



CANTERBURY CITY COUNCIL

City of Cultural Diversity

Development Control Plan No. 21

Industrial Development Code

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CONTENTS

1	APPLICATION	1
2	PURPOSE.....	1
3	OBJECTIVES & STANDARDS	1
4	SITE FRONTAGE	1
	4.1 Objectives	1
	4.2 Standard	2
5	SITE COVERAGE	2
	5.1 Objectives	2
	5.2 Standard	2
6	BUILDING SETBACKS.....	2
	6.1 Objective.....	2
	6.2 Standards.....	2
7	LANDSCAPING	3
	7.1 Objectives	3
	7.2 Standards.....	3
8	CARPARKING	4
	8.1 Objectives	4
	8.2 Standards.....	4
9	LOADING AND UNLOADING FACILITIES.....	4
	9.1 Objectives	4
	9.2 Standards.....	5
10	ADVERTISING SIGNS.....	5
	10.1 Objectives	5
	10.2 Standards.....	5
11	WASTE STORAGE & DISPOSAL	5
	11.1 Objective.....	5
	11.2 Standards.....	6
12	BUILDING REQUIREMENTS.....	6
	12.1 Objective.....	6
	12.2 Standards.....	6
13	AIR, WATER & NOISE POLLUTION.....	6
	13.1 Objective.....	6
	13.2 Standards.....	6
14	CONSTRAINED SITES	7
	14.1 Objectives	7
	14.2 Standards.....	7
15	RETAILING FROM INDUSTRIAL ZONES	8
	15.1 Objectives	8
	15.2 Standards.....	8
16	INFORMATION REQUIRED FOR DEVELOPMENT APPLICATION.....	9

1 APPLICATION

This Code applies to all industrial development on land within the City of Canterbury zoned:

- (a) General Industrial 4(a) and Light Industrial 4(b) under the Canterbury Planning Scheme Ordinance.
- (b) Industrial 4(a) under the Local Environmental Precinct Plans.

2 PURPOSE

The purpose of the Code is to provide for industrial development that:

- (a) Is of a high standard of environmental design.
- (b) Has adequate on-site parking and area for manoeuvring of vehicles.
- (c) Has a visually pleasing appearance to the street.
- (d) Does not have a negative impact on adjacent or nearby residential areas.

3 OBJECTIVES & STANDARDS

Objectives and standards have been set for each clause of the Code.

A variation to a standard will be considered where it can be shown that the relevant objective can still be satisfied and that the variation will result in a better planning result to the development of the site.

4 SITE FRONTAGE

4.1 Objectives

- (a) To ensure adequate provision is made on site for building, parking, loading, landscaping and access.



- (b) To ensure that all vehicles can enter and exit the 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.

4.2 Standard

A minimum site frontage of 23m is required for industrial development.

See Clause 14 regarding constrained sites.

5 SITE COVERAGE

5.1 Objectives

- (a) To provide a satisfactory relationship between buildings and open space.
- (b) To provide adequate area for carparking, loading, landscaping and access.

5.2 Standard

A maximum site coverage of 66% applies for industrial development.

Site Coverage is the area of the building which covers the site.

6 BUILDING SETBACKS

6.1 Objective

To enhance the overall character of a development and unify buildings to create a visually pleasing and open streetscape.

6.2 Standards

1. A minimum building setback from the front boundary of 10 metres is required. This may be varied to 5 metres as long as the 5 metres is fully landscaped.



2. On corner sites, a landscaped setback of 2 metres is required to the secondary frontage.

7 LANDSCAPING

7.1 Objectives

- (a) To provide a satisfactory balance of buildings and open space.
- (b) To screen the less desirable aspects of industrial development.
- (c) To provide landscaping to visually promote the industrial site and general area.
- (d) To provide shade and soften the visual and physical impact of sealed areas such as carparking, loading and unloading areas.

7.2 Standards

1. 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.
2. A minimum landscaped strip 3 metres deep across the property frontage (excluding vehicular driveways) and adjacent to the street alignment is required.
3. Council encourages the provision of landscaping amongst the sealed carparking areas to soften the visual impact of these areas.
4. 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 planting. 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 planting 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.



5. The less desirable aspects of industrial development would be areas used for carparking, loading, unloading and waste disposal storage.

8 CARPARKING

8.1 Objectives

- (a) To ensure that all carparking demands generated by any particular development are accommodated on 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.

8.2 Standards

1. The provision, layout and access to carparking areas are to be in accordance with Council's Carparking Code.
2. Vehicle access and on site manoeuvring should be designed so that all vehicles enter and leave the site in a forward direction.
3. 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.
4. 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.

9.2 Standards

1. The requirements for loading facilities are to be in accordance with Council's Carparking Code.
2. All loading and unloading is to take place wholly within the site.
3. All developments shall be designed and operated so as a large rigid truck (see Council's Carparking 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.

10.2 Standards

1. A separate application must be lodged with Council's Environmental Services Division for any advertising sign.
2. The details of the standards applying to advertising signs and structures are contained in Council's "Code for the Regulation of Advertisements and Structures used for the Display of Advertisements".

11 WASTE STORAGE & DISPOSAL

11.1 Objective

To ensure that adequate provision is made for waste storage and disposal.



11.2 Standards

1. Details of the location of waste storage facilities and the method of disposal are to be supplied to Council for consideration by the Environmental Services Division at the development application stage.
2. The location of waste containers are to be screened from public view.

12 BUILDING REQUIREMENTS

12.1 Objective

To ensure that industrial buildings satisfy the requirements of the Building Code of Australia for fire safety and structural adequacy.

12.2 Standards

1. Applicants should consult with the Environmental Services Division for the specific structural, fire and health requirements of the Building Code of Australia for the proposed building.
2. Applicants should consult with Work Cover Authority for the Staff Amenities requirements.

13 AIR, WATER & NOISE POLLUTION

13.1 Objective

To ensure that industrial buildings do not create a pollution problem by the discharge of an unacceptable level of air, water and noise emissions.

13.2 Standards

1. Applicants should consult with the Environmental Services Division of Council and the Environmental Protection Authority for the acceptable levels of pollutant which is stipulated in the pollution acts and their regulations.



2. Where industrial development is near residential properties the operating hours will generally be restricted between 7.30 a.m. and 5.30 p.m. Monday to Friday and 7.30 a.m. and 1.00 p.m. Saturday.

Proposals to operate outside these hours will be considered on their merits and may be required to be supported by an Acoustic Engineer's Report.

14 CONSTRAINED SITES

14.1 Objectives

- (a) To allow reasonable development on substandard sites.
- (b) To provide flexibility in the application of the code's standard.
- (c) To enable the reasonable economic use of land and/or buildings without unreasonable impacts on the surrounding area.

14.2 Standards

1. **A constrained site** is defined as one which is generally too small or too narrow or is affected by the layout, size, standard or other aspects of existing buildings to the extent that it is incapable of satisfying basic standards for industrial development.
2. Council will consider granting consent to development on a constrained site subject to:
 - (a) The development achieving a net improvement over existing or past conditions particularly in relation to parking and servicing;
 - (b) Development criteria being satisfied to the maximum practical extent;
 - (c) The Council being satisfied that approval of the development is necessary to enable the reasonable economic use of the land and/or buildings;
 - (d) Future options for improvement are not lost;



- (e) Conditions being imposed to the effect that future intensification or expansion of the development, or change of use, may be limited or prevented because of the site's shortcomings.
3. Careful consideration will be given to constrained sites on roads which have high traffic volumes e.g. Canterbury Road, Lakemba Street, Belmore Road, etc., to ensure that the service and parking activities of an industrial development do not adversely affect the traffic flow.

15 RETAILING FROM INDUSTRIAL ZONES

15.1 Objectives

- (a) To allow ancillary retailing which is an integral part of the operations of an industrial use.
- (b) To allow retailing which directly serves the requirements of an industrial area.

15.2 Standards

1. The direct sale of goods to the public is to be limited to an ancillary activity where it is supportive of the main function or use of the site. This may include service activities, the sale or display of spare parts or goods manufactured or processed on site.
2. The ancillary display and retail sale of goods from an industrial premises is limited to 15% or 100 sqm of the floorspace of the building, whichever is the lesser.
3. Service shops are permitted within industrial zones except on land fronting Canterbury Road.

Service shop means premises on industrial land used for the purpose of a chemist shop, dry cleaning shop, fruit shop, hair dressing shop, milk bar, newsagency, take away food shop, tobacconist or the like and which serves the immediate area.



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; and
- (c) Carparking needed to meet any requirements of the Council and any internal designated vehicular or pedestrian access thereto; and
- (d) Space for the loading and unloading of goods up to 35 sqm.

16 INFORMATION REQUIRED FOR DEVELOPMENT APPLICATION

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 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 dwelling (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.

