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1 Introduction

This section applies to applications for new development, redevelopment, alterations, additions and changes of use in IN2 Light Industrial zoned land under Randwick LEP.

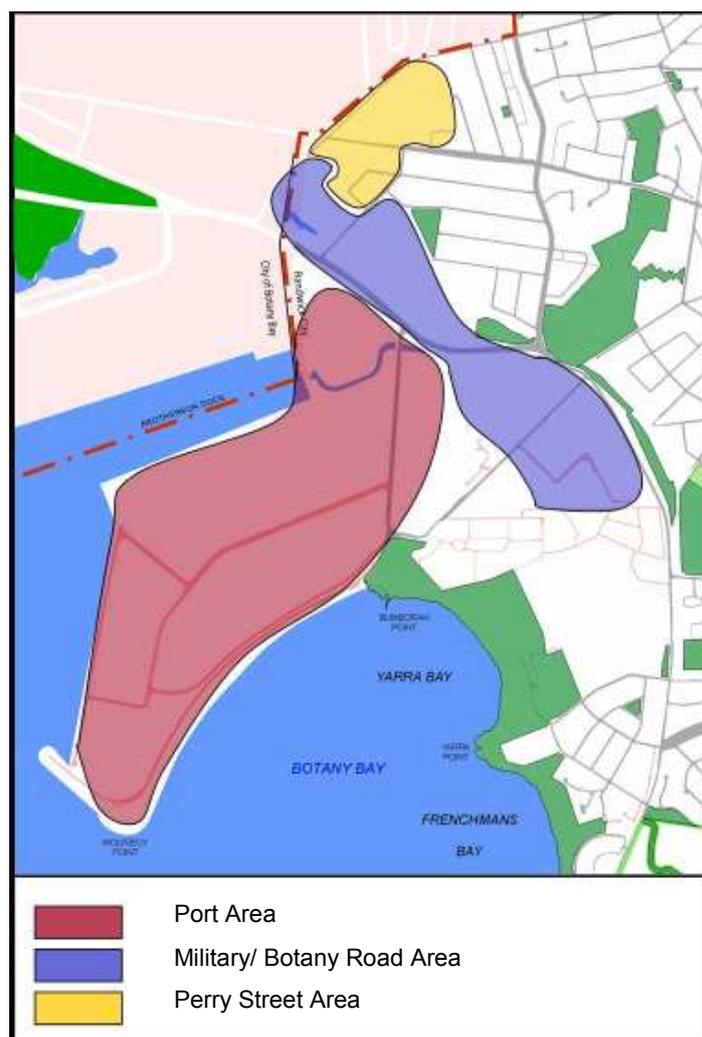
This section of the DCP should be read in conjunction with:

- Part A – Introduction,
- Part B - General Controls of the DCP; and
- Other sections of the DCP for specific development types, locations or sites, if relevant to the application.

To the extent of any inconsistency between this section and any other DCP sections, this section will prevail.

1.1 Industrial Land in Randwick City

Randwick City's industrial area has three distinct precincts which comprise a diverse range of lot types, industrial uses and business operations. These three areas are listed as follows:



Note:

All development within Port Botany is covered by SEPP Port Botany and RLEP 2012 does not apply

Perry St Precinct

This precinct is characterised by small and single lot industrial uses that mostly cater for localised industries, such as vehicle repairs. The future desired character for the precinct is to maintain a range of small and medium size lots (including strata buildings) to continue to cater for smaller industrial operations. Managing the residential interface is also important.

Botany Road/Military Road Precinct

This precinct is characterised by medium to large lots. The future desired character is to retain these large lots and to avoid strata and small lot subdivision to cater for large and port related industries.

Port Botany Precinct

This precinct will continue to be used for Port and port related businesses, requiring large lots and access to main roads and rail.

1.2 Objectives

- To preserve Randwick City's core industrial zoned land at Matraville to meet the current and future industrial needs of the City.
- To facilitate industrial development that produces a range of goods and services and employment opportunities, without adversely affecting the amenity, health or safety of the nearby residential areas.
- To ensure industrial development does not pollute or affect the surrounding land, water or environment.
- To ensure that new industrial development does not increase the cumulative risk of industrial hazards or its impact on surrounding properties.
- To allow certain non industrial uses which serve the daily needs of the workforce in the industrial areas, but not the wider community.
- To protect the viability of business zones by ensuring that commercial uses, such as offices and showrooms, are not permitted in the industrial area unless they are a minor component of an associated industrial land use.

2 Building design and appearance

Explanation

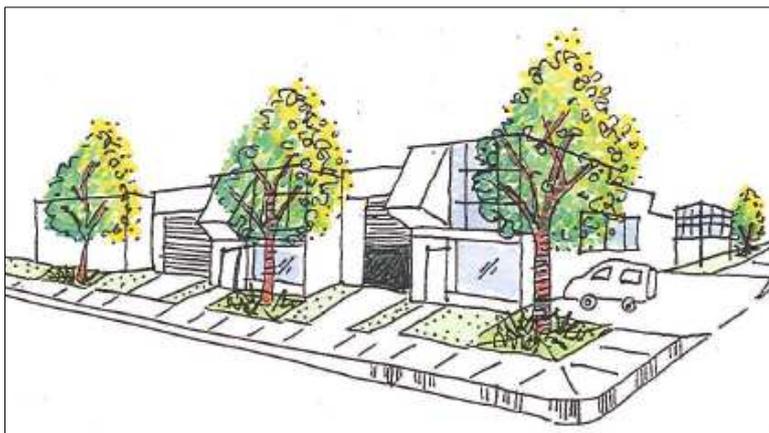
Good building design and appearance can maintain amenity and enhance the streetscape. Through high aesthetic standards, industrial buildings can be designed to provide and maintain a suitable level of visual, acoustic and environmental quality.

Objectives

- To ensure the form and scale of development enhances the streetscape and visual quality of the area.
- To achieve high quality, innovative and sustainable design for industrial buildings.
- To use materials and construction methods to mitigate noise and visual impact to adjoining areas, particularly residential areas.

Controls

- i) Building mass and scale should make a positive contribution to the streetscape and compliment the predominant character of the adjoining area.
- ii) Buildings should not contain long, blank and unarticulated walls, particularly on street frontages. Use of a single colour or material should be avoided. A development must use architectural elements to articulate the front and other facades visible from the public domain.
- iii) Building entrances should be clearly defined, well articulated and provide level or ramp access.
- iv) Roof design must be incorporated in the overall building design.
- v) Any metal roof sheeting should be pre-painted (e.g. Colourbond) to limit the level of reflection and glare.
- vi) Visible light reflectivity from building materials used on the facades of new buildings should not exceed 20%.
- vii) To promote casual surveillance, office components of an industrial development should be located at the front of the property with windows and entrances facing the street, with the warehousing or industrial use set behind.
- viii) Buildings should maximise energy efficiency, through measures such as the use of high efficiency lighting systems, insulation, natural ventilation and lighting, and low embodied energy materials.



Example of good building design: building entries are clear with windows facing the street. The building incorporates an articulated façade with few blank walls.

3 Setbacks

Explanation

The use of setbacks plays a number of important roles in areas developed for industrial uses. A building set back from the street ensures space for landscaping and contributes to streetscape consistency. Setbacks also provide a transitional area or buffer to adjoining land uses.

Objectives

- To minimise the impact of development and buildings on the surrounding area by providing a buffer to adjoining land uses.
- To encourage development that is in keeping with the streetscape characteristics and ensures a positive contribution and presentation to the street.

Controls

- i) The front setback of an industrial building must respond to the dominant street setback. Where there is no dominant setback or on large frontages, setbacks will be addressed on a case by case basis.
- ii) All front setbacks are to comprise soft landscaping to provide a high quality street presence. Front setbacks are not to be used for storage or display of goods, excessive signage, loading/unloading areas and large areas of car parking.
- iii) Where the development adjoins non industrial uses, a minimum side and/or rear setback of 5m is required to the affected boundary.

- iv) A minimum side and rear setback of 4m is required in all other cases.

4 Landscaping

Explanation

Well landscaped areas can enhance the visual appearance of a development and be used to create an attractive and sustainable environment. Landscaping contributes to creating a pleasant working environment for employees and visitors.

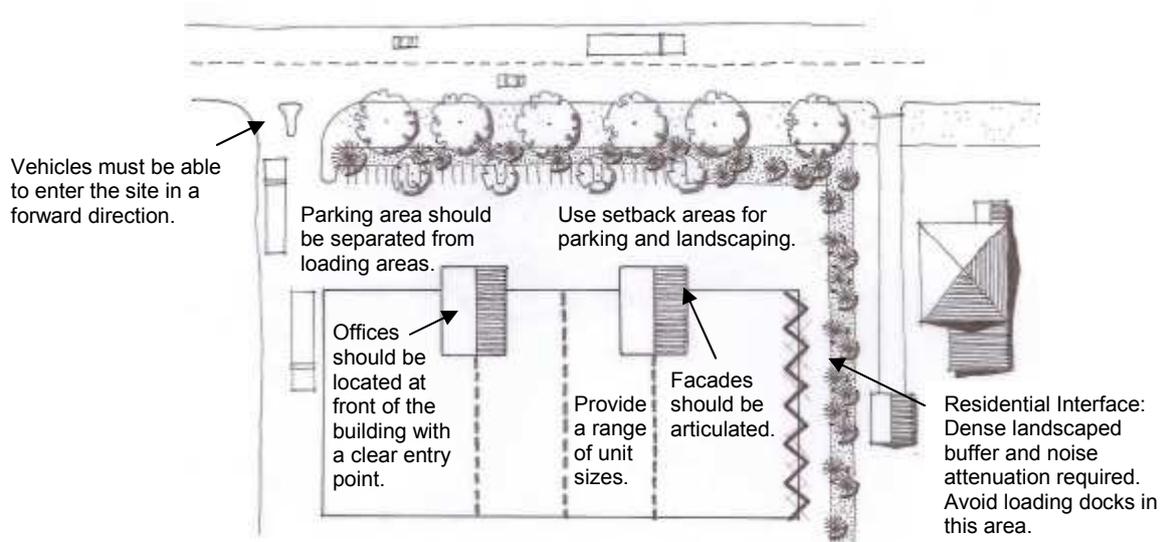
Landscaping creates a buffer for industrial development from other land uses and plays a key role in screening and softening visually dominant industrial buildings and signage.

Objectives

- To use landscaping to improve the environmental and visual amenity of industrial areas.
- To integrate building design, car parking and service facilities with landscaping.
- To ensure the provision of accessible and useable open space for the use of employees.
- To encourage the planting of indigenous, native and low water consuming plants and trees.
- To assist stormwater management by minimising hard non-porous surfaces.

Controls

- i) A minimum of 20% of the site must be provided and maintained as a landscaped area, with lawns, trees and shrubs for aesthetic purposes and for the enjoyment of employees.
- ii) Front and side setbacks must be landscaped to soften and screen buildings, storage, service and parking areas. Porous paving should be utilised wherever possible.
- iii) Shade trees should be provided in outdoor staff break areas and along pedestrian paths and walkways.
- iv) All landscaped areas should be separated from vehicular areas by means of a kerb or other effective physical barriers.
- v) All proposals for new industrial development should be accompanied by a landscaping plan prepared by a qualified professional.



5 Parking and access

Explanation

Car parking, access and loading/servicing areas can occupy a large proportion of an industrial site. This subsection provides objectives and controls to guide their suitable design and layout.

Reference should be made to RMS's Guide for Traffic Generating Development.

Note:

Parking rates should be provided in accordance with B7 Transport, Traffic, Parking and Access section of this DCP

Objectives

- To ensure the safe and efficient movement in and out of an industrial development.
- To ensure the development incorporates sufficient on-site car parking to accommodate parking demands.
- To create attractive, safe and well integrated car parking and circulation areas throughout the development.
- To ensure the provision of adequate separate loading/unloading areas.
- To ensure that cyclist and pedestrian needs are considered in an industrial development.

Controls

- i) All vehicles should enter and leave the site in a forward direction.
- ii) Vehicle movements within servicing areas should be designed to minimise reversing requirements or otherwise demonstrate design measures to maximise safety and minimise need for vehicle alarms/beepers.

- iii) The separation of service areas (loading/unloading) and parking areas is required. Service areas are to be located and designed to ensure safe and convenient usage.
- iv) Service areas including waste, recycling areas and external storage areas are to be located away from principal street frontages and screened from view.
- v) All loading and unloading operations are to take place wholly within the confines of the site at all times.
- vi) Loading docks, car parking spaces and access driveways are to be kept clear of goods at all times. Under no circumstances are these areas to be used for the storage of goods and waste materials. These areas are to be physically line marked and for the sole use of delivery vehicles.

Note:

Loading facilities must comply with the current RTA “Guide to Traffic Generating Developments” and AS 2890.2

Bicycle lockers and rails/racks are to be provided in accordance with Australian Standard 2890.3-1993 Bicycle parking facilities

6 Light and Noise

Explanation

Lighting and noise should be managed so as not to create a nuisance to nearby development, residential areas and/or traffic. Light spillage and noise emissions can be managed through design considerations to maintain the amenity of adjoining land.

Lighting should also address the principles of Crime Prevention through Environmental Design (CPTED) to ensure safety and security in industrial areas.

Reference should also be made to the Industrial Noise Policy (NSW EPA, 1999) which aims to balance the need for industrial activity with the desire for quiet in the community. Noise emissions are to comply with this policy.

Objectives

- To illuminate parts of the site for security reasons and to provide increased safety.
- To ensure lighting does not detract from the appearance of the development or amenity of the locality.
- To provide correct lighting orientation and minimise overspill lighting.
- To ensure appropriate noise attenuation measures are incorporated into the building design and site layout.

Controls

- i) Light sources should be directed away from adjoining properties, particularly residential uses.
- ii) External lighting to the premises must be designed and located so as to minimise light-spill beyond the property boundary or cause a public nuisance
- iii) Sources of noise (including noise from vehicles/machinery and any associated safety alarm mechanisms) should be sited away from adjoining properties, and where necessary, employ noise mitigation measures to be incorporated around the noise source (i.e machinery, the activity and/or the building/s).
- iv) Applications for uses that are likely to generate intrusive noise are to be accompanied by documentation certifying that acoustic amenity in surrounding properties will be maintained. The acoustic report must be prepared by a suitably qualified acoustic consultant.
- v) Operating hours must be submitted with the DA. Should the development require deliveries and/or operation of machinery outside of standard hours (7am to 6pm, Monday to Friday, and 7.00am to 12 noon Saturdays), an acoustic report prepared by a suitably qualified acoustic consultant may be required to accompany the DA. The report must have not been prepared more than 6 months prior to the date of lodgement of the application.

7 Water quality

Explanation

The management of stormwater runoff is important to protect Randwick City's natural waterways and the environment.

Objectives

- To manage stormwater quality and quantity and minimise stormwater discharge on adjoining properties.
- To minimise surface water run off.
- To prevent ground water contamination.
- To encourage on site stormwater collection and recycling.
- To minimise disturbance to existing drainage patterns.
- To minimise the risk and impact of flooding.

Controls

- i) Disturbance to the existing drainage pattern should be minimised where possible.

- ii) Applicants should demonstrate adequate measures during construction to ensure that erosion/sedimentation during construction is minimised. Revegetation and soil stabilisation measures are to be implemented on completion of the construction.
- iii) Address all requirements in Council's Private Stormwater Code.

8 Waste management

Objectives

- To minimise waste and to promote the principles of ecological sustainable development (ESD).
- To facilitate source separation and provide design standards that complement waste collection and management services offered by Council and other service providers.

Controls

- i) All DA's involving demolition or construction must be accompanied by a Waste Management Plan.
- ii) Space for the purposes of on-site separation and storage of recyclables and garbage must be provided on site.
- iii) For multi-use and industrial units, areas for waste storage and recycling must be provided in each industrial unit.
- iv) The waste storage and recycling area must be easily accessible.
- v) Clear vehicular access to the waste collection point is required.
- vi) Trade/commercial waste materials must not be disposed via Council's domestic garbage service.

9 Fences

Explanation

Fencing is often an integral part of industrial development in delineating areas and boundaries and for security purposes. Fencing location, style and height should be integrated with the building form, be unobtrusive and relate to the character of the streetscape. Poorly designed fences can dominate the streetscape, reduce opportunities for neighbourhood surveillance and social interaction.

Objectives

- To integrate fencing design and layout with the building entry.
- To provide a positive presentation to the streetscape.
- To provide site security and passive surveillance to the public domain.

Controls

- i) Solid metal panel fences (sheet material etc) of any height are not permitted along the street frontage.
- ii) All fencing along the street frontage is required to be permeable metal palisade or picket finishing – dark colours are preferable. Maximum height allowed is 1.8m on street frontages
- iii) For security purposes, taller fencing may be considered forward of the building line (but generally behind the front landscape strip).
- iv) Fencing should not obscure the main building entry.
- v) If the side or rear boundary adjoins a residential property, provide a timber paling/colorbond fence (commencing at the front of the building line) along with plantings. A maximum 2.2m height will be considered along the common property boundary between an industrial site and an abutting residential property.

10 Public Utilities/Infrastructure

Explanation

For new industrial development, Council requires the undergrounding of electricity connection to buildings to reduce the visual impact of overhead cables.

Objectives

- To minimise the visual impact of overhead electricity cables in industrial areas.
- To promote common trenching for the provision of services and utilities.

Controls

- i) New industrial developments must have an underground service line to a suitable existing street pole; or sheathed underground consumers mains to a customer pole erected near the front property boundary (within 1 metre).

Note:

For further details see **Energy Australia** for their requirements.

- ii) Bundling of cables in the area surrounding the development may also be required to reduce the visual impact of overhead street cables.
- iii) The common trenching of underground power, telecommunications and other services is encouraged.

11 Signage

Explanation

Advertising and adequate opportunities for the display of goods and services in industrial areas is important for businesses, however there is a need to ensure this does not detract from the streetscape.

Objectives

- To ensure signage and advertising is compatible with the architectural design of industrial buildings.
- To minimise visual clutter and protect and improve the visual quality of the streetscape and the public domain.
- To prevent excessive and obtrusive signage.

Controls

- i) All premises are to provide clear and legible signage, including addresses, for each business.
- ii) All signage on the buildings are to be contained within the bounds of the building structure. No sign is to project out from walls or above the roof line.
- iii) Signs on multiple tenancies are to be located in the same place on each tenancy.
- iv) Stand alone signs are to be wholly located within the property boundary.
- v) Illuminated and flash signage is discouraged.

Note:

Additional signage requirements can be found in F2 Outdoor Advertising and Signage