

PART D

Section 11 Industrial Development

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About Section 11

Section 11 contains the controls for development in the E4 General Industrial zone.

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.

11.1 Land Use Directions

East Wagga Wagga/ Hammond Avenue

Land use issues

The East Wagga Wagga industrial area extends from Lake Albert Road to Tasman Road in areas to the south of E3 zone along the Sturt Highway. The area developed from the 1970s and supports a mix of light industry, transport and service industries, wholesaling and storage.

The **East Wagga Industrial area / Hammond Avenue** precinct is subject to flood risk. Refer to Section 4.2 for controls for flood prone 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. The key priority for East Wagga Wagga is:

- Ensuring compatibility with the flooding risks, especially where capital intensive materials and equipment are to be stored.

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.

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 development in the E4 General Industrial Zone:
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 façade



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

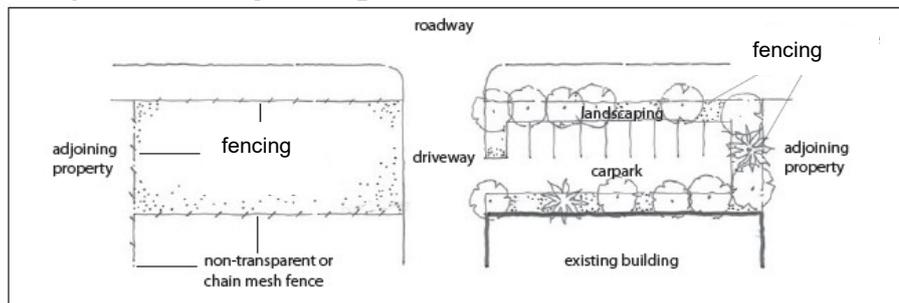


Figure 11.3 - Fencing - single front site

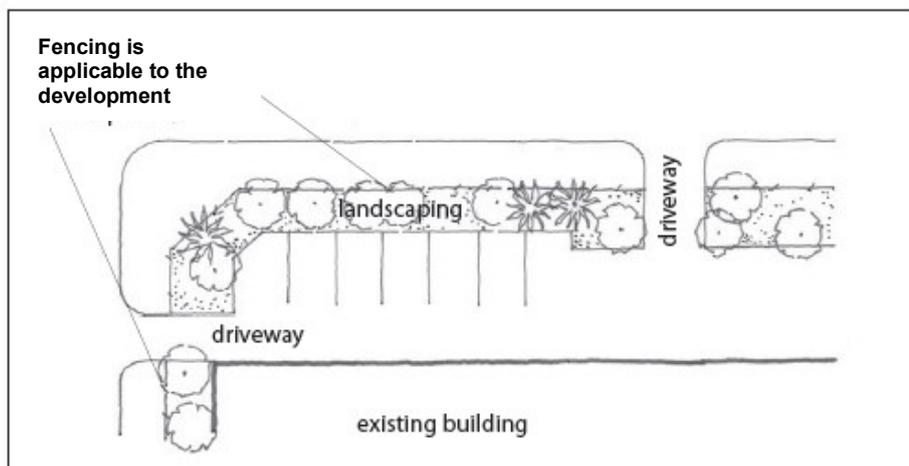


Figure 11.4 - Fencing - dual frontage site

- 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.

Explanatory Note(s):

Building design should be functional and attractive.

Landscaping requirements are at Section 2.4.



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.

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

Explanatory Note(s):

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.

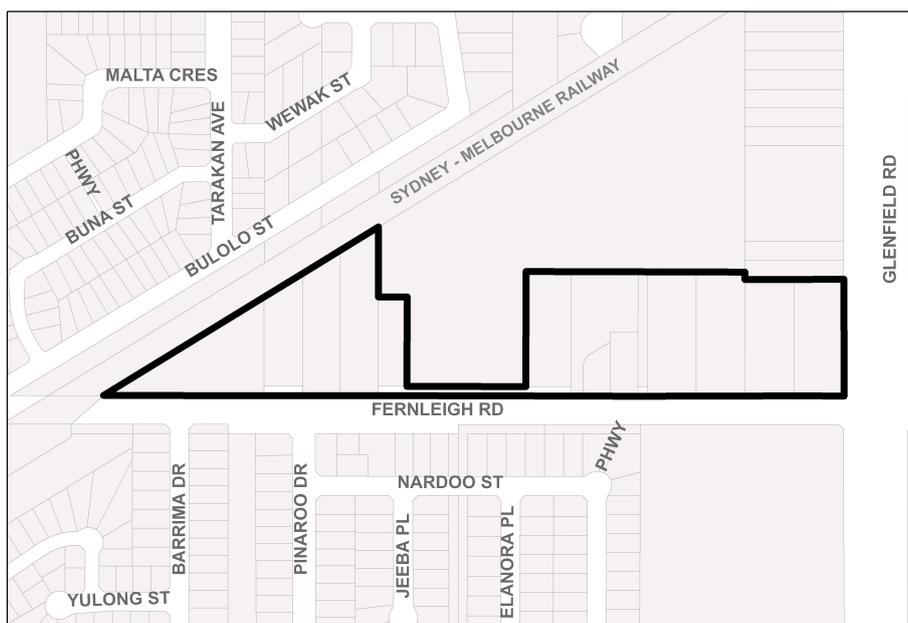


Figure 11.5 - Industrial land, northern side Fernleigh Road

- 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.