

Upper Hunter

Development Control Plan 2015

PART 6:

INDUSTRIAL DEVELOPMENT

(THIS PART IS AN EXTRACT OF THE
*UPPER HUNTER DEVELOPMENT CONTROL
PLAN 2015*, WHICH CONTAINS 13 PARTS)



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Part 6 Industrial development

Explanatory outline

Part 6 specifies outcomes, design guidelines and other requirements for industrial development in zones IN1 General Industrial and IN2 Light Industrial. There are separate sections for each of the following matters:

6a Industrial development - general

6b Scone Business Park

Note: subdivision for the purpose of future industrial development is dealt with separately in section **3a Subdivision**.

Note: rural industry is dealt with separately in section **7c Rural industry & intensive agriculture**.

6a Industrial development - general

Explanatory outline

Section 6a outlines application requirements and assessment criteria for general industrial development. The following matters are covered:

Development design

- Lot size and shape
- Building setbacks
- Building height
- Floor space ratio
- Building general design
- Open storage and work areas
- Use of buildings
- Industrial retail outlets
- Fencing
- Noise
- Outdoor lighting
- Landscaping
- Advertising and signage

Access, infrastructure & services

- Traffic and access
- Off street parking
- Utilities and services
- Stormwater management
- Geotechnical
- Waste minimisation and management

Note: subdivision for the purpose of future industrial development is dealt with separately in section **3a Subdivision**.

Note: rural industry is dealt with separately in section **7c Rural industry & intensive agriculture**.

6a Industrial development - general

6a.1 Application of this section

This section applies to development described in Column 1 when carried out on land described in Column 2.

Column 1: Type of development	Column 2: Applicable land
Any development that requires development consent. Does not apply to proposals for which a complying development certificate is sought under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.	Land within the following zones: <ul style="list-style-type: none"> • IN1 General Industrial. • IN2 Light Industrial

6a.2 Relevant planning instruments & legislation

The *Upper Hunter Local Environmental Plan 2013* is relevant to development to which this section applies. Further planning instruments and legislation may also be relevant. In the event of any inconsistency, the above listed instrument will prevail over requirements or criteria contained in this section.

6a.3 Definitions

The following terms defined in the Dictionary are relevant to this section:

- building height
- floor area
- gross floor area
- setback
- storey

6a Industrial development - general

6a.4 Objectives

The objectives of this section are to:

- promote industrial development that is consistent with the zone objectives
- encourage innovative and imaginative design which is both functional and aesthetically pleasing
- achieve the highest possible standard of visual and environmental quality, over the whole of a project site, by way of landscaping which is complementary to buildings and other site works
- minimise the impact of industrial development through careful site planning and ensure that adequate environmental safeguards are implemented
- ensure that industrial development proposed in close proximity to residential areas does not have a materially detrimental impact on these areas
- ensure that industrial development is adequately serviced with infrastructure

6a.5 Supporting plans & documentation

Development applications that are subject to this section should be supported by the following plans and documentation.

Some of this information (where plans are not required) may be provided in the Statement of Environmental Effects (SoEE) which is supplied in 'General Requirements' specified below.

Depending on the development and the site and locality characteristics, other information may also be required. This should be discussed in pre-lodgement discussions with Council officers.

Item	When required	Plans or information to be provided
A. General requirements	All applications	Refer to section 2c Lodging a development application .
B. Servicing strategy	All applications	Provide evidence of satisfactory arrangements for the provision of the following services to the development: <ul style="list-style-type: none"> • reticulated water or on-site water supply • reticulated sewerage or on-site waste water management • electricity • telecommunications. Please discuss site-specific requirements with council officers.
C. Trade waste	Applications involving the disposal of trade waste into the reticulated sewerage system.	Details of the types and quantities of trade waste together with plans of any proposed effluent treatment systems/devices.
D. Site waste minimisation & management plan	All applications.	A plan and report illustrating: <ul style="list-style-type: none"> • the location of designated waste and recycling storage rooms or areas sized to meet the waste and recycling needs of all tenants. Waste should be separated into at least 4 streams, paper/cardboard, recyclables, general waste, industrial process type wastes. • the on-site path of travel for collection vehicles. • all other requirements outlined in Section 11h Waste minimisation & management.

6a Industrial development - general

Item	When required	Plans or information to be provided
E. Shadow diagram	Applications that potentially involve overshadowing of the proposed development, or of adjoining or nearby development.	A plan illustrating: <ul style="list-style-type: none"> • extent of shadows cast by existing and proposed buildings, including buildings on adjoining land. • position of existing and proposed buildings on the site. • shadows cast by existing and proposed buildings at the winter solstice (22 June) for 9am, 12noon and 3pm.
F. Landscape plan & report	All applications	Plan and report, prepared by a suitably qualified professional, showing: <ul style="list-style-type: none"> • description of ground preparation and on-going maintenance of landscaping • areas of private open space, proposed turf and areas of established gardens. • location and species of trees and shrubs to be retained or removed. • schedule of plantings, cross-referenced to the site plan indicating species, massing and mature height. • details of restoration and treatment of earth cuts, fills, mounds, retaining walls, fencing and screen walls.
G. Soil & water management plans or reports	Applications for which soil and water management plans or reports are required (refer to section 11f Soil & water management)	Prepare applicable soil and water management plans or reports, as specified in section 11f Soil & water management. These could include: <ul style="list-style-type: none"> • cut and fill details. • erosion and sediment control plan (ESCP) • erosion and sediment control strategy (ESCS) • soil and water management plan (SWMP) • comprehensive water cycle strategy (CWCS).
H. Geotechnical hazard & salinity assessment	Applications potentially subject to geotechnical hazards (refer to section 10c Geotechnical hazard)	Include the matters required under section 10c Geotechnical hazard.
I. Flooding report	Applications that relate to flood prone land	Include the matters required under section 10a Flood risk.
J. Traffic & parking plans & reports	Applications involving vehicle access, car parking or loading facilities.	Include the matters required under section 12a Access & vehicle parking. Actual requirements will depend on the type of development and level and type of traffic generation.
K. Crime Risk Assessment	All applications for new buildings/uses, external alterations and additions.	An outline of the development's consideration of 'Safer by design' principles: <ul style="list-style-type: none"> • Surveillance • Access • Territorial Reinforcement • Space Management

6a Industrial development - general

Item	When required	Plans or information to be provided
L. Storage details	Applications involving external storage of materials or products.	The location and detail of any materials or products that are to be stored outside buildings
M. Acoustic assessment report	Applications involving the potential for noise impacts on adjoining development.	Include the matters required under section 11i Buffer areas

6a.6 Assessment criteria

A performance-based approach will be adopted in the assessment of development applications. Applications will be assessed according to the extent to which the outcomes specified in the left-hand column of the following table will be satisfied or achieved by the design, construction or operation of the proposal.

The design guidelines specified in the right-hand column indicate design and best practice solutions by which the required outcomes can be met. They do not preclude other solutions that may be suitable under particular local circumstances. All proposals will be considered on merit.

Outcomes to be achieved	Design guidelines
Development design	
A. Lot size, dimensions & shape	
<p><i>Note: minimum lot sizes are specified in Upper Hunter LEP 2013 clause 4.1 and associated series of Maps 'Lot Size'.</i></p> <p><i>Note: Requirements regarding industrial lots shape and dimensions are given in section 3a Subdivision.</i></p>	
B. Building setbacks	<ul style="list-style-type: none"> Buildings and structures should be setback at least 10.0m from the front (or principal) boundary. Front setbacks can be varied based on assessment of the following criteria: <ul style="list-style-type: none"> Minimum 6 metres landscaping across the frontage of the site. Provision of car parking facilities (refer to 12a Access & vehicle parking). Building height, bulk and layout. Setbacks may be increased for buildings of substantial height, bulk etc. The nature and needs of the industrial activity. The existing character of the streetscape.
<ul style="list-style-type: none"> To reduce the bulk and visual impact of industrial buildings from public roads. To maintain adequate site distance for road users. 	
C. Building height	<ul style="list-style-type: none"> Buildings of more than one storey should not have blank, featureless facades facing the street or a public place.
<ul style="list-style-type: none"> Building heights do not exceed two storeys or 20 metres above ground level, whichever is the higher. 	
D. Floor space ratio	
<p><i>Note: floor space ratio controls are specified in Upper Hunter LEP 2013 clause 4.4 and associated series of Maps 'Floor space ratio'. At 2014, the floor space ratio was 1:1 for all industrial zones in the LGA.</i></p>	

6a Industrial development - general

Outcomes to be achieved

Design guidelines

E. Building general design

- Buildings integrate with the streetscape and do not adversely impact upon the visual amenity of the surrounding area.
 - Buildings are functional and contribute positively to the quality and character of the industrial precinct.
 - Roof surfaces are non-reflective.
 - The design of the façade of the building to the primary road frontage considers its visual appearance and form and reduce the building's bulk.
 - Buildings are designed with consideration for the placement of windows and doors so as to achieve best 'safer by design' practice.
 - External colours and finishes of buildings are consistent with the themes of adjoining development and enhance the visual amenity of the industrial area.
 - For multi-unit industrial developments, each unit in the development is numerically identified
- The façade of the building to the primary road frontage shall be constructed in a contrasting material to a height of 2.5 metres and returned along the side for a distance of 2 metres. (A change in the colour of the material is not adequate).
 - All other elevations, and roof surfaces generally, may be finished in profiled pre-painted metal cladding or other approved non-combustible material.
 - External walls of buildings may include profiled factory colour treated metal cladding, masonry, concrete, rendered concrete, fibre cement cladding or a combination of these with low reflective properties.
 - Numbering - Each unit in an industrial development is to be numerically identified in the development application and each unit is to retain such identification unless otherwise approved by Council. Appropriate entrance signage will be necessary.

F. Building near water & sewer services

- The development considers the provisions of Council's policy: *Building Near Water and Sewer Services*.

G. Industrial retail outlets

- *Maximum retail floor area for industrial retail outlets is prescribed in Upper Hunter LEP 2013 clause 5.4. At 2014, the maximum area of the retail floor area of an industrial retail outlet was:*
 - 33% of the gross floor area of the industry or rural industry located on the same land as the retail outlet, or.
 - 400 square metres

whichever is the lesser

H. Fencing

- Fences are designed to complement the development and to form an important security role taking into account 'safer by design' principles.
 - Fences are a maximum height of 3 metres .
 - Gates are located behind the designated landscape area and must not swing towards the roadway
- Masonry fences are to be articulated, or include infill panels of appropriate decorative materials. Solid masonry fences will not be permitted.
 - Green or black plastic coated chain wire fencing may be erected behind the designated landscape area.
 - Galvanised chain wire, untreated metal, Colorbond and wooden fencing will not be permitted as fencing in front of the building line.

I. Noise

- Noise generated from the site does not affect the amenity of nearby residential areas

6a Industrial development - general

Outcomes to be achieved

Design guidelines

J. Outdoor lighting

- Outdoor lighting does not affect the amenity of nearby residential areas.

K. Landscaping

- Landscaping of the development contributes to a high standard of environmental quality of both the development and to enhancing the general streetscape and amenity of the industrial area in which the development is placed.
 - Landscaping provides visual relief.
- Landscaping areas should be planted and maintained with suitable drought tolerant trees, shrubs and groundcovers.
 - Landscaping should take into account the screening of electricity infrastructure.
 - Low maintenance landscaping should be used, incorporating species appropriate for the scale of buildings on the site.
 - Landscaping should use locally indigenous species.
 - Parking areas should incorporate landscaping to provide shade and soften the visual impact of parking facilities.
 - the provision of landscaping across the frontage of the site having a minimum depth of 6 metres.
 - The side and rear setback areas should be landscaped if visible from a public area.

L. Advertising & signage

- The development considers the provisions of section 8b Advertising & signage.

Access, infrastructure & services

M. Traffic & access

- Ensure adequate facilities are provided within industrial developments for the loading and unloading of goods, collecting garbage and trade waste and for the off-street parking of vehicles associated with that development.
 - The development considers the provisions of section 12a Access & vehicle parking, and the provisions *UHSC Draft Engineering Guidelines for Subdivisions and Developments*, as amended.
 - Driveway crossovers are in locations and at levels which are both safe and convenient, in accordance with Council and NSW Road and Maritime Service requirements.
 - Each industrial premises is provided with a loading and unloading area on site.
- In some cases, a combined ingress and egress may be permitted.

N. Off street parking

- The development considers the provisions of section 12a Access & vehicle parking, and the provisions *UHSC Draft Engineering Guidelines for Subdivisions and Developments*, as amended.
 - All parking is provided off-street and is appropriately line marked.
 - A sign indicating customer parking is displayed at the entrance to the development.
- Large expanses of parking are to be avoided and landscaping should be employed to provide visual relief.

6a Industrial development - general

Outcomes to be achieved

Design guidelines

- Access driveways, car parks and loading areas must provide for the safe and efficient movement of vehicles and pedestrians.
- Car parking areas are located behind the landscaped front setback.

O. Utilities & services

- All industrial development is serviced by electricity, telephone, reticulated water and sewerage.
 - Satisfactory arrangements are made with the Council's Water and Sewer section for the connection of water and sewerage services to the land.
 - Each lot that includes a building incorporates a minimum 40,000 litre water storage that is capable of providing a non-potable supply for toilet flushing and garden watering purposes
 - Satisfactory arrangements are made with the relevant utility provider for the provision of underground electricity and telecommunications services.
 - The impact of trade waste on Council's sewerage infrastructure is minimised.
 - Easements (benefiting UHSC) shall be provided for all existing and proposed public sewer and water mains within the site.
- Gas - applicants should approach the appropriate gas supply authority to ascertain the availability of natural gas to the site.

P. Stormwater management

- The impacts of stormwater runoff such as localised flooding and the concentration of flows into neighbouring properties is minimised.
- The development considers the provisions of section **11f Soil & water management** and the provisions *UHSC Draft Engineering Guidelines for Subdivisions and Developments*, as amended.
- Easements (benefiting UHSC) shall be provided for all existing and proposed Council stormwater infrastructure within the site.

Q. Geotechnical

- The development considers the provisions of section **10c Geotechnical hazard**, and the provisions of *UHSC Draft Engineering Guidelines for Subdivisions and Developments*, as amended.

R. Waste minimisation & management

This section aims to ensure new developments and changes to existing developments are designed to maximise resource recovery (through waste avoidance, source separation and recycling) and to ensure appropriate, well-designed storage and collection facilities are accessible to occupants and service providers.

6a Industrial development - general

Outcomes to be achieved

Design guidelines

- The development shows evidence of compliance with any specific industrial waste laws/protocols, for example, those related to production, storage and disposal of industrial and hazardous wastes as defined by the *Protection of the Environment Operations Act 1997*.
- A designated general waste/recycling storage area or room/s as well as designated storage areas for industrial waste streams is provided (designed in accordance with specific waste laws/protocols).
- Between collection periods, all waste/recyclable materials generated on site must be kept in enclosed bins with securely fitted lids so the contents are not able to leak or overflow. Bins must be stored in the designated waste/recycling storage room/s or area/s.
- Arrangements are in place in all parts of the development for the separation of recyclable materials from general waste and for the movement of recyclable materials and general waste to the main waste/recycling storage room/area.
- Premises that discharge trade wastewater must do so only in accordance with a written agreement from the local sewer authority.

6a.7 Supplementary guidance

The following documents or reference materials provide further advice or information that is relevant to this section.

- UHSC Draft Engineering Guidelines for Subdivisions and Developments, as amended
- Department of Urban Affairs and Planning (2001) 'Crime Prevention and the Assessment of Development Applications',
http://www.planning.nsw.gov.au/rdaguidelines/documents/duapguide_s79c.pdf

6b Scone Business Park

Explanatory outline

Section 6c outlines assessment criteria relating to the Scone Business Park. The following matters are covered:

- Activation of the New England Highway
- Fence along rail corridor
- Open storage and work areas

Note: these criteria do not apply where approval is sought by way of a complying development certificate under *SEPP (Exempt and Complying Development) Codes 2008*. In such cases, the criteria under that SEPP will apply instead.

6b Scone Business Park

6b.1 Application of this section

This section applies to development described in Column 1 when carried out on land described in Column 2.

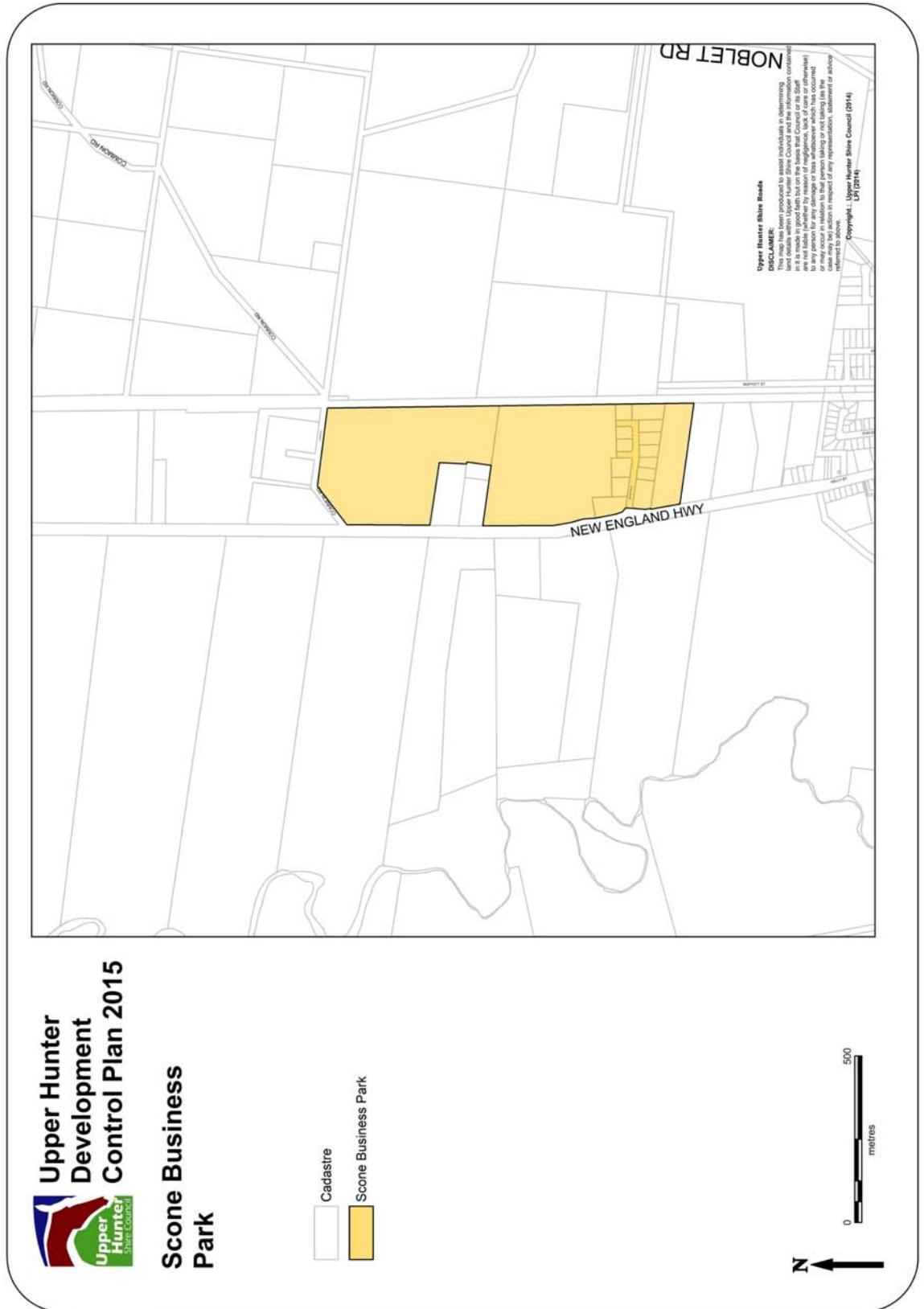
Column 1: Type of development	Column 2: Applicable land
Any development that requires development consent. Does not apply to proposals for which a complying development certificate is sought under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.	Land within the Scone Business Park, as shown on Map 3 Scone Business Park.

6b.2 Related sections

Section **6a Industrial development - general** will generally also apply to development to which this section applies. In the event of any inconsistency, requirements or criteria contained in this section will prevail.

6b Scone Business Park

Map 3 Scone Business Park



6b Scone Business Park

6b.3 Objective

The objective of this section is to encourage appropriate industrial development while maintaining a high quality character and appearance to the northern approach to Scone.

In the event of any inconsistency with the objectives under section **6a Industrial development - general**, this section will prevail.

6b.4 Supporting plans & documentation

Development applications that are subject to this section should be supported by the requirements set out in section **6a Industrial development - general**.

In addition, for development subject to the 'Activation of the New England Highway' development outcome below, landscaping plans shall be submitted showing the details of the landscaping proposed in the vegetation buffer fronting the highway.

6b.5 Assessment criteria

A performance-based approach will be adopted in the assessment of development applications. Applications will be assessed according to the extent to which the outcomes specified in the left-hand column of the following table will be satisfied or achieved by the design, construction or operation of the proposal.

The design guidelines specified in the right-hand column indicate design and best practice solutions by which the required outcomes can be met. They do not preclude other solutions that may be suitable under particular local circumstances. All proposals will be considered on merit.

Outcomes to be achieved	Design guidelines
Development design	
A. Lot size, dimensions & shape	
<i>Note: minimum lot sizes are specified in Upper Hunter LEP 2013 clause 4.1 and associated series of Maps 'Lot Size'.</i>	
<i>Note: Requirements regarding industrial lots shape and dimensions are given in section 3a Subdivision.</i>	
B. Building setbacks	
<ul style="list-style-type: none"> ■ Front building setbacks are sufficient to ensure that adequate area is available at the front of buildings to accommodate landscaping, access, parking and manoeuvring of vehicles, and to reduce the visual impact of industrial development on the streetscape. ■ The following front setbacks from the front property boundary are observed: <ul style="list-style-type: none"> • front setback to an office component minimum 5 metres. • front setback to an industrial component minimum 11 metres. ■ Building setbacks on corner sites are sufficient to reduce the bulk and visual impact of industrial buildings from public roads and should enable adequate sight distances for road users. ■ For corner lots, the following setbacks are observed: <ul style="list-style-type: none"> • primary road frontage to an office component - 	<ul style="list-style-type: none"> • Front setback areas should not be used for the storage or advertising of products.

6b Scone Business Park

Outcomes to be achieved

- minimum 5 metres and industrial components - 11 metres
- secondary road frontage to an office component - 3 metres and industrial components may be constructed with a minimum setback of 3 metres providing that the entire setback is appropriately landscaped.

Design guidelines

C. Fence along rail corridor

- Allotments that back onto the rail corridor shall provide a 1.8 metre high mesh security fence to prevent unauthorised entry. The fence is maintained in an operational condition for the life of the development. The cost associated with the installation and maintenance of the security fence will be the responsibility of the landowner.

D. Landscaping

- Landscaping of the development contributes to a high standard of environmental quality of both the development and to enhancing the general streetscape and amenity of the industrial area in which the development is placed.
- Landscaping provides visual relief.
- A minimum of 50% of the front setback area of development is utilised for landscaping.
- For new developments, a minimum depth of 3.0 metres of landscaping is provided within the front setback area (excluding driveway) across the full frontage of the site.
- Landscaping areas should be planted and maintained with suitable drought tolerant trees, shrubs and groundcovers.
- Landscaping should take into account the screening of electricity infrastructure.
- Low maintenance landscaping should be used, incorporating species appropriate for the scale of buildings on the site.
- Landscaping should use locally indigenous species.
- Parking areas should incorporate landscaping to provide shade and soften the visual impact of parking facilities.
- The side and rear setback areas should be landscaped if visible from a public area.

E. Activation of the New England Highway

This section applies to all allotments that:

- have frontage to the New England Highway; or
- adjoin the cemetery at Lot 58 DP 1096874.
- Site and building design and landscaping creates and maintains an attractive northern entry to the Scone township.
- Vehicular access is provided from the rear of the allotment where it is generally not visible from the New England Highway.
- Car parking areas are located behind buildings so they are generally not visible from the New England Highway.
- A 10 metre wide vegetation buffer is provided and maintained along the highway and cemetery frontage at the developer's expense, which
 - retains the existing tree plantings
 - includes new plantings with species of moderate height that "filter" as opposed to "hide" the views into and out of the industrial estate

6b Scone Business Park

Outcomes to be achieved

Design guidelines

- comprise of low maintenance vegetation.
- Security fencing is provided behind the vegetation buffer.

F. Open storage & work areas

- Open storage areas are screened and are out of sight from a public road.
 - In the case of applications that do not include buildings, screen walls or landscaping or other approved screen devices are erected in order to effectively prevent the use of the land being viewed from a public road, nearby public reserve, or dwelling.
 - Screening devices are designed to harmonise with any existing or proposed landscaping. Landscaping is used to break up large expanses of screen walls.
 - In the case of applications for consent to undertake the repair or wrecking of motor vehicles, the operation of junk yards, or recycling of metal and other waste materials, Council may impose special conditions on outdoor storage. In such cases, early consultation with Council (before applications are lodged) is advisable.
-