



CANTERBURY CITY COUNCIL

City of Cultural Diversity

Development Control Plan No. 17

Industrial Business Development

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1 INTRODUCTION

1.1 Where does the code apply?

This code applies to all land zoned Industrial Business 4(d).

1.2 What is the purpose of the code?

The purpose of this code is to set objectives and supporting standards for development within the Industrial Business 4(d) zone. These standards have been formulated so as to:

- (a) encourage aesthetically pleasing, landscaped and functional development;
- (b) provide for a wide range of industrial, business and office activities requiring a range of floor areas, the opportunity to locate within the city area;
- (c) to ensure that developments will not detrimentally affect the environment in the immediate locality;
- (d) encourage innovative and imaginative design to result in a visually pleasing built environment when viewed from a public place, i.e. road, river etc.;
- (e) ensure that the traffic generated by the development does not adversely affect traffic movements which are not associated with the particular premises;
- (f) provide employment opportunities within the city area.

1.3 Can requirements be varied?

This code sets out what Council is aiming to achieve within the Industrial Business 4(d) zone. The standards set out the ways of achieving these aims.

There may, however, be other ways of achieving the desired results, or there may be circumstances where it is not relevant to comply with a particular provision. If this is the case then you must make a written submission with your proposal outlining the variation, providing and setting out how the objectives of the particular provision are satisfied by the proposal.



1.4 How to apply?

The following details are required to be submitted with a completed development application form:

- (a) The fee, determined by Council, must accompany the application. In the case of a building or a work, the fee is based on Council's estimate of cost of that building or work.
- (b) Three (3) copies of a plan or drawings at a scale of 1:100 and/or 1:200 and fully describing the development are required to be submitted. It is important that the plans be drawn accurately (preferably by a qualified designer) and show the following information:
 - (i) The location, boundary dimensions, site area and north point of the land;
 - (ii) The location of proposed buildings on the land;
 - (iii) The location and uses of buildings on all sites adjoining the land;
 - (iv) The internal layout of the proposed buildings showing the intended use of each room;
 - (v) The floorspace of each building (refer to definition of floorspace);
 - (vi) Elevations and sections showing proposed external finishes and heights;
 - (vii) Proposed finished ground levels of all surfaces on the site and the levels of each floor of the building;
 - (viii) Building perspectives, where necessary, to illustrate the proposed building;
 - (ix) Proposed parking arrangements, vehicular entrance and exit movements including the width and gradient of all driveways;
 - (x) Broad intentions of proposed landscaping of the site;
 - (xi) Proposed methods of draining the land;



- (xii) The location of public utility services, street trees, driveways, etc.
- (c) The submission of a comprehensive statement by the designer of the development on the design concept of the overall proposal with particular reference to compliance with the stated objectives.

Note: If inadequate or incomplete information is submitted, determination of the application will be delayed and the application will be returned to the applicant for completion.



2 SITE REQUIREMENTS

2.1 Objectives

- (a) To ensure that adequate provision is made on site for access, parking, loading and landscaping.
- (b) To ensure that all vehicles can obtain entry and exit from each site in a forward direction.
- (c) To ensure that development takes place in an orderly manner and that no small under-developed parcels are left isolated.
- (d) To encourage innovative design and high quality development that results in a diverse and interesting streetscape.
- (e) To ensure development on a particular site has regard to its relationship with adjoining developments.
- (f) To ensure that the traffic management in the area is not adversely affected, particularly in relation to arterial roads.

2.1.1 Standard

Council does not prescribe any minimum frontage or area requirements. However, applicants will need to justify their proposal in terms of the objectives of this clause and relate this to the individual circumstances of the subject site, adjoining site and sites in the vicinity that could be affected.



3 SITE COVERAGE

3.1 Objectives

- (a) To ensure that adequate provision is made on site for access, parking, loading and landscaping;
- (b) To provide a satisfactory relationship between buildings and open space.

3.1.1 Standard

The total site coverage of any building erected on the site shall not exceed 66% of the site area.



4 FLOORSPACE RATIO

4.1 Objectives

- (a) To ensure that development does not over tax services and infrastructure.
- (b) To ensure that the scale and bulk of development complements the current and future character of the areas in which they are located.

4.1.1 Standard

The maximum floorspace ratio shall be 1:1.

“Floorspace” means the sum of the areas of each floor of a building where the area of each floor includes all wall thicknesses, ducts, vents, staircases (counted once between floor levels), as measured at a height of 1400 millimetres above each floor level, excluding:

- (a) Columns, fin walls, sun control devices, awnings and any other elements, projections on works outside the general lines of the outer face of the external walls;
- (b) Lift towers, cooling towers, machinery and plant rooms, ancillary storage space and air conditioning ducts;
- (c) Carparking needed to meet any requirements of the Council and any internal designated vehicular or pedestrian access thereto;
- (d) Space for the loading and unloading of goods up to 35 sqm; and
- (e) Internal public arcades and thoroughfares, terraces and balconies with outer walls less than 1400 millimetres high.



5 BUILDING SETBACKS

5.1 Objectives

- (a) To provide an open space streetscape with substantial areas for landscaping and screen planting.
- (b) To enhance the overall character of a development and unify buildings to create a visually pleasing streetscape.

5.1.1 Standards

- (a) The minimum front building setback shall be 3 metres.
- (b) Where the site has frontage to two or more roads, it may be necessary to provide further setbacks adequate to provide for suitable landscaping of these additional frontages.



6 DESIGN

6.1 Objective

To ensure that a high visual standard is achieved and maintained for all development within this zone.

6.1.1 Standards

- (a) All buildings within this zone are to be of a high architectural standard, utilising high quality materials on all external facades with ample landscaped treatment and are to be compatible in form, scale and appearance with surrounding development.
- (b) Careful consideration should be given to the facades of buildings which front the railway line and Cooks River to ensure that a high visual standard is presented.
- (c) Council encourages imaginative and innovative design which results in a visually pleasing built environment.



7 LANDSCAPING

7.1 Objectives

- (a) To ensure that developments are suitably complemented and enhanced by adequate landscaped treatment.
- (b) To provide a high visual quality to the streetscape.
- (c) To provide shade and soften the visual and physical impact of sealed areas such as carparking, loading and unloading areas and buildings.

7.1.1 Standards

- (a) A minimum landscaped area of not less than 10% of the total site area shall be provided, between the building and front alignment of the property.
- (b) A minimum landscaped strip of three (3) metres deep across the property frontage (excluding vehicular driveways) and adjacent to the street alignment is required.
- (c) Council encourages the provision of landscaping amongst the sealed carparking areas to soften the visual impact of these areas.
- (d) A detailed landscaping plan is to be submitted for approval by Council at the Building Application stage.

The plan is to specify the type and location of plant material. It is to preserve existing trees and should include landscaping of the carparking area.

The design should take account of the size, shape and growth cycle of the planted material in the short and long term and should consider the aspect of ease of maintenance as Council requires that the landscaped area is properly maintained at all times.



8 CARPARKING

8.1 Objectives

- (a) To ensure that all carparking demands generated by any particular development are accommodated on the development site.
- (b) To protect the free flow of traffic into and out of surrounding properties and adjacent streets;
- (c) To ensure that the provision of off-street carparking facilities does not detract from the visual character of the streetscape.

8.1.1 Standards

- (a) The provision, layout and access to carparking areas are to be in accordance with Council's Car Parking Code.
- (b) Vehicle access and on-site manoeuvring should be designed so that all vehicles enter and leave the site in a forward direction.
- (c) All developments on land fronting an arterial road, unless access can be obtained from other than the above frontage, must provide separate ingress and egress driveways.
- (d) Carparking areas which adjoin public roads shall be effectively screened by landscaping.



9 LOADING AND UNLOADING FACILITIES

9.1 Objectives

- (a) To provide suitable off-street facilities for loading and unloading of goods.
- (b) To ensure that loading and unloading operations do not interfere with either on-site vehicle circulation or on-street traffic movement.
- (c) To provide sufficient space for the manoeuvring of goods vehicles and permit forward movement on and off the site.

9.1.1 Standards

- (a) The requirements for loading facilities are to be in accordance with Council's Car Parking Code.
- (b) All loading and unloading is to take place wholly within the site.
- (c) All developments shall be designed and operated so as a large rigid truck (see Council's Car Parking Code) may complete a three point or semi circular turn and leave the site in a forward direction without interfering with carparking areas, buildings or landscaping.



10 ADVERTISING SIGNS

10.1 Objectives

- (a) To provide businesses the opportunity of identifying their location and their activities.
- (b) To ensure that signs do not proliferate to an extent that detracts from the aesthetic quality of the area.

10.1.1 Standards

- (a) A separate application must be lodged with Council's Environmental Services Division for any advertising sign.
- (b) The details of the standards applying to advertising signs and structures are contained in Council's Advertising Sign Development Control Plan.



11 WASTE STORAGE AND DISPOSAL

11.1 Objective

Ensure that adequate provision is made for waste storage and disposal.

11.1.1 Standards

- (a) Details of the location of waste storage facilities and the method of disposal be supplied to Council for consideration by the Environmental Services Division at the development application stage.
- (b) Location of waste containers to be screened from public view.



12 BUILDING MATERIALS AND EXTERNAL APPEARANCE

12.1 Objective

To ensure that all new buildings comply with the Environmental Services Division standards.

12.1.1 Standard

The materials of the external walls must comply with the provisions of the Building Code of Australia with regard to building classification and type of construction.

