

COMPONENT B4 INDUSTRIAL DEVELOPMENT REQUIREMENTS

Applies to

All forms of industrial development undertaken in the Coffs Harbour Local Government Area (excluding home industries).

Note that Local Environmental Plan 2013 has been deferred in some locations of the Local Government Area. This Development Control Plan does not apply to those deferred locations.

Date adopted by Council

13 December 2012

Effective Date

2 October 2013

Amendments

Nil

Disclaimer

The hyperlinks to various State or Federal Government legislation have been included in this Development Control Plan in good faith and were current at the time that this document was prepared.

Applicants, landowners and any person(s) using the hyperlinks should ensure that the relevant legislation or policy is the most up-to-date version. This information may be obtained from the relevant government authority administering the legislation.

This Component provides the design considerations for industrial development in the Coffs Harbour Local Government Area.

B4.1 MATTERS FOR CONSIDERATION

B4.1.1 Objective

- To ensure that industrial building design positively contributes to the overall architectural quality of the Local Government Area (LGA) and provides buildings that are appropriate to their context.

B4.1.2 Controls

a) Setbacks

- The following controls will apply to industrial development:
 - buildings are to be setback a minimum of six metres from the front boundary and three metres from side and rear boundaries;
 - on corner lots buildings are to be setback three metres from the secondary street boundary;

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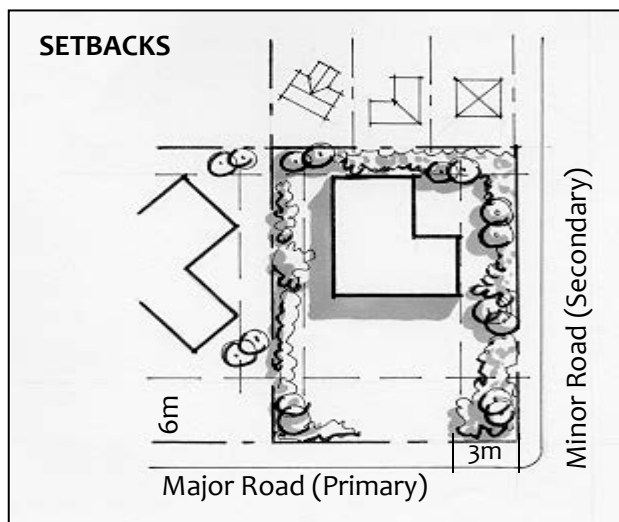
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- subject to the requirements of the [Building Code of Australia](#) (BCA) the side and rear boundary setback may be reduced to zero. The Consent Authority will not grant this concession if it would result in the removal of significant vegetation or result in other adverse effects on the subject land or adjoining property; and
 - where buildings adjoin sensitive areas (residential or community oriented uses), buildings are to be setback a minimum of three metres from side and rear boundaries, and appropriately landscaped.
- ii) No buildings and associated or ancillary development are to be located within the 20 metre Pacific Highway Development Setback Area. See Component E13 for further information regarding this requirement, including mapped applicable areas.



b) Open Storage/Work Areas

- i) If work or open storage areas are proposed (outside buildings), full details of those parts of the site to be used and the materials stored, are to be provided with the development application (DA).

- ii) Open work or storage areas are to be located, where practicable, at the rear of industrial developments. The Consent Authority will consider a variation to this control where work or storage areas can be appropriately screened from view by landscaping and/or fencing.

c) Flooding

- i) Development of flood prone lands is to be undertaken in accordance with the Coffs Harbour City Council's [Floodplain Development and Management Policy](#).

d) Acoustics

- i) Hours of operation of industrial activities should be between 6.00am and 6.00pm Monday to Saturday, with no work to be undertaken on a Sunday.
- ii) Where an activity is to operate outside of those hours, details should be provided addressing the necessity to do so, as well as the effect of noise impact on adjoining uses.

e) Stormwater

- i) All stormwater is to be directed to the street drainage system or to an inter-allotment drainage easement where available.
- ii) Surface water is not to be directed to neighbouring properties.
- iii) Stormwater to kerb connections are to be via kerb adaptor units

Note: Inter-allotment drainage via easements may be required.

f) Fencing

- i) All fencing, other than fences or walls to a maximum height of one metre above footpath level, is to be erected behind the front boundary setback.
- ii) Front fences or walls are to be designed not to obstruct casual surveillance to and from the industrial development.