

Part 7
Industrial
Development

7.1

Application

7.1 Application

Parts 7 sets out development controls for industrial development within areas zoned IN1 and IN2.

Note:

For the purposes of this part, industrial development includes, but is not limited to any general industries, light industries, warehouse and distribution centres, storage premises, vehicle body repair workshops, vehicle repair stations, self-storage units, storage premises, and any other development that in the opinion of Council this section shall apply.

Zone Acronyms

IN1 General Industrial: IN1

IN2 Light Industrial: IN2

Note: Numerical Development Standards for building heights and minimum subdivision are provided under the CLEP.

7.2 Building Form and Character

Objectives:

- Ensure that industrial development is both functional and attractive in the context of its local environment through appropriate design.
- Reduce the visual impact of industrial development on the streetscape and surrounding areas.
- Ensure that sufficient areas are available for landscaping, access, and car parking and manoeuvring of heavy vehicles on site.
- Ensure that building materials are high quality and durable.
- Ensure that fencing and walls for security purposes have positive impacts on the streetscape and other public domain areas.
- Ensure that industrial development does not significantly impact on adjoining residential zones.
- Ensure that industrial units are designed to be able to accommodate a wide variety of businesses.
- Ensure that industrial units are able to facilitate the safe and efficient transportation of goods between floors/levels in a building.

7.2.1 Building Design

Design Requirements

- a) Building design shall incorporate the following features to assist in the reduction of the perceived bulk and mass of development:
 - i) provision of vertical and/or horizontal offsets in the wall surfaces at regular intervals, including columns, projections, and recesses;



Figure 7.2.1 An examples of well articulated industrial buildings.

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- ii) articulate architectural details around doors, windows front facades, roofs and entrances;
 - iii) articulate walls through the use of texture, colour, material changes, shadow lines and other facade treatments, at least every 15 metres; and
 - iv) at least 50% of the total surface area of the front elevation to be constructed of masonry material.
- b) Buildings located on corner allotments shall be designed to address both street frontages.
- c) Buildings shall be predominantly single storey (excluding basements, mezzanines and offices).
- d) Mezzanines shall not comprise an area of more than 50% of the gross floor area of the ground floor of the respective unit.
- e) Despite subclause (d), a mezzanine level may comprise up to 75 % of the gross floor area of the ground floor of the respective unit, providing that it can be demonstrated to Council’s satisfaction that:
- i) The unit shall be able to facilitate the safe and efficient transportation of goods between the ground floor and mezzanine level
 - ii) Regardless of the proposed land use, a forklift shall be able to manoeuvre internally within the unit to facilitate vertical transportation of goods without leaving the unit
 - iii) Any part of the mezzanine level over 50 % of the gross floor area of the ground floor of the respective unit is of lightweight construction and can be easily removed without impacting on the structural integrity of the building.
- f) Offices shall not comprise more than 30% of the gross floor area of the respective

Worked example:

For a proposed development that comprises a gross floor area of 100sqm, the office area shall be a maximum of 30 sqm. As such the development would be comprised of:

- a) 30sqm of office area; and
- b) 70sqm of the primary use.



Figure 7.2.2 Examples of easily identifiable entry.

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unit.

Note: For the purpose of Clause 7.2.1 e) above, 'office space' means the part of the gross floor area that is dedicated to office use.

- g) No building shall rely upon a required path of egress (as defined within the BCA) over adjoining private land.
- h) No building or structure shall be erected within a right of carriage way or easement.
- i) A schedule of proposed colours, materials and finishes shall accompany all development applications for new industrial buildings.
- j) The main entry to the building shall be easily identifiable from the street and directly accessible from the front of the building or driveway in the case of a multi unit complex.

7.2.2 Building Setbacks

Design Requirements

- a) Industrial development shall be setback by:
 - i) 30 metres to:
 - the main southern railway corridor,
 - the South Western Freeway corridor,
 - Ben Lomond Road between Pembroke Road and the Main Southern Railway Corridor,
 - Campbelltown Road,
 - Henderson Road,
 - Pembroke Road,
 - Rose Payten Drive, and
 - Williamson Road.
 - ii) 15 metres to:
 - Airds Road,
 - Badgally Road,

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- Ben Lomond Road between Campbelltown Road and the Main Southern Railway Corridor,
 - Blaxland Road between Campbelltown Road and Rose Street,
 - the south eastern side of Blaxland Road between Rose Street and Lot 5 DP 538258,
 - Blaxland Road between Lot 5 DP 538258 and Narellan Road,
 - Devon Road,
 - Grange Road,
 - Plough Inn Road between Campbelltown Road, and Hollylea Road,
 - Sussex Street, and
 - Swaffham Road.
- iii) 10 metres from any other public road.
excluding any required road widening.
- b) Despite Clause 7.2.2.a) i) Council may consider a reduction of the rear setback from the southern railway corridor from 30 metres to 5 metres providing that:
- i) a vegetated screen/landscape area of a minimum width of 5 metres is constructed along the full width of the property between the railway corridor and the buildings;
 - ii) the vegetated area is free of any easements or site constraints (refer to Figure 7.2.3);
 - iii) the vegetated area is densely landscaped with trees and plants selected from the Campbelltown Native Gardening Guide , available from Council’s website at www.campbelltown.nsw.gov.au;
 - iv) Council is satisfied that the proposed vegetation is sufficient to screen the buildings from the southern railway

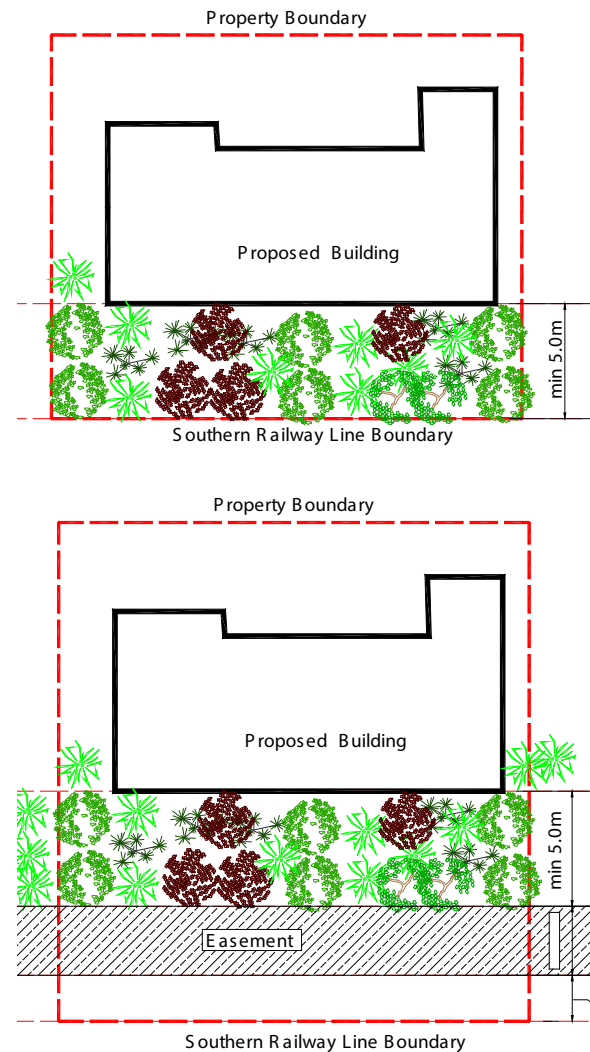


Figure 7.2.3 Illustration of the reduced set backs requirements from the southern railway corridor.

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Building Form and Character

corridor.

Note: All reduced setback proposals from the railway corridor shall be subject to the approval of the relevant public authorities.

- c) Except as nominated above, buildings adjoining residential, commercial and/or open space zones shall be setback a minimum of 10 metres, the interface of which shall be complimentary to and not pose unreasonable impacts on the non-industrial development in terms of its built form and proposed used.

7.2.3 Fences

Design Requirements

- a) Industrial fencing shall be a maximum 2.4 metres in height.
- b) All fencing in industrial developments shall be of recessive colours, palisade design, or plastic coated and framed chain wire with a maximum height of 2.4 metres, unless required as part of an acoustic solution.
- c) The use of sheet metal fencing is not permitted unless required as part of acoustic solution and is appropriately screened with landscaping.
- d) All fencing in industrial developments shall be setback a minimum of 3.0 metres from property boundaries addressing a primary and/or secondary street.
- e) Fencing on corner allotments shall not obstruct the sight distance of traffic entering or within an intersection or roundabout.
- f) Fencing shall not obstruct power, water, sewer, gas or telephone services, drainage systems, (including overland flow paths) or any easements or rights of way.
- g) Details for fencing shall be submitted with the development application.



Figure 7.3.4 An example of the use of a palisade fence in an industrial development.

7.3

Car Parking and Access

7.3 Car Parking and Access

Objectives:

- To ensure that all required car parking and related vehicle manoeuvring is accommodated on site.
- To maintain the free flow and safe movement of traffic into and out of the site.
- To ensure that on site car parking does not detract from the visual character of the streetscape.

7.3.1 General Requirements

Design Requirements

- Off street parking and loading shall be designed in accordance with *Australian Standard AS 2890.1 and 2 (as amended)*, except as otherwise provided by this Plan.
- For that part of the gross floor area occupied by office areas, lunch rooms and any associated office storage areas, car parking shall be provided at a rate of one space per 35sqm.
- For that part of the gross floor area occupied by uses other than office areas, lunch rooms and any associated office storage areas, car parking rates shall be provided in accordance with the following:
 - a minimum of two (2) spaces (per unit), plus
 - one space for every 100sqm of gross floor area for buildings up to 2000 square metres; plus
 - one space per 250sqm for that part of the building exceeding 2000 square metres in gross floor area.
- Despite clause 7.3.1 c) ii), any proposed factory unit development (regardless of the overall combined floor area), shall provide parking at a rate of one space per 100 sqm.
- In addition to clauses 7.3.1 (b) & (c), one car parking space shall be provided



Figure 7.3.1 Examples of landscaping incorporated into car parking within industrial areas.

Note:

Apart from offices, car parking rates for all proposed commercial uses within industrial zones shall comply with the requirements under **Table 6.4.2.1**.

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Car Parking and Access

for every 300sqm of outdoor storage space.

- f) Mezzanine areas that are exclusively used for storage purposes shall be excluded from the calculation of total gross floor area for the purpose of calculating the required number of car parking spaces, providing that the mezzanine areas:
 - i) are not divided into smaller spaces by internal walls; and
 - ii) have no external windows.
- g) In addition to clause 7.3.1 (c), motor vehicle industries shall provide a minimum of three (3) car parking spaces per work bay/hoist.
- h) Sufficient space shall be provided on site so that no vehicle shall be required to make more than a three-point movement to exit the site in a forward direction.
- i) No car parking spaces shall be designed in a stacked configuration.
- j) No required car parking spaces shall be created as a separate strata or Torrens title allotment.
- k) Each site shall have a:
 - i) maximum of one ingress and one egress for heavy vehicles (combined or separated).
 - ii) each site may have an additional ingress/egress for cars (and other light vehicles).
- l) A minimum of 10% of the required car parking spaces, including disabled spaces, shall be located within close proximity to the main pedestrian entry to the building.
- m) Electric vehicle charging stations must be located behind the building line.

Note: Council may consider the use of mechanical turntables as part of the car parking arrangements.



Figure 7.3.2 Examples of loading bays provided for individual units and separate from car parking and landscaped areas.

7.3 Car Parking and Access

7.3.2 Loading and Unloading

Design Requirements

- a) Each industrial factory/unit shall be provided with a loading bay.
- b) Provision shall be made for all loading and unloading to take place wholly within the designated loading area.
- c) No loading or unloading shall be carried out across parking spaces, landscaped areas, pedestrian aisles or on roadways.
- d) Each industrial building/unit having a gross floor area :
 - i) up to 400 square metres shall provide a loading area to allow for a small rigid vehicle to manoeuvre on site.
 - ii) more than 400 square metres, but up to 1500 square metres shall provide a loading area to allow for a medium rigid vehicle to manoeuvre on site; and
 - iii) more than 1500 square metres shall provide a loading area to allow for a heavy rigid vehicle to manoeuvre on site.
- e) Heavy rigid vehicle swept turning paths shall be provided demonstrating that a heavy rigid vehicle can enter and exit the site in a forward direction for all industrial sites.
- f) Where it is proposed to service the site with articulated vehicles exceeding 12.5m in length, swept turning paths are to be provided for that vehicle type.

7.3.3 Access for People with Disabilities

Design Requirements

- a) Industrial development shall comply with the minimum access requirements contained within the BCA, the Disability (Access to Premises – Buildings) Standards 2010 and *Australian Standard 1428 - Design for Access and Mobility* (as amended).

Note 1:

For the purpose of this section (Section 7.3.2):

- a small rigid vehicle shall be taken to mean a rigid vehicle that has a minimum length of 6.4 metres;
- a medium rigid vehicle shall be taken to mean a rigid vehicle that has length greater than 6.4 metres but not exceeding a length of 8.8 metres; and
- a heavy rigid vehicle shall be taken to mean a rigid vehicle that has a length greater than 8.8 metres but not exceeding a length of 12.5 metres.

Refer to AS 2890.2 (as amended) for more information on heavy rigid vehicle measurements and classifications.

Note 2:

For the purpose of this section (Section 7.3.2):

- clause 7.3.2 d) refers to individual units / buildings.
- clause 7.3.2 e) refers to the overall site

7.4 Landscaping

7.4 Landscaping

Objectives:

- To encourage the planting of native and low water consumption plants and trees.
- To enhance the existing streetscape and promote a scale and density of planting that softens the visual impact of buildings from public places and adjoining non-industrial lands.

Design Requirements

- a) A detailed landscape plan and report shall be prepared by a suitably qualified person and submitted with all development applications for the industrial development.
- b) Landscaping shall be provided to a minimum depth of 50% of the following required setback area located:
 - i) along the full width of each street frontage (other than vehicle driveways); and
 - ii) along the full width of setbacks from adjoining open space, residential and/or commercial areas.
- c) The first three (3) metres of all required street front landscaped area (as measured from the street boundary) shall be planted of advanced canopy trees that are:
 - i) a minimum of two (2) metres in height with a minimum 400 litre pot size at the time of planting;
 - ii) of native species; and
 - iii) planted /placed every 10 metres.
- d) Side boundary landscaping of a minimum of one (1) metre width shall be provided between the street boundary and the building line.



Figure 7.4.1 - An Example of well landscaped industrial development.

Note:

Refer to Section 2.5 Landscaping of Part 2 of Volume 1 of the Plan for additional requirements on Landscaping.

7.5

Industrial Waste Management

7.5 Outdoor Storage Areas

Objectives:

- To ensure that outdoor storage areas are appropriately accommodated on site.
- To reduce the visual impact of outdoor storage areas on the streetscape and surrounding areas.

Design Requirements

- a) No outdoor storage shall occur without development consent.
- b) Outdoor storage areas shall not be located between the primary or secondary street boundary and any building on the allotment.
- c) Outdoor storage areas shall be adequately screened from public view.
- d) Goods and materials stored shall not be stacked higher than an approved screening structure.
- e) Screen fencing and structures shall be constructed of high quality materials that complement the buildings located on site.
- f) All outdoor storage areas shall be sealed and drained to the storm water system in accordance with any environmental management requirements.
- g) Notwithstanding any other provision of this Plan, no external storage of used unregistered motor vehicles, vehicle parts, used building materials, scrap products or other industrial waste shall be permitted.
- h) No above ground tanks or other storage facilities shall be erected within a required setback.
- i) Goods shall be stored above the flood planning level.



Figure 7.5.1 - An example of unacceptable solution for outdoor liquid storage area

7.6 Industrial Waste Management

7.6

Outdoor Storage Areas

Objective:

- To ensure that appropriate facilities are provided for the storage and collection of industrial waste and recycled materials.

Design Requirements

- a) Industrial development shall make provision for an enclosed on site waste and recycling facility that has adequate storage area to accommodate the waste generated from the development.
- b) Any industrial premises that generates more than 20% of total waste generated by the development or 50 litres or 50 kg (whichever is the lesser) of meat/ seafood product shall be collected daily or refrigerated awaiting collection.
- c) Adequate provision shall be made for the screening and storage of all industrial waste behind the front building setback.
- d) All commercial premises shall produce evidence of a collection contract with a licensed garbage and recycling collection contractor.
- e) Despite Clause 7.6. d) above, the design of the building shall provide for the collection system to be undertaken by Council at the time the development application is submitted to Council.

7.7

Environmental Management

7.7 Environmental Management

Objective:

- To ensure that appropriate environmental management measures are implemented to prevent air, stormwater and noise pollution.

7.7.1 Liquid Storage

Design Requirements

- The storage and handling of flammable and combustible liquids shall be in accordance with *Australian Standard 1940 - The Storage and Handling of Flammable and Combustible Liquids* and the *Environment Protection Authority* publication, “*Bundling and Spill Management*” (as amended).
- All above ground liquid storage facilities, including waste shall be in a covered bunded area that is constructed of impervious materials.
- Above ground tanks shall be contained in a bunded area that:
 - is at least 110% of the volume of the tank or the largest tank, where a group of tanks are enclosed; and
 - walls shall be at least 250mm in height.
- The bunded area of drum storage facilities shall be able to contain 25% of the total volume of all drums and shall have a minimum capacity of at least 400L. Walls shall be at least 250mm in height.

Note: Some liquid storage requires a licence from WorkCover. Further enquiries, refer to www.workcover.nsw.gov.au.

7.7.2 Air Quality

Design Requirements

- Any development that is likely to or capable of generating levels of air emissions exceeding the requirements



Figure 7.7.1 - An example of liquid storage tank.

of the *Protection of the Environment Operations Act 1997* shall demonstrate appropriate measures to mitigate against air pollution.

7.7 Environmental Management

7.7.3 Noise

Design Requirements:

- a) Any development that is likely to or capable of generating levels of noise exceeding the requirements of the *Industrial Noise Policy* (published by the *Office of Environment and Heritage*) shall demonstrate appropriate measures to mitigate against noise pollution.

Note: In addition to the requirements of this Plan, SEPP 33 Hazardous and Offensive Development specifies standards for environmental management of certain industrial development.

7.7.4 Stormwater and Drainage

Design Requirements

- a) All activities with the potential to pollute the stormwater system from a system failure shall be carried out within a covered and bunded area sited, designed and constructed to Council's satisfaction.
- b) Liquid waste and waste water shall either be:
 - i) recycled on site;
 - ii) treated and discharged to the sewer in accordance with a trade waste licence issued by Sydney Water; or
 - iii) collected, stored in a covered, bunded area and collected by the Office of Environment and Heritage; and
 - iv) discharged to a licensed waste management facility.
- c) Development shall not result in water run-off causing flooding or erosion on adjacent properties.

7.8 Multi Unit Complexes

- d) Stormwater run-off shall be appropriately channelled into a stormwater drain in accordance with *Council's Engineering Design Guide for Development available at Council's website at www.campbeltown.nsw.gov.au*
- e) Where applicable, the development shall incorporate the creation of an appropriate easement to manage stormwater in accordance with *Council's Engineering Design Guide for Development available at Council's website at www.campbeltown.nsw.gov.au*.

7.8 Residential Interface

Objectives:

- To ensure that industrial development does not have adverse impacts on the amenity of adjoining residential neighbourhoods.
- To ensure that industries which emit significant noise pollution, odour and the like are appropriately separated from residential neighbourhoods.
- To ensure that vehicle traffic associated with industrial development does not adversely impact upon the amenity of residential neighbourhoods.

Design Requirements

- a) Loading areas, driveways, waste storage areas and roof top equipment shall not be located adjacent to residential areas.
- b) External and security lighting shall be positioned to avoid light spillage to adjacent residential development.
- c) An acoustic and/or a vibration report shall be prepared as part of a development application where the proposed development is adjacent to residential or other sensitive uses, such as religious establishments, educational establishments and child care centres.
- d) The interface shall be appropriately screened/vegetated so as to reduce the visual impact of the industrial development.

7.9 Industrial Unit/s

7.9

Residential Interface

Objectives:

- Ensure that the design of industrial units provide sufficient facilities to ensure the orderly development and relationship of a number of industrial activities on the site.

Design Requirements

- a) Each industrial unit proposed on land zoned IN1 General Industrial under the CLEP shall have a minimum LFA of 400 square metres.
- b) Each industrial units proposed on land zoned IN2 Light Industrial under the CLEP shall have a minimum LFA of 100 square metres.



Figure 7.9.1 - An example of a multi-unit complex with individual loading/parking for each unit.

7.10

Subdivision

7.10 Subdivision

Objectives:

- Ensure that industrial allotments are of an appropriate size to provide sufficient space to accommodate future industrial operations and buildings and allow the site to function in a safe and efficient manner.
- Ensure that all allotments created have proper and sufficient access.
- Encourage the consolidation of allotments that are below the minimum allotment size under the CLEP.
- Encourage the equitable distribution of car parking within strata titled industrial development.

7.10.1 Torrens Title

Design Requirements

- Any allotment created by Torrens title subdivision within areas zoned IN1 General Industrial or IN2 Light Industrial under the CLEP shall:
 - have a minimum street frontage width of at least 30 metres to the primary street.
- No industrial subdivision shall create allotments with battle-axe handles.
- Where a single development is proposed on more than one allotment, all allotments the subject of the development shall be consolidated into a single allotment.

Note: Numerical Development Standards for building heights and minimum subdivision standards are provided under the CLEP.

7.10.2 Strata Subdivision

Design Requirements

- No more than 50% of the required car parking within a strata title subdivision shall be allocated to individual industrial units within a multi-unit complex.
- All car parking spaces that are allocated to individual units shall be proportioned in number to the size of the units.
- No car parking spaces shall be created as a separate allotment.

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- d) No internal or outdoor storage space shall be created as a separate allotment.
 - e) No common property car parking spaces shall be fenced off from other parts of the development.

7.10

Subdivision