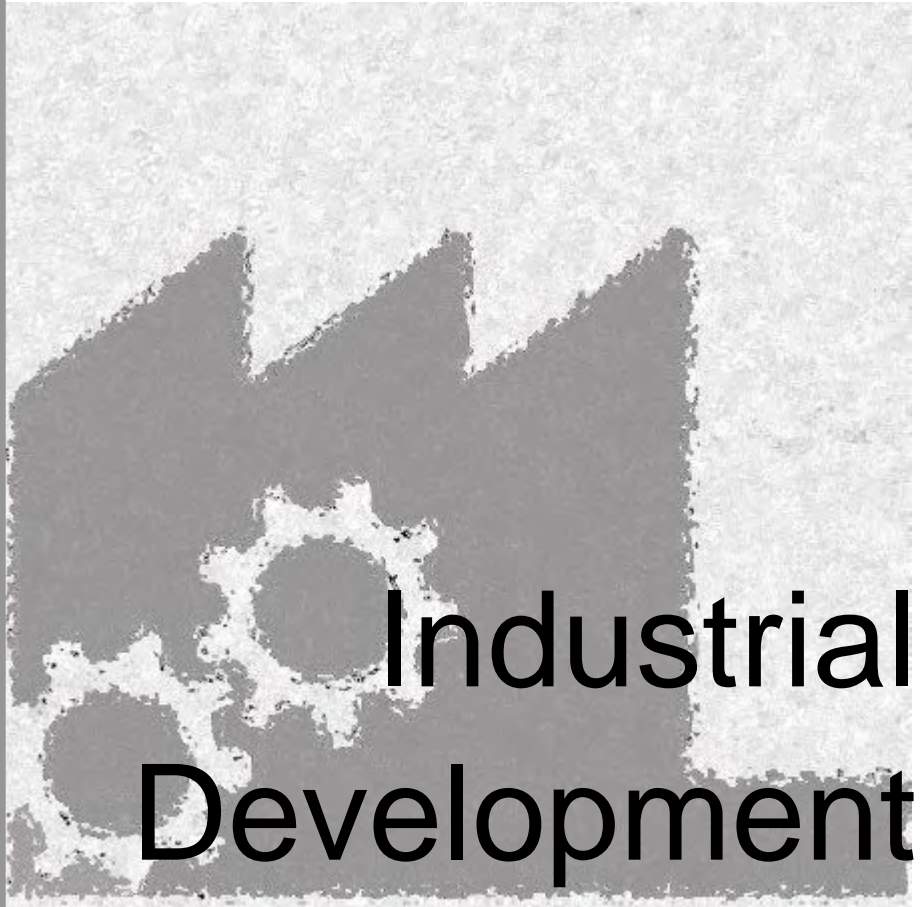


Development Control Plan



Industrial Development

Sutherland
Shire
Council



9.3/01
edition 5

Contents

1. Where does this plan apply?
2. What is the Purpose of the Plan
3. How does this plan relate to other plans?
4. Can this plan be varied?
5. Does your proposal need approval?
6. Making an Application
7. Site Analysis
8. Public Notification
9. Minimum Size of Industrial Lots
10. Floorspace Ratio & Site Coverage
11. Building Setbacks
12. Landscape Treatment
13. Height
14. Foreshore Building Line
15. Retailing from Industrial Zones
16. Car Parking
17. Manoeuvring
18. Loading & Unloading
19. Drainage Works
20. Frontage Works and Damage to Council Property
21. Building Requirements
22. Air, Water & Noise Pollution
23. Origin

1. Where does the Plan Apply?

This Plan applies to all land with Industrial zoning within the Sutherland Shire under Sutherland Shire Local Environmental Plan 2000 (SSLEP 2000) and Regional Environmental Plan No. 17 – Kurnell Peninsula (REP No.17).

2. What is the Purpose of the Plan

The purpose of the Plan is to enable industrial development that:

- a) has an attractive appearance to the street with provision for landscaping;
- b) has adequate on-site parking and area for the manoeuvring of vehicles;
- c) has a minimum adverse impact on surrounding non-industrial uses;
- d) is functional and economically viable.

Residential dwellings are not permitted in industrial zones except where a dwelling house is ancillary to a permissible use.

3. How does this Plan Relate to Other Plans?

SSLEP 2000 provides the objectives, land use controls and development standards for development in the Shire.

Extracts from SSLEP 2000 are shown in *italics*.

This DCP provides detailed guidelines for industrial development in addition to the provisions contained in SSLEP 2000 and REP No 17. Other DCPs that are relevant include:

- ◆ Duration of development consents
- ◆ Notification of development applications
- ◆ Landscape
- ◆ Carparking
- ◆ Advertising structures and signs
- ◆ Bush Fire

4. Can the Plan be Varied?

This plan contains two types of planning controls – development standards and controls.

Development Standards are contained in the Sutherland Shire Local Environmental Plan 2000.(SSLEP2000) as amended.Any proposal to vary those standards from the local environmental plan must be accompanied by a formal objection to the standard under the provisions of the State Environmental Planning Policy No. 1.

More detailed provisions consisting of objectives and controls have been set for all aspects of this plan. Each application will be considered on the individual circumstances and merits of the case in terms of the achievement of the objective.

The **Controls** that are set out in this plan are generally more detailed than the Sutherland Shire Local Environmental Plan 2000. Any variation to these controls must be supported by a statement demonstrating how the objectives are fully satisfied. Any submission in support of a variation to a standard or control must be in writing and demonstrate how the objectives will be achieved.

5. Does Your Proposal Need Approval?

You need to submit a development application to obtain consent from Council for most development proposals involving new buildings or subdivision.

Other proposals may be exempt or complying development as set out in the SSLEP 2000. Exempt development does not require approval. Complying development can be approved by Council or a private accredited certifier.

6. Making an Application

After researching this document it is recommended that intending applicants consult directly with Council's Application Assessment Staff prior to preparing detailed development plans.

Pre-application consultation with staff can assist in the time taken to assess applications and reduce amendments required to plans. A prerequisite of consultation is the preparation of a Site Analysis and possibly a Development Concept Plan.

To submit a Development Application, you will need to complete a Development Application form together with the following plans (5 copies) and information:

1. **Site plan**
illustrates the location of all structures both proposed and retained on site. It must include a north point.
2. **Site analysis**
Identifies existing natural elements of the site, such as; existing vegetation, property dimensions, footpath crossing levels and alignments, slope and topography and all structures on neighbouring properties, including location of windows, doors, balconies, entertainment areas and including photos of the site frontage and streetscape.
Refer to Section 6 for more detail.

3. **Survey**
needs to include existing site levels at the corners of the proposed site, the site contours at 1 metre intervals and the proposed floor levels using a fixed benchmark related to the Australian Height Datum. The plan should also indicate the location of existing structures, easements and services, trees and general site features, as well as north point, existing levels and improvements within the public road to the frontage of the site. If the site is a water front property, it must include the location of the Foreshore Building Line and Mean High Water Mark relative to the Certificate of Title/Deposited Plan registered as at 24 April 1980.

? The survey for a strata subdivision shall comply with the Strata Scheme (Freehold Development) Act, 1973

4. **Footpath crossing levels and alignment application**
an application for levels and alignments needs to be lodged with Council, prior to setting proposed levels within the site and prior to lodging a Development Application.
5. **Floorplan & FSR calculation**
is a fully dimensioned plan which identifies the major use of each of the internal structures within a building, ie balconies, bedrooms, living area, kitchen facilities, bathrooms, doors and windows etc. Where a floor plan is required, it must include the floor space ratio calculation through either hatching, highlight or colour.

Floor plan should include details of internal layout showing location of any potentially polluting equipment, details of any exhaust systems and dust extraction systems etc.

6. **Elevations**
illustrates all profiles of the proposed development, and includes dimensions of the proposed development, location of windows, doors, roof pitch and eave overhang. It must also include details of surface finishes and construction materials. It should also indicate the existing and finished ground levels and all finished floor, ceiling and ridge levels to AHD.
7. **Sections**
illustrates a cross section through the proposed structure, indicating building materials and construction method from the footings right through to the roof.

8. **A4 Notification Plans**

is included in letters of notification of a proposed development to neighbours, and must include a complete floor, site and elevation plan reduced to an A4 page/s.

9. **Landscape details**

plans or drawings that demonstrate the basic ideas and principles of the intended works. The plan should highlight all the proposed landscape area, and the proposed treatment, ie mass planting, paving, lawn etc. The plan should also explain the landscaping principles, purpose and rationale. The location and species of all existing trees on the site should be identified, and it must be indicated whether it is proposed to retain or remove each tree. (Where drainage details are also required, they must be integrated with the proposed landscape concept.)

10. **Drainage Details**

plans or drawings which illustrate the concept of a stormwater management system from the site to the council drainage network and include a detailed site survey. Where an on-site detention system is required, the type and location must be shown and must be integrated with the proposed landscape design.

11. **Erosion & Sedimentation Control Details**

plan or drawing that shows the nature and location of all erosion and sedimentation control measures to be utilised on the site, may be included with the Construction Management Details.

12. **Shadow Diagram**

A diagram demonstrating the extent of over shadowing caused by the proposed development on adjoining properties as measured at 10am and 2pm on 21 June and 21 December. The diagram must indicate the progressive impacts on the adjoining property/s. (Shadow diagrams are compulsory for any two storey or higher sections of a development.)

13. **Construction Management Details**

A concept plan that includes the following:

- Locations and types of sediment control fencing
- All weather vehicle egress, including cattle grid or similar
- Hardstand areas for loading and unloading materials including location of crane and concrete pumps
- Location of material storage on site
- Location of any site sheds
- Location of underground services and over head wires
- Location of hoardings and site fence

14. **Frontage Works**

a plan that illustrates the proposed location of a footpath crossing for driveway access, footpath paving, kerb and gutter, kerb ramps and road shoulder.

15. **Statement of Environmental Effects**

a description of how the application addresses and satisfies the objectives and standards of SSLEP 2000 and relevant Development Control Plans of Council & S.79(c) of the EP & A Act, 1997.

Applicants are advised to use the services of an architect to prepare plans. The Development Application should take into account identified site constraints and objectives of the Development Control Plan.

Applicants should be aware that compliance with the guidelines within this development control plan will not guarantee approval of development applications. The objectives of the plan must be met.

Note:

A development application will not be publicly exhibited until all information required as part of the application is submitted. Incomplete applications will not be publicly exhibited.

7. Site Analysis

All development requires perceptive and effective site planning. Good site analysis and design skills are therefore essential in achieving a pleasant environment for occupants and minimising the impact on neighbours.

A site analysis establishes the development context by showing graphically the constraints and opportunities on the site in relation to natural elements and existing buildings in the immediate surroundings. It should influence the design and minimise negative impacts on the amenity of adjoining developments and to complement neighbourhood character.

A site analysis is to be submitted with a development application and should indicate (where relevant) **in relation to the site:**

1. **Contours** – at 1m intervals and related to Australian Height Datum
2. **Existing vegetation** – in particular major trees on the site and street trees, identified by size and botanical names or common names.
3. **Buildings** – location and uses of existing buildings
4. **Views** to and from the site
5. Location of **utility services** and stormwater drainage lines and street crossings.
6. **Orientation**, microclimate and noise sources
7. Any **contaminated soils** and filled areas
8. Fences, **boundaries** and easements
9. Any **other significant site features** eg rock outcrops;

And in **relation to the surrounding area**

1. Location, use and height of adjacent and opposite **buildings** – locating window openings facing the site boundary, and private open space
2. **Views and solar access** enjoyed by adjacent residents
3. **Major trees** on adjacent properties
4. The **built form and character** of adjacent and nearby development
5. The **difference in levels** between the site and adjacent properties

The site analysis can be hand drawn but must be to scale, and must be accompanied by a declaration that the information provided is correct and true in every detail. A written statement should also be prepared explaining how the development design has responded to the site analysis.

8. Public Notification

All development applications will be publicly notified in accordance with Council's Notification of Development Applications Development Control Plan.

9. Minimum Size of Industrial Lots

Objectives:

1. Reasonable site areas for building, manoeuvring and car parking;
2. Industrial sites of sufficient size to accommodate potential uses.

Controls:

1. For the subdivision of industrial land, a minimum lot area of 1,000 sqm, an average width of 21 m and an average depth of 27 m is required.
2. Development control plans apply to some areas showing the site area required for redevelopment. Applicants should check with Council to see if their lots are affected by such a plan.
3. Clause 12 of REP No.17 – Kurnell Peninsula contains minimum allotment requirements for industrial zones at Kurnell.

10. Floorspace Ratio and Site Coverage

Objectives:

1. Industrial buildings with open areas appropriate to the scale of development;
2. Open areas with adequate area for car parking and manoeuvring.

SSLEP 2000 Standards:

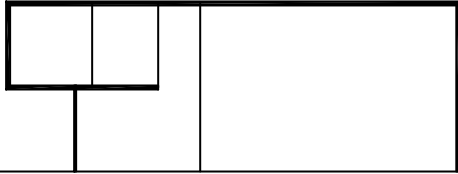
1. *Where a development control plan applies to the land the floorspace ratio is as specified in that plan.*
2. *If no development control plan sets a maximum floor space ratio for a building on the land, the maximum floor space ratio is 1:1.*

Floorspace Ratio means the ratio of the gross floor area of all buildings on a site to the area of the site. The site is taken to be only that area of the site zoned to permit the development on which the buildings are or are proposed to be erected.

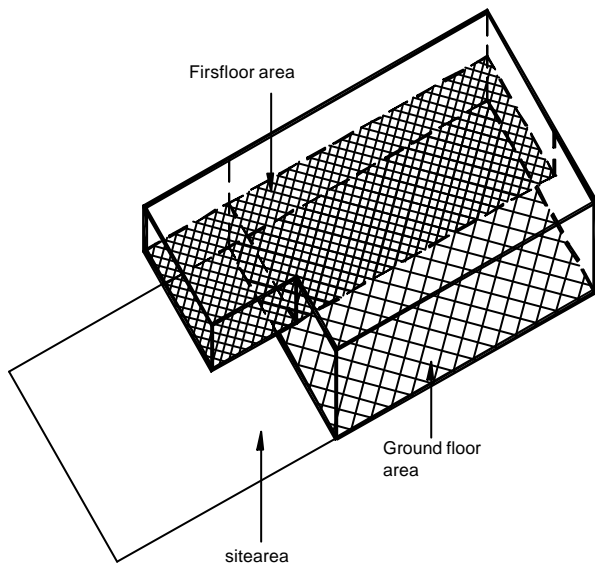
Gross Floor Area means the sum of the areas of each floor of the buildings on a site where the area of each floor is taken to be the area within the outer face of the external enclosing walls, excluding any area occupied by:

- a) *Lift towers and motor rooms within a basement or above the roof level;*
- b) *Car parking needed to meet requirements of the Council, up to 20 square metres per space and any internal designated vehicular or pedestrian access to it*
- c) *Plant rooms, storage rooms, garbage storage areas, switch rooms or the like and any internal designated pedestrian access to it within a basement.*

Floorspace



Elevation



Oblique view

The maximum floorspace is ground floor area + first floor area = the site area

Note: Floor space calculations must include all buildings on site.

Controls:

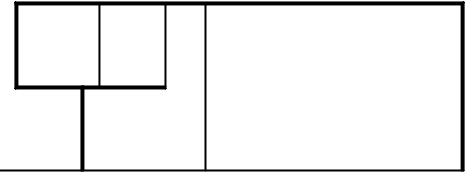
A maximum Site Coverage of:

- i) 70%, if the site area is more than 4,000 sqm;
- ii) 60%, if the site area is less than 4,000 but more than 2,000 sqm;
- iii) 50%, if the site area is less than 2,000 sqm; a variation to 60% will be given if the building is erected with "nil" side and rear boundary setbacks.

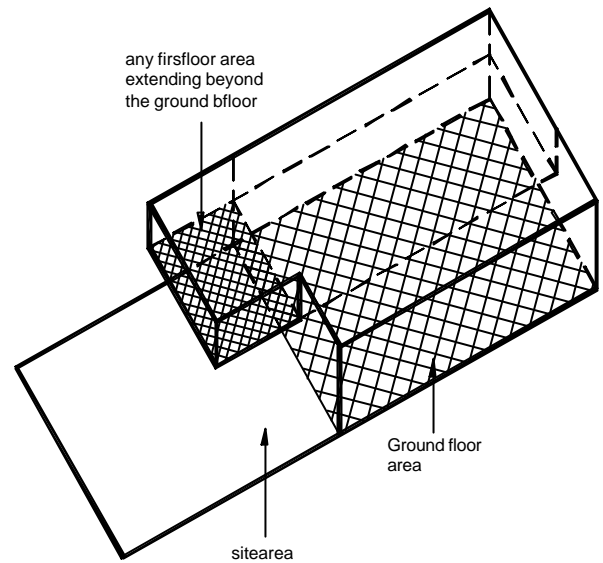
Site Coverage is the area of the building which covers the site, expressed as a percentage of the site area.

Refer to Clause 12 of REP No.17 for industrial development at Kumell.

Site coverage



Elevation



Oblique view

The site coverage is ground floor area + any first floor area extending beyond the ground floor, divided by the site area.

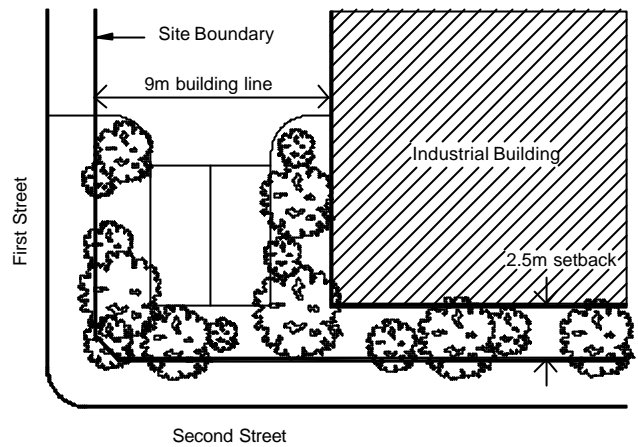
11. Building Setbacks

Objectives:

- 1. Industrial buildings which have a minimum impact on the streetscape;
- 2. Attractive elevations to the street;
- 3. Creation of an open streetscape.

Controls:

- 1. A minimum setback from the front boundary of 9 m unless residential development occurs on the opposite side of the street and then 15 m is required;
- 2. On corner lots, a landscaped setback of 2.5 m is required to the secondary frontage, unless a development control plan indicates otherwise.



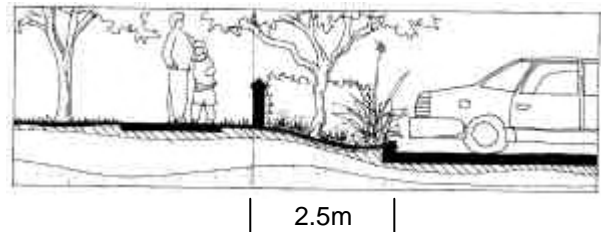
12. Landscape Treatment

Objectives:

1. Landscape treatment which is in scale with the height and bulk of the development.
2. Landscape areas which are low maintenance.
3. Landscaping that provides screening to the development and enhance the streetscape.
4. Tree planting throughout the parking area which provides shading.
5. Attractive long term landscape areas which help soften the appearance of hard surfaces.
6. Parking surfaces which assist in water infiltration and minimise runoff.

Controls:

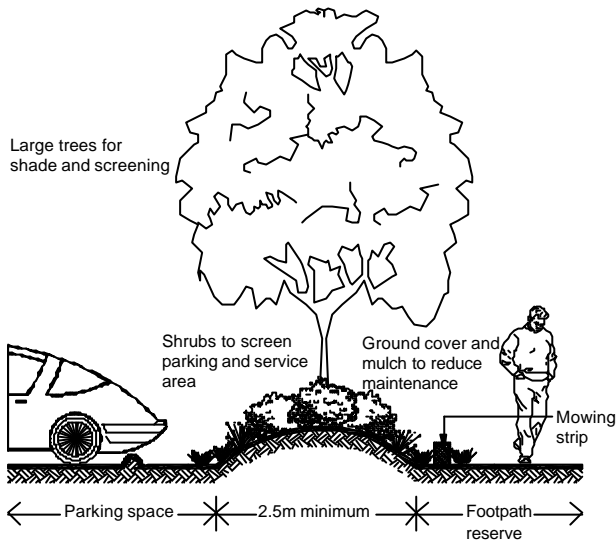
- a. A minimum 2.5 metre wide landscape strip must be provided across the site frontage of new Industrial Developments. This area is to be landscaped utilising native tree and shrub planting. This landscaping strip should contain a variety of planting forms (trees, shrubs, ground covers).



A minimum 2.5m landscape strip is required between industrial carparks and the public footpath area.

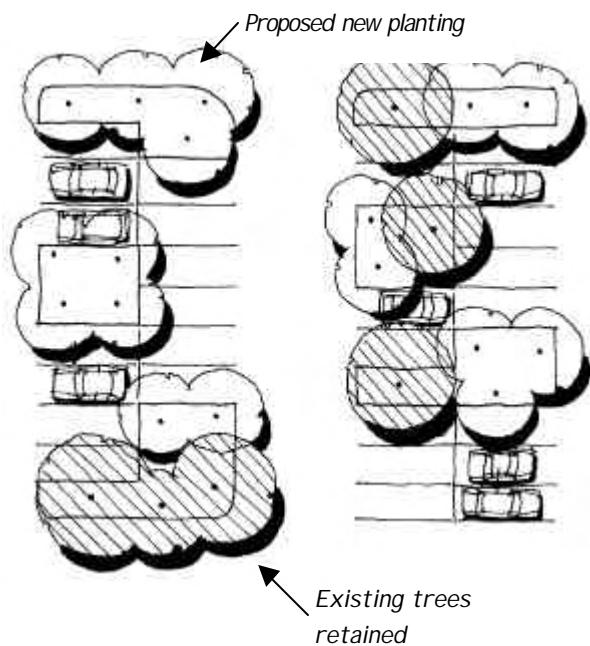
- b. Landscaping in publicly visible areas is to comprise not less than 80% mass planting and not more than 20% turfing or ground covers.
- c. Side and rear boundary planting is required within industrial developments adjoining residential areas.
- d. Any security fencing installed at the site is to be visually unobtrusive ie, open form, and located behind or within landscape strips.
- e. An irrigation system is required for all landscaped areas.
- f. Suitable edging is to be provided to retain mulch in garden areas and to prevent vehicular movement in planting areas.
- g. Specimen trees must be of a minimum 75 litre stock size.
- h. Street tree planting is required along street frontages within the footpath area in accordance with Council's Urban Tree Policy (1992), and any applicable Development Control Plan.

- i. Mounding of landscape strips may be used to further screen developments. This is essential where parking areas are located adjacent to residential areas. Mounding must be constructed with deep soil which contains good water holding capacity.



Typical Section through a mound

- j. Planting undertaken directly within carpark areas should utilise tree species which are tolerant of compacted / deoxygenated soils.
- k. Existing trees should be retained and incorporated into the carpark layout. Trees and shrubs should be placed in groups to create a less formal arrangement See figure below



Existing trees should be retained within the carpark design. Trees and shrubs should be placed in groups to create a less formal arrangement.

- l. Landscape plans must consider the shade effects from trees resulting from the orientation of aisles .
- m. Consideration should be given to an external lighting system.
- n. Use of pervious carpark surfacing materials should be maximised in the development ensuring that the pavement surface and drainage satisfies engineering requirements.
- o. Consideration should be given to using contrasting pavement material to define pedestrian and vehicular areas.

(See Sutherland Shire Council’s Development Control Plans for Carparking and Landscape for additional information.)

13 Height

Objectives:

1. New industrial development that fits into the existing or planned urban setting.
2. New buildings that are appropriately scaled in relation to surrounding development.

SSLEP 2000 Standards:

1. *Where a development control plan applies to the land the height limit is a specified in that plan.*
2. *If no development control plan sets a maximum height for a building on the land, the maximum height is 12 metres from ground level to the highest point of the roof.*

14. Foreshore Building Line

Any property affected by a Foreshore Building Line must comply with the SSLEP 2000.

Check with the Customer Service Centre to determine if your property has a foreshore building line.

15. Retailing from Industrial Zones

Objectives:

No retailing within industrial zones except for:

- a) Ancillary retailing which is an integral part of the operations of an industrial use;
- b) Retailing which serves the daily convenience needs of the workforce in the locality;
- c) Bulky goods sales rooms or showrooms, with suitable access (refer Clause 2 below).

Controls:

1. The direct sale of goods to the public is to be limited to only an ancillary activity where it is supportive of the main function of the site. This may include service activities, the sale of spare parts or goods manufactured or processed on the site;

2. **Bulky goods retailing**

means a building or place primarily used for the sale by retail or auction, or the hire or display, of goods or materials which are individually large in size, shape or weight as to require:

- a) *a large area for handling, storage or display; and*
- b) *direct vehicular access to the site of the building or place by members of the public, for the purpose of loading items into their vehicles after purchase, but does not include a building or place used for the sale of foodstuffs or clothing.*

Bulky goods retailing and food shops are prohibited on land in the 4(a) General Industrial zone which adjoins land zoned 5(c) Special Uses (Arterial Road) where direct vehicular access to the land in the 4(a) zone is gained from the land zoned 5(c).

Each individual bulky goods retailer must have a minimum gross floor space of 1000 square metres.

3. Please consult Council about retail uses permissible in Kurnell.

16. Car Parking

Objectives:

Adequate on-site parking for employees' and visitors' vehicles.

Controls:

1. One space per 100 sqm of floor space is required with a minimum of two spaces per industrial unit;
2. The floor area, for the purposes of calculating car parking spaces is as defined in the Development Control Plan for Car Parking but excludes the following:
 - i) amenities area;
 - ii) mezzanine floor areas where it can be demonstrated that no additional parking demand exists. This will be limited in time to enable any change to be monitored;
3. One space for each 50 sqm of the total floorspace where the office, showroom or retailing component exceeds 20% of the total floorspace;
4. Refer to the Development Control Plan for Car Parking for more details.
5. New development must comply with AS 2890.1 Car Parking.

17. Manoeuvring

Objectives:

1. Efficient and safe on-site manoeuvring of vehicles;
2. Unimpeded flow of traffic along public roads.

Controls:

1. A parking space is to be a minimum of 5.5 x 2.6 m unless it is covered or adjacent to a wall and then 5.5 x 3 m is required;
2. Reciprocal rights-of-carriageway may be required to optimise the use of narrow sites. Please consult Council in this regard;
3. The layout and design of the parking area is detailed in the Development Control Plan for Car Parking.

18. Loading and Unloading

Objectives:

1. Minimal interference with traffic flow;
2. Adequate manoeuvring on-site;
3. Unimpeded access to docks/loading areas;
4. Vehicles to enter and leave the site in a forward direction.

Controls:

1. All loading and unloading is to take place within the curtilage of the site;
2. A minimum loading area/dock of 4 m wide x 3.6 m high x 7.5 m deep for a delivery/service vehicle of 7.5 m long (single unit truck). For larger vehicles, consult the Technical Services Division;
3. Manoeuvring areas are to be designed for a 7.5 m or 11 m long single unit truck.
4. Consideration is to be given to location of loading and unloading facilities in relation to its effect on neighbouring residential properties. If the effect is considered to be an adverse one then either an alternative location should be found or, means to alleviate any adverse effect should be implemented.

19. Drainage Works

Objectives:

1. Adequate drainage of sites;
2. The protection of adjoining sites from increased runoff from development.

Controls:

1. All surface and roof waters are to be drained to a street by pipeline and discharged to Council's nearest piped stormwater system, provided that system is capable of carrying the discharge. Otherwise, the water is to be discharged to a system as directed by the Council;
2. For sites which require drainage through an adjoining property, the applicant shall acquire an interlot drainage easement over the affected property, prior to the issuing of a construction certificate;
3. For sites sloping towards the street, account shall be taken for any stormwater from adjoining properties higher in the catchment, including the increased discharge resulting from redevelopment.
4. Site stormwater discharge should be limited to pre-development rates by the use of on-site drainage detention.

20. Frontage Works and Damage to Council Property

Objectives:

An adequate standard of road and site construction for the intensity of development.

Controls:

19.1 Frontage Works

1. Heavy-duty vehicular gutter crossings with a maximum width of 8 m;
2. The construction of the kerb and gutter along the total road frontage of the site and the construction of the road shoulder between the lip of the gutter and the edge of the existing bitumen, for the full frontage of the site. These works shall be constructed at the conclusion of construction within the development site;
3. All areas on site required for vehicular movement are to be constructed and sealed to Councils' satisfaction. Details and specifications are contained in the "Engineering Specification for Subdivision and Development" available at the Customer Services Counter of the Council.

19.2 Damage to Council property

Before any demolition or construction work is carried out on the site, Council requires security for the payment of the cost of making good any damage caused to any Council property as a consequence of the implementation of the consent.

21. Building Requirements

Objectives:

Industrial buildings which satisfy the requirements of the Building Code of Australia for fire safety and structural adequacy.

Controls:

Developments must comply with the relevant requirements of the Building Code of Australia.

22. Air, Water and Noise Pollution

Objectives:

Industrial buildings which do not create a pollution problem by the discharge of an unacceptable level of air, water and noise emissions.

Controls:

1. Noise

The use and any activities or equipment associated with the use of the industrial development shall be acoustically designed or treated to achieve a noise level required by the provisions of the NSW Industrial Noise Policy – produced by the Environment Protection Authority.

2. Liquid Waste

All liquid wastes are to be disposed of in accordance with the requirements of:

- (a) (Protection of the Environment Operations) POEO Act 1997; and
- (b) Sydney Water Corporation.

3. Air Emissions

Any discharges from an industrial development are to be designed and controlled to meet the requirements of the Protection of the Environment Operations Act 1997 and AS 1668 Pt 2.

4. Storage of Hazardous or Toxic Material

To ensure hazardous and toxic materials are not a threat to the environment, they must be stored in accordance with Workcover Authority requirements.

All tanks, drums and containers of toxic and hazardous materials shall be stored in a bunded area. The bund walls and floors shall be constructed of impervious materials and shall be of sufficient size to contain 110% of the volume of the largest tank plus the volume displaced by any additional tanks within the bunded area.

5. Stormwater

Stormwater drainage for industrial sites being located and designed to prevent the entry of any contaminants generated from activities carried out on the site.

6. Garbage/Recycling Area

Designated garbage/recycling areas are to be provided and located and designed to prevent contamination of the stormwater drainage system.

7. Cooling Towers

The installation of cooling towers upon industrial development is to be in accordance with the provision of the Public Health Act 1991, Public Health (Microbial Control) Regulation 2000, AS/NZS 3666 (1), (2) & (3).

23. Origin

Reference: DC000/1/26.

Adopted by Council Minute No.567 of 24 April 1967.

Amended 5 June 1967.

Amended 13 November 1967.

Amended 28 January 1969.

Amended 3 June 1974

Amended 22 July 1974.

Amended 22 August 1983.

Edition 1: Adopted by Council on the 5 August 1985 (Environmental Planning Committee Minute No.255).

Edition 2: Reprint of the Code incorporating the amendment adopted by Council on the 4 August 1986 (Environmental Planning Committee Minute No.277) regarding residential dwellings in industrial zones.

Edition 3: Reprint to include the changes made by the Sutherland Local Environmental Plan 1993 (Government Gazette 124, November 12, 1993). Adopted by Council on April 26, 1994 (EHC 126).

Edition 4:

- a) Amended to upgrade standard of presentation.
- b) Minor alterations which make the document consistent with the Sutherland Shire Local Environment Plan 1993 as amended and other Development Control Plans.
- c) Status of code amended to a Development Control Plan.

Action

Date

Council Endorse Plan	5th May 1997 (EHC 278-97)
Public Notice (draft)	27th May 1997
Exhibition Start	27th May 1997
Exhibition Finish	30th June 1997
Council Decision	3rd November 1997 (EHC 136-98)
Public Notice (final)	13th November 1997
In Effect	18th November 1997

Edition 5

- a) Amended to be consistent with Sutherland Shire Local Environmental Plan 2000.

Action

Date

Council endorse plan	20 November 2000 (EHC 122-01))
Public Notice (draft)	28 November 2000
Exhibition start	28 November 2000
Exhibition finish	31 January, 2001
Council decision	19 March 2001
Public notice (final)	27 March 2001
In effect	27 March 2001