

**INDUSTRIAL DEVELOPMENT CODE**

**RESPONSIBLE DEPARTMENT:** Development and Economic Growth Department  
**RESPONSIBLE SECTION:** Strategic Land Use Planning and Management

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**POLICY:****1.0** Application

This Development Control Plan applies to all developments on land with an industrial zoning or for an industrial purpose within the Narrabri Shire that is subject to Local Environment Plans 2, 5 and Narrabri Local Environment Plan 1992.

**1.1** Citation

This Development Control Plan may be referred to as The Industrial Development Code. This plan was adopted by Narrabri Shire Council on Tuesday, 19 January 1993 and came into effect on Tuesday, 26 January 1993.

**OBJECTIVE:****2.0** Objectives

The objectives of this plan are:

- to outline Council's requirements for Industrial Development within the Narrabri Shire;
- to promote the efficient and economic use of the Shire's industrial resources by ensuring that development proposed is appropriate to Industrial Areas;
- to minimise any detrimental impact of industrial development, visual or otherwise, through careful site planning and the provision of adequate environmental safeguards;
- to ensure that industrial development proposed in close proximity to residential areas does not have a materially detrimental effect on such areas.

**3.0** General Information**3.1** Submission of Applications

Applications for development subject to this plan should be submitted as a completed development application form, accompanied by the prescribed fee and a minimum of three (3) copies of the site and development plans. Additional copies of the plan may be required where referral to a statutory authority is necessary. Applicants should seek the services of

qualified designers, surveyors and civil engineers, as are appropriate to the proposed development.

#### 4.0 Development Guidelines

Applications for development will be considered on the individual circumstances and merits of the case within the context of the stated objectives. The guidelines contained in this Development Control Plan are, in general, a means of achieving the plan's objectives.

In special circumstances, departures from the plan will be considered where it is demonstrated, that the guidelines are unnecessary or unreasonable in the circumstances of the case and Council is satisfied that the plan's objectives will not be compromised.

Development of vacant sites or large scale extensions and/or redevelopment proposals will generally be required to comply with all aspects of this Plan. Applications for minor extensions or alterations to existing premises, will be considered on merit in order to achieve the most satisfactory and functional form of development.

In addition to the guidelines contained in this Plan, Council is required to take into account such matters listed in Section 90 of the Act which are considered relevant to the determination of the application.

#### 4.1 Assessment of Environmental Effects

##### Objective

To ensure that sufficient information is provided which enables a detailed assessment of the environmental impact of a proposed development, including the proposed means to be implemented to protect the environment and mitigate any such impact.

##### Guidelines

##### 4.1.1 Development Generally

In determining a development application, Council is required to have regard to the relevant heads of consideration set out under Section 90 (1) of the Environmental Planning and Assessment Act, 1979, including any possible impact of that development on the environment or on the amenity of the neighbourhood in which it is located.

The level of detail required to be submitted with a development application to enable the likely environmental impact to be properly assessed will vary depending upon the nature and scale of the proposed development. However, all applications for industrial development, including warehousing or storage, must be accompanied by a satisfactory Statement of Environmental Effects which demonstrates that consideration has been given to any potential adverse environmental impact of the proposal and details the measures intended to be implemented to mitigate any such impacts.

The Statement of Environmental Effects should include where relevant, the following:

1. A detailed description of the proposed development and the nature of the proposed industrial activity, including details of the type, size and volume of any goods proposed to be manufactured, processed, stored or transported;

2. Details of the proposed number of employees and hours of operation, including any possible shift work;
3. Details of the type, size, capacity and location of any plant or equipment proposed to be installed;
4. In the case of manufacturing, industrial processing or workshop activities, the location of any points of possible liquid or gaseous emission or solid waste generation;
5. An indication of the nature and extent of any noise likely to be generated by any aspect of the proposed development;
6. Details of any chemicals proposed to be used and/or stored on the premises, including proper storage arrangements for any hazardous substances;
7. Details of any pollution control measures proposed to be implemented, including measures intended to minimise any potential noise emissions;
8. Details of the size and frequency of delivery vehicles or other heavy vehicular movements likely to be generated by the development and any measures proposed to ensure that loading/unloading arrangements do not give rise to any adverse environmental impact.

The attention of developers is drawn to the need to obtain all necessary approvals from the State Pollution Control Commission under the Clean Air Act and the Clean Waters Act, as well as the need to comply with all requirements of the Department of Industrial Relations and Employment.

#### 4.1.2 Designated Development

Certain development has been declared to be 'designated development' under the Environmental Planning and Assessment Act, 1979. In these cases, applications lodged with Council must be accompanied by a full Environmental Impact Statement prepared by an appropriately qualified person in accordance with the provisions of the Act.

In addition to the information contained in Paragraph 4.1.1, an Environmental Impact Statement must include a comprehensive analysis of the matters contained in Section 34 of the Environmental Planning and Assessment Act Regulation, 1980.

*Note – prior to the preparation of the Environmental Impact Statement it is necessary to consult the Director of the NSW Department of Planning to ascertain any specific matters which the Director requires to be incorporated in the form and content of the Statement.*

#### 4.2 Buildings

- (a) Council encourages high aesthetic standards for building design to maintain a suitable level of visual and environmental quality. Attractive building design can, in most cases, be achieved simply and at comparatively low cost, and applicants are encouraged to consider variations in fascia treatments, roof lines and selection of building materials to achieve an attractive design.

In general, elevations or building which are visible from a public road, reserve, railway or adjoining residential areas should be constructed using brick, masonry, pre coloured metal cladding, or a combination of a number of these materials. Large unrelieved expanses of wall or building mass are not favoured, and such should be broken up by the use of suitable building articulation, windows or alternative architectural enhancements.

- (b) Showroom display areas, ancillary offices, staff amenities and other low-scale building elements should be, wherever practicable, located at the front of the premises and constructed in brick or masonry materials to enhance the appearance of the development.
- (c) Roofing materials should consist of non-reflective materials particularly when visible from a public place.

#### 4.3 Open Storage and Work Areas

- (a) Where any work or storage of materials is proposed to be undertaken outside the confines of a building, full details of those parts of the site to be used, and of the materials to be stored, are to be provided with the application.
- (b) Approved open work and storage areas are to be located at the rear of industrial developments and screened from view by the use of landscaping and screen fencing. Such fencing is to be constructed of masonry materials or pre-coloured metal cladding, having a minimum height of 2.0 metres.

#### 4.4 Security Fencing

Security fencing should be visually unobtrusive and, wherever practicable, should be located behind the landscape setback area.

#### 4.5 Building Construction

##### Objective

To ensure a high standard of building construction, provisions for the safety of persons in the event of fire, the suppression of fire and the prevention of the spread of fire.

##### 4.5.1 Ordinance 70 Requirements

Development should comply with the requirements of Ordinance 70 of the Local Government Act, 1919. The nature of the proposed use, the number of storeys, distance from boundaries and other buildings on the site, and the location within or outside fire zones, will govern the type of construction required.

When a change in use (Classification) of any existing building is proposed, Council will determine the necessity for full compliance with Ordinance 70, whilst taking into account the proposed use, provisions for safety of persons in the event of fire, the suppression of fire, and the prevention of the spread of the fire.

##### 4.5.2 Building Applications

Following development consent, a building application must be submitted and approved before building work may commence.

#### 4.5.3 Local Constraints

Matters including flooding (local or major creeks or rivers), land fill, geotechnical hazards or other constraints which may affect the site should be fully detailed in the application.

#### 4.6 Building Setbacks

##### Objectives

- (a) To ensure that adequate area is available at the front of buildings to accommodate satisfactory landscaping, access, parking and manoeuvring of vehicles;
- (b) To reduce the visual impact of industrial development on the streetscape.

##### Guidelines

#### 4.6.1 Setbacks

A front building setback of eight (8) metres from the property boundary should be provided. This eight (8) metre front setback is to be intensively landscaped.

Side and rear setbacks will be determined by the requirements of Ordinance 70 under the Local Government Act, 1919.

#### 4.6.2 Corner Sites

For corner sites, a three (3) metres setback should be provided to the secondary frontage.

*Note – in some cases, due to the nature of an industrial activity, or the height, bulk or layout, a setback in excess of the minimum eight (8) metres may be required.*

#### 4.7 Landscaped Treatment

##### Objectives

- (a) To improve the visual quality and amenity of industrial development through the effective landscape treatment of industrial sites;
- (b) To provide a natural buffer between industrial development and adjoining or adjacent non-industrial land uses whilst enhancing the general streetscape and amenity of Narrabri's industrial areas.

##### Guidelines

#### 4.7.1 Areas required to be landscaped

The following areas should be landscaped:

- (a) The front building setback;
- (b) Side and rear setbacks where visible from a public place or an adjoining residential area;
- (c) Areas adjacent to building entrances and pedestrian access points;
- (d) The perimeter of all approved open storage areas and staff/visitor parking areas. (See also Section 4.3 of this Code). Large car parking areas should be

interspersed with internal planting bays to reduce the visual impact of large areas of paved surfaces.

#### 4.7.2 Landscape Guidelines

- (a) Landscaped areas are to be an integral part of the site, and may, due to the size and scale of development proposed, require the incorporation of mounding to add visual relief to the development.
- (b) Landscaped areas should be planted and maintained with suitable trees, shrubs and ground cover in accordance with a landscape plan, which must be submitted for approval prior to the release of building plans.
- (c) Landscaping should be completed in accordance with the approved landscape plan prior to the occupation of the development and shall be suitably maintained throughout the life of the development.
- (d) Every effort should be made to preserve existing trees on proposed development sites. All existing trees should be shown on the plan submitted with the application, and those which are required to be removed should be clearly highlighted.
- (e) Trees shall be planted on the Council footpath, 900mm in from the kerb, along the entire frontage of the property, at intervals of approximately 10 metres (making allowance for the location of the driveways). The tree types that can be used are included in Annexure 1, and shall be approved by the Shire Engineer.

#### 4.8 Access, Parking and Off Street Loading / Unloading Facilities

##### Objectives

- (a) To ensure that road and access facilities are provided at the same scale and extent as the proposed development and compatible with the surrounding traffic environment;
- (b) To ensure that adequate on-site parking and loading/unloading facilities are provided in relation to industrial development;
- (c) To ensure that vehicle parking areas are located in close proximity to building entrances and work areas to promote maximum utilisation.

##### Guidelines

#### 4.8.1 General Requirements

- (a) The design, layout and construction of access, parking and service areas for all industrial development shall be in accordance with the requirements of the Narrabri Shire Parking Code.
- (b) Council is required to consult the NSW Traffic Authority to obtain advice on traffic and safety aspects for major traffic generating developments. This consultation is a statutory requirement prescribed by State Environmental

Planning Policy No. 11. Additional information about the consultation procedure can be obtained by contacting Council's Environmental Services Section.

- (c) Industrial development should be designed to ensure that all vehicles can enter and leave the site in a forward direction. Details of vehicle size and manoeuvring areas should be submitted with the development application to enable an adequate assessment of these aspects.
- (d) Individual parking bays should be clearly delineated and have minimum dimensions of 2.6 metres x 5.5 metres, except where it is adjacent to a solid obstruction when a 3.0 metre width should be provided.

#### 4.8.2 Access and Road Construction Requirements

- (a) The following road works are generally required in conjunction with industrial development:
  - Industrial type vehicular gutter crossings;
  - Construction of kerb, gutter and road shoulder between the lip of the gutter and the edge of the existing bitumen seal, footway formation and paving and associated road drainage for the fill frontage of the site.
- (b) Access drives to have a minimum width of six (6) metres;  
*Note – major traffic generating developments may require a greater access width divided at the property line.*
- (c) The location of access driveways at intersections shall be in accordance with the Traffic Authority of NSW 'Policy, Guidelines and Procedures for Traffic Generating Developments', however the minimum distance shall be 6.0 metres from the intersecting boundaries;
- (d) Access driveways across the footpath should hard sealed, consisting of either concrete, two coat bitumen seal, asphaltic concrete, paving blocks or other approved material.
- (e) All driveways, parking areas, loading bays and vehicular turning areas are to be constructed with a base course of adequate depth to suite design traffic, and are to be sealed with either bitumen asphaltic concrete, concrete or interlocking pavers. Full details should be indicated on the plans submitted with the Development Application.

#### 4.8.3 Parking Requirements

- (a) On-site car parking should be provided in accordance with Council's adopted Car Parking Code, copies of which are available from Council.

#### 4.8.4 Loading / Unloading Facilities

- (a) Adequate provision should be made on site for the loading and unloading of delivery vehicles within designated loading bays.
- (b) Loading and unloading facilities appropriate to the particular development are to be provided on site such that service vehicles are located wholly within the site and are not required to reverse to or from the street.

#### 4.9 Advertising Signs

##### Objective

To accommodate the need to identify and promote industrial location and function whilst preventing the proliferation of signs or structures.

##### Guidelines

(a) Advertising signs and structures shall be of a size, colour and design which is compatible with the building to which they relate and its streetscape;

(b) Advertising signs and structures may be located as follows:

##### 1. Single Occupant Industrial Sites

One free standing advertising structure may be constructed within the front five (5) metre landscaped area of the site; and

One advertising sign may be placed on the facade of the building but shall not be higher than the building roof line.

##### 2. Multiple Unit Industrial Sites

One index board may be constructed near the site entrance or within the front five (5) metre landscaped area indicating the product of each occupant of the industrial site; and

One advertising sign may be placed on the facade of each unit, but shall not be higher than the building roof line.

(c) All advertising signs are subject to separate approval from Council under the provisions of Ordinance 55 of the Local Government Act, 1919.

#### 4.10 Services and Drainage

##### Objective

(a) To ensure that services provided are adequate for the scale of the development proposed;

(b) To ensure adequate drainage facilities are provided within the site to collect and carry stormwater to external drainage systems;

(c) To reduce the hazard of flooding and the diversion or concentration of water onto adjoining properties.

##### Guidelines

##### 4.10.1 Water Supply

All development shall be connected to Council's Water Supply. Details of flow pressure can be obtained from Council's Engineering Services Section.

#### 4.10.2 Sewer

Where Council sewer is available, a Sewer Headworks Charge based on the size and type of Development may be charged.

#### 4.10.3 Trade Waste

A Trade Waste Application will be required where liquid wastes other than sewerage are to be discharged to Council's sewerage system. Council levies a charge for the disposal of the Trade Waste to the sewer based on the volume and strength of the discharge.

#### 4.10.4 Drainage

- (a) Stormwater runoff from roofs and paved areas is to be collected and disposed of to the street drainage or direct to Council's underground system.
- (b) The Council will not permit the erection of buildings over drainage easements under its control.
- (c) A contribution towards Downstream Drainage may be required based on the increased run-off generated by the development.

#### 4.12 Non Conforming Applications

Notwithstanding the provisions of this Development Control Plan, any development application which fails to meet the stated guidelines but is consistent with the above objectives will be duly considered on its merits. In this regard, Council will take into consideration the objectives of the Plan and assess them against the specific characteristics of the proposed development.

**INDUSTRIAL DEVELOPMENT CODE CHECKLIST**

Have you completed a Development Application?	Yes / No
Has the application been signed by the owner of the land?	Yes / No
Do you know the property description of the land?	Yes / No
Have you submitted three (3) copies of the maps showing:	
1. the location of the land	Yes / No
2. the size and shape of the block	Yes / No
3. the location of the proposed and existing structures on the land	Yes / No
4. The location of the proposed access	Yes / No
5. The car parking and manoeuvring areas	Yes / No
6. Any outdoor storage or working areas	Yes / No
Have you submitted a letter stating the proposal use(s) of the land (if known)?	Yes / No
Is the block large enough to cater for this development, including expansion?	Yes / No
Have you submitted a letter stating the environmental effects (the effects on the Neighbours) of the development?	Yes / No
Is the use permissible within the area?	Yes / No
Will the development require changes to sewerage, stormwater or water services?	Yes / No
Have you made provision for the landscaping of the property?	Yes / No
Is the building set back 8 metres from the front boundary alignment?	Yes / No

If you have answered No to any of the questions above,  
a letter should be submitted stating the reasons why?

The building of any structures on the land may require a Building Application.

**NARRABRI SHIRE COUNCIL****SELECTION OF STREET TREES****BOTANICAL NAME****COMMON NAME**

## Trees affected by Overhead Lines

Acacia Pendula	Myall Boree
Alphitonia Excelsa	Red Ash
Brachychiten Populnem	Kurrajong
Brachychiten Acerifolium	Flame Tree
Eucalyptus Sideroxylon	Mugga Ironbark
Eucalyptus Nicholii	
Eucalyptus Torquata	Coral Gum
Eucalyptus Torelliana	Gadagi
Eucalyptus Citridoria	Lemon Scented
Eucalyptus Crebra	Narrow Leaf Ironbark
Eucalyptus Elata	River Peppermint
Eucalyptus Lehmanii	Bushy Yate
Eucalyptus Scoparia	Willow Gum
Eucalyptus Leucoxylon	Pink Flowering
Hakea Laurina	Pincushion Hakea
Ficus Microcarpa – Hillii	Hills Weeping Fig
Pittosporum Rhombifolium	Queensland Pittosporum
Agonis Flexuosa	Willow Myrtle
Tristania Conferta	Brush Box
Tristania Laurina	Water Gum
Oxycarpa	Desert Ash
Fraxinus Syriaca	Syrian Ash
Ulmus Parvifolia	Chinese Elm
Liquidambar Styraciflva	Liquid Amber
Koelreutaria Paniculata	Golden Rain Tree

## Trees to be planted under Overhead Lines

Acacis Florbunda	White Sally
Eucalyptus Platypus	Round Leaved Meort
Eucalyptus Macrocarpa	
Eucalyptus Annulata	Open Fruited Mallee
Eucalyptus Burdettiana	
Eucalyptus Dielsii	Cap Fruited Mallee
Eucalyptus Redunga	Black Marlock
Eremophla Longifolia	Emu Bush
Melaleuca Alternifolia	Paper Bark
Melaleuca Bracteata	White Cloud Tree
Melaleuca Ingana	Grey Honey Myrtle
Melaleuca Styphelioides	Prickly Paper Bark
All Callistemons	Bottlebrush
Cassis Eremophila	Desert Cassia

## HISTORY

<b>MINUTE NO:</b>	<b>MEETING DATE:</b>	<b>DESCRIPTION</b>
000/000	16 May 2006	Adopted