

# D3 Industrial Development

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# D3 Industrial Development

Within the City of Kogarah there are three localities zoned IN2 Light Industrial.

These localities are identified as follows and are shown on the following map.

- Carlton Industrial Area
- Halstead Street Industrial Area
- Blakehurst Industrial Area

*Note: At this time there are no specific locality control for the industrial areas..*

## I. General Objectives

- (a) Ensure that the design of future development within the industrial areas enhances the amenity and visual quality of the area.
- (b) Promote designs and layouts that create a pleasant working environment for employees
- (c) Promote development of a visually attractive form, design and scale, where urban elements and built forms are integrated with the existing environment;
- (d) Minimise the impact of industrial development, visual or otherwise through careful site planning and ensure that adequate environmental safeguards are implemented.
- (e) Ensure that adequate off-street parking is provided to satisfy the demands generated by the industrial activities and that the location and design of driveways, parking spaces and loading/ unloading areas are efficient, safe, sufficient and suitably landscaped.
- (f) Ensure that signage is integrated with the size, shape, scale and proportions of the proposed building and its setting.
- (g) To ensure that proposed land uses and activities do not result in the pollution of stormwater run-off.
- (h) To reduce the quantity and encourage the recycling of waste generated by new development.
- (i) Ensure that industrial development in close proximity to residential areas does not have a detrimental effect on such areas.

## 2. Streetscape and Urban Character

### Objectives

- (a) Ensure that all new development is compatible with the existing character of the locality in which it is located.
- (b) Ensure elements of development make a positive contribution to the immediate streetscape.
- (c) Promote industrial development which is both functional and attractive in the context of its local environment.

### Controls

- (1) Elevations of buildings fronting the street should be broken up by the use of suitable articulation, fenestration or alternative architectural enhancements.
- (2) Showroom display areas, ancillary offices, staff amenities and other low scale building elements should be located at the front of the development facing the street and constructed in appropriate materials to enhance the appearance of the development, when viewed from the street.
- (3) Buildings should be designed so that entry points and client services are easily identified and visible from the street.

### 3. Site Planning & Layout

#### Objectives

- (a) Ensure that the design and layout of industrial developments satisfies the operational requirements while ensuring the safety and convenience of occupants and visitors.
- (b) Internal spaces must satisfy the operational requirements of the particular land use, while ensuring the complementary configuration of activities on-site, and the safety and convenience of all occupants.

#### Controls

- (1) Locate office and staff recreation areas away from intrusive noise sources such as heavy machinery, loading docks, industrial equipment and sources of dust, vibration, heat, fumes, smells or other nuisances.
- (2) Site buildings with longer facades oriented to the north, to maximise the potential for openings to the office component of new buildings with northerly aspect, while minimising the length of eastern and western facades wherever possible.
- (3) Locate staff amenities and facilities for easy and convenient access by workers. Amenities include toilets, wash rooms, kitchenettes, and facilities include outdoor recreation areas, eating areas, car parking, staff rooms and access paths.
- (4) Design outdoor lighting solutions to provide security for the building and safety for staff, while minimising the impact of light spillage on the amenity of adjoining land uses, especially residential.

## 4. Setbacks

### Objectives

- (a) Ensure that developments are setback to minimise the visual impact on the streetscape.
- (b) Ensure that adequate area is available to accommodate landscaping, access, parking and manoeuvring of vehicles.
- (c) Setbacks are to provide for pedestrian accessibility and visual continuity along public roads and landscaped areas.
- (d) Setbacks are to be provided to ensure sufficient solar access for occupants of adjacent buildings, particularly residences and recreational areas.

### Controls

- (1) Building setbacks adjacent to public roads are to correspond with the existing predominant building line on the street frontage(s) providing a continuous streetscape.
- (2) Front and side setbacks are sufficient to enable landscaping to screen large footprint buildings and improve the interface with the public domain.
- (3) Rear setbacks are to include a deep soil zone component for stormwater infiltration and for the planting of large trees.
- (4) Setbacks on corner blocks are to enable sufficient sightlines for traffic in accordance with the relevant Australian Standard.

## 5. Building form

### Objectives

- (a) Ensure that the form, scale, design and nature of development maintains and enhances the visual quality of industrial areas.
- (b) Ensure that the scale of any new industrial development is compatible with surrounding development.
- (c) Floor space is distributed on the site to ensure that the height, bulk and scale of development is in context with the surrounding development.

### Controls

- (1) The maximum floor space ratio is 1:1.
- (2) In an industrial building where ancillary offices or showrooms are proposed, the office or showroom area shall not exceed 25% of the total floor space of the premises.  
*(Note: This does not apply to bulky goods premises)*
- (3) The height limit permitted is 10m from natural ground level.
- (4) Any variation to the maximum height permitted must demonstrate that the proposed building height:
  - (i) Is necessitated by the operational requirements (eg roof clearance, specialised machinery, plant, processing equipment, stacking) of the particular industry
  - (ii) Is compatible with the scale, bulk and height of surrounding buildings
  - (iii) Will not generate excessive overshadowing of adjacent properties
- (5) Roof mounted plant rooms, lift overruns, air conditioning services and other equipment must be effectively screened from view using roof structures and architectural elements that are integrated with the host building.

## 6. Design and appearance of developments

### Objectives

- (a) Promote industrial development that is both functional and attractive in the context of its local environment through appropriate design.
- (b) The building design, detailing and finishes are to add visual interest to the building when viewed from public vantage points, particularly roadways.
- (c) Buildings on corner sites should respond to the corner by providing an architectural corner treatment.
- (d) Open storage and work areas should be suitably designed and sited so as to not detract from the overall development.

### Controls

- (1) Building facades are to be designed to reflect a contemporary architectural appearance.
- (2) Developments are to incorporate architectural elements to articulate facades and minimise large expanses of blank walls.
- (3) Architectural elements may include but are not limited to:
  - (i) Designing the base, middle or top of a building using different materials and colours; or
  - (ii) Incorporating horizontal or vertical elements such as recessed walls or banding; or
  - (iii) Defining the window openings, fenestration, building entrances and doors; or
  - (iv) Using roof forms and parapets to create an interesting skyline; or
  - (v) Using sun shading devices; or
  - (vi) Incorporating public art work; or
  - (vii) Using variation of unit designs in a building complex.
- (4) Buildings that are visible from a public road, reserve, railway or adjacent or adjoining residential areas should be constructed of high quality materials and suitable finishes.
- (5) Roofing materials should consist of non-reflective materials.

- (6) No service plumbing pipes, other than downpipes for the conveyance of roof water, shall be external to the building or visible to any public place.
- (7) The street facade of a development on a corner allotment must incorporate architectural corner features to add visual interest to the streetscape.
- (8) Where any work or storage of materials is proposed outside the confines of the building, full details of those parts of the site to be used and the materials to be stored, are to be provided with the application.
- (9) Approved open work and storage areas are to be located at the rear of developments and screened from view by the use of landscaping and screen fencing.
- (10) Where the rear of a development adjoins a residential property, Council may consider the relocation of this area to a more appropriate location on the site.
- (11) Where this is the case, justification must be provided with the application.

## 7. Landscaping

### Objectives

- (a) Improve the visual quality and amenity of industrial development through effective landscape treatment of individual sites and to achieve a pleasant working environment.
- (b) Ensure a high standard of environmental quality while enhancing the general streetscape.
- (c) Landscaping should be designed appropriately to reduce the bulk, scale and size of industrial buildings and reduce the impact of at grade car parking areas.
- (d) Landscaping is to be emphasised where a site is visible from a public roadway or place.
- (e) Boundaries adjoining residential development are to be suitably landscaped.
- (f) A landscape bond may be required to ensure that landscaping works are carried out and appropriately maintained.



## Controls

- (1) A minimum of 10% of the site area is to comprise of “soft” landscaping including lawns, trees and shrubs. Car parking, paths and pedestrian walkways are to be excluded from the 10%.
- (2) If an existing site is to be refurbished, or an application is made for a change of use, an amount of landscaping, where appropriate, is to be provided to the satisfaction of Council.
- (3) Landscaping having a minimum width of 2.5 metres is to be provided surrounding car parking areas.
- (4) Landscaped areas are to be provided to areas fronting the street, including secondary streets, where sites are on a corner, and adjacent to natural areas where industrial developments abut a reserve or open space.
- (5) Fencing is to be integrated as part of the landscaping theme so as to minimise visual impacts and to provide associated site security.
- (6) Where sites abut a residential land use or a residential zone, landscaped buffers will be required along the boundaries to which the residential land use abuts. This buffer is to be a minimum 3 metres.
- (7) To ensure landscaping of industrial developments is maintained, Council will require the payment of a landscape bond prior to the release of a Construction Certificate for the proposed development. The amount payable will be specified on the Development Consent and shall be held by Council until such time that the maintenance period has elapsed.
- (8) The maintenance period will be no less than six (6) months and will commence from the date a Council Officer is satisfied that the landscaping works are completed in accordance with the approved landscape plan.

## 8. Vehicle access and parking

### Objectives

- (a) Provide sufficient and convenient on-site parking for employees, visitors and associated vehicles.
- (b) Minimise the adverse impact of vehicles on the amenity of the development, streetscape and surrounding neighbourhoods.
- (c) Ensure that appropriate on-site parking is provided for people with a disability and is consistent with the design requirements of the Building Code of Australia and the relevant Australian Standards.
- (d) Ensure that there is adequate space on-site for easy, convenient and safe circulation of vehicles.
- (e) Car parking areas and loading areas should be designed to ensure ease of ingress and egress to and from the site.
- (f) Provide safe pedestrian access through car parking areas without interference of vehicular movement.
- (g) Vehicular movements to and from the site should be designed to reduce potential conflict with street traffic and pedestrians.

### Controls

- (1) Car parking is to comply with the requirements of Part B4.
- (2) Parking areas should be easily accessible, allowing vehicles to leave the site in a forward direction and appropriately signposted.
- (3) Loading/unloading areas are designed to enable heavy vehicles to enter and leave the site in a forward direction, park within designated loading areas, and not interfere with visitor and employees vehicles in designated parking spaces.
- (4) All loading facilities should be provided in accordance with the current RMS 'Guidelines to Traffic Generating Developments'.
- (5) Buildings shall be designed to allow loading/unloading of vehicles within the building.
- (6) Loading docks should be situated to the side or rear of buildings.

- (7) Adequate on-site manoeuvring shall be provided to enable all delivery vehicles, including large trucks to enter and leave the site in a forward direction.
- (8) Pedestrian access through car parking areas should be clearly marked, and where possible emphasised by the use of raised and textured surfaces.
- (9) As far as possible, pedestrian access through car parks should be kept separate from vehicle access ways.
- (10) The maximum grade of manoeuvring areas and all access ways should comply with the relevant Australian Design Standards.
- (11) Where sites front onto main or arterial roads, driveways should be minimised or located on side or rear road frontages where available.

## 9. Signage

### Objectives

- (a) Provide signage opportunities for the purpose of business identification, general information and giving directions.
- (b) Ensure that signage is integrated with the building and its setting.
- (c) Signage is considered, designed and located as an integrated part of the overall development.

### Controls

- (1) The provision of signage is to comply with the requirements of Part FI.
- (2) Advertising in industrial localities should be integrated into the overall development. In this regard, details are to be submitted with the Development Application.
- (3) Site identification signs, directional signs and advisory signs are to be integrated into directory boards.

*Note: Some signage is permitted as Exempt Development under Schedule 2 of KLEP 2012.*

## 10. Acoustic Privacy – Road Noise and Rail Noise

Building design must take into consideration aspects of visual privacy and noise sources and minimise their future impact on occupants. Amenity is enhanced by privacy and a better acoustic environment. This can be achieved by carefully considering the location of the building on the site, the internal layout, the building materials used, and screening devices.

Major roads and rail operations generate noise and vibration, and people living and working near major transport corridors can be adversely affected. Major roads can also impact on air quality due to their volume of traffic. Building design must take into consideration the noise, vibration and air quality effects of busy roads and rail corridors and minimise the amenity and health impacts on future occupants.

Building design must also ensure that the safety of adjacent public infrastructure such as rail corridors is maintained.

*SEPP (Infrastructure) 2007 must be considered for developments near busy roads and rail corridors.*

### Objectives

- (a) Ensure a high level of amenity by protecting the acoustic and visual privacy of occupants within all built development.
- (b) Ensure buildings are sited and designed so that acoustic and visual privacy and vibration from outside sources is controlled to acceptable levels.
- (c) Minimise noise transmission between nearby buildings and adjoining development.
- (d) Ensure that new development incorporates architectural and building elements that contribute to protecting the acoustic and visual privacy of any adjoining residents.
- (e) Ensure buildings are sited and designed so that traffic and rail noise, vibration and potentially harmful air quality effects are controlled to acceptable levels.

### Controls

- (1) Design developments to locate all noise generating equipment such as mechanical plant rooms, mechanical equipment, air conditioning units, mechanical ventilation from car parks, driveway entry shutters, garbage

collection areas or similar to protect the acoustic privacy of workers, residents and neighbours.

- (2) Where appropriate individual buildings and groups of buildings are to be located to act as barriers to the noise.
- (3) Utilise the site and building layout to maximise the potential for acoustic privacy by providing adequate building separation within the development and from neighbouring buildings. This is particularly important where proposed development abuts residential uses and/or residentially zoned land.

## 11. Safety and security

### Objectives

- (a) Ensure that the siting and design of buildings and spaces contributes to the actual and perceived personal and property safety of workers and visitors and decreases the opportunities for committing crime in an area.
- (b) Ensure the development is integrated with the public domain and contributes to an active pedestrian orientated environment.
- (c) Maximise opportunities for natural surveillance.
- (d) Minimise the potential for intruders to enter buildings.
- (e) Ensure entrances and exits are clearly visible from the street.
- (f) Encourage building designs, materials and maintenance programs that reduce the opportunities for vandalism and graffiti.
- (g) Industrial development creates an environment that maximises the safety and security of its staff.
- (h) Developments adjoining open stormwater drains should be adequately secured and designed to reduce the risk of graffiti.

### Controls

- (1) Buildings are to be oriented towards public streets and, where relevant, internal streets to consolidated developments.

- (2) Frontages and entries overlook and are clearly visible from the street and provide a sense of address and visual interest.
- (3) Blank walls addressing streets and other public places are to be avoided.
- (4) The use and entrances of buildings should be easily identified by the general public through:
  - (i) Using roof forms and parapets to create an interesting skyline; or
  - (ii) Using sun shading devices; or
  - (iii) Incorporating public art work; or
  - (iv) Using variation of unit designs in a building complex.
- (5) Office and administration areas should be located at the front of the building overlooking the street and any car parking area.
- (6) Locate and design car parks so they can be observed by adjoining uses.
- (7) Minimise the number of pedestrian and vehicular entry and exit points, in close proximity to each other and to nearby active uses.
- (8) Staff car parks should be separated and secured
- (9) Lighting in car parks must conform to the relevant Australian Standards
- (10) Provide surveillance measures such as security cameras or devices and security guards where possible.
- (11) Sensor lights should be provided.
- (12) Where possible, leave the sides of the car park open, to provide natural lighting and aid surveillance.
- (13) Use transparent or open form materials for walls and doors where possible and use light paint colours on walls and ceilings.
- (14) Where a development shares a boundary with an open stormwater drain, any building, solid fence or car park should, wherever practical, be setback a minimum 1.5m from that boundary and be treated with hedging or climbing vines to screen the development when viewed from the open stormwater drain.

## 12. Operational Restrictions

### Objectives

- (a) Limit retailing in industrial zones.
- (b) Ensure that industrial development operates in a manner compatible with adjoining land uses, particularly residential areas.
- (c) Ensure noise, air and water discharges, waste storage and removal, working hours and storage of dangerous goods and hazardous chemicals will not have a detrimental effect on environmental amenity.
- (d) Encourage waste minimisation (source separation, reuse and recycling) and ensure efficient storage and collection of waste and quality design of facilities.

### Controls

#### 12.1 Retailing in the IN2

- (1) Retailing in the IN2 – Light Industrial zone is to be in accordance with the definition of industrial retail outlets in KLEP 2012 and is to comply with the requirements of Clause 5.4(4) of KLEP 2012.

#### 12.2 Hours of operation

- (1) Where an industrial site is located adjacent or within 200m to a residential zoned area or where, in the opinion of Council, truck movements associated with the industry will intrude on residential streets, hours of operation may be restricted to 7.00 am - 6.00 pm Mon - Sat.

*Note: Where an extension to these hours is required due to the nature of the activities to be undertaken, a detailed submission must be lodged with Council demonstrating how environmental impacts can be minimised to acceptable levels if the extended hours of operation are allowed.*

### 12.3 Noise

- (1) Noise production does not exceed the following repeatable maximum L Aeq (1 hour) level, on weekdays:
  - Day 7am-6pm: 55dB(A)
  - Evening 7pm-10pm: 45dB(A)
  - Night 10pm-7am: 40dB(A)and on weekends:
  - Day 8am-7pm: 50dB(A)
  - Evening 7pm-10pm: 45dB(A)
  - Night 10pm-8am: 40dB(A)
- (2) In any case not more than 5 dB(A) above the background level during the day and evening and not exceeding the background level at night when measured at the boundary of the property.
- (3) Incorporate noise reduction measures on plant and machinery.
- (4) Use design features or planning that will reduce noise.
- (5) Incorporate adequate measures for tonal, low frequency, impulsive, or intermittent noise.
- (6) Comply with EPA Industrial Noise Policy 2000 in particular the modification required for acceptable noise level (ANL).

### 12.4 Air pollution

- (1) The use of any premises and machinery will not cause the emission of air impurities that are contrary to the Protection of the Environment Operations Act.
- (2) Details of any equipment or processes and air pollution control or monitoring equipment are to be submitted to Council with a development application.
- (3) All spray painting shall be carried out in a spray booth constructed and ventilated in accordance with the Occupational Health and Safety Act 1983.



## 12.5 Water pollution

- (1) The discharge from a premises of any matter, whether solid, liquid or gaseous into any waters conforms with the requirements of the *Protection of the Environment Operations Act*.
- (2) For industrial developments such as vehicle body repair workshops and/or vehicle repair stations, pollution control monitoring equipment are used to the satisfaction of Council to control the discharge of pollutants into the stormwater system.

## 12.6 Dangerous goods and hazardous materials

- (1) For development proposals which can potentially pose a risk to the locality or discharge pollutants, demonstration that consideration has been given to:
  - (i) Guidelines published by the Department of Planning and Infrastructure relating to hazardous and offensive development;
  - (ii) Whether any public authority should be consulted concerning any environmental and land use safety requirement.

- (2) For potentially hazardous industry or storage establishments, a preliminary hazard analysis is to be submitted with the application.

*Note: Applicants should check whether the proposed development is subject to the provisions of State Environmental Planning Policy No. 33 - Hazardous and Offensive Development, in which case the development would need to comply with the relevant provisions of this policy.*

- (3) Proposals that will generate dangerous wastes are to be disposed of in accordance with the Dangerous Goods Act and Regulations.
- (4) Premises with storage tanks for oil or dangerous goods outside the building are to submit an emergency spill contingency plan to Council and consult with the EPA and WorkCover Authority.