



# **South Jerrabomberra DCP 2015**

## **Part 11**

### **Business Park and Employment Lands Controls and Principles**

|                                    |                  |
|------------------------------------|------------------|
| Principal Plan adopted by Council: | 11 February 2015 |
| Document ID:                       | 893621           |

## Part 11 - Business Park and Employment Lands - Controls and Principles

### 11.1 Purpose of this Part

This part of the development control plan outlines the requirements for development in a Business Park or Industrial (Employment Land) Zone, and for industrial development that may occur outside of these zones.

Development will comply with a Neighbourhood Structure Plan which will form part of this Development Control Plan (DCP).

Development is to comply with the general provisions of Part 8 – All Development of this DCP and relevant provisions of the *Queanbeyan Development Control Plan 2012* as referred to below.

### 11.2 Business Park Desired Future Character

The desired future character of the Business Park is to provide for a business and enterprise precinct which can accommodate a wide range of local employment opportunities. The area should establish a high quality built form character and urban environment through best practice site planning and urban design provisions. Site design within the precinct shall encourage inclusion of design features that provide a high quality environment for staff and customers.

#### 11.2.1 Overall Objectives for Development in the Business Park

In the case of the Business Park the following objectives need to be complied with include:

- 1) Encourage commercial, professional and health care services and light industrial activities in a concentrated business park.
- 2) Achieve an attractive and sustainable built form that complements the visual character of the area.
- 3) Maintain the integrity of the topography, scenic landscape and character of the area by limiting the extent of cut, fill and site regrading.
- 4) Moderate the effect of building height with larger building footprints allocated to flatter sites and smaller or narrower buildings to more sloping sites.
- 5) Size and type of development does not compromise the regional importance of the Queanbeyan CBD.
- 6) Building heights are to be consistent with the Height Maps in the *Queanbeyan-Palerang Regional Local Environmental Plan 2022 (QPRLEP 2022)*.

### 11.3 Industrial Zone Desired Future Character

The desired future character of the Industrial Zone is to provide for a mix of industrial land uses catering for local employment opportunities. Buildings within this zone shall provide for high quality design and create a high amenity environment for employees. Development within the zone shall promote visually attractive form, design and scale in buildings.

## 11.3.1 Overall Objectives for Development in Industrial Zones

- 1) Provide development guidelines for the 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.
- 6) Ensure buildings present an acceptable scale and bulk when viewed from the public domain.

## 11.4 Site Coverage

### Objectives

- 1) To ensure a balance between built form and landscaping in order to provide a high level of amenity and landscape character.
- 2) To present integrated design solutions which take into consideration provisions for deep soil planting, shade/solar access and drainage.
- 3) To allow for future tree planting.
- 4) To facilitate viable and variable commercial floor plates.

### Controls

- a) The maximum site coverage shall not exceed 70% of the site area.
- b) The minimum landscape area is 10% of the site area. Landscaped areas include all permeable and semi permeable surfaces outside of the defined site area but does not include hardstand driveway, paths and parking areas. The minimum dimension of a landscaped area needs to be 2.0m.

## 11.5 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 any residential development in the neighbouring area.

### Controls

- a) The following setback requirements listed below apply to all development.

**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                       | Landscaping with no parking.  |
| Side and rear boundaries  | From zero             | Not applicable           | Walls and openings are fire rated as per National Construction Code requirements. |

**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 and the required National Construction Code.

### 11.6 Car parking and Vehicular Access

#### Objectives

- 1) To ensure adequate areas are provided for off-street car parking, vehicular access, on-site circulation and loading facilities.
- 2) To ensure car parking, circulation and loading areas are integrated with the form and layout of buildings on the site.
- 3) To ensure all vehicles can enter and exit a site in a forward direction.
- 4) To avoid road conflicts and traffic congestions.
- 5) To ensure the safe movement of vehicles and pedestrians.
- 6) To ensure parking and access ways do not become unsightly or affect the amenity of the area by way of dust or uncontrolled runoff.

#### Controls

- a) Compliance with Part 2.2 Car Parking of the *Queanbeyan Development Control Plan 2012*. An extract of car parking rates for typical industrial type land uses is show in the table below.

**Table 2: Minimum Parking Requirements**

| Type of Development  | Minimum Requirement   |
|--|---|
| Vehicle Body Repair workshops, Vehicle repair stations                 | Whichever is the greater of:<br>i) 2 spaces per 100m <sup>2</sup><br>ii) 3 spaces per work bay  |
| General Industry, Light Industry and Warehouse or Distribution Centres | 1.3 spaces per 100m <sup>2</sup> of GFA   |
| Service Stations   | 6 spaces per working bay and 5 spaces per 100m <sup>2</sup> of GFA of convenience store   |
| Resource Recovery Facility   | 1 space per 200m <sup>2</sup> of site area, or when largely combined within a building, requirement is 3 spaces per 100m <sup>2</sup> GFA |
| Bulky Goods Premises, Landscaping Materials Supplies                   | 3 spaces per 100m <sup>2</sup> of GFA plus 1 space per 200m <sup>2</sup> of site area   |
| Take Away Food and Drink Premises                                      | 1 space per 15m <sup>2</sup> of GFA   |

**Note:** All parking spaces are to be clearly marked and signposted and include provision for disabled parking.

### 11.7 Building Design

#### Objectives

- 1) Promote buildings that enhance the quality of the streetscape.
- 2) Encourage innovative, contemporary and sustainable building designs.
- 3) Encourage design that is compatible with type, scale, height, bulk and character, and enhance streetscape characteristics.
- 4) Ensure noise is mitigated.
- 5) Protect/enhance visual amenity of entry points into the city.
- 6) Corner sites have the potential to define entry points and should therefore address the corner and be well articulated and constructed of high quality materials.

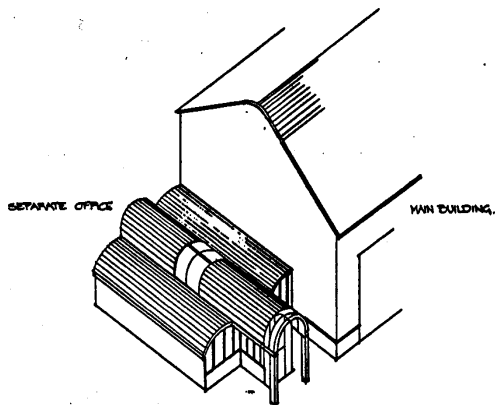


Figure 1

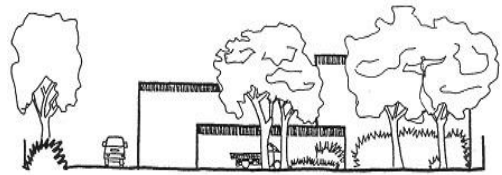


Figure 2

## Controls

- a) The façade of buildings facing the street should be of a high design quality. Monotonous facades consisting of one plane and colour are to be avoided,
- b) Buildings are to be of brick or non-reflective cladding including roof. Storage areas are to be screened,
- c) Office accommodation for development should be located at the front of buildings to ensure that blank facades are broken up. 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 (Figure 1) or internal to the building,
- 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 buildings should be constructed from low maintenance materials and incorporate energy efficient design principles,
- f) The extensive use of reflective glazed windows is not permitted,
- 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 (Figure 2),
- h) Buildings are to be designed to address both frontages with entries and active frontages or a single main entry being provided at the corner.

## 11.8 Safety and Security

### Objectives

- 1) Enhance public safety by reducing opportunities for crime to occur.
- 2) Improve observation of public and private spaces.
- 3) Optimise the use of public spaces and facilities by the community; and
- 4) Promote the design of safe, accessible and well maintained buildings and spaces.

### Controls

- a) Compliance with Part 2.9 of the *Queanbeyan Development Control Plan 2012*.

## 11.9 Landscaping and Visual Amenity

### Objectives

- 1) Provide a buffer between buildings.
- 2) Allow light to penetrate between buildings.
- 3) Contribute to streetscape and amenity.

- 4) Ensure that landscaping and planting is sustainable and appropriate for the site.

### Controls

- a) Provide landscaping to side and rear boundaries adjoining car parking and access areas.
- b) Provide for a minimum 50% of landscaped areas as soft landscaping elements such as gardens, lawns shrubs and trees.
- c) Use planting to complement any staff outdoor recreation area.
- d) Design front planting zones that will soften and complement the view of the buildings, loading, use areas including car parking from the street;
- e) Protect existing mature trees and their canopies as part of the development.

### 11.10 Vehicular Access and Loading/Unloading

#### Objectives

- 1) Provide efficient vehicular access and loading /unloading facilities appropriate to the use.

#### Controls

- a) Compliance with the relevant controls in *Queanbeyan Development Control Plan 2012* Part 2.2 Car Parking.

### 11.11 Pedestrian Access and Mobility

#### Objectives

- 1) To provide safe and easy access to buildings to enable better use and enjoyment by people regardless of age and physical condition.
- 2) To ensure buildings and places are accessible to people with a disability.

#### Controls

- a) To assist people with a disability the main building entry points should be clearly visible from primary street frontages and enhanced as appropriate with awnings, building signage or high quality architectural features that improve clarity of building address and contribute to visitor and occupant amenity.
- b) The design of facilities (including car parking requirements) for disabled persons shall comply with the relevant *Australian Standard (AS 1428 Pt 1 and 2 or as amended)* and the *Disability Discrimination Act 1992 (as amended)*.
- c) The development shall provide at least one main pedestrian entrance with convenient barrier free access to the ground floor and/or street level.
- d) The development shall provide continuous access paths of travel from all public roads and spaces as well as unimpeded internal access.

### 11.12 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 and topography.

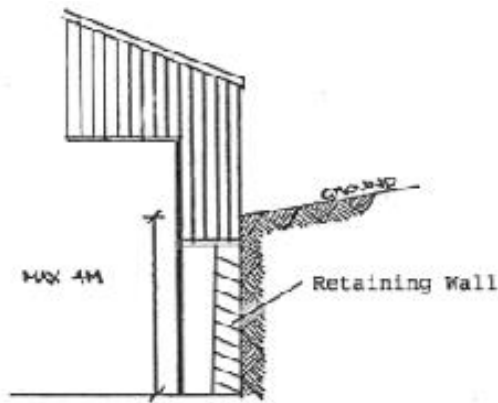


Figure 3

### Controls

- a) Site works, including clearing of existing vegetation, cut and fill, retaining walls, batters and the like require the written consent of Council except for exempt development (refer State Environment Planning Policy (*Exempt and Complying Development Codes*) 2008 and *QPRLEP 2022*)
- b) 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.
- c) Council will consider, in case of particularly undulating sites, a cut of up to 4m in depth where the abutting wall of the building 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. (Figure 3)
- d) 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.
- e) All batters are not to exceed a gradient of 1:4 and shall be suitably stabilised with vegetation. Retaining walls over 1m in height shall be designed by a structural engineer.

**Note:** Development is to be carried out in accordance to relevant erosion and sediment control measures (Refer *QDCP 2012* Part 2) and Part 8 of this DCP.

### 11.13 Materials Storage

#### Objectives

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

#### Controls

- a) All efforts should be made to avoid external storage areas being visible from the street. Storage areas that can be seen from the street and neighbouring areas shall be screened.
- b) Designated outdoor storage areas are to be indicated on the Site Plan submitted to Council as part of the Development Application.
- c) 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.
- d) The use of car space and designated driveway areas for storage of materials is strictly prohibited.

- e) Storage areas are not to impede exit doors/paths from the building.

### 11.14 Fencing

#### Objectives

- 1) Maintain safety and security of the site.
- 2) Maintain a high level of visual amenity while enhancing the streetscape.

#### Controls

- a) Fencing along the street frontage is to be transparent.
- 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.

**Note:** Electric fences are discouraged.

### 11.15 Site Facilities and Services

#### Objectives

- 1) To ensure that site facilities (such as mail boxes, garbage disposal areas, screens, lighting, storage areas, air conditioning units and communication structures) are effectively integrated into the development and are unobtrusive.
- 2) To ensure that site services and facilities are adequate for the nature and quantum of development.
- 3) To establish appropriate access and location requirements for servicing.
- 4) To ensure service requirements do not have adverse amenity impacts.

#### Controls

- a) Mailboxes
  - i. Provide letterboxes for commercial tenancies in one accessible location adjacent to the main entrance of the development. They should be integrated into the wall where possible and be constructed of materials consistent with appearance of the building; and
  - ii. Letter boxes shall be secure and large enough to accommodate articles such as newspapers.
- b) Communication structures, air conditioners and service vents
  - i) Locate satellite dish and telecommunication antennae, air conditioning units, ventilation stacks and any ancillary structures to be:
    - i. Away from the street frontage;
    - ii. Integrated into the roofscape design and in a position where such facilities will not become a skyline feature at the top of any building; and
    - iii. Adequately setback from the perimeter wall or roof edge of buildings.
- c) Waste and Recycling Storage and Collection General
  - i. All development is to adequately accommodate waste handling and storage on site, including trade waste or hazardous / toxic waste. The size, location and handling procedures for all waste, including recyclables, is to be determined by advice from Council's Sustainability and Better Living Division and Workcover Authority of NSW where applicable.
  - ii. Access for waste collection and storage is preferred from rear lanes, side streets or rights of ways.
  - iii. Waste storage areas are to be designed to:



- Ensure adequate driveway access and manoeuvrability for any required service vehicles;
  - Located so as not to create any adverse noise impacts on the existing developments or sensitive noise receptors on any adjoining site; and
  - Screened from the street.
- d) Location requirements for Waste Storage Areas and Access
- i. Where waste volumes require a common collection, storage and handling area, this is to be located:
    - Where a waste vehicle is required to enter the site, the access and circulation area shall be designed to accommodate a vehicle with the following dimensions:

|                |  |
|----------------|--|
| Vehicle length | 10 metres  |
| Vehicle height | 4 metres   |
| Ramp width     | 4 metres   |
| Turning circle | AUSTROADS template for<br>HRV R=12.5m,<br>Speed=5kph |
| Axle height    | 9 tonne/axle   |

### 11.16 Noise, Vibration and other Emission

#### Objectives

- 1) Ensure any emissions from uses are managed to avoid impacts on uses of the site, adjoining development and any local residential area.

#### Controls

- a) 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.
- b) All machinery shall be installed to ensure that no vibration is transmitted beyond the development site.
- c) 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*.

### 11.17 Drainage

#### Objectives

- 1) Ensure drainage and stormwater generated on site is managed to avoid any potential impacts off site.

#### Controls

- a) Development application site plans shall detail methods of stormwater collection and control, including all downpipes, drains and pits, site levels and nearest Council main.
- b) 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 Engineering Services. 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.
- c) Council will encourage, where appropriate, the use of porous surface material and soakage pits to reduce stormwater loads.

### Special Land Use Controls

#### 11.18 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.

##### Controls

- a) Fencing in front of the building line will be supported if;
  - i. In a steel post design
  - 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 presence.
- c) The area used for parking and display of cars is to be suitably paved.

#### 11.19 Landscaping Materials Supplies

##### Objectives

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

##### 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

### 11.20 Sex Services Premises

#### Objectives

- 1) To ensure sex services premises are located away from places frequented by children.
- 2) To ensure the scale and design of premises is compatible with the area.
- 3) To ensure any advertising associated with the sex service premises does not interfere with the amenity of the locality.
- 4) To ensure the premises is 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 worship, school, dwelling or a place frequented by children.
- b) Sex service premises are to be restricted in total floor space such that it will be reasonably compatible with the scale and character of and not dominant in relation to existing development in the vicinity.
- c) Adequate reception/waiting areas are to be provided so as to prevent clients loitering outside such premises.
- d) Under no circumstances are sex workers to display themselves outside of the premises or in windows or doorways.
- e) Any new building or refurbishment of an existing building to function as a brothel or restricted premises is to be designed so as to be compatible with the built form of adjoining premises.
- f) Any advertisement for a restricted premise must comply with the following:
  - i. It does not interfere with the amenity of the locality;
  - ii. It has an area of no more than 3m<sup>2</sup>; and
    - o Includes the words “RESTRICTED PREMISES” in capital letters being no less than 100mm and not exceeding 150mm in height; and
    - o Includes 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.
    - o There is no more than one such 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; and the advertisement is not to be illuminated by flashing lights and does not include changing images or the like.

**Note:** Council may initially limit any development consent for a sex service 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.