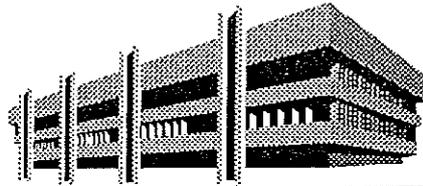


Industrial Development

Development Control Plan

No.3

Industrial Development



Adopted by Council 21/3/95
Effective from 24/3/95
Amended:

What is this plan called?

Development Control Plan No. 3 - Industrial Development.

Where does this plan apply?

Industrial zoned land and areas where industries are permissible with the consent of Council.

What planning instrument is this plan made under?

Griffith Local Environmental Plan 1994.

When does this plan come into force?

Council adopted this plan at its meeting of 21 March 1995.

The plan took effect on 24 March 1995.

1. What are the aims of this plan?

- to provide criteria which will result in quality industrial development.
- to ensure industrial development is functional and can cater for a variety of landuses.
- to ensure the design and provision of carparking areas for the convenience of both employees and visitors to the site.

2. What area does this Development Control Plan apply to?

This plan applies to all land zoned 4(a) industrial, or where industries are permissible with the consent of Council.

3. If I wish to build a small repair industry on the edge of the town centre, will I need to lodge a development application?

Yes, this land is zoned for general business and the type of industry in relation to its neighbours amongst other things would need to be addressed.

4. What approvals do I need to erect an industrial building or establish an industrial use in an existing building on land zoned for industrial purposes?

Development and Building Approval are required for new buildings and extensions. If you are only changing the industrial use of a building in a minor way then an application under SEPP 4 is required. Other development complying with Attachment A requires the submission of a combined Development and Building Application to Council for approval. SEPP 4 application forms are available on request. SEPP 4 allows minor development to proceed without the need to go through the formal Development Application process.

5. If I wish to establish a use such as a food shop or bulk furniture store, do I need to lodge a development application?

Yes, such an application will need to be assessed against the objectives of the zone.

6. What standards for development apply?

Those shown in Attachment A.

7. **If I have a development that does not conform with these standards can it still be considered?**

Yes, but it will be necessary for the applicant to justify the variations. All such applications will be advertised for public comment as they depart from Council's policies as set out in the Development Control Plan. Council will determine whether the variations are acceptable on the merits of the case. A separate Development Application and Building Application are required to be submitted.

8. **What other Development Control Plans of Council may apply to my development?**

Possibly DCP 11 - Urban Subdivision.

9. **If my development involves hazardous goods are special development plans required?**

Yes. You will need to ensure that the development plans which you lodge with Council are certified by an accredited consultant of the Hazardous Goods Branch of WorkCover Authority.

Further that your proposal satisfies all the requirements of other relevant authorities such as the Environment Protection Authority.

ATTACHMENT A

STANDARD REQUIREMENTS

1. Buildings are to be set back a minimum of 10 metres from the front boundary, to cater for customer parking. A minimum of 25% of the area in front of buildings within the property is to be landscaped.
2. Access, carparking, loading and unloading facilities, drainage and external construction works are to comply with Council's "Development Manual".

A building line level (for the access) is to be obtained from Council.
3. Vehicular access with a minimum of 3.5 metres for one way movement and 6.5 metres for two way movement is to be provided.
4. On site parking is to be provided in the ratio of 1 space for each 100m² of building and 1 space per employee. Customer parking is to be provided at the front of the building. A minimum of 2 spaces is to be provided at the front. Shade trees are to be provided to all external carparking areas.
5. The design of the building is to be functional for its intended purpose.

The facade of the building when viewed from the street shall be stepped back or designed so as to provide architectural relief and reduce the impact of the building from the streetscape.
6. Side and rear walls where not brick or the like are to be of precoloured metal cladding and should provide a satisfactory appearance when viewed from the street.
7. Details in relation to pollution control, which meet the following criteria, are to be submitted with the building application:-
 - (a) storage and disposal of trade waste are to be provided for in such a manner so as to cause no interference with the amenity of the area;
 - (b) air impurities and emission levels are to be within the limits set by the regulations under the Clean Air Act;
 - (c) noise emission meeting the requirements of the Noise Control Act and information in relation to plant, equipment, operating hours and measures to be taken to reduce noise are to be submitted, and
 - (d) approval of the Department of Public Works is to be obtained prior to the acceptance of liquid wastes into the sewerage system and compliance with Council's "Standards for Acceptance of Liquid Trade Wastes";
 - (e) in accordance with Council's Trade Waste Policy, the execution of an Agreement with Council for discharge to sewer.
8. A concept landscaping plan complying with Council's "Development Manual" is to be submitted with the Development Application. For a combined Building Application and Development Application a detailed plan is required.

* **Note:**
Council's Development Manual is available from the Environmental Services Department of Council.