STRATHFIELD MUNICIPAL COUNCIL

PART D
of
Strathfield
Consolidated Development
Control Plan

Industrial Development

(Replaces DCP No. 27)

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1.0 INTRODUCTION

Refer to “General Introduction” of this Consolidated Plan in regards to Background, General Introduction and Definitions etc.

1.1 Purpose of Part D

The Strathfield Planning Scheme Ordinance as amended by Strathfield Local Environmental Plan No. 86, sets out the broad planning framework for industrial development in the Strathfield Council area. Local Environmental Plan No. 86 identifies a single land use zone for industrial development (Industrial 4) and the type of development that is permitted with Council consent. It also defines ‘light industrial development’, which in addition to being permitted in the Industrial 4 zone, is permitted in the 3(a) Business zone and Mixed Use 10 zone with Council consent.

The purpose of Part D is to ensure developers and property owners submit industrial development proposals which are attractive and sympathetic to the streetscape, are appropriate for the surrounding built and natural environments, have a minimum impact on surrounding non-industrial uses and are functionally and economically viable.

1.2 Objectives of Part D

The specific objectives of Part D are:

a. To improve the quality of industrial development within the Strathfield Municipality;

b. To ensure the orderly development of industrial sites to minimise their environmental impact while maximising their functional potential;

c. To ensure development is consistent with the principles of Ecologically Sustainable Development;

d. To encourage high quality building design and industrial streetscape aesthetics;

e. To ensure that new industrial development is of a type, scale, height, bulk and character that is compatible with the streetscape characteristics of the surrounding area;

f. To promote high quality landscape areas which complement the overall development of the site and which assist in enhancing streetscape quality;

g. To ensure that development will not unreasonably impact upon the amenity of any residential area in the vicinity;

h. To ensure that traffic generated by industrial development does not adversely impact upon local or regional traffic movements;

i. To ensure that each development has adequate on-site parking and manoeuvring areas for vehicles; and

j. To encourage employee amenity within industrial developments.

2.0 DESIGN PROVISIONS

In determining a development application for an industrial development, Council will consider the following design provisions.

2.1 Site Analysis and Design Principles

Site Analysis

Objectives:

a. To ensure layout and building design makes best use of the existing characteristics, opportunities and constraints of the site and surrounds to result in a high quality development sensitive to the environment; and
b. To ensure all activities associated with the development do not adversely impact on the environment.

Guidelines:

All applications shall include a site analysis drawing, which demonstrates the following items have been taken into consideration in the design and documentation of applications:

Site	Surroundings
• Survey details, including changes of levels • Easements (drainage or service) • Existing vegetation and other significant site features • Existing buildings or structures • Site orientation and solar access • Significant noise sources • Views • Pedestrian and vehicle access • Natural drainage including stormwater overland flow paths	• Location, height and use of neighbouring buildings (including location of doors or windows facing the site) • Predominant built form and character of locality • Location of nearby heritage items or heritage conservation areas • Private open space areas adjacent to the site • Adjacent public open space • Location of major trees on adjacent properties • Elements of street frontage (street trees, vehicular cross-overs, bus stops, etc) • Differences in levels between site and neighbouring properties at the boundaries

Refer to Figure 1 for an example of a Site Analysis Drawing.

It should also be noted that where any threatened species, populations or ecological communities listed under the *Threatened Species Conservation Act 1995* occur on or adjacent to the site, an 8-part test prepared by a suitably qualified consultant must be submitted with the development application to Council. In this regard it is required you speak with Council's Natural Resources Co-ordinator prior to lodgement for advice on known locations of threatened species, populations and ecological communities.

Design Principles

Council will consider the results of the site analysis and must be satisfied that the development is compatible with the predominant height, bulk, scale and character of existing development in the vicinity.

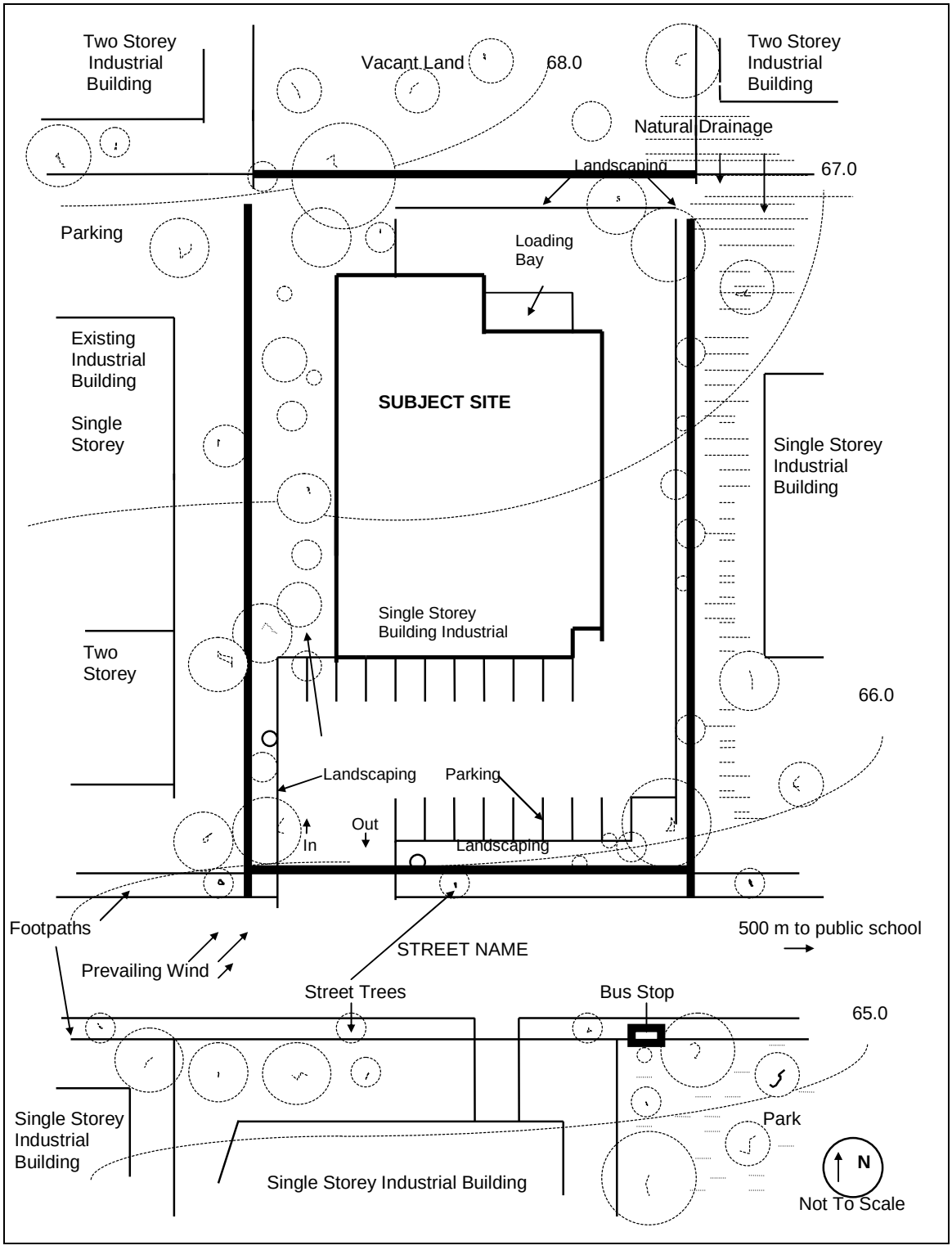

FIGURE 1: SITE ANALYSIS DRAWING

2.2 Contamination

Objective:

To ensure that a site is safe for development or redevelopment.

Guidelines:

Under State Environmental Planning Policy (SEPP) No. 55 - Remediation of Land, Council cannot consent to the carrying out of any development on land unless:

1. It has considered whether the land is contaminated, and

2. If the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purposes for which the development is proposed to be carried out, and

3. If the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

To ensure that a development application is appropriately assessed by Council under the requirements of SEPP 55, where an industrial development is proposed on a site that is identified as potentially unhealthy or contaminated, a preliminary investigation may be required to be submitted to Council by the applicant to demonstrate that the site is safe for development.

Where an environmental site contamination assessment is required to be produced to Council, the assessment must take into consideration the Department of Planning and the Environment Protection Authority's (EPA) document *Managing Land Contamination Planning Guidelines SEPP 55 – Remediation of Land, 1998*. Some activities that may cause or may have caused contamination are identified in that document.

Please Note:

1. Under the *Contaminated Land Management Act 1997* and the Duty to Report provision in relation to contaminated land, where Council becomes aware of a site that has been contaminated or potentially contaminated and there is a significant risk of off-site harm, Council must notify the EPA in writing that the land has been contaminated or is potentially contaminated.

2. Council has a Policy for the Management of Development on Contaminated Land which includes Part K – Development on Contaminated Land. This document should be referred to if the subject site is contaminated or potentially contaminated.

2.3 Subdivision

Objective:

To ensure subdivision results in lots that are suitable for a range of industrial developments.

Guidelines:

1. Council shall not grant consent to the subdivision of land zoned Industrial 4 which would result in a lot with an area of less than 1,000m^2. This does not include the area of any access handle. Any lot created is to have a minimum width and depth of not less than 30m (excluding the access handle).

2. Exceptions to the minimum lot size and width will be considered if (among other things) it can be demonstrated that the proposal is consistent with development in the area, safe vehicular access and egress can be achieved and the proposal will not result in adverse negative impacts on the surrounding environment.

2.4 Development Adjoining Residential Zones

Objective:

To ensure industrial development does not unreasonably impact or intrude upon any adjoining residential area(s).

Guidelines:

1. The proposed building is to be sympathetic to the height, scale, siting and character of existing adjoining and/or nearby residential development.

2. Solar access to the windows of habitable rooms and to the majority of private open space of adjoining residential properties must be substantially maintained or achieved for a minimum period of 3 hours between 9.00am and 3.00pm at the winter solstice (June 22).

3. Windows facing residential areas must be treated to avoid overlooking of private open space or private windows.

4. Goods, plant equipment and other materials are to be stored within the proposed industrial building or suitably screened from residential development.

5. Noise associated with the premises including plant and equipment will be subject to the NSW Environmental Protection Authority's *Environmental Noise Control Manual* and *Industrial Noise Policy 2000* and the *Protection of the Environment Operations Act 1997.*

6. Noise generated from fixed sources or motor vehicles associated with the proposed industrial development must be effectively insulated or otherwise minimised.

7. The operating noise level of plant and equipment shall generally not exceed 5dB(A) above the background noise level when measured at the boundaries of the premises between the hours of 7.00am and 10.00pm. If existing background levels are above the Environmental Protection Authority (EPA) criteria, then a merit based assessment will be carried out.

8. If operating noise levels of plant and equipment are proposed outside the hours of 7.00pm and 10.00pm, the applicant may be subject to a merit based assessment which may need to be supported by an Acoustical Engineers' report.

9. The development shall not otherwise cause nuisance to residents, by way of hours of operation, traffic movement, parking, headlight glare, security lighting and the like.

10. Refer to Section 2.10.8 for details of landscape buffer requirements.

2.5 Density, Bulk and Scale

Height, Floor Space Ratio and Office and Showroom Requirements

Objective:

To ensure the density, bulk, scale and design of industrial development enhances the streetscape and visual quality of the Strathfield Municipality.

Guidelines and Requirements:

2.5.1 Height

A building shall not have a wall height of more than 10m above natural ground level. Where an industrial development otherwise achieves the objectives of Part D, Council may consider varying this provision depending on the merits of the case.

2.5.2 Floor Space Ratio

The maximum floor space ratio is 1:1.

2.5.3 Office and Showroom Requirements

All office and showroom activities shall be ancillary to the main industrial activity approved for the site.

Proposals which include a large area dedicated to office or showroom purposes (in excess of 25%) will need to be substantiated by evidence that the location is necessary because either no suitable business zoned land is available, or that the use is of a type that location in a business zone is not desirable.

2.6 Setbacks

Objectives:

a. To ensure setbacks for industrial buildings provide adequate space for landscaping to soften the built form and enhance the amenity of the streetscape;
b. To ensure setbacks from watercourses and bushland are adequate to provide protection to those areas and an opportunity for the restoration/establishment of native vegetation;
c. To reduce the visual and/or acoustic impacts of industrial development on surrounding non-industrial land uses; and
d. To ensure frontage setbacks are consistent with surrounding industrial development.

Guidelines and Requirements:

1. A minimum setback of 10m from the front boundary applies.

2. On corner lots, a setback of 5m applies to the secondary frontage.

3. A minimum 10m setback will be required from watercourses (eg Cooks River and Coxs Creek) and bushland. The Department of Infrastructure Planning and Natural Resources (formerly known as the Department of Land and Water Conservation) may require a greater setback from watercourses and consent may jointly be required from them and Council (Integrated Development). Contact should be made with them early if development is planned in the vicinity of a watercourse.

4. If nearby existing industrial buildings have setbacks less than the above, a variation on setback requirements may be considered.

5. Side and rear boundary setbacks for proposals adjoining non-industrial uses such as residential development shall be subject to an individual merit based assessment. Such an assessment will consider issues such as privacy, solar access, and visual and acoustic amenity.

6. Side and rear boundaries adjoining industrial development may not require a setback; this will depend on the individual situation.

7. Setbacks shall not contain any buildings or storage areas but may contain car parking and manoeuvring areas (and landscaping).

8. Refer to Section 2.10.6 - 2.10.9 for landscaping requirements within setbacks.

2.7 Building Requirements and Materials

Objectives:

a. To ensure that industrial development is of a high standard of design and appearance so as to contribute to the enhancement of the Strathfield Municipality;
b. To encourage innovative industrial development within the Strathfield Municipality; and
c. To encourage design and building materials that complement and enhance the surrounding environment.

Guidelines and Requirements:

1. Front walls and walls visible from any public place shall be substantially faced with brick, stone, concrete, glass (non-reflective) or like materials, but not cement render.

2. Walls/surfaces that are easily accessible to public places are to be treated (eg screened by plants) to discourage graffiti.

3. No service plumbing or pipes, other than downpipes for the conveyance of roof water, shall be external to the building where visible from any public place.

4. Long blank walls on street frontages are to be avoided. Where this is not possible, they are to be screened by appropriate landscaping or incorporate design features into the walls.

5. On corner sites, the proposed building shall aim to address both frontages. Where the secondary frontage cannot also be addressed, suitable landscaping is to be proposed (see section 2.10.6) and/or design features incorporated into the wall.

6. Building materials and colours used on facades facing the street shall be compatible with those of adjoining industrial buildings.

7. Non-industrial aspects of the development, ie offices or showrooms ancillary to the development, shall face the street.

8. Buildings must be designed to:

    i. Architecturally express the structure of the building (not hiding behind expansive glass).
    ii. Visually reinforce entrances, office components and stairwells of units to create rhythm on long facades and a reduction of perceived scale.
    iii. Introduce variation in unit design within building groups;
    iv. Introduce solid surfaces, preferably masonry, incorporate horizontal and vertical modulation including windows in appropriate proportions and configurations.
    v. Achieve a balance between masonry (or materials and solid panels that reflect masonry materials) and vertical walling which contain large areas of glass. Solid surfaces of rendered and painted masonry should dominate the overall building facade. Where glazing is used, it is to be modulated with vertical or horizontal members (mullions) between the lights of a window to provide visually recognisable patterns, rhythm and texture to the overall design. Such glazing is to be non-reflective.

9. Applicants will be required to indicate on development application plans building materials and colours proposed.

2.8 Energy Efficiency and Water Conservation

Objectives:

a. To orientate buildings so they maximise the use of solar energy to keep buildings cool in summer and warm in winter;
b. To encourage the use of building materials that assist in achieving energy efficient buildings;
c. To conserve water and reduce stormwater by the use of rainwater tanks and AAA rated water saving appliances and fittings;
d. To encourage the use of energy efficient appliances and fittings and where possible the use of renewable energy sources to reduce greenhouse gas emissions; and
e. To encourage the use of recycled building materials where appropriate.

Guidelines and Requirements:

1. New buildings are to be orientated as much as possible so that they make best use of solar energy to lower heating and cooling costs.

2. Glazing on north facing facades is encouraged to maximise solar access in winter and glazing to the west is to be minimised to reduce summer solar access.

3. Building materials and insulation are to be used which assist in thermal performance and maintain internal comfort levels of a building.

4. A rainwater tank must be included in all industrial developments to be used for landscape watering and other supplies of non-domestic water (ie toilets and machinery). The size of the tank(s) required will be based on 10 litres/m^2 of roof area proposed. Automatic landscape irrigation systems shall be connected to and utilise the rainwater tank. A tank or tanks with a total volume of up to 10,000 litres can be installed without consent, see Appendix 3 for installation guidelines.

5. Developments are required to be fitted with appliances and plumbing hardware which have a "AAA" Australian Standards Water Conservation Rating and meet the manual of Assessment Procedure for Water Efficient Appliances SAA MP64-1995 which aim to reduce water consumption.

6. Any hot water heaters to be installed are to be greenhouse gas friendly systems that achieve a minimum 3.5 SEDA Hot Water Greenhouse Score. Systems which comply with this requirement are outlined in Figure 2.

7. The use of top star rated energy smart appliances and lighting is required. The Label Star Energy Rating System gives a rating to a range of appliances based on their energy efficiency. The more stars you see, the more efficient the model. Energy Smart light includes the use of fluorescent and compact fluorescent globes, self timing systems, dimmers, motion sensors and specific purpose switches.

8. All external lighting and common areas (eg undercover car parking) are required to be lit utilising renewable energy resources generated on site. Larger developments (buildings exceeding 4,000m^2 in area) must investigate the viability of utilising renewable energy resources for all lighting on site and a statement included with the development application addressing this requirement for the consideration of Council.

Water heater Type		**Greenhouse Score**	
Solar-Gas boost *	Storage	5	
Gas	Instantaneous	4	
Gas-Storage	High Efficiency	4	⇑
Electric-Storage	Heat Pump	4	ACCEPTABLE
Gas-Storage	Low Efficiency	4	
Solar-Electric Boost*	Continuous	4	
Solar-Electric Boost*	Off Peak 2	4	
Electric	Instantaneous	2	UNACCEPTABLE
Electric	Continuous	1	⇓
Electric-Storage	Storage (Off Peak 1, Off-Peak 2)	1	

* greater than 50% solar contribution

FIGURE 2: HOT WATER HEATERS

2.9 Parking, Access and Manoeuvring

2.9.1 Parking

Objectives:

a. To ensure sufficient car parking spaces are provided on-site for employees and visitors;
b. To ensure the effective design of car parking areas;
c. To encourage the provision of parking areas that will integrate with proposed the building(s) and be suitably landscaped to reduce large expanses of hard paving; and

d. To ensure car parking areas are accessible for persons with a disability and safe for all pedestrians to use.

Guidelines and Requirements:

1. The design of off-street parking areas is to be guided by and meet the requirements of Australian Standard (AS) 2890.1-1993 – Off-street car parking, AS2890.2-1989 – Commercial vehicles and Strathfield Part I - Provision of Off-Street Parking Facilities.

2. Provision of spaces:

    - Industry: 1 space per 50m^2 GFA where any office component is under 20%. If the office component is greater than 20% that additional area will be assessed at a rate of 1 space per 40m^2 GFA.

    - Warehouses: 1 space per 300m^2 GFA.

    - Delivery and service vehicles associated with a development: 1 space per 800m^2 GFA up to 8,000m^2 GFA plus 1 space per 1,000m^2 GFA thereafter.

    Note: Car parking calculations are to be rounded up.

3. Car parking areas should ideally be located in the front setback for easy access.

4. Loading/unloading and parking areas are to be separated so as not to cause conflict. A variation to this may be considered if, for example all deliveries are made outside of business hours.

5. Car parking areas are to be suitably landscaped which should include trees for shading. Refer to Section 2.10.13 and 2.10.14 for landscaping requirements.

6. No parking shall be located within any proposed buildings (this does not include underground car parking).

7. Pedestrian thoroughfares shall be provided to separate vehicular from pedestrian traffic in large parking areas.

2.9.2 Access and Manoeuvring

Objectives:

a. To ensure that provision is made for safe vehicular ingress and egress having regard to the nature of vehicles likely to patronise the site;
b. To ensure satisfactory on-site manoeuvring for vehicles, including the loading/unloading of goods;
c. To minimise potential for congestion or hazard on adjoining roads at points of ingress/egress;
d. To ensure that traffic generated by industrial development does not adversely affect local or regional traffic movements; and
e. To ensure that any traffic generated by the development will not impact unreasonably upon the amenity of any residential areas in the vicinity.

Guidelines and Requirements:

2.9.3 Access/Driveways

1. Access to the proposed development is to be via a non-residential street, unless the proposed development:

    i. Has no other alternative access;
    ii. Demonstrates that consideration has been given to the affect of traffic generated from the site and the likely impact on surrounding residential areas; and
    iii. Identifies an appropriate traffic management scheme, which would mitigate potential impacts on residential areas.

    A statement addressing the above must be submitted with any application which involves access via a residential street.

2. The location of driveways is to be in accordance with AS2890.1-1993 – Off-street car parking, Section 3 – Access driveways to off-street parking areas and queuing areas.

3. Separate driveways for ingress and egress are required if expected traffic volumes indicate a possible conflict for vehicles using the site.

4. Redundant driveways shall be closed off and/or removed and justification provided if more than one access point and one egress point is proposed for a development. Note that multiple access/egress points are discouraged.

5. Driveway areas visible to the street shall have a featured surface.

2.9.4 Site Design

1. All vehicles are to enter and leave the site in a forward direction.

2. Driveways and manoeuvring areas are to be so designed that all vehicles entering and leaving the site can do so with minimum interference to traffic on adjoining roads.

3. Where specific service vehicles are proposed to visit the site, the design/layout of a site must provide for the access, loading and unloading of such vehicles.

4. All servicing, including waste collection, is to be carried out wholly within the site with suitable collection points at convenient locations.

5. Entrance and exit points and car parking areas are to be designed in order to ensure safety for pedestrians within and outside the site.

6. Vehicular manoeuvring will not be permitted within any buildings.

2.9.5 Unloading and Loading

1. All loading and unloading is to take place within the curtilage of the site.

2. If loading areas are undercover, no stormwater pits shall be located in the area and all surface drainage shall be diverted away from the area.

3. The design considerations for service vehicles set out in Appendix C of Part I - Provision for Off-street Parking Facilities, applies to all loading and unloading facilities.

4. All loading and unloading facilities are to be screened from the street (refer to section 2.10 for landscaping requirements).

2.10 Landscaping and Fencing

Objectives:

a. To provide landscaping within developments that enhances the surrounding neighbourhood and streetscape aesthetics and character of the Council area;
b. To provide landscaping within developments that softens and screens the visual impact of industrial structures, infrastructure, storage areas and large expanses of hard paved surfaces;
c. To provide robust and low maintenance landscaping within developments that contributes to biodiversity, sustainability, water efficiency and reduction of airborne pollutants;
d. To promote landscape and outdoor amenity within developments particularly for employees in terms of views, aesthetics, microclimate and recreational outdoor areas; and
e. To protect and maintain existing trees including street trees and trees on private land and reserves within the Council area.

Guidelines and Requirements:

2.10.1 Landscaping

1. All landscaping shall be in accordance with the Strathfield Landscaping Code.

2. A landscape plan prepared by a Landscape Architect (who is eligible for membership of the Australian Institute of Landscape Architects) is to be submitted with all industrial development applications addressing the provisions included in this section and including details of the location of:

    i. Any existing vegetation to be retained or removed (a tree preservation order applies throughout the Strathfield Municipality);
    ii. Deep soil landscape and planter areas;
    iii. Parking and associated access driveways;
    iv. Paved and grassed areas;
    v. Boundary fencing to adjoining properties;
    vi. Loading/unloading areas;
    vii. Any outside storage areas;
    viii. Any open space and any outdoor furniture; and
    ix. Planting scheme including trees, shrubs, grasses and groundcovers.

Existing vegetation

3. All existing street trees are to be retained. A minimum 2m setback is required from the base of the trunk of any street tree to any driveway including allowance for layback. Utilising an existing driveway location that has a setback less than 2m from the trunk of any street tree(s) will only be permissible if it can be demonstrated that no other location can be achieved that does allow a 2m setback.

4. All existing trees on site over 4m in height (or with a trunk girth greater than 500mm) are protected by Strathfield Council's Tree Preservation Order and are to be retained. An assessment will be made by Council in regards to the retention of each tree based on the trees health, form etc.

5. Adequate excavation and structural free setback zones are to be provided to all trees to be retained. Setback distances as measured from the base of the tree trunk vary from 2 to 6m depending on the particular tree. Tree setbacks will be determined depending on tree species, age, size, condition, health, location etc.

Setbacks

6. A continuous deep soil landscape area of a minimum of 2m (for sites greater than 4,000m^2, see 6(iii)) in width is required across all street frontages or a minimum area equivalent to the length of all frontages multiplied by 2m.

    i. The planting design for this area is to create a continuous tree canopy and coverage of shrubs and/or groundcovers.
    ii. Where a development has two or more street frontages and the development does not address one of these frontages, the planting design to this frontage is to create continuous dense screen planting using evergreen screening shrubs and trees.
    iii. For sites greater than 4,000m^2, the minimum width required is 3m and for sites greater than 10,000m^2, the minimum width is to be 4m.

7. Continuous deep soil landscape areas of a minimum of 1.2m in width are required adjacent to all common boundaries forward of the building line. A continuous coverage of evergreen shrubs interspersed with tree planting is required within this landscape area. Note: for sites greater than 4,000m^2, the minimum width required is 2m and for sites greater than 10,000m^2, the minimum width is to be 3m.

8. Continuous deep soil landscape buffer zones of a minimum of 2m in width are required adjacent to any common boundaries shared with public reserves, drainage corridors, transport corridors, residential developments and any other non industrial land uses.

    i. A width greater than 2m may be required for sites over 4,000m^2 or sites with tall structures and/or prominent infrastructure. A merit based assessment will be carried out on such sites.
    ii. Continuous evergreen screen/buffer planting consisting of shrub and tree planting is required within these landscape areas to screen tall and bulky structures, create visual privacy and provide an environmental buffer to the common boundaries.

9. Where a watercourse occurs through or adjacent to the site, a riparian vegetated zone with indigenous local provenance species will be required. This will generally occur in the required setback as set out in section 2.6.3.

Proposed plantings

10. All plants specified are to be native Australian plants with a minimum 20% of the quantity producing edible fruit. For certain sites such as adjacent to remnant bushland and creeks, Council may require that all plants specified are to be indigenous plants of local provenance.

11. Tree selection should be in scale with the proposed development, including built structures and infrastructure.

12. All trees are required as minimum 50 litre container size for general tree planting or 100 litre container size for street trees.

Car parks

13. Tree planting is required within car parks to provide summer shade and soften the hard surfaces. One medium size shade tree is required every eight car spaces.

14. Screen planting with evergreen shrubs and trees is required to screen car parks, vehicular manoeuvring areas, garbage areas, storage areas etc from the street frontage.

Design / Maintenance

15. All landscape areas are to have permanent edging to assist with maintenance. Concrete kerbs of a minimum 150mm high are to be used as edging to landscape areas adjoining vehicular areas and car parks. For sites greater than 10,000m^2, discontinuous 150mm high concrete edging or wheel stops are required so that rainwater may drain into landscaped areas rather than being directed to the stormwater system.

16. All landscape areas are to be mulched with 75mm depth of organic mulch eg. pine bark, wood chips, eucalypt mulch, pebble mulch etc.

17. Fully automated irrigation systems are to be specified to all landscape areas and connected to the required rainwater tank(s) – see section 2.8.4

18. Landscaped areas must be maintained at all times with any dead vegetation being replaced with a mature specimen of the same species or similar species if the original cannot be purchased.

Other

19. On site stormwater detention systems if required should be designed and located so as to maximize the opportunity for deep soil area tree planting to property frontages and screen planting to common boundaries.

20. The provision of communal outdoor seating and lunch areas. Landscaping is to be used to create attractive areas with adequate summer shade through the use of tree planting and/or pergolas.

2.10.2 Fencing

1. Solid fences above 1m in height are not permitted along street frontages; security fencing (up to 1.8m) is permissible (see point 3 below).

2. Side or rear boundary fencing shall be a minimum height of 1.8m and can be made of brick, masonry, wood planking and/or landscaping. Note: Boundary fences are subject to the provisions of the *Dividing Fences Act 1991*.

3. Security fencing on main or secondary frontages is encouraged to be powder-coated steel post/picket fencing and security fencing on side or rear boundaries can also consist of steel post/picket fencing or black or dark green coloured plastic coated wire fencing. Landscaping immediately behind these types of fences is encouraged to soften their impact.

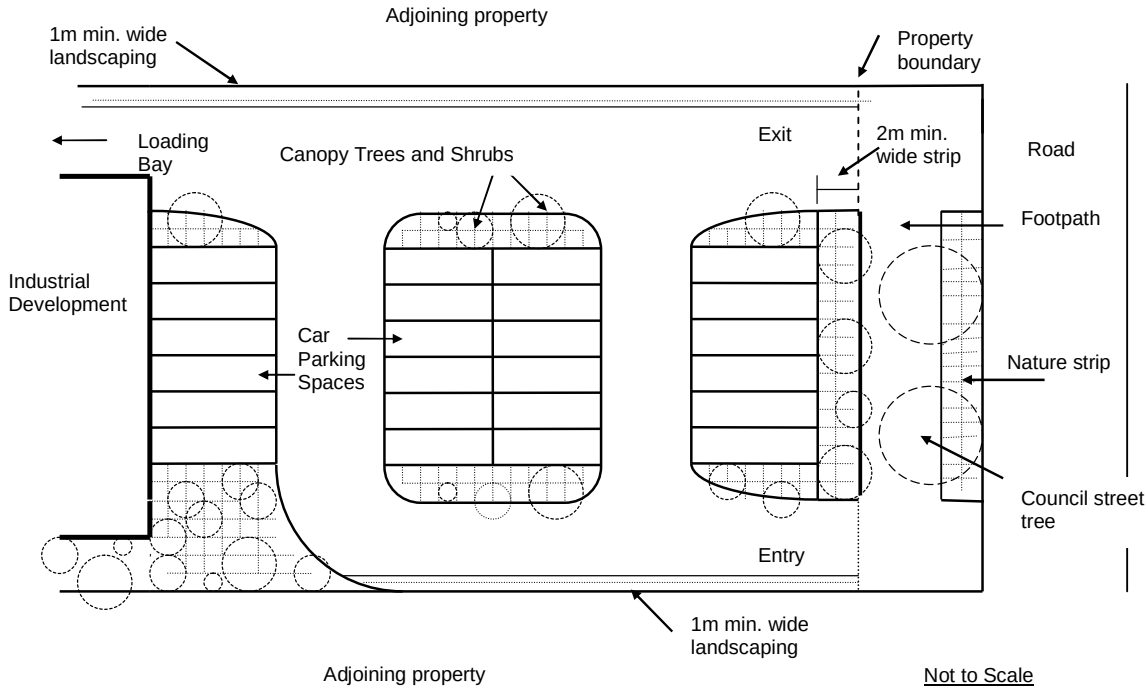

FIGURE 3: LANDSCAPING IN CAR PARKING AREAS

2.11 Signage

Objectives:

a. To ensure adequate identification of all industrial premises whilst preventing the proliferation of advertising signs or structures; and
b. To encourage signage which complements the character of an area.

Guidelines and Requirements:

1. To ensure that any signage proposed does not dominate the building(s) or the streetscape, signage should be of an appropriate scale and location. Applicants should refer to Part J – Erection and Display of Advertising Signs and Structures.

2. Bright or fluorescent colours will not be accepted other than those associated with logos.

3. Examples of signage types permissible without Council consent in industrial areas include:

    - Under Awning;
    - Directional;
    - Real Estate; and
    - Temporary.

4. Examples of signage types permissible with Council consent in industrial areas include:

    - A-Frame;
    - Business Identification (that is not an as of right sign);
    - Fascia;
    - Floodlit;
    - Flush Wall;
    - Painted Wall;
    - Projecting Wall;
    - Top Hamper; and
    - Any sign on or near a heritage item or conservation area.

2.12 Site Drainage and Water Management

Objective:

To ensure that potable water use and stormwater quantities are reduced whilst stormwater quality is improved.

Guidelines and Requirements:

1. A stormwater drainage concept plan (SDCP) is to be submitted with every development application demonstrating the feasibility of the proposed drainage system(s) within the site and connection to Council's system. This plan is also to show surface flow path treatment, extent of roof and paved areas, any easements required, on site detention (OSD) storages as well as existing and proposed piped systems. Detailed design plans and calculations will be required to be submitted with any construction certificate application.

2. All development proposals that exceed 2,500m^2 of impermeable surface will be required to submit a comprehensive water cycle strategy. A comprehensive water cycle strategy is an investigation of hydrological issues affecting the feasibility, performance, sustainability and implementation of development. Please see Appendix 4 for further details as to what such a strategy should contain.

3. Excess roof stormwater runoff (after being directed to the rainwater tank(s)) and stormwater runoff from all paved surfaces is to be connected to the proposed (OSD) system and then discharged by means of a gravity pipe system to Council's drainage system.

4. Where gravity disposal of stormwater is not available to Council's street drainage system, an easement in favour of the development site/lot shall be obtained over any downstream properties traversed by the gravity drainage line connecting to Council's drainage system. The wording of the dedication shall be approved by Council prior to lodgement with Land

and Property Information and proof of lodgement is to be provided to Council prior to the issue of the construction certificate.

5. A Positive Covenant under Section 88E of the *Conveyancing Act 1919* shall be created on the title of the property detailing the: surface flow path, finished pavement and ground levels, prevention of erection of structures or fencing and the OSD system incorporated in the development. The wording of the instrument shall be submitted to, and approved by Council prior to lodgement with Land and Property Information. The instrument shall be registered prior to occupation/use of the approved use on site.

6. All costs associated with providing any additional capacity of stormwater and drainage services shall be met by the developer in accordance with Council's requirements.

7. In accordance with Council's Stormwater Management Code, temporary measures shall be provided and regularly maintained during construction to prevent sediment and polluted waters discharging from the site.

2.13 Utilities

Objective:

To ensure a development is satisfactorily serviced by all utilities.

Guidelines:

2.13.1 Water and Sewerage

1. Applicants are required to satisfy the requirements of Sydney Water. This may include the payment of connection and/or amplification charges, as well as the cost involved in protecting water and sewer mains.

2. Prior to the release of a construction certificate, a Compliance Certificate under section 73 of the *Sydney Water Act 1994* will be required to be obtained from Sydney Water.

3. Sydney Water Corporation requires that all buildings and structures be at least 1m from any easement or public sewer main. Exceptions may be considered on their merit. In all cases, development must comply with the Corporation's requirements for building over or adjacent to sewer mains.

2.13.2 Electricity and Telecommunications Supply

1. To improve the visual amenity of developing areas, the following is required:

    - All electricity and telecommunications supply to the development and throughout the site is to be placed underground; and
    - Arrangements are to be made with the relevant electricity supply authority and telecommunications carriers to place all overhead wires which hang in front of the development site between electricity power poles to be placed underground including any supplies required from the opposite side of the public road at the developers expense.

2. Energy Australia may require an area within the site suitable for location and maintenance of a substation kiosk. The location must satisfactorily meet the requirements of both Energy Australia and the Council and be finalised prior to the issue of the construction

certificate. Applicants are encouraged to contact Energy Australia at the design stage to ascertain their requirements.

2.14 Air, Noise and Water Pollution

Objective:

To ensure industrial developments do not create a pollution problem by the discharge of an unacceptable level of air, noise and/or water emissions.

Guidelines:

2.14.1 General

1. The emission of any air impurities including offensive odours, the discharge of any waste into any waters or the emission of noise associated with any development shall not contravene the *Protection of the Environment Operations Act 1997*.

2.14.2 Noise

2. The proximity of the proposal to residential areas will influence the type of land use or machinery that will be permissible.

3. The proposed building(s) must be designed (orientated, insulated etc) to inhibit the transmission of noise. Hours of operation and access to the site through residential streets may be restricted where the proposed development involves the generation of noise likely to affect residential areas. Council may require an acoustic report from a suitably qualified acoustic consultant where a proposed development may create excessive noise.

4. The use of the premises including plant and equipment will be subject to strict compliance with the NSW Environmental Protection Authority's *Environmental Noise Control Manual* and the *Industrial Noise Policy 2000.*

2.14.3 Water

5. Details of the types, volumes and method of storage of any chemicals to be used on site shall be submitted with any development application.

6. Only clean water shall be discharged to the stormwater system.

7. Any discharge to Sydney Water's sewer will need their approval and may involve a Trade Waste Agreement.

8. Internal floors of industrial buildings may need to be graded and drained to the sewer in accordance with Sydney Water's requirements if a significant volume of wastewater is generated by processes or cleaning.

9. Any wastewater that is generated in this manner is considered as trade waste and may need pre treatment prior to its discharge to the sewer. Information regarding this should be sought from Sydney Water and any details regarding wastewater and its treatment shall be submitted with any development application.

2.15 Commercial Development in Industrial Zones

Applications for commercial development in industrial zones will be subject to a merit based assessment. Commercial premises and shops in an industrial zone shall demonstrate that they are:

- Ancillary to the approved industry; and/or
- Intended to serve persons occupied or employed in a landuse otherwise permitted in the zone; and/or
- Most suited to the location in an industrial area by virtue of their operation (ie they must not be otherwise more appropriately located in a local commercial centre).

2.16 Waste Management

Refer to Part H – Waste Management.

SMC121845