



**Queanbeyan  
Development  
Control Plan 2012  
Part 7  
Industrial  
Development**

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## Part 7 Industrial Development

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## Part 7 Industrial Development

### 7.1 Introduction

#### 7.1.1 Purpose of this Part

This part of the development control plan outlines the requirements for industrial and other development types of a similar impact.

#### 7.1.2 Overall Objectives for Industrial Development

- 1) Provide development guidelines for industrial development.
- 2) Protect the amenity of existing residences within and close to industrial development.
- 3) To prevent incompatible land uses being located in proximity to one another.
- 4) Encourage best practice in environmental management.
- 5) Ensure development has a visually appealing appearance to the street.

### 7.2 General Controls for Industrial Development

#### 7.2.1 Setbacks

##### Objectives

- 1) Provide adequate land for landscaping, parking and vehicle circulation.
- 2) Provide flexibility in building location and design.
- 3) Provide buffers to adjoining land uses to reduce adverse impacts on surrounding land.
- 4) To preserve residential amenity of adjoining land uses.

##### Controls

- a) The setback requirements listed below apply to all development. In established industrial areas where existing setbacks may be less than those prescribed, the setback should be consistent with existing setbacks along the street.

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**Table 1 Setback Requirements**

Street Frontage	Building Line Setback	Minimum Landscaped Width	Other Requirements
Main Street frontage	7.5m	7.5m	Landscaped with no parking.
Secondary Street frontage	3m	3m	Landscaped with no parking.
Side and rear boundaries	From zero	Not applicable	Walls and openings are fire rated as per National Construction Code requirements.
<b>Queanbeyan East</b>			
Faunce Street	10m	10m	Landscaping with high canopy, native species of trees. No parking.
Australis Place, Cooper Place and Dominion Place	6m	6m	Landscaped with no parking.
<b>Queanbeyan West</b>			
John Bull Street	7.5m	3m	Car parking behind the landscaped area.
<b>Crestwood</b>			
Kendall Avenue North	10m	5m	Car Parking behind the landscaped area.
Lorn Road	6m	6m	Landscaped with no parking.
Morton Street	8m	8m	Landscaped with no parking.
Adjoining Residential Zone	12m	12m	A landscape buffer is required to protect the amenity of adjoining residential properties

**Note:** Setbacks are also dependent on access width and service requirements needed for development, the location of Council's services and the requirements of the *National Construction Code* – Refer Part 2 of the DCP and the required *National Construction Code*.

## 7.2.2 Building Design

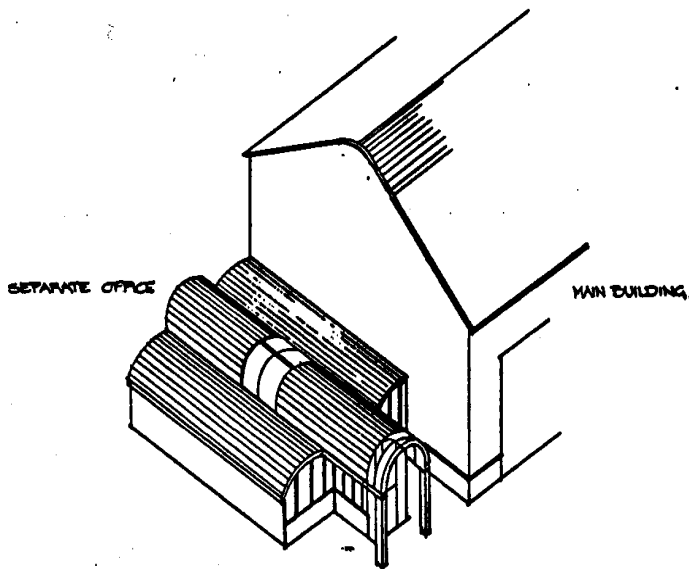
### Objectives

- 1) Promote buildings that enhance the quality of the streetscape.
- 2) Encourage innovative, contemporary and sustainable building design.
- 3) Encourage design that is compatible with the type, scale, height, bulk and character of surrounding industrial development, and which enhances the streetscape
- 4) Ensure noise emissions are mitigated.
- 5) Protect and enhance the visual amenity of entry points into Queanbeyan.

## Controls

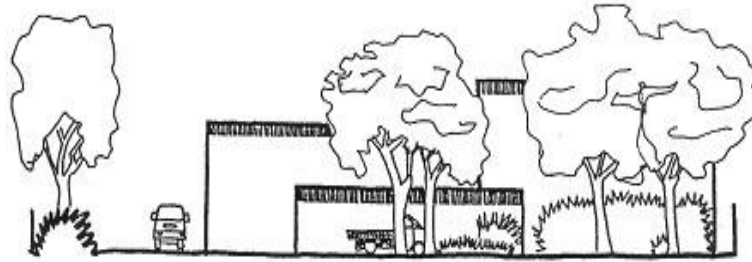
- a) The façade of buildings facing the street should be of a high design quality. Monotonous facades consisting of one plain colour are to be avoided.
- b) Buildings in John Bull Street are to be of brick or non-reflective cladding including roof.
- c) Office accommodation for industrial development should be located at the front of buildings to ensure that blank facades are broken up (i.e. office style windows and access). The office area should be positioned as an attached structure to the main building to give identity and point of entry to the overall development form. (See Figure 1)

Figure 1 - Example of Office Accommodation



- d) Colours and materials shall be compatible with the natural scenic qualities of the locality. Visually prominent buildings with incompatible colours will not be supported.
- e) New materials for construction are to be used. New industrial buildings should be constructed from low maintenance materials and incorporate energy efficient design principles.
- f) The extensive use of reflective glazed windows will not be supported.
- g) The appearance of industrial sites, when viewed from nearby residential areas should be addressed through the location of plants and trees that break up the mass of buildings and reduce the potential for glare. This will generally be achieved by a landscape buffer zone between residential and industrial areas and the provision of a wall for noise attenuation. See Figure 2 over as an example.

Figure 2 – Example of Vegetation Planting to Reduce Glare



## 7.2.3 Site Works

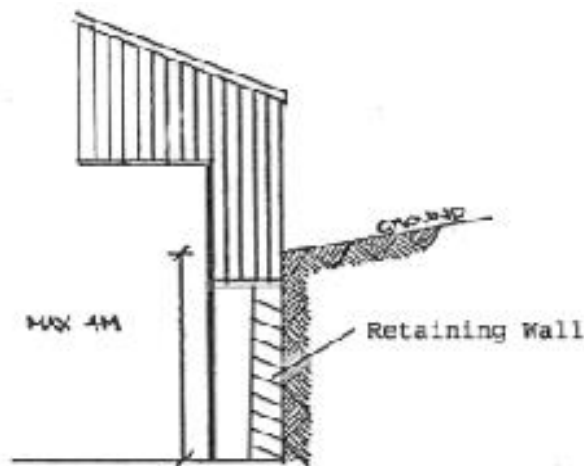
### Objectives

- 1) Restrict and control excessive earthworks in order to preserve as much as is practicable the existing topography and amenity of the locality.
- 2) Prevent siltation of materials and erosion of land.
- 3) Ensure building design is appropriate for site conditions (stability and privacy).

### Controls

- a) The maximum permissible cut and fill to accommodate any building or associated structure is limited to 2m, except in those circumstances referred to below. All exposed cut and fill is to be suitably retained to structural engineers detail or battered.
- b) Council will consider, in case of particularly undulating sites, a cut of up to 4m in depths where the abutting wall of the buildings serves the purpose of a retaining wall. This provision is subject to the wall of the building satisfying the National Construction Code requirements in regard to structural integrity and drainage (see Figure 3).

Figure 3 – Example of Abutting Building Wall as Retaining Wall



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- c) Excavation and filling of the site, except to accommodate building platform, car parking, driveways and storage areas is to be kept to a minimum. On steeper allotments, the tiering of car parks and external storage areas is recommended.
- d) All batters are not to exceed a gradient of 1:4 and shall be suitably stabilised with vegetation.

**Note:** Site works, including clearing of existing vegetation, cut and fill, retaining walls, batters and the like require the written consent of Council except for development that is exempt under the *State Environmental Planning Policy (Exempt and Complying Development Code) 2008*.

**Note:** Development is to be carried out in accordance to erosion and sediment control measures. Refer to Part 2 of the DCP (2.7 Erosion and Sediment Control).

**Note:** Any retaining wall greater than 1m in height is required to be designed by a structural engineer in accordance with the Building Code of Australia.

## 7.2.4 Materials Storage

### Objectives

- 1) Avoid unsightly or visually intrusive development.
- 2) To minimise the impact of materials storage when viewed from the street.

### Controls

- a) All efforts should be made to avoid external storage areas being visible from the street or when viewed from strategic locations throughout Queanbeyan.
- b) Storage areas that can be seen from the street and neighbouring areas shall be screened.
- c) Designated outdoor storage areas are to be indicated on the Site Plan submitted to Council as part of the Development Application.
- d) The use of storage units/facilities will be required in order to keep storage areas in a tidy state. The type of storage unit/facility to be provided will be dependent on the materials to be stored. Typical provisions may include:
  - i. Racking devices for timber and steel products; or
  - ii. Storage bins for soil and mulching products.
  - iii. In some instances, roofing of storage areas may be required to lessen the visual impact on surrounding land uses and/or the visibility from elevated areas outside the estate.
- e) Where storage is located to the front of the building, screen fencing or vegetation is to be used to improve the streetscape. High continuous solid fencing should be softened by appropriate planting and indentations of the fence. High solid fences should have open elements above 1.2m to maintain surveillance.
- f) Storage areas are not to impede exit doors/paths from the building.

**Note:** Car spaces and designated driveway areas shall not be used for storage of materials.

## 7.2.5 Fencing

### Objectives

- 1) Improve safety and security of the site.
- 2) Improve visual amenity.
- 3) Enhance the streetscape.

### Controls

- a) All fencing is to begin behind the landscaped area along the street frontage. Fencing is not generally permitted along the front boundary of allotments.
- b) The preferred type of fencing is a galvanised or PVC coated wire mesh, not less than 1.8m above ground level and anchored into concrete footing.
- c) Electric fences shall not be supported unless council is satisfied the development or proposed development requires this type of fencing. Council may require additional information which demonstrates the need for an electric fence.
- d) Barbed Wire fences shall not be supported unless council is satisfied the development or proposed development requires this type of fencing. Council may require additional information which demonstrates the need for a barbed wire fence.

## 7.2.6 Pollution Control

### Objectives

- 1) Ensure that the use of land does not create offensive noise.
- 2) To ensure adequate protection against environmental degradation due to pollution discharge.
- 3) Minimise interference to existing and future amenity.
- 4) Ensure satisfactory measures are incorporated to alleviate negative environmental impacts associated with industrial land uses.

### Controls

#### a) Waste

- i) Provision shall be made for the storage and disposal of all trade waste, refuse, etc., that can be adequately accessed by service vehicles, so that it is not exposed to public view or likely to create a health nuisance.
- ii) A written Waste Management Plan is to be submitted with the Development Application.

**Note:** A Waste Management Plan should address the following matters:

- The quantity and type of waste generated by the ongoing use of the development,
- How the generation of waste will be minimised and how recycling/reuse will be maximised,
- How waste and the reusable and recyclable components are to be separated and stored,
- The accessibility and use of waste storage and recycling areas by the occupants,
- The collection/servicing of waste containers,
- The ongoing use, maintenance and general management of the waste facilities:



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- The size of bin storage areas, indicating the number of bins to be accommodated, means of ventilation and cleaning, and paths of travel for collection points.

## b) Noise and Vibrations

- i) Buildings shall generally be designed to prevent noise from plant machinery and operations associated with the development exceeding 5dBA above the background noise level at any time, measured at the boundaries of the site.
- ii) All machinery shall be installed to ensure that no vibration is transmitted beyond the development site.
- iii) Council may require acoustic information be submitted with a development application in order to assess the potential noise impacts of a proposal on surrounding uses and residential areas.

**Note:** Council may impose restrictions to mitigate potential noise impacts (Refer Part 2 of the DCP).

## c) Emissions

**Note:** Industrial activity must comply with the relevant pollution control legislation administered by the Environment Protection Authority and Council, such as the *Protection of the Environment Operations Act 1997*.

## d) Trade and Effluent Wastes

- i) No sewerage, sullage or trade effluent shall be permitted to flow into Council's stormwater system, or any other water way.
- ii) Formal approval must be obtained from Council for the disposal of trade effluent into Council's sewer from industrial premises. Depending on the composition of the effluent entering the Council's sewer, conditions may be imposed to ensure prior treatment before discharge (i.e. Plate Separator or other traps).
- iii) Council's consent to discharge trade effluent to Council's sewer is conditional upon the applicant obtaining all other necessary approvals from the relevant statutory authorities.

## e) Storage of Hazardous or Toxic Material

- i) To ensure hazardous and toxic materials are not a threat to the environment, they must be stored in accordance with Workcover Authority requirements.
- ii) All tanks, drum and containers of toxic and hazardous materials shall be stored in a bunded area. The bund walls and floors shall be constructed of impervious material and shall be of sufficient size to contain 110% of the volume of the largest tanks plus the volume displaced by any additional tanks within the bunded area.

## f) Drainage

- i) A plan shall detail methods of stormwater collection and control, including all downpipes, drains and pits, site levels and nearest Council main. An interlot drainage easement will be required over adjoining properties where necessary. Adjoining owners consent will need to be submitted with your application where such easement does not exist.
- ii) All stormwater generated on-site is to be discharged to the kerb and gutter or Council's stormwater main to the satisfaction of Council's Development Engineers.

- iii) Appropriate facilities are to be provided and maintained by the developer/owner on site to contain and treat spillage, including washing and surface water, harmful to stream or sub-surface water quality.
- iv) Council will encourage, where appropriate, the use of porous surface material and soakage pits to reduce stormwater loads.

## **g) Contaminated Land**

- i) Contaminated land is land which represents or potentially represents an adverse health or environmental impact because of the presence of potentially hazardous substance. Development Applications for contaminated land will be assessed in accordance with the provisions of the *Contaminated Land Management Act 1997* and *State Environmental Planning Policy (Resilience and Hazards) 2021*.
- ii) Contaminated land may be required to be remediated prior to development proceeding on site. Remediation shall involve the treating and or mitigation of the contaminants.
- iii) An application on potentially contaminated land must identify any past or present potentially contaminating activities, provide a preliminary assessment of any site contamination and, if required, provide a basis for a more detailed investigation.
- iv) Refer Part 2.4 Contaminated Land Management

## **7.3 Special Land Use Controls**

### **7.3.1 Waste or Resource Management Facility**

#### **Objectives**

- 1) To ensure waste or resource management facilities are designed and maintained to contribute positively to the streetscape and amenity of the surrounding area.

#### **Controls**

- a) Solid fencing shall be erected around the full perimeter of a Waste or Resource Management Facility. This fencing is to be:
  - i) Between 1.8 and 2.4 metres high.
  - ii) Constructed of non-reflective cladding metal or timber palings (corrugated iron will not be supported).
  - iii) Dark in tone.
- b) Where the Waste or Resource Management Facility has an ancillary office or workshop with street frontage, the solid fence is to be setback to a position behind the building line of the office or workshop. High solid fences should have open elements above 1.2m to maintain natural surveillance.
- c) Customer parking is to be provided in front of the associated buildings and fences.
- d) Fencing should be softened by appropriate planting. A planting bed 2m wide (minimum) in front of the section of the fence with street frontage is to be provided.
- e) The stacking of car bodies and other material to a height above the fence will not be permitted.
- f) Car bodies and other material may have to be screened with roofing if in direct view from surrounding land uses and vantage points within and outside the locality.

## 7.3.2 Vehicle Sales and Hire Premises

### Objectives

- 1) To ensure vehicle sales and hire premises are designed and maintained to contribute positively to the streetscape and amenity of the locality.

### Controls

- a) Fencing in front of the building line will be supported if it is:
  - i) Constructed of steel.
  - ii) No higher than 1.8m.
  - iii) Painted in a dark tone.
- b) A 2m, low level landscaping strip is to be in front of any fencing to soften its appearance.
- c) The area used for parking and display of cars is to be suitably paved.

## 7.3.3 Landscaping Materials Supplies

### Objectives

- 1) To ensure landscaping materials supplies are designed and maintained to contribute positively to the streetscape and amenity of the locality.

### Controls

- a) The storage of all materials such as soil, sand and gravel are to be within designated storage bays.
- b) Adequate loading and unloading facilities for customers and suppliers are to be provided so that it does not affect the circulation of other vehicles within the development.
- c) Parking is to be provided for all plant and equipment used in the business.
- d) An Environmental Management Plan (EMP) is to be submitted with the Development Application for review and approval by Council. The EMP is to address:
  - i) Bin storage of materials.
  - ii) Dust controls through sprinkler systems etc.
  - iii) Hours and days of operation.
  - iv) Loading/Unloading on the site.
  - v) Customer car parking.
  - vi) Stormwater/drainage controls.
  - vii) Screening of unsightly activities.
  - viii) Plant/machinery/equipment/amplified telephones.
  - ix) Any water recycling initiatives.
  - x) Ongoing monitoring of EMP.
  - xi) Complaints register.

## 7.3.4 Sex Services Premises and Restricted Premises

### Objectives

- 1) To ensure sex services and restricted premises are located away from places frequented by children.
- 2) To ensure the scale and design of these premises is compatible with the area.
- 3) To ensure any advertising associated with these premises does not interfere with the amenity of the locality.
- 4) To ensure these premises are operated in a manner that does not interfere with the amenity of the locality.

### Controls

- a) Must be located at least 200m from the nearest boundary of any allotment developed, or proposed to be developed, for a place of public worship, school, dwelling, a place frequented by children, or from the nearest boundary of Yass Road or Canberra Avenue.
- b) Adequate reception/waiting areas are to be provided so as to prevent clients loitering outside premises.
- c) Any new building or refurbishment of an existing building to function as a sex services or restricted premises is to be designed so as to be compatible with the built form of adjoining premises.
- d) Any advertisement for a sex services or restricted premises must comply with the following:
  - i. Include the words "RESTRICTED PREMISES" in capital letters being no less than 100mm and not exceeding 150mm in height.
  - ii. Include the name of the person who conducts the business at those restricted premises or the registered name of the business carried out on those restricted premises.
  - iii. There is no more than one advertisement erected, displayed or exhibited to public view in a window or an entrance of the restricted premises or in, outside or directly above the door to the premises.
  - iv. Not illuminated by flashing lights, changing images or the like.

**Note:** Council may initially limit any development consent for a sex service and restricted premises to 12 months as well as limit the hours of operation. Operation of the premises will be reviewed at that time especially in relation to any complaints received.

**Note:** A *restricted premises* means premises that, due to their nature, restrict access to patrons or customers over 18 years of age, and includes sex shops and similar premises, but does not include a pub, hotel or motel accommodation, home occupation (sex services) or sex services premises.

## 7.3.5 Railway Lands – Oaks Estate

The following additional controls apply to the section of railway lands located within Queanbeyan-Palerang LGA (and adjacent to Oaks Estate in the ACT) currently zoned IN2 Light Industrial as shown on Figure 3.

The purpose of this section of the DCP is to acknowledge the unique nature of Oaks Estate, particularly its heritage value. The controls seek to ensure that any development is undertaken in a manner that has regard to potential impacts on the Oaks Estate community.

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It should be noted that any development of this land needs to be compatible with the nearby residential uses at Oaks Estate and must comply with all relevant parts of this DCP, not just this clause. Accordingly, applicants should ensure that all relevant parts of this DCP have been considered when preparing any application.

## Objectives

- 1) To ensure development contributes to the social, economic and environmental qualities of Oaks Estate.
- 2) To ensure development has regard to the *Oaks Estate Master Plan* adopted by the ACT Government in December 2014 and any other relevant ACT Government Policy.
- 3) To ensure that development of land in the vicinity to any heritage items listed under the ACT Heritage Register is undertaken in a manner that has regard to the significance of the heritage item, particularly its setting and context.
- 4) To ensure development does not compromise the heritage qualities of Oaks Estate (consistent with Part 4 of this DCP).
- 5) To ensure any development does not have an adverse impact on the setting and views to the Queanbeyan Railway Station Precinct.
- 6) To ensure the scale and design of any development is compatible with the existing Oaks Estate area.
- 7) To ensure any development is undertaken and operated in a manner that does not interfere with the amenity of the locality.
- 8) To promote development that enhances the quality of the site and surrounding streetscape.

## Controls

- a) Any development of these lands must be consistent with other relevant controls set out in this DCP, in addition to those set out below.
- b) The ACT Government and the Oaks Estate Resident's Association are to be notified in respect of any proposed development on these lands.
- c) Any development must consider and address potential impacts on any heritage items located in Oaks Estate as listed under the *ACT Heritage Act 2004*.
- d) Buildings are to be of brick or non-reflective cladding including roof. Storage areas are to be screened.
- e) The height of any development is to be restricted to a maximum height of 9 metres consistent with the *Queanbeyan-Palerang Regional Local Environmental Plan 2022*.
- f) In considering development applications, Council shall have regard to the visual impacts of any proposed development when viewed from Oaks Estate.
- g) Any light industrial uses on the land are to be limited to operating between 7.00am and 6.00pm on Monday to Saturday with no activity to be carried out on Sundays or public holidays, except where otherwise approved by Council.
- h) Any access to the lands shall ensure the existing traffic function of Railway Street is not compromised.
- i) Lighting associated with any development is to be designed so as not to create any light spill on residential development in Oaks Estate.
- j) Sex Service Premises and Restricted Premises are not supported on the land.
- k) Industries other than Light Industries are not permissible on the land consistent with the *Queanbeyan-Palerang Regional Local Environmental Plan 2022*.
- l) Any new development will require appropriate arrangements for pollution control and stormwater management.
- m) Colours and materials shall be compatible with the natural scenic qualities of the locality. Visually prominent buildings with incompatible colours will not be supported.
- n) The extensive use of reflective glazed windows is not permitted.

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- o) New materials for construction are to be used.
- p) Scale and proportion of a development can be influenced (reduced) by appropriate planting. In general large, bulky buildings will be visually reduced to the human scale by using larger plants (trees). Similarly, large expanses of hardstand areas e.g. car parks, can be broken down by the use of shade trees.
- q) The appearance of industrial sites, when viewed from nearby residential areas should be addressed through the location of plants and trees that break up the mass of buildings and reduce the potential for glare. This will generally be achieved by a landscape buffer zone between residential and industrial areas and the provision of a wall for noise attenuation.

**Figure 3:** IN2 Light Industrial Land opposite Oaks Estate

