

SECTION 10 – INDUSTRIAL DEVELOPMENT

Overview

Muswellbrook Local Government Area has various industrial zones. These are located at Thomas Mitchell Drive and Common Road, Muswellbrook and the Golden Highway, Denman.

These industrial zones are focused on heavy industry with some light industrial areas being available. The location of the industrial zones have come about due to the proximity of mining development and the ease of access to the services provided by the Industrial sites.

Some of the industrial zones have access to Council's Water and sewer services, others do not have this available.

This Section contains the following sub-sections:-

- 10.1 – Built Form
- 10.2 – Environmental
- 10.3 – Services

10.1 BUILT FORM

10.1.1 Setbacks

Objectives

- a) To reduce the bulk and visual impact of industrial buildings from public roads.
- b) To maintain adequate site distance for road users.

Controls

- (i) Buildings and structures should be setback at least 10.0m from the front (or principal) boundary alignment.
- (ii) Front setbacks can be varied based on assessment of the following criteria:
 - Minimum 6 metres landscaping across the frontage of the site.
 - Provision of car parking facilities (refer to Section 17).
 - Building height, bulk and layout. Setbacks may be increased for buildings of substantial height, bulk etc.
 - The nature and needs of the industrial activity.
 - The existing character of the streetscape.

10.1.2 Building Design

Objectives

- a) To provide industrial buildings which are both functional and attractive in the context of their environment.
- b) To reduce the visual impact of larger industrial buildings.

Controls

- (i) The façade of the building to the primary road frontage shall be constructed in a contrasting material to a height of 2.5 metres and returned along the side for a distance of 2 metres. (A change in the colour of the material is not adequate).
- (ii) Council will consider deletion of the 2.5 metre brick or masonry wall along the frontage of the building as required above, if the applicant provides satisfactory relief and contrast materials within the front façade to soften its visual appearance and form and reduce its bulk.
- (iii) External walls of buildings shall be profiled factory colour treated cladding or masonry material, or a combination of both with low reflective properties.
- (iv) Additional treatment will be required where building is in prominent position or close to street frontage or front main roads or in residential or commercial neighbourhoods.
- (v) Signage complies with Section 14 of this DCP.

10.2 ENVIRONMENT

10.2.1 Drainage and Stormwater

Objectives

- a) To ensure adequate drainage facilities are provided within the site to collect and carry stormwater to external drainage systems.
- b) To prevent the hazard of flooding and diversion or concentration of water onto adjoining properties or public areas.
- c) To ensure that the public drainage systems can adequately accept additional runoff generated by developments.

Controls

- (i) Storm water runoff from roofs and paved areas is to be collected on site and disposed of to the street drainage system, drainage easement, natural drainage course or infiltration trench or other means as determined by Council or in accordance with an engineering design.
- (ii) A concept site drainage plan and calculations for storm water drainage, wash down areas and any other trade waste prepared by an appropriately qualified and practising civil engineer shall be submitted with the Development Application for approval.
- (iii) Compliance with section 25 of this DCP.

10.2.2 Landscaping

Objectives

- a) To improve the visual quality and general amenity of industrial developments through implementing effective low maintenance landscaping of industrial sites relative to the scale of buildings on the site.

Controls

- (i) Minimum depth of 6.0m for landscaping within the front setback area (excluding driveway) in unsewered areas.

- (ii) Minimum depth of 3.0m for landscaping within the front setback area (excluding driveway) in sewered areas.
- (iii) Landscaped area is to extend for the full frontage of the site (excluding driveway)
- (iv) The side and rear setback if visible from a public area.
- (v) Large vehicle parking areas may be required to be landscaped to provide shade and to soften the visual impact of parking facilities.
- (vi) Security fencing should be located behind the front landscaped area.
- (vii) Garbage collection and storage areas are located at the rear of the building or in locations that are not visible from public places.

Council will require that the landscaping of the sites developed in accordance with this Plan be carried out and maintained for the life of the development.

The applicant may be required to lodge a cash bond or bank guarantee to Council to ensure the provision of effective landscaping and maintenance thereof. The amount will be determined at the development application stage.

10.2.3 Visual amenity with regard to car parking and operational areas

Objectives

- a) To protect the visual amenity of the area
- b) To ensure large sites contain measures that enhance visual appearance

Controls

- (i) Car parking areas are located behind the landscaped front setback.
- (ii) Large areas of paved parking areas in excess of operational and parking requirements are undesirable, and are discouraged.
- (iii) Exposed parking under buildings is not provided.
- (iv) On-site parking (not under buildings) is desirable provided that the area is visually screened from the street and landscaped properly.
- (v) Below grade parking is desirable and should be encouraged, because by comparison it is easy to landscape and by its nature will be screened from adjoining sites, provided that excavation is not excessive or unnecessary to undertake the development.
- (vi) Car parking within the front building line (setback) from the street boundary and side boundary setbacks adjacent to fences will be discouraged as these areas should be utilised for landscaping.
- (vii) All car-parking spaces are to be paved, adequately drained, marked and designated upon the site in accordance with the provisions of AS2890.1.

10.2.4 Vehicular Movements and Access

Objectives

- a) To prevent delay or obstruction to traffic by vehicles waiting to gain access to the site.
- b) To accommodate the movement of employee and visitor traffic to and from the site in a forward direction.

Controls

- (i) Car parking on site is provided in accordance with Section 16 of this DCP.
- (ii) Access drives are to be designed to have a width in accordance with the provisions of AS2890.1 and RTA Guidelines which reflects the nature and needs of the particular land use.
- (iii) Access drives shall not be located within 10.0m of an intersection.
- (iv) Loading and unloading facilities appropriate to the particular development are to be provided on site such that service vehicles are located wholly within the site and do not impede planned pedestrian and traffic movements.
- (v) Demonstrate that all traffic movements to and from the site can occur in a forward direction.
- (vi) If a development falls under the categories specified in State Environmental Planning Policy (Infrastructure), it will be referred to the Regional Development Committee for consideration and comment. A copy of the State Environmental Planning Policy is available from Council.

10.3 SERVICES

10.3.1 Water and sewer

Objectives

- a) To ensure adequate provisions are made to service the proposed development.
- b) To ensure available capacity exists in Council's Water and Sewerage Augmentation Schemes to accept the proposed development.

Controls

- (i) In cases where trade wastes are to be discharged into the sewerage system, detailed plans and specifications of the work to be done, details of the equipment to be used, the nature, quantity and rates of discharge of the proposed effluent shall accompany the application (refer to Sections 23 & 24 of this DCP for further information).
- (ii) In cases where sewerage is not available, full details of trade wastes and the treatment thereof are required to be provided within the development application.
- (iii) A separate on-site waste water application is required to be submitted to and approved by Council in areas not serviced by Council sewerage schemes (refer to Section 23 for further information).
- (iv) Agreement with Council's Water and Waste Department is required for water connection. Details of the size and location of the service required, together with details of any fire service proposed to be installed.

10.3.2 Services

All industrial developments shall be serviced by an adequate supply of electricity in accordance with the requirements of Energy Australia.

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