



# Byron Shire Development Control Plan 2014

## Chapter D5 Industrial Development



**BYRON  
SHIRE  
COUNCIL**

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# Chapter D5 – Industrial Development

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## D5.1 Introduction

### D5.1.1 Aims of this Chapter

The Aims of this Chapter are:

1. To encourage sustainable economic development and the creation of employment opportunities.
2. To encourage industrial development that will enhance the appearance and function of the industrial areas within the Shire.
3. To provide industrial development in a form that provides for pleasant, safe, secure and healthy working and living environments.
4. To encourage a mixture of building facades and forms that contribute to the subtropical character of Byron Shire.
5. To promote reduction in motor vehicle trips, and to encourage pedestrian and bicycle access, usage and mobility.
6. To limit potential conflicts between residents and industrial activities.
7. To prevent the proliferation of residential development in Industrial zones to an extent that it inhibits the economic and practical viability of industrial development.

### D5.1.2 Application of this Chapter

This Chapter applies to development in all Zones for the purpose of **industries, industrial retail outlets** and **industrial training facilities** and other land uses permitted with development consent in the IN1, IN2 and B7 Zones.

The definitions of various terms are contained in the Byron LEP 2014 Dictionary, or in the Dictionary to this DCP. The provisions in this Chapter supplement those provisions of Byron LEP 2014 that apply to industrial and related development.

## D5.2 General Provisions

### D5.2.1 Building Lines

#### Objectives

1. *To establish minimum building **setbacks** in industrial areas to enhance streetscape and provide suitable commercial exposure.*
2. *To encourage a stepped front elevation to provide variation in the front facade and building form.*

### Performance Criteria

1. Building **setbacks** must be designed to ensure that the aesthetics and character of industrial development will be compatible with development in the locality and with the existing and desired future character of the precinct.
2. Development may be permitted to encroach into the **setback** area where a development application demonstrates that:
  - a) The proposed **setback** enhances the design of the building and complements the streetscape; and
  - b) The proposed development does not adversely affect adjoining development, nor conflict with other requirements of this Chapter.

### Prescriptive Measures

1. For the purposes of this Section:
  - a) "Primary Building Line" is defined as 10 metres from the front boundary of the allotment.
  - b) "Secondary Building Line" is defined as 6 metres from the front boundary of the allotment.
2. All buildings must be set back to the primary building line. However, buildings may encroach forward of the primary building line to the secondary building line to achieve a "stepped" front elevation. This encroachment must not exceed more than half of the width of the building at the primary building line.
3. Sites with dual frontage or with frontage to a road and a service lane must have a minimum **setback** of 2 metres from the second road frontage.

## D5.2.2 Building Criteria

### Objectives

1. *To encourage a high standard of industrial building which is functional, compatible with the existing and desired future character of the precinct and does not detract from appearance of other buildings or development in the locality.*
2. *To minimise the risk of threats and damage to industrial development from flood.*
3. *To ensure that provision is made for employee facilities.*

### Performance Criteria

Building design and materials must be compatible with adjoining and nearby development, and with the character of the precinct. The development and associated buildings must be designed to comply with Council's flood criteria where relevant, to be functional, to provide adequate employee facilities and to complement the character of existing development within the locality.

### Prescriptive Measures

1. Front elevations of industrial buildings may be constructed of glass or brick, or clad in concrete block masonry (including tilt-up slabs), which must be coloured in a manner compatible with development in the locality. Frontage materials must extend a

minimum of 3 metres along the side elevations adjoining the front elevation. Details of proposed materials, colours, textures and treatments must be submitted with the development application.

2. White pebblecrete or similar finishes for walls are not suitable because of their propensity to discolour through the effects of rain and algal/mould growth.
3. Development and floor levels must be constructed in accordance with the requirements of Chapter C2 Areas Affected by Flood.
4. Industrial Developments must include provision for a weatherproof employee luncheon area on site.

### **D5.2.3 Water and Sewer Services**

#### **Objectives**

1. *To ensure adequate provision of water and sewer services and infrastructure to cater for industrial development.*
2. *To prohibit the discharge of hazardous substances into the sewer.*

#### **Performance Criteria**

All development must be consistent with the provisions of Chapter B3 Services.

#### **Prescriptive Measures**

1. All development must be serviced by reticulated water supply.
2. All development must discharge wastewater to mains sewer.
3. A Trade Waste Agreement is required prior to industrial users connecting to sewer. The agreement must detail the necessary pre-treatment of waste.

### **D5.2.4 Energy Efficient Industrial Development**

#### **Objectives**

1. *Maximise environmental sustainability and energy efficiency in industrial buildings and urban design.*
2. *Ensure that industrial development provides for convenient and safe movement of people between areas and facilities by walking, cycling and public transport use.*

#### **Performance Criteria**

1. Building forms shall be designed for adaptability through the provision of flexible spaces and regular building form designed to accommodate future conversion or dividing for alternate uses.
2. A building and its openings are to be configured to maximise passive solar energy and minimise energy use in artificial lighting. This may include the use of skylights to capture natural light through the roof.

3. A building and its openings are to be orientated to utilise prevailing winds to enhance the opportunity for cross ventilation.
4. The use of energy efficient appliances and equipment are encouraged to minimise energy usage and greenhouse gas generation.
5. Safe and convenient bicycle parking is to be provided on site in accordance with the requirements of Chapter B5 Providing for Cycling.

#### **Prescriptive Measures**

There are no Prescriptive Measures.

Note: Applicants should make themselves aware of the energy efficiency requirements under the Building Code of Australia and how they may apply to industrial development.

### **D5.2.5 Water Sensitive Urban Design and Industrial Development**

#### **Objectives**

1. *Ensure that developments achieve acceptable levels of stormwater run-off quality and quantity by applying **water sensitive urban design** principles in development proposals to maintain and/or enhance the environmental values of the shire's waterways and catchments.*

#### **Performance Criteria**

1. All development shall be consistent with the provisions of Chapter B3 Services.
2. Development must include an efficient and cost effective stormwater run-off management system (i.e. a drainage network and detention/retention storage that adequately protects people and the natural and built environments);
3. Stormwater run-off originating from development must be of a quality that will protect or enhance the environmental quality of receiving water;
4. Development shall integrate and allow for **water sensitive urban design** (WSUD) measures to be implemented into lot layouts and drainage systems. This can be incorporated through:
  - a) storage rather than conveyance of stormwater;
  - b) maintenance and enhancement of water quality;
  - c) permeable surfaces, soakwells and landscaped swales in site layout to increase onsite infiltration and treatment;
  - d) water conserving landscaping;
  - e) localised water supply for irrigation; and
  - f) use of rainwater tanks for stormwater re-use.

#### **Prescriptive Measures**

There are no Prescriptive Measures.



## D5.2.6 Car Parking and Access

### Objectives

1. *Ensure that traffic and parking associated with industrial uses does not cause excessive nuisance or adversely impact on the safety of road users and residents.*
2. *Ensure that industrial development is designed to provide for efficient servicing of industrial land uses by vehicles.*

### Performance Criteria

Access and parking provided in association with **industry** or on land within Industrial zones must comply with the requirements of Chapter B4 Traffic Planning, Vehicle Parking, Circulation and Access.

### Prescriptive Measures

There are no Prescriptive Measures.

## D5.2.7 Landscaping and Screening

### Objectives

1. *Ensure landscape features are provided on industrial sites to create a quality industrial estate setting.*
2. *Provide for the design of landscaping to assist in energy conservation in buildings, control microclimatic conditions and provide shade.*
3. *Encourage the use of landscape plantings to assist in screening storage, service and waste disposal areas and the integration of landscaping with stormwater management.*

### Performance Criteria

Landscaping provided in association with **industry** or on land within Industrial zones must comply with the requirements of Chapter B9 Landscaping.

### Prescriptive Measures

There are no Prescriptive Measures.

## D5.2.8 Signage

### Objectives

1. *Signs shall be designed to complement the character of the area in which they are to be located.*
2. *Signs shall be informative, orderly in appearance and clearly relate to activities or services provided from the site on which they are erected.*

### Performance Criteria

**Signage** in association with **industry** or on land within Industrial zones must comply with the requirements of Chapter B10 Signage.

### Prescriptive Measures

There are no Prescriptive Measures.

## D5.2.9 Fencing

### Objectives

1. *To provide for the security of the premises and outdoor storage areas.*
2. *To ensure that fencing does not detract from the streetscape of the industrial area.*

### Performance Criteria

1. Fencing must not impair driver and pedestrian visibility.
2. Fencing shall not detract from the streetscape in terms of design, materials, scale or colours.

### Prescriptive Measures

Fencing is generally not permitted forward of the “primary building line” as defined in Section D5.2.1 and shall be sited behind any side or rear landscape buffers required pursuant to Chapter B9 Landscaping.

## D5.2.10 Outdoor Storage Areas

### Objectives

1. *To ensure that the manner in which goods are stored outside the building does not adversely impact upon water quality or air quality.*
2. *To ensure that storage areas are adequately landscaped and maintained and do not detract from the aesthetic character of the locality.*

### Performance Criteria

There are no Performance Criteria.

### Prescriptive Measures

1. Outdoor storage areas must be sealed, drained and designed to minimise dust generation and to avoid adverse visual impacts on the locality. Drainage of outdoor storage areas must comply with the requirements of Chapter B3 Services.
2. Outdoor storage areas must be designed and landscaped to ensure that when used for storage purposes they will not adversely impact on the character and appearance of the site or the surrounding locality. Details of the types of goods or materials to be stored, manner of storage (e.g. stockpiling), maximum storage height, methods of protection of stored goods or materials and proposals to screen the stockpiles from view from public areas must be submitted with the development application.

## D5.2.11 Dwellings in Association with Industry

### Objectives

1. To ensure that the scale of **dwellings** within industrial development are compatible with the character of the locality.
2. To ensure that **dwellings** are ancillary to the industrial use of the site and do not inhibit the economic viability of industrial development.

### Performance Criteria

There are no Performance Criteria.

### Prescriptive Measures

**Dwellings** provided in association with **industry** or on land within Industrial zones must comply with the requirements of Chapter D1 Residential Development in Urban and Special Purpose Zones.

## D5.2.12 Artisan Food and Drink Industry

**Artisan food and drink industry** offers craft food and drink experiences, usually in a space attached to a larger industrial space used for production. Craft and locally produced goods support industries such as tourism and hospitality and provide local employment and are increasingly popular places for residents and visitors. Artisan food and drink activities range from microbreweries and distilleries to cheese makers, bakeries and charcuterie workshops, which include an expansion of services to include an 'industrial door' experience for the public to view and understand how products are made by hosting tastings, tours, and workshops.

### Objectives

1. To support the establishment of **artisan food and drink industry** in appropriate locations.
2. To ensure the design of publicly accessible areas of **artisan food and drink industry** provides a pleasant and safe environment.

### Performance Criteria

1. To ensure the **artisan food and drink industry**'s dominant use is industrial in nature.

2. To provide for ancillary activities within the industry limited to tours, tastings, workshops, ancillary retail, café and food and drink.

### **Prescriptive Measures**

1. Details of the industrial activity proposed within the **artisan food and drink industry** demonstrating the dominant use is industrial in nature.
2. The floor area of any ancillary food and drink area (including bars) to be no more than 30% of the gross floor area of the **artisan food and drink industry** development.
3. A Plan of Management is to be provided for operation of the **artisan food and drink industry** for the industrial component and the ancillary components including:
  - a. hours of operation;
  - b. opening hours to the public;
  - c. details on tours, tastings, workshops;
  - d. staff numbers; and
  - e. total maximum patrons.
4. Construction, use and operation to comply with relevant Food standards and regulations as applicable at that time. Detailed fit out plans are to be submitted with all applications for development of **artisan food and drink industry**.
5. Car parking to comply with Chapter B4 Traffic Planning, Vehicle Parking, Circulation and Access.

**Note:** *Where the principal use appears to be the ancillary food and drink premises/ bar or retail uses, such applications may be refused. Careful consideration should be given to the hours of operation and / or patron numbers for ancillary uses (e.g., limited hours when open to the general public compared to the industrial use).*