

COONAMBLE SHIRE COUNCIL

DEVELOPMENT CONTROL PLAN NO. 1

COONAMBLE TOWNSHIP AND SURROUNDS

Introduction

1. This Development Control Plan applies subject to the provisions of Coonamble Local Environmental Plan No. 1.

Land to which the development control plan applies

2. This Development Control Plan applies to land designated within the Coonamble Village Zone and surrounds, as shown on the maps relating to Coonamble Local Environmental Plan No. 1.

Aims and objectives

3. This plan aims to :
 - (a) subdivide the Coonamble Village Zone into preferred use sections for residential, commercial, general and industrial uses and to define the scope of developments in each section;
 - (b) identify a future growth strategy for the town of Coonamble;
 - (c) bring together existing and new Council policies relating to the development of land;
 - (d) Co-ordinate the manner of development control within Coonamble Village Zone in an environmentally acceptable manner.

Applications for development consent in general

4. Applications for development consent should be made on the prescribed form which is available from Coonamble Shire Council's Environmental Services Department.

DEVELOPMENT GUIDELINES

Residential development

5. The minimum size for new residential lots shall be not less than:
 - in sewered areas 750 square metres
 - in unsewered areas 2000 square metres (allowing capacity to split once and if sewerage becomes economic).

6. The minimum length of road frontage of each separate parcel of land shall be 20 metres except in the case of irregular shaped parcels of land in which cases the length of road frontage may be less than 20 metres. Provided that the width of each parcel of land at a point 9 metres from and parallel to the boundary of the land abutting the road shall be not less than 15 metres. These minimum frontage widths shall be doubled in respect of allotments required to have a minimum area of 2000 square metres.
7. Except in the case of a parcel of land having frontage to more than one road, excluding laneways, the depth of each parcel of land shall not be less than the length of the road frontage.
8. Each application for approval will be considered on its merits by Council in respect of the sites locality, relation to public convenience, services and the maintenance of environmental safeguards.
9. Adequate means of access shall be provided to each separate parcel of land, but shall not necessarily mean the provision of rear access to each separate parcel of land.
10. For new subdivisions Council requires the subdivider to form and construct streets adjoining the boundaries of the development site. Details of road pavement widths are laid down in Council's policy on same. All costs are to be borne by the subdivider.

Residential Flat Buildings - General

11. Residential flat buildings are prohibited from areas shown on the Development Control Plan being - future village extension areas, village commercial, and village industrial areas unless in conjunction with commercial or industrial development as caretaker's flat.
12. New residential flat buildings may be constructed in other parts of Coonamble township in accordance with the Residential Flat Code.
13. In any part of Coonamble township, dual occupancy or self-contained "granny flats" may be erected in association with new or existing dwellings if, after advertisement, Council is satisfied that there is no significant objection to the proposal from other land owners in the locality.

Aged persons housing

14. All applications for any form of aged persons or disabled housing will be advertised and considered by Council under the provisions of State Environmental Planning Policy No. 5 - "Housing for Aged or Disabled Persons". Council will not grant consent to any application if it considers the completed development cannot be safely integrated into surrounding land uses. In this regard Council will need to be satisfied there is no significant objection to the proposal from other land owners in the immediate locality.

Car parking

15. Land uses which Council may require the provision of car parking space are:
- Motels, flats: 1 - 1/2 car spaces per unit or dwelling;
 - Large retail establishments; and
 - Commercial and industrial establishments involving heavy vehicles.

Village residential sector (VR)

16. Preferred land uses single dwellings and residential flat buildings.
17. Development applications for other uses, even if they are attached to dwellings, are to be advertised as for flats, prior to Council's decision.

Building setbacks - residential sector

18. There is no building setback from laneways which are less than 6.0 metres wide and which provide rear access to allotments.
19. Preferred land uses are to be set back a minimum of 9 metres from State Highways and a minimum of 7.5 metres from other roads.
20. Other land uses are to be set back a minimum of 9 metres from all roads.

Village commercial sector (VC)

21. Preferred land uses: retail, office and other commercial uses.
22. Development applications for other uses, except dwellings, are to be advertised as for flats prior to Council's decision.

Building setbacks - commercial sector

23. There is no building setback from laneways which are less than 6.0 metres wide and which provide rear access to allotments.
24. Preferred land uses have no building setback requirements.

25. Other land uses are to be set back a minimum of 7.5 metres from

other roads.

General village sector (VG)

26. This sector is seen as a category between the residential and industrial/commercial sectors, light home based industries which provide minimal disturbance to neighbours will be considered.
27. Development applications for all uses, except dwellings, are to be advertised as for flats prior to Council's decision.

Building setbacks - general village sector

28. There is no building setback from laneways which are less than 6.0 metres.
29. All land uses are to be set back a minimum of 9 metres from State Highways and a minimum of 7.5 metres from other roads.

Industrial sector (VI)

30. Preferred land uses: industrial uses which are compatible with the surrounding existing land uses.
31. Development applications for other uses are to be advertised as for flats prior to Council's decision.

Building setbacks - industrial sector

32. There is no building setback from laneways which are less than 6.0 metres wide and which provide rear access to allotments.
33. Preferred land uses are to be set back a minimum of 9 metres from State Highways and a minimum of 7.5 metres from other roads.
Exception: Council may permit buildings or parts of buildings to be erected within not less than 6 metres of any road provided that such structures have a lower profile than surrounding development and are unlikely to detract from the general visual amenity of the locality or unlikely to reduce safety to motorists.
34. Other land uses are to be set back a minimum of 9 metres from all roads.

Future residential sector

35. Temporary large allotments may be created on land identified as future residential northwest of Coonamble township.

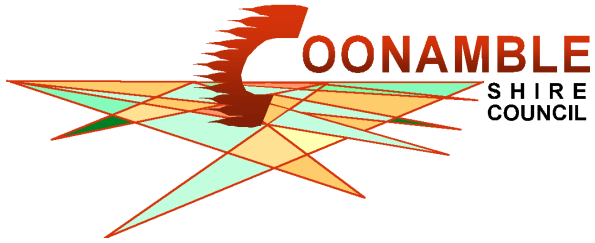
36. This land is designated within the Rural Small Holdings Zone (1(c)) and as such subdivision is permissible according to guidelines set

for this zone. It is required that such subdivision will conform with the provisional residential subdivision plan of the land at a later date. The provisional residential subdivision is the responsibility of the developer and must be to Council's satisfaction, particularly with regard to :

- (a) the setback of buildings from provisional future residential allotment boundaries;
- (b) points of access to be provided to the temporary large allotments;
- (c) the future provision of engineering services; and
- (d) the proposed location of public recreation areas.

Maximum building height

37. In all village residential zones buildings shall not exceed two storeys in height or 6 metres measured from finished floor level to the underside of ceiling linings.



**DEVELOPMENT CONTROL PLAN
No 1**

**COONAMBLE TOWNSHIP AND
SURROUNDS**

ANNEXURE A

**DEVELOPMENT REQUIREMENTS
FOR INDUSTRIAL LANDUSE**

1. INTRODUCTION

1.1 Name of this policy

This development control plan will be known as Development Control Plan No. 1 "Coonamble Township and Surrounds Annexure "A" Development Requirements for Industrial Landuse".

This policy was adopted by Coonamble Shire Council on **11 NOVEMBER 2009 (Min No 8149)** and becomes effective on **12 NOVEMBER 2009**.

1.2 Land to which this land applies

This Development Control Plan applies to land designated within the Coonamble Village Zone and surrounds, as shown on the maps relating to Coonamble Local Environmental Plan 1997.

1.3 Aims of this plan

- (a) To improve the appearance and architectural quality of individual industrial development and industrial estates;
- (b) To encourage a high standard of development that is sympathetic with the environment and character of the area;
- (c) Provide detailed requirements against which development proposals can be measured;
- (d) To ensure that the repetitive effect of building bulk associated with close development of structures does not become undesirable as a total visual form and is adequately softened by landscaping;
- (e) To ensure that each development can satisfactorily function totally within its designed site, in particular relating to on-site car parking, off-street loading/unloading areas, maneuvering areas and waste management;
- (f) To discourage any development which is, in the opinion of Council, unreasonably detrimental to the surrounding area in regard to use, design, height, bulk, scale, open-space, landscape and density;
- (g) To minimise and regulate activities that have a negative impact on the environment and to ensure such activities are not detrimental to public health;
- (h) To minimise the causes of non-compatibility between different land uses and to provide adequate "buffers" to mitigate any remaining impacts;
- (i) To screen storage areas (or entire developments where necessary);
- (j) To ensure that design, placement and height of buildings takes into account site constraints;

- (k) To ensure that industrial developments are designed, constructed and operated in accordance with the principles of cleaner production and the waste hierarchy of avoidance, reuse, recycle and, as a last measure, disposal.
- (l) To create a pleasant working environment for employees.

1.4 Relationship to other planning instruments.

Any development will need to comply with the provisions of Coonamble Shire Local Environmental Plan 1997. Other planning instruments that should be considered include:-

- Exempt and Complying Development Control Plan;
- Development Control Plan No.1 “Coonamble Township and Surrounds”;

1.5 Information to be submitted with a development application

Prior to lodging a development application applicants are encouraged to discuss preliminary proposals with Environmental Services and Planning Department staff.

A Development Application must be submitted for any proposed industrial development or use that is not considered to fall within the categories of exempt and complying development.

Compliance with the minimum requirements of this Development Control Plan does not mean automatic approval as achievement of planning objectives is the main consideration.

All aspects of development are not necessarily regulated by this document. In exceptional circumstances, where the applicant demonstrates that full adherence to the provisions and standards to be unnecessary and unreasonable, some standards may be relaxed if it is shown to Council's satisfaction that the objectives of this plan can still be achieved.

In addition, the following information must accompany the development application, where applicable:

- (1) On the site plan:
 - The location of loading and unloading areas and storage areas for excess stock;
 - The proposed landscaping concept plan and location and species name of any existing vegetation;

- The location and type of waste management facilities during the demolition, construction and operational phase of the development; and
 - The location of all free-standing advertising structures.
- (2) A Waste Management Plan;
- (3) Details of proposed hours of operation;
- (4) Approximate number of employees to be employed on the site;
- (5) The building materials and colour scheme to be used including details of fencing, paving and hard surface materials, window glazing and the like;
- (6) Plant and machinery to be installed;
- (7) Types, size and quantity of goods to be manufactured, stored or transported.
Note: There are specific requirements for hazardous and toxic materials in accordance with SEPP 33 - Hazardous and Offensive Development;
- (8) Information regarding demolition including age/condition of the building, types of materials to be demolished (that is, deconstruction) and management of these materials in terms of reusing or recycling so as to minimise the volume of waste going to designated landfill sites. Details of any on-site sorting, onsite storage of wastes awaiting transport off-site or on-site treatment of waste/contaminants shall be provided. There shall not be any 'disposal' of wastes outside a landfill legally able to take the waste;
- (9) Advertising signs that are proposed to be erected and displayed upon the subject land shall include the details of the proposed signage including;
- size,
 - type,
 - colour,
 - wording,
 - material used and,
 - location.

(10) Statement of Environmental Effects

The Statement of Environmental Effects is a written summary that shows that consideration has been given to the environmental impacts of the proposed development and the steps that will be taken, firstly, to avoid and minimise any adverse environmental impacts, and secondly, to mitigate any adverse environmental impacts.

All development applications for both construction of an industrial building and/or use of industrial land must demonstrate that the design, construction and operation of the premises will avoid, minimise and mitigate potential environmental impact and use of resources.

Where the application for Development Consent is for the construction of an industrial building, the Statement of Environmental Effects shall include as a minimum but not limited to, the following information:-

- (10.1) The likely effect of the development on the traffic function of the road network, taking into account the anticipated traffic generated by the development and the likely impact of access to and from the site on the adjacent road network;
- (10.2) The proposed method of drainage of water and proposed stormwater pollution control measures from the land to which the development relates;
- (10.3) The likely impact of the development on the amenity of the surrounding land and how these impacts, such as noise and dust emissions, will be minimised.

Where the application for Development Consent is for the use of an industrial building/land, the Statement of Environmental Effects shall include the following additional information:-

- (10.4) The noise levels likely to be generated by the development and mitigating measures to minimise impact of noise. Additional information can be obtained from Department of Environment and Climate Change (EPA) "Industrial Noise Policy".
- (10.5) Details of any air pollution likely to be generated from the development;

- (10.6) The types of waste streams, including contaminants, that will be produced as a result of the proposed development and the management of waste, including measures to avoid, minimise, reuse and recycle waste, plus details of any site sorting, storage and treatment of wastes/contaminants.
- (10.7) Details of measures to be implemented to ensure there is no contamination of ground or surface waters; and
- (10.8) Details of how any process waters which are not able to be reused, are going to be directed to sewer in accordance with Coonamble Shire Council's Trade Waste requirements.

Should Development Consent be granted, application and the appropriate fees are to be lodged with Council or a Private Certifying Authority for the issue of a Construction Certificate which must be obtained prior to any works being undertaken.

2.0 PROVISIONS

This document will be used as a basis for assessing new and established industrial development and sets a consistent framework to achieve attractive and functional industrial estates.

2.1 Building Line Setbacks

Aims –

1. *To provide space around buildings and separation between buildings, having regard to the relative bulk of industrial structures;*
2. *To provide opportunities for landscape screening;*
3. *To ensure access for emergency vehicles;*
4. *To restrict the spread of fire between buildings.*

(a) Front Boundary

Front building setback shall be determined on the following criteria:

- i) Provision of landscaped area to a minimum depth of 2 metres;
- ii) Provision of car parking facilities;
- iii) Building height, bulk and layout;
- iv) The nature and needs of the industrial activity;
- v) The general streetscape.

Main Roads

- Buildings are to be set back from all main roads/state highways a minimum of 9 metres from the property boundary.

Other Roads

- Buildings are to be set back from all other front boundaries a minimum of 7.5 metres.
- Secondary Street Frontage: Where an industrial building has a frontage to more than one street the above setback applies to at least one frontage while a setback from the other street property boundary shall be 3 metres minimum.

(b) Side and Rear Boundaries

There are no side and rear boundary setbacks all buildings are to be set back from the side boundaries to comply with the requirements of the Building Code of Australia.

(c) Boundaries Adjacent to Public Reserves

Where a building backs onto a public reserve the building shall be set back a minimum of 3 metres from the property boundary to permit adequate landscaping.

2.2 Setbacks for landscaping and car parking

(a) Front Boundary

Main Roads - Car parking shall be setback a minimum of three metres (3) from the front boundary.

Other Roads - Car parking shall be setback a minimum of three (3) metres from the front boundary.

The area between the front property boundary line and the above setback line for car parking shall be landscaped to Council's satisfaction. The area between the above setbacks and the adopted building line shall maximise the use of landscaping, including as a minimum, one metre wide landscape perimeters along the side boundaries.

Product display may be allowed in the area between the above setbacks and the adopted building line in some circumstances. Details of areas to be used for product display will need to be submitted with the development application and will be assessed on its merits.

The proposed landscaping for this area will be a consideration in the assessment.

2.3 Height Of Industrial Buildings

Aim –

To retain and enhance existing streetscapes and reduce the negative impacts associated with overshadowing whilst acknowledging industry building requirements.

Council shall assess the height all industrial development applications on individual merit, height considerations will be determined with consideration for the following –

- Existing streetscape, scale, context and setting of existing and proposed uses;
- Adjoining land uses; and
- Potential for overshadowing

Height shall be measured from the natural ground level to the highest point of the building.

2.4 Parking and Access Driveways

Aim –

1. *To provide adequate on-site vehicular parking which is located in close proximity to building entrances.*
2. *To prevent delay or obstruction to traffic by vehicles waiting to gain access to the site;*
3. *To accommodate the movement of employees and visitor traffic to and from the site in a forward direction.*

(a) Location and Design

- Parking areas should be easily accessible and adequately identified.
- Minimum dimensions for a car parking space is 2.6 metres x 5.5 metres.

Where the car parking space is enclosed on both sides the minimum width shall be 3.1 metres. Where a car parking space abuts a wall or a solid object, the minimum width shall be 2.9 metres. Car parking shall be in accordance with the following. and shall be compliant with AS/NZS 2890.1-2004 Parking Facilities Part 1: Off-Street Car Parking. Council reserves the right to consider off street car parking on a merit basis should it be seen that the proposed development standard is too onerous.

(b) Parking Space Requirements

Industry

- the minimum parking requirements shall be provided at the rate of one space per each two (2) persons employed on the site or;
- one space per 100m² of gross floor area whichever is the greater for stand alone buildings or;
- provided on site on all areas not occupied by an approved building or landscaping area, whichever is the greater.

Note – Where individual industrial units are being developed car parking shall be provided at the minimum rate of three (3) spaces per unit.

Warehouse/Bulk Stores

- 3 spaces per 1,000m² of site area + 1 truck parking space per 1,000m² of site area.

Plant Nurseries

- 1 space per 35m² of display area plus 1 space per each 2 employees.

Service Station

- 4 spaces per service bay.
- Where a convenience food store is provided, 1 space per 20m² of gross leasable floor area + 1 space per 2 employees.
- Where a restaurant is provided, 1 space per 4m² customer area + 1 space per 2 employees.

Disabled parking provisions

- Adequate provision shall also be made for users or visitors of the site accordance with the Building Code of Australia and AS 1428.1. These spaces must be suitably marked and sign posted.

Other developments may be permissible over industrial land. In this regard the applicant shall consult the *Roads and Traffic Authority's Guide to Traffic Generating Development* to ensure the correct numbers of car parking spaces are provided for the proposed development.

Where the type of development is not covered in the *Roads and Traffic Authority's Guide to Traffic Generating Development* or the proposed use is expected to generate a greater number of car parking spaces than required in the document, Council reserves the right to determine an appropriate number of car parking spaces. In such cases the applicant shall provide details, including traffic generation peaks, expected staff and customer numbers etc.

(c) Access Driveways

- In areas where kerb and gutter is provided for, driveways should have a minimum width of six metres across the full width of the footpath crossing, and have a perpendicular alignment to the street. All such driveways shall incorporate concrete or paved crossovers. However, this width may be increased depending on the use of the building and the type of vehicles using the site.
- In areas where kerb and gutter is not provided for driveways, all access ways shall be constructed so as to incorporate a minimum six metre wide all weather gravel crossing, extending from the edge of the existing formwork on the public road to the entrance gate. All such driveways or access ways shall be sealed (bitumen, loose aggregate).
- All access driveways are to be located so as to provide maximum sight distances.
- The applicant shall ensure the erection of signs that clearly indicate to drivers of vehicles, both on and off the subject land, the driveway by which they are to enter or leave the subject land so that the entrance and exit function in the proper manner and to minimise the likelihood of accidents occurring.

(d) Gates

- Where possible, gates shall be of a "sliding" type in order to prevent problems relating to access to and within industrial developments and vehicle sight distance.
- Where "swinging" gates are being installed, gates shall open away from the street and in doing so shall not restrict access to any part of the development, including car parking spaces, maneuvering areas, general access to/from the property and sight distance.
- Where driveways are located on a main road, gates from front boundaries are to be indented to provide storage area for vehicles when the gates are closed.

The desirable minimum storage length should cater for a six-metre vehicle. However, this length may need to be increased depending on the use of the building(s) and the type of vehicles using the site.

2.5 Manoeuvring Areas

- (a) Access aisles adjacent to car parking areas shall generally be 7 metres wide. Council may allow a reduction in aisle widths down to 5.8 metres subject to car parking spaces being increased in width by 0.1 metres for every 0.4m reduction in aisle width below 7 metres.
- (b) As a minimum standard for all new developments, garbage trucks, delivery vehicles and large single unit trucks will be able to manoeuvre on-site so as to enter and exit the site in a forward direction. Greater manoeuvring area may be required by Council according to advice received from Council's Engineering Services Department.
- (c) In addition to the requirement above, where an industrial development consists of two or more individual industrial units, a small single unit truck 8.8m long shall be able to access all individual units on the property.
- (d) In the case of existing industrial developments where an extension to the existing industrial development is proposed, Council will consider waiving some of the above standards where it is felt these cannot physically be provided on-site and it can be demonstrated that they are unnecessary or unreasonable in the circumstances.
- (e) All car parking areas, manoeuvring areas and the access aisles must be paved, drained and line-marked. The pavement and drainage must be designed by a suitably qualified Civil Engineer and certified to be satisfactory for the expected traffic loadings from a development of this size and type. Where suitable, provision shall be made to collect storm water and reuse within the approved landscaped area.
- (f) Access and manoeuvring areas are to be designed to allow all vehicles, customer and service/delivery vehicles to enter and exit the site in a forward direction.

2.6 Landscaping

Aim –

To improve the visual quality and amenity of industrial development through the effective low maintenance landscaping of industrial development sites.

- Landscape plans are required to be submitted to Council for approval for all industrial developments. Landscape plans shall accompany the Construction Certificate as amendments often have to be made to the site plan submitted with the Development Application. A landscape concept plan will suffice on plans submitted for the Development Application.
- Landscaping shall be designed to 'soften' large hard-surfaced areas. Trees shall be planted in and around the parking areas. Shading of car park areas should approach at least 50% cover upon maturity of the planting.

Council encourages the appropriate reuse of excavated materials for mounding within landscaped areas as a strategy to minimise waste that is generated by the development going to land-fill.

Council prefers the use of Australian native trees and shrubs in the landscaping of the development, due to their compatibility with the natural habitat, their relatively fast growth and low maintenance. Any non-local plants used must not be plants that are recognised bush land weeds or have the potential to become weed species.

(a) Objectives of Landscaping Industrial Developments

- (i) Landscaping of industrial buildings should aim to relieve any bulk associated with the building. Landscaping should be at a scale similar to the size and height of the proposed development;
- (ii) Landscaping should incorporate formal garden beds, properly edged and have a mulch or bark chip base to foster low maintenance;
- (iii) Species selection should complement the industrial building and improve the streetscape of the general area;
- (iv) Integration of existing landscaping into the overall landscape design;
- (v) Landscape design shall take into account the location of services and utilities including water, sewer, electricity, gas, telephone and storm water services.

(b) Maintenance

To ensure landscaping of individual industrial developments is maintained, Council will require the payment of a landscape bond prior to the release of the Construction Certificate for the proposed development. The amount payable will be determined by Council and specified on the Development Consent issued by Council and shall be held by Council until such time that the maintenance period has elapsed.

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.

2.7 Building Standards

Aim –

To provide industrial buildings which are both functional and attractive in the context of their local environment. This can be achieved through the selective use of materials and colour compatible with design and context.

(a) Design

The design of any buildings, as well as being functional, is to contribute to an attractive and cohesive streetscape and be compatible with surrounding development in the area.

The design of the building when viewed from the street shall be of a high architectural standard, minimising expanses of blank wall space.

Examples of desirable design elements include;

- i) The external walls of industrial buildings shall be of profiled colour-treated cladding or masonry materials, or a combination of both;
- ii) Particular consideration shall be given to the design and use of the above materials in the street elevation of industrial buildings, particularly where such buildings are in close proximity to residential or commercial neighborhoods or front main roads.
- iii) Where the side or rear elevation of an industrial building is visible from residential areas, colours and wall profiles should be selected to minimize their visual impact.
- iv) Buildings should be designed to be energy efficient through the use of insulation, correct orientation on the site, passive solar design and other energy saving technologies.

(b) Materials

The front elevation of the building and where side or rear walls will be visible from a public road, public reserve, railway lines or other public areas, are to be constructed of:

- face brick,
- a combination of face brick and colorbond type materials (providing brick is the most visually dominant material used),
- pre-cast concrete panels, concrete block-work or rendered brickwork and/or painted in suitable colours and treated against graffiti.

All other walls of the building are to be either:

- brick, or
- concrete block, or
- combination of colorbond type materials, brick and concrete block, or
- pre-cast concrete panels, complying with the requirements of The Building Code of Australia.

- Applications for developments proposing the use of materials different from those specified above will be considered on merit having regard to the external appearance of such materials and their relation to existing building materials in the vicinity.

(c) Site Coverage

To ensure that adequate area can be made available on each site for access, parking and landscaping.

- i) Maximum site coverage for any industrial development shall be 60% of site area.

Note: Council may, in special circumstances only, consent to the erection of buildings which occupy greater than 70% of the total area of the site.

- ii) Maximum Number of storeys on any given site is restricted to three (3).
- iii) Rise in Storeys – a maximum number of three (3) storeys on any one allotment.

(d) Caretaker's Flats in Industrial Developments

Aim –

To allow small caretakers flats in industrial areas where they are essential for the industrial use of the land.

- Caretaker's flats are permissible upon land used for industrial purposes where ordinarily incidental and subsidiary to the primary use of the land for industrial purposes.
- The proponents must provide an objective ascertainment of the duties required of the caretaker. These must be considered by Council to warrant the construction of a caretaker's flat.
- The ratio of the area of the one bedroom caretaker's flat to the area of the industrial building should not exceed 30% or 55 square metres, whichever is the lesser, and the caretaker's flat is to be integrated into the industrial building so as not to have the appearance of a separate dwelling house.
- Adequate car parking is provided for the residential component of the site. Car parking for caretaker shall be provided at one car space to two bedrooms. Undercover car parking shall be provided adjacent to the caretaker flat and access shall be via the same access as the main industrial use.
- Private open space shall be provided on a minimum 12m² with a minimum dimension of 3 metres by 4 metres and be free of shadows, from structures or buildings between 9.00 am and 3.00 pm on 22 June.
- Minimum clothesline length shall be as per the requirements of the Building Code of Australia.
- The construction of the caretaker's flat shall be in accordance with the requirements of The Building Code of Australia.

(e) Other

Aim –

To minimize the impact of industrial development on residential areas.

Requirements:

1. Windows, doors and other wall openings should be arranged to minimise noise impacts on residences, where an industry is located within 400 metres of a residential land use;
2. External plant such as generators, air conditioning plant and the like should be enclosed to minimise noise nuisance;
3. External and security lighting should be directed and shielded to avoid light spillage to adjoining residential areas;
4. Driveways should be arranged or screened to avoid headlight glare on residential windows.

2.8 General Site Requirements

Aim –

To provide for the establishment of industrial development that promotes environmental best practice, and equity for users.

(a) Staff Amenities

Staff amenities shall be provided in accordance with the requirements of Work Cover Authority of NSW and The Building Code of Australia, and are to be shown on plans submitted with both the Development & Construction Certificates.

(b) Waste Minimisation and Management

In addition to the management of waste during demolition, subdivision or construction, applicants must plan for the management of waste generated during the operational life of the development by providing the necessary physical infrastructure.

For the purpose of minimising waste and maximising resource recovery, an Operational Waste Management Plan must be submitted with the Development Application detailing:

- (i) the description, volume, mass and generation rate of all solid and liquid wastes likely to be generated during operations;
- (ii) the opportunities for resource recovery from the waste streams.

There should be sufficient space to comfortably contain any on-site waste treatment facilities, such as compaction equipment. Waste management facilities should relate to other loading and unloading facilities and consideration shall be given to appropriate ventilation, fire safety and cleaning/drainage facilities;

- (iv) the domestic waste and recycling facilities including container capacities and storage locations suitable for the proposed development and must be consistent with Council's waste management policies, and the designated areas shall be appropriately signposted;
- (v) waste management facilities shall be fully screened from the public and secured by walls and appropriate landscaping, adding to the visual quality of the development and not detracting from it;
- (vi) access arrangements for the on-site movement and collection of recovered resources and waste for disposal;
- (vii) the proposed location, size and design of any communal waste management facilities. The preferred location for waste containers is within the boundary of each industrial unit. However, the provision of communal areas may be appropriate for some industrial developments.

Guideline for waste generation volume by type of development as generated by Council's Engineering Services Department:

(c) Retaining Walls, Cut and Fill

The maximum depth of cut on any portion of the allotment should be 1.5m and the maximum depth of fill should be 1.5m. Where the amount of fill exceeds 700mm below a slab on ground, a dropped edge beam at the perimeter of the slab should retain the fill. Cut and fill platforms should not extend over a drainage easement. Cut areas may exceed 1.5m provided the retained sections are located within the footprint of the building. The finished floor level of any building shall be at a minimum 300mm above finished ground level or the building shall be protected by an approved system of drainage.

(d) Access/Facilities for people with a disability

All facilities/access for persons with a disability shall be provided in accordance with Australian Standard 1428.1 and the Building Code of Australia.

2.9 Hours of Operation

Operating hours of some industrial developments can have a significant detrimental impact on nearby residential and other sensitive areas due to noise, traffic and other emissions. Operating hours will be considered on the individual merits and should be justified in the Development Application or application for a modification of an existing consent.

2.10 Fencing

Fencing should provide adequate security for industrial developments without detracting from the streetscape. In this regard, Council requires the submission of all details of fencing materials, height and colours to be submitted with the Development Application for the proposed development. Fencing will be considered in conjunction with the proposed landscaping concept plan for the development.

Fencing shall be designed in a way that maximizes natural surveillance from the main street and illustrates a regard for the amenity and purpose of the site. Front fencing – must not be less than 1.8 metres in height nor exceed a maximum height of 2.1m.

All other perimeter fencing must not be less than 1.8 metres in height nor exceed a maximum height of 2.1m.

The preferred style of fencing is galvanized chain wire incorporating a green coloured PVC coating or painted steel/aluminum tube fencing. 'Colorbond' or galvanised solid sheet steel fencing in front of the adopted building line is not permissible. Open yard activities and other unsightly areas are to be screened from public view.

Definitions

Advertising structure means a structure used or to be used principally for the display of an advertisement.

Caretaker flat is a building erected within an industrial building for the sole use as a residential abode for security/caretaking of the industrial building and site.

floor space ratio is the ratio of the Gross Floor Area of the building to the area of the site on which it is located.

gross floor area is the area within the outer face of the external enclosing walls of a building as measured at a height of 1400mm above each floor excluding:-

- i. columns, fin walls and other projections outside the general line of the outer face of the external wall;
- ii. lift-towers, machinery and plant rooms, ancillary storage space and vertical air-conditioning ducts;
- iii. space for the loading and unloading of goods.

Industrial development means any proposed use of a building or land for the purposes of extractive industry, home industry, industry, light industry, offensive or hazardous industry or rural industry.

Landscaped area is that part of the site not occupied by buildings or paving but consists of lawn, gardens, trees, shrubs and ground covers.

Main road means any road being a main route for through traffic and having been declared a main road by the Minister by Order published in the gazette.

Natural ground level is the level of the ground surface before any changes have been made by human operations such as excavation and filling. Where such operations have already taken place, natural ground level shall be determined by using the existing ground levels at the boundaries of adjoining sites in their undisturbed form.

Noxious weeds are plants which cause serious economic loss to agriculture or have a detrimental effect on the environment, animals or humans.

Weed may be generally defined as any plant which is growing in an inappropriate place.

Weed species may also be invasive and/or prolific.

Definitions that relate to land use can be found in the Coonamble Local Environmental Plan 1997.

<i>Draft to Council:</i>	<i>9 September 2009</i>
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