PART D

Section 11  Industrial Development

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About Section 11

Section 11 contains the controls for industrial development. There are two types of industrial zones under the LEP – general industrial IN1 Zone and light industrial IN2 Zone. The LEP defines the land uses that can occur in each zone reflecting the location and zone objectives.

Things to note about the IN1 and IN2 Zones are:

✓ Bulky goods are only permissible in specified locations as determined by the LEP.
✓ Shops and commercial uses can only occur under certain limited conditions – see notes below.

Refer to Section 7 for guidelines on Industrial Subdivision.

Industrial development design principles

P1 Development is to be suited to its site in terms of the nature of the use, relationship to adjoining uses and availability of land for industrial development.

P2 Development should be consistent with the principles of Industrial ecology.

Retailing in the Industrial zones

Generally, shops and retail premises are not permissible in the IN1 or IN2 Zones. However within the industrial zones there are limited opportunities for the following types of premises:

✓ Neighbourhood shop
✓ Industrial retail outlet
✓ Hardware and building supplies
✓ Timber yards
✓ Landscaping material supplies
✓ Rural supplies
✓ Vehicle sales or hire premises
✓ Bulky goods premises.

Any application that involves retail space in the IN1 or IN2 Zones must be within one of those categories. A brief description is provided below. Refer to the LEP for full definitions.

Neighbourhood shop
A neighbourhood shop sells daily convenience goods like food, personal care products and newspapers. Neighbourhood shops typically cater for day to day needs and can include ancillary services like post, bank or dry cleaning services. Maximum retail floor area - 100m² [the LEP 2010 Clause 5.4(7)].

Industrial retail outlet
Industrial retail outlets are used in conjunction with an industry but not in conjunction with a warehouse or distribution centre. The industrial retail outlet must be on the same land as the industry and will display or offer goods for sale that have been manufactured on the site.

The maximum retail floor area is 10 percent of the combined gross floor area of the industrial retail outlet and the industrial premises or 400m² (whichever is the lesser) - LEP Clause 5.4(4).

Explanatory Note(s):

Refer to Part A requirements that apply to all applications

Complying with this DCP

The controls in the DCP support the Guiding Principles and Section Objectives. A Development Application should aim to satisfy the Guiding Principles, and the Objectives of the relevant sections. Equal emphasis must be given to both “numeric” and non-numeric controls relevant to a particular development. Where a proposed development has an unacceptable impact on neighbours or the surrounding environment compliance with controls will not necessarily guarantee approval of an application.

Where a variation is sought to controls, the application must document the reasons and extent of the variation, and how the variation meets the Guiding Principles and Section Objectives for the consideration of the Council.

Bulky goods retailing can only occur in business zones and the specific locations identified in Schedule 1 of the LEP. Controls for bulky goods premises are in Section 12.4 of the DCP.
Hardware and building supplies
Hardware and building supply premises can display, sell (wholesale or retail) or hire goods and materials that are used in the construction and maintenance of buildings.

Timber yards
A timber yard can sell sawn, dressed or treated timber, wood fibre boards or similar timber products as well as materials used in conjunction with the use and treatment of timber.

Landscaping material supplies
Landscaping material supplies premises can store and sell landscaping supplies such as soil, gravel, sand, rock and the like.

Rural supplies
Rural supplies are a type of retail premises that can display, sell or hire goods or materials used in farming and primary industry production.

Vehicle sales or hire premises
Vehicle sales premises can display, sell or hire motor vehicles, boats, agricultural machinery and the like, whether or not accessories are sold or displayed there.

Bulky good premises
Bulky goods premises can display, sell or hire goods that typically require a large area for handling, display or storage and direct vehicular access for loading or unloading after purchase or hire.

11.1 Land Use Directions

East Wagga Wagga/ Hammond Avenue

Land use issues
East Wagga Wagga extends from Lake Albert Road along the Sturt Highway to Tasman Road and areas to the south. The area developed from the 1970s and supports a mix of light industry, transport and service industries, wholesaling and storage. Bulky goods premises occur along the Sturt Highway, but are only permissible on specifically nominated sites (refer to the LEP).

The East Wagga Industrial area / Hammond Avenue precinct is subject to flood risk. The flood risk is minimised by requiring developments to be constructed above the 20 year ARI level. Refer to Table 4.2.7 in Section 4.2 for controls for flood liable land.

Future Directions and opportunities
East Wagga Wagga has excellent access to the Sturt Highway and major roads, and is close to the CBD and Wagga Wagga Airport. However, parts of the area are flood affected. Key priorities for East Wagga Wagga are:

- Acknowledging the gateway role of the East Wagga Wagga industrial area, and the importance quality development and good presentation along the Sturt Highway
- Ensuring compatibility with the flooding risks, especially where capital intensive materials and equipment are to be stored.
11.2 Siting and setbacks

Objectives

O1 Promote functional and attractive buildings while providing flexibility to respond to site conditions.

O2 Ensure appropriate setbacks between buildings.

O3 Allow the front setback area to be partly used for parking provided it is complemented by quality landscaping.

Controls

C1 Front setbacks for industrial development:

All areas – 10m or the average of setbacks of buildings on immediately adjoining sites to a minimum of 7.6m (whichever is the greater) unless control C2 below applies.

For land fronting Glenfield Road, Copland Street, Chaston Street, Mortimer Place, Norton Street and Lake Albert Road - the minimum front setback is to be consistent with setbacks of buildings on immediately adjoining sites or a minimum of 6m, whichever is the greater.

C2 The front setback area is to be landscaped. The setback area may be used for site access and parking provided that at least 15% of the setback area is landscaped.

C3 Sites with a secondary frontage are required to provide an appropriate amount of landscaped area to the secondary street frontage.

C4 Side and rear setbacks determined in accordance with the Building Code of Australia.

C5 Awnings may project into the front setback to a maximum depth of 2m. The awning is to be designed as an integrated element of the façade.

Explanatory Note(s):

Part of the front setback can be used for parking

Awnings should be designed as part of the facade

Landscaping the front setback improves presentation to the street
11.3 Building design

Objectives

O1 Promote consistency architectural quality and design innovation.
O2 Promote attractive and functional industrial development within quality, designed landscapes.

Controls

C1 Contemporary architecture and design innovation is encouraged.
C2 Minimise expanses of blank walls and blank facades, especially on front facades. A change in plane in each elevation addressing a street frontage is required every 25m of wall length.
C3 Use non-reflective materials and finishes.
C4 Combine materials and finishes to achieve innovative design outcomes.
C5 Full sheet metal fencing is not encouraged forward of the building line. Where fencing is required at the property boundary or in front of the building line, it should be open in character and a maximum of 1.8m in height, and be complemented by quality landscaping. Black mesh fencing is the preferred form of open fencing.

Examples of security fencing

Explanatory Note(s):

Building design should be functional and attractive.
Landscaping requirements are at Section 2.4.

Figure 11.3 - Fencing - single front site

Fencing should be kept behind the building line

Where fencing is needed at the property boundary it should be open in character

Screening can be achieved by plantings or by a decorative or feature wall.

Figure 11.4 – Fencing - dual frontage site

C6 Provide screening where materials are to be stored within view of a public road. The screening can either be plantings, or a decorative feature wall.
11.4 Development near residential areas

Industrial sites that are close to residential areas should be designed to avoid impacts on residential amenity. These controls apply to sites that adjoin, or are opposite, residential zoned land.

Objectives

O1 Minimise impacts on residential amenity from industrial land uses.

Controls

C1 Orient buildings away from the residential land and minimise openings towards the residential boundary as a means to reduce noise transmission. Noise attenuation measures may also be required.

C2 Provide a 3m landscape buffer along any common boundary within land zoned for residential development.

C3 Development on the northern side of Fernleigh Road between Glenfield Road and the Main Southern Railway line is to provide a 10m landscape strip along the Fernleigh Road frontage in order to screen and attenuate noise from the industrial land uses to nearby residential properties. Refer to Figure 11.5

Council may require additional information in the case of industrial sites that have potential to impact on residential amenity. This could include specialist noise, air quality or environmental reports.

C4 Maintain sunlight to 5 percent of the private open space area of any adjoining residential property for a minimum period of three hours between 9am and 3pm at the winter solstice.

C5 A site management plan may be required where extended out of hours activity are likely outside an enclosed building, such as truck or vehicle movements, loading noises and the like, or for any use that might generate impacts that could affect residential amenity.

Figure 11.5 - Industrial land, northern side Fernleigh Road