be located behind the designated landscape setback area along the street frontage. Ornamental fences may be erected within the designated landscape setback area as part of the landscape design.

Signage

Signage should be attractively designed in a style and colours which complement the amenity of the area. Where possible signs should be integrated into the overall design of the building. The number of signs for a single development should be restricted to those necessary to provide reasonable identification of the business or businesses located on that site. Where there is more than one business located on one site, Council encourages the use of a single integrated directory sign.



Standards for advertising signs are contained in Chapter 9 – Outdoor Advertising Structures. Typical signs which are permissible in the 4(a) Industrial zone include:

	Maximum Size
* Above Awning Sign	1.4m ²
* Business Signs	5m ²
* Illuminated Sign - indirectly lit - internally lit	3m ² 8m ²
* Neon	4m ²
* Pole or Pylon Sign	4m ²
* Sky, Roof or Fin Sign	8m ²
* Wall Sign	15m ²

Tradewaste (Effluent) Disposal

Tradewaste is any discharge to the sewer that is not from a domestic premises. Any effluent that is to be discharged to the sewer from industrial premises must meet specific requirements as set out in Council's Trade Waste Policy. The effluent may require pre-treatment in order to bring it to within acceptable standards.

A Tradewaste Application must be submitted prior to the release of the Construction Certificate. A Tradewaste Agreement between Council and the owners of the premises will be required before any effluent can be discharged to Council's sewer.

Stormwater Disposal

All stormwater from roofed, paved and landscaped areas shall be piped to the nearest Council approved stormwater inlet in accordance with Council's Stormwater Specification.

Stormwater from areas which may contain pollutants in the form of solid, liquid or gaseous matter which could alter the physical, chemical or biological condition of the water shall be directed to the sewer following pre-treatment to the satisfaction of Council.

Solid Waste Storage and Disposal

Suitable provision is to be made for the on-site storage and collection of all solid wastes. An area for the separate storage of bulk waste, organics and recycling containers is to be provided behind the building line setback where it can be readily accessed and serviced by a waste collection vehicle. Waste storage areas are to be screened from the public roadway and from adjoining properties.

Environmental Safeguards

The design is to be taken into account any noise, air, odour and water pollutants that may be emitted from the premises. Full details of any emissions are to be included in the Statement of Environmental Effects to be submitted with the Development Application.

Availability of Services

Town water and sewer are available to all industrial land in the City of Lismore. Where some deficiencies in the capacity of services exist these have been previously identified and will be progressively upgraded.

Where a development site is required ahead of the scheduled upgrading, the work will be timed to co-ordinate with the development so that the provision of adequate water and sewer services do not place a constraint on industrial development.

Water and Sewerage Headworks levies will be applicable based on the load the development places on the water and sewer system as measured in Equivalent Tenements (ET's), where the load exceeds 1 ET.

The availability of other services (eg telephone, electricity, gas) should be checked with the relevant authority.

Development on Flood Prone Land

All development on land that has been identified as being flood liable in the Lismore Floodplain Management Plan is to be in accordance with the requirements of Chapter 8 - Flood Prone Lands.

Section 94 Contributions

Section 94 Contributions for industrial development apply for the following categories:

Urban Arterial Roads	(per m ² site area)
Street Trees	(per lot)
State Emergency Services	(per ET)

Section 94 Contribution rates are contained in Council's Section 94 Contributions Plan. Additional contributions may apply to some areas on a site specific basis.

Design Hints

A typical industrial development incorporating those design features necessary to achieve the objectives of this DCP is illustrated in Attachment 1.

3.4 Other Provisions

Bulky Goods Retailing

Retailing of items from bulky goods showrooms in the 4(a) Industrial zone is permissible where the retailing is consistent with the definition of bulky goods showroom which requires that the goods or materials are of such a size, shape or weight as to require a large area for handling, storage or display and/or direct vehicular access to the site of the building or place by members of the public, for the purpose of loading items into their vehicles after purchase.

Bulky goods can include categories such as furniture, white electrical goods, bedding, building materials, automotive parts and machinery but does not include clothing or foodstuffs. Bulky goods showrooms should have a minimum gross floor area of 1000m² unless it can be demonstrated to the satisfaction of Council that a lesser area is warranted because of the nature of bulky goods to be retailed. Retailing from Industrial zones should not be in direct competition with the nature of retail activity in the CBD.

Other retail outlets are prohibited in Industrial zones excepting for shops necessary to service an industrial estate.

Dwellings

The provisions of the Lismore Local Environmental Plan 2000 permit with the consent of Council the erection of dwelling houses in the 4(a) Industrial Zone only where they are to be used in conjunction with an industrial use and situated on the same land as that industry. Such dwelling houses will be restricted to one per lot and will be permitted only where it can be demonstrated to Council's satisfaction that:

- (a) the dwelling house is a caretakers or managers residence,
- (b) the dwelling house is necessary for the operation and security of the industry,
- (c) the occupant will be an employee of the industry.

Change of Use

Where a building has previously been approved by Council for the purposes of an industry or light industry, its use may change to that of a light industry of another kind without the need for further Development Consent, providing that a change of use application under State Environmental Planning Policy No. 4 has been submitted to Council.

Referral to NSW Roads & Traffic Authority

The following developments will be referred to the NSW Traffic Authority for comment as required by State Environmental Planning Policy No. 11 – Traffic Generating Developments.

1. Buildings to be used for the purposes of an industry where the gross floor area of the building is equal to or greater than 20,000m², or where an extension to an existing building to be used for the purposes of an industry has an area equal to or exceeding 20,000m².
2. Transport terminals, bulk stores, container depots or liquid fuel depots (or the extension of any existing transport terminal, bulk store, container depot or liquid fuel depot which increases by more than 8,000m² the area of land or the gross floor area of buildings to be used for that purpose).
3. Materials recycling yards and depots to which waste is transported from any other premises for treatment, storage or disposal.
4. Buildings to be used for the purposes of an industry where the gross floor area of that building is equal to or exceeds 5,000m² (or where an extension of an existing building to be used for the purposes of an industry is equal to or exceeds 5,000m²) and where the land on which the development is proposed has direct access to an arterial road or the access is within 90 metres of the alignment of an arterial road.

Siting of Certain Industries

To ensure that various types of industry are compatible with surrounding land uses the following restrictions on the location of certain industrial development will apply.

Light Industries

Light industries, as well as bulk stores, bulky goods showrooms and warehouses, usually generate relatively minor environmental effects and may be located in all 4(a) Industrial zones as well as 2(f) Residential (Flood Liabile) zones throughout Lismore City subject to development approval being issued by Council.

General Industries

General industries (other than light industries) and including materials recycling yards, which may affect the amenity of a neighbourhood through the generation or emission of noise, vibration, smell, fumes, smoke, steam, soot, ash, dust, waste products etc should not be located adjacent to residential areas and should generally be restricted to the 4(a) Industrial zones. As the supply of existing industrial land in Lismore is limited, Council will give consideration to the location of larger industries in suitable rural locations providing adequate services can be provided.

Potentially Hazardous and Offensive Industries

Potentially hazardous or offensive industries should be sited in locations where impacts on adjoining land uses can be minimised and which are isolated from residential areas. Developments in this category should generally be restricted to sites in the 4(a) Industrial zones in South Lismore west of Union Street and south of the Casino-Murwillumbah Railway, and in North Lismore in the Macaulay Street precinct, providing it can be demonstrated that sufficient separation from residential development can be satisfactorily achieved.

Alternatively, large industrial developments with potentially significant impacts on the surrounding land use could be located on suitable 1(a) Rural land providing adequate services can be provided.

Zoning Controls

The following industrial developments are permitted with development consent in the 4(a), 2(f) and 1(a) zones:

- | | |
|---------------------------------------|---|
| 4(a) Industrial Zone: | All industrial development. |
| 2(f) Residential (Flood Liable) Zone: | Light industries, bulk stores, bulky goods showrooms, warehouses. |
| 1(a) General Rural Zone: | Industries, light industries, bulk stores, rural industries. |

Future Industrial Subdivision

All applications for the rezoning of land to a 4(a) Industrial zone shall be accompanied by a subdivision concept plan which may provide the basis for a future DCP applying to that land. Where the proposed rezoning is supported by Council the Draft DCP amendment will be placed on public exhibition prior to the rezoning being forwarded to the Minister for gazettal.

3.5 Information required to be lodged with Development Applications

The following details will be required to be shown in plans submitted for Council's consideration (in triplicate for any industrial developments):

1. A site plan indicating:
 - Location of buildings (proposed and existing)
 - Distance from boundaries
 - Location of any buildings on adjacent sites
 - Location of carparking areas, access ways, vehicular circulation areas and loading bays
 - North point.
2. All four elevations.
3. A floor plan of the building showing internal dimensions of each room and its intended use.
4. A cross-section through the building showing structure and levels of all floors.
5. A concept landscaping plan showing the location of the Council's sewer and indicating the overall landscaping strategy for the development.
6. A contour plan indicating contours at 1 metre intervals, finished floor levels of the proposed building, and any proposed cut and fill and retaining walls.
7. A certificate from a recognised practising Structural Engineer certifying that the design of the building has taken into account the soil and other geological foundation conditions relating to the site.
8. Details concerning surface and sub-surface drainage.
9. A Statement of Environmental Effects which includes the following information:
 - (a) an overview of the processing operations including inputs and outputs;
 - (b) the proposed hours of operation;
 - (c) a list of all materials and chemical products that will be stored on site;

- (d) whether the materials are to be stored in an enclosure ((storage areas are to be indicated on the submitted plan);
- (e) whether washdown activities are proposed, and if so, the location of washdown areas are to be indicated on the submitted plan;
- (f) the type of waste materials to be generated on site;
- (g) what materials will be recycled;
- (h) where other waste materials are to be disposed of;
- (i) what waste will be discharged to the sewer;
- (j) details of any noise, odour or air pollutants that may be emitted from the premises;
- (k) details of any pollution control devices to be installed (eg oil separators, bunded walling, emission control, noise attenuators);
- (l) details of back flow prevention devices to be installed to prevent contamination of the reticulated water supply (in accordance with the National Plumbing and Drainage Code AS 3500 Part 1).

In addition to the above information potentially hazardous or offensive industries shall also include a Hazardous Analysis Report which identifies all hazards and risks associated with the operation or facility and the adequacy of proposed safeguards.

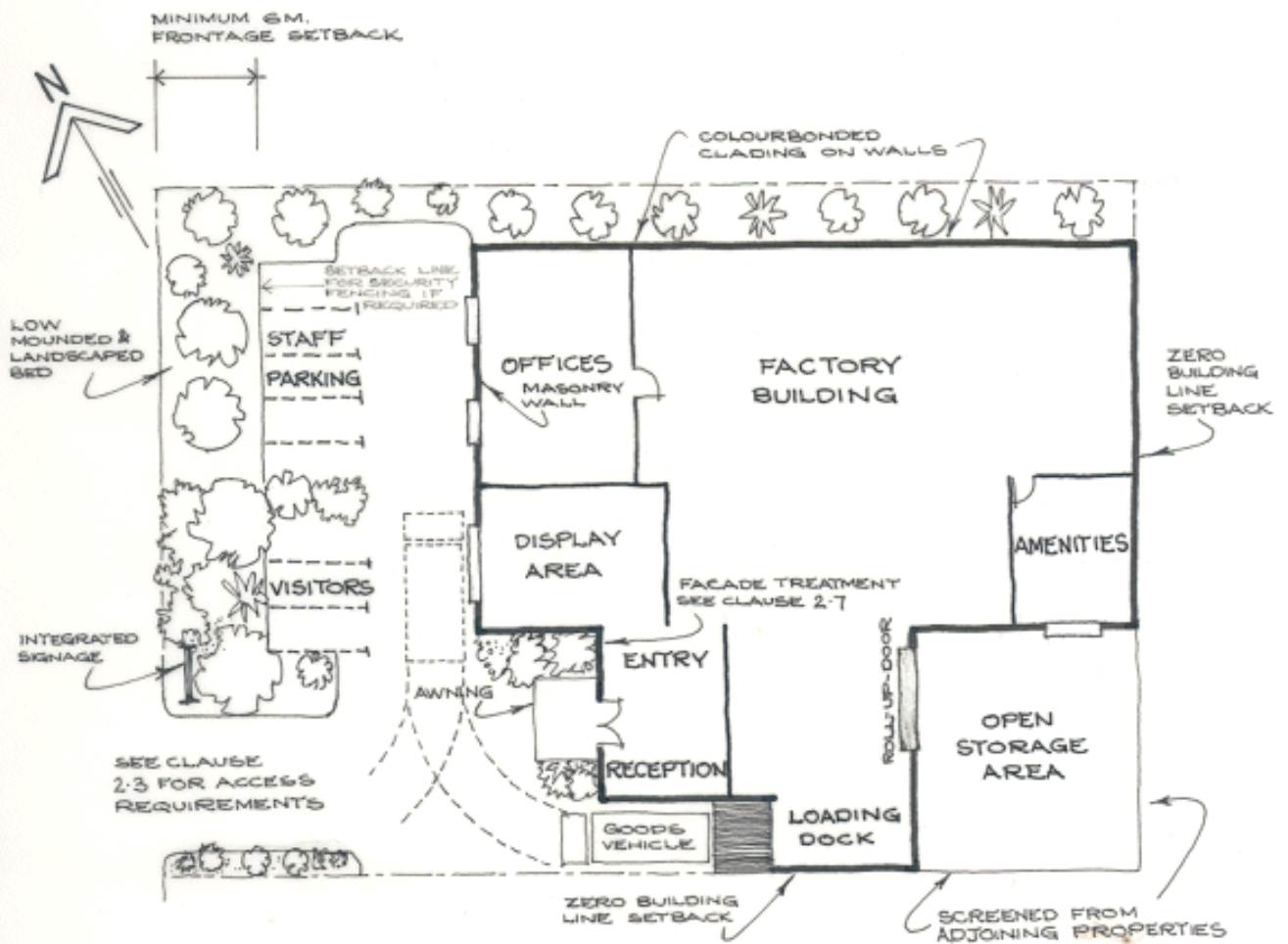
A Hazard Analysis Report shall include the following:

1. identification of all potential hazards associated with the development;
2. the estimated likelihood of hazardous incidents that have the potential to result in significant consequence;
3. recommendations for risk reduction using cost effective, technically feasible resources to limit the consequences and likelihood of potentially hazardous incidents.

Full details of the required content and format of Hazard Analysis Reports are contained in the Department of Planning's "Hazardous Industry Planning Advisory Paper No. 6".

ATTACHMENT I.

DESIGN HINTS FOR A TYPICAL INDUSTRIAL DEVELOPMENT.



Updated: 26/2/08