



PART G - INDUSTRIAL DEVELOPMENT

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G1 General Objectives

Objectives

- O1. To implement the Objectives of the Canada Bay LEP.
- O2. To improve the quality of industrial development within the City of Canada Bay.
- O3. To ensure that industrial development does not unreasonably adversely impact on residential amenity.
- O4. To encourage employee amenity within Industrial areas.
- O5. To facilitate employment generation and maximise the potential of employment generating industries.
- O6. To encourage design that is sustainable and environmentally responsible, and takes into account its social impact on environmental amenity.
- O7. To encourage design that is of a type, scale, height, bulk and character that is compatible with and will enhance the streetscape characteristics of the surrounding area.

G2 Setbacks

Setbacks play a number of important roles in areas developed for industrial uses. Front, side and rear setbacks ensure space for landscaping, contribute to streetscape consistency and modulate building bulk and scale. Setbacks also provide a transitional area or buffer to adjoining land uses and ensure building entrances are clearly visible

Objectives

- O1. To encourage design that is in keeping with the streetscape characteristics of the surrounding area.
- O2. To ensure sufficient space for landscaping, on site parking, access, and circulation.
- O3. To modulate the bulk and scale of development.
- O4. To provide a buffer to adjoining land uses, reducing adverse impacts on surrounding land uses and residential amenity.
- O5. To integrate development with the existing street and footpath network.
- O6. To ensure development provides adequate disabled access, wherever possible.

Controls

C1.	The front or road setback of buildings should be consistent with the setback of adjoining buildings. Where the setback of adjoining buildings is inconsistent, the building should be consistent with the dominant setback found along the street. In some instances, Council may require a minimum setback of 6.0m, depending on the circumstances of the case.
C2.	Front setbacks are to comprise soft landscaping in accordance with the requirements of section F3.
C3.	A minimum side and rear setback of 6.0m is required - 50% of the side setback can be used for off street parking providing the remaining area comprises soft landscaping in accordance with the requirements of section F3.
C4.	Greater setbacks may be required for bulky, hazardous and noise or odour generating activities.

G3 Landscaping

Landscaping provides a setting for development and can contribute positively to the creation of a strong corporate identity. It contributes to the creation of a pleasant working environment for employees and increases the amenity of on-site car parking and storage areas. Landscaping can also play an important buffer role for industrial development that adjoins residential development.

Objectives

- O1. To ensure that there is accessible and useable open space for the use of employees.
- O2. To integrate building design, car parking and service facilities with landscaping to achieve a pleasant working environment.
- O3. To protect and enhance the existing landscape character of the City of Canada Bay.
- O4. To improve the visual amenity of industrial development sites and areas.
- O5. To provide robust landscaping within new industrial development that contributes to biodiversity, sustainability, water efficiency and reduction of airborne pollutants.
- O6. To enhance stormwater management by minimising hard non-porous surfaces.

Controls

C1.	Open space dedicated to the recreational use of employees is to be provided on site within a landscaped setting.
C2.	Front and side setbacks are to be landscaped to soften and screen buildings, storage, service and parking areas.
C3.	Landscaping and fencing should not obscure the main building entry.
C4.	A minimum of 10% of the subject site should be landscaped.
C5.	All security fencing should be located behind the landscaped setback. Council may vary this requirement if it is considered desirable in the circumstances.
C6.	All landscaped areas should be supplied with a fully automatic irrigation system.
C7.	All new proposals for industrial development should be accompanied by a landscaping plan prepared by a qualified professional.

G4 Building form and appearance

Building form and appearance encompasses a number of aspects of building design including amenity, relationship to the streetscape, materials, energy use, and noise mitigation.

Objectives

- O1. To ensure the form and scale of development enhances the streetscape and visual quality of the area.
- O2. To encourage innovative, contemporary and sustainable building design.
- O3. To ensure that materials used contribute positively to ecological sustainability.
- O4. To minimise energy use in all parts of buildings.
- O5. To ensure building materials mitigate noise impacts to adjoining development, particularly residential areas.

Controls

C1.	Building height, mass, and scale should compliment and be in keeping with the character of surrounding and adjacent development.
C2.	Colours should be consistent with the themes of adjoining development and enhance the visual amenity of the industrial area.
C3.	Building entrances should be clearly defined and well articulated through form, materials and colour and provide level or ramped access.
C4.	Buildings should not contain long, blank, and unarticulated walls, particularly on street frontages.
C5.	Buildings should be of a contemporary and innovative design. All public frontages should be specially articulated with the use of brick, stone, concrete, glass (non-reflective), and like materials.

Public utilities

Controls	
C6.	<p>For new development and substantial alterations to existing premises provision must be made for connection to future underground distribution mains.</p> <p>In such developments the following must be installed:</p> <ul style="list-style-type: none"> • 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). <p>Council may require the bundling of cables in the area surrounding the development to reduce the visual impact of overhead street cables.</p> <p>For further details see Energy Australia requirements.</p>

G5 Light and noise

It is important to maintain the amenity of adjoining land. Light spillage and noise emissions are two key design considerations.

Objectives

- O1. To ensure industrial development maintains the amenity of surrounding development.
- O2. To ensure appropriate noise attenuation measures are incorporated into building design and site layout.
- O3. To ensure lighting does not distract or annoy vehicle drivers or the occupants of adjoining properties.

Controls	
C1.	Sources of noise, where practicable, should be sited away from adjoining properties and where necessary, be screened by acoustical treatments.
C2.	High-intensity noise generating industries will not normally be permitted in close proximity to residential uses.
C3.	Light sources should be directed away from adjoining residential properties.