

# Chapter 8: Industrial Uses



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# 8.1. Introduction

## 8.1.1. Application of this Chapter

The objectives and controls contained within this Chapter apply to the following areas in the Maitland LGA:

- All proposed development in E4 General Industrial zones, E3 Productivity Support zones, and any SP1 Special Activities or SP2 Infrastructure zones that include the land uses under the E3 and E4 zones, excluding the land uses specified in Chapter 7, Section 7.1.1 of this DCP, and
- Light Industrial development in MU1 Mixed Use zones.

**Note:** The term **industrial development** under this chapter is to be taken to mean development falling within the areas outlined above.

## 8.1.2. Relationship to other Chapters

This section is to be read in conjunction with the following chapters and documents:

- Chapter 1: Introduction and Administration
- Chapter 2: Environmental Considerations
- Chapter 3: Site Requirements
- Chapter 4: Heritage
- Chapter 5: Subdivision
- Chapter 7: Commercial Uses
- Chapter 9: Rural and Other Land Uses
- Appendix A: Application Requirements Other Development
- Appendix B: Application Requirements Minor Development
- Council's Manual of Engineering Standards

Depending on where the site is located, the following area plans and associated additional development controls may also apply to a development:

• Chapter 10: Special Precincts, Locality Plans and Urban Release Areas

**Note:** Where no site-specific Chapter or Locality Plan applies to a development site, or the site falls within land marked as an Urban Release Area under the *MLEP 2011*, Council may require one to be prepared prior to lodgement of development applications in the following cases:

- a. If the land is subject to Clause 6.3 of the *MLEP 2011*, OR
- b. where the land is subject to environmental constraints and/or more than one land parcel or ownership is involved.



## 8.1.3. How to use this Chapter

This Chapter provides the general parameters for the design of uses within areas that are for industrial or productivity support purposes in particular zones (see Section 8.1.1), including but not limited to uses such as **warehouse or distribution centres, storage premises, business premises,** and **general industries**.

## 8.1.4. Intent of this Chapter

The intent of this DCP Chapter is to:

- a. Promote and facilitate the efficient use of developable industrial land in the Maitland LGA and facilitate employment opportunities.
- b. Facilitate industrial-based economic development opportunities within the E3 Productivity Support and E4 General Industrial zones.
- c. Ensure that industrial development within the Maitland LGA gives due regard to site constraints and opportunities.
- d. Ensure that the principles of Ecologically Sustainable Development (ESD) are applied to the design of industrial developments, including energy efficiency, adaptability for future technologies, and minimisation of environmental impacts.
- e. Limit conflicts between industrial zones and neighbouring residential areas.

## 8.1.5. Application Requirements

In addition to addressing the relevant matters from other chapters, Appendix A: Application Requirements – Other Development/Appendix B: Application Requirements – Minor Development, and any other matter required under other legislation or regulations, the following details are required to be provided as part of a Development Application for development subject to the controls of this Chapter:

- a. Detailed Project description including the manufacturing processes involved,
- b. Handling processes,
- c. Any **potentially hazardous development** or **potentially offensive development** forming part of the development,
- d. Expected annual throughput and production,
- e. Proposed bulk storage areas including for hazardous materials (e.g. chemicals, fuels, oils, etc),
- f. Material import and export amounts and probable routes,
- g. Fire safety and other safety measures for buildings and storage areas, and
- h. Whether any other licence or approval is required under other legislation, and details relating to obtaining the relevant licence or approval.



# 8.2. Design Requirements

## 8.2.1. Setbacks and Streetscape

#### Objectives

- O.1 To ensure that industrial developments maintain an appropriate relationship with the streetscape and surrounding areas.
- O.2 To minimise the visual impact of industrial buildings on the streetscape while promoting an attractive and functional street frontage.
- O.3 To ensure setbacks provide adequate space for landscaping that contributes positively to the streetscape.
- 0.4 To mitigate potential impacts of industrial developments on adjoining sensitive areas.

#### PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS

PC.1 Setbacks for development subject to this Chapter are to be provided in accordance with **Table 8.1** below:

• O.1 Table 8.1: Minimum setbacks

<ul><li>O.2</li><li>O.3</li></ul>	DEVELOPMENT TYPE	FRONT SETBACK	SECONDARY SETBACK	SIDE SETBACK	REAR SETBACK
	Development under this Chapter	5m	3m	In compliance with the Building Code of Australia.	In compliance with the Building Code of Australia.
	Development under this Chapter adjoining a residential, conservation, or recreation zone	5m	5m <sup>1</sup>	5m <sup>1</sup>	5m <sup>1</sup>

Note:

1. The additional setback here is to allow for adequate landscaping required under PC.2 of this section.







## 8.2.2. Building Design

- O.5 To ensure that industrial buildings are designed to be visually attractive and use high-quality materials and finishes.
- O.6 To minimise the bulk and scale of buildings and blank walls through articulation, varied materials, and architectural features.
- O.7 To integrate sustainable design principles, including Ecologically Sustainable Design (ESD), to improve energy and water efficiency, natural ventilation, and the overall environmental performance of industrial buildings.
- O.8 To ensure that building design includes appropriate treatment of rooflines, loading areas, plant, and equipment to minimise visual and amenity impacts on surrounding properties and public spaces.

PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS	
<b>PC.1</b> • 0.5	Office components of industrial developments are to be located at the front of the building, with the design integrated into the overall façade to contribute to streetscape quality, activation and provide passive surveillance.
<b>PC.2</b> • 0.6	Walls exceeding 15m in length or 4m in height will be articulated, landscaped, or treated with architectural features such as projections, recesses, windows, or material and colour variations to provide visual relief.
	Note: Window openings are discouraged as a treatment alongside elevations.
PC.3	Buildings are to incorporate a mix of materials and colours to reduce the visual impacts of buildings and integrate with the surrounding built form and street character.
• 0.5	
• 0.6	
<b>PC.4</b> • 0.8	Rooftop and exposed structures, such as plant rooms, air conditioning units, and exhaust systems are to be integrated within the building design where visible from the street, residential areas, or public spaces.
<b>PC.5</b> • 0.8	Loading areas, driveways, rubbish storage, and rooftop equipment must not be located adjacent to residential, conservation, or recreation zones.
<b>AS.2</b> • 0.6	Developments are encouraged to incorporate circular economy principles by using recyclable or sustainable materials in construction, and by designing buildings to allow for future adaptability and material reuse.



## 8.2.3. Impervious area

- O.9 To ensure that impervious surfaces are balanced with a degree of unbuilt area to reduce urban heat island effect and allow for adequate landscaping.
- 0.10 To ensure industrial uses can meet requirements relating to landscaped area.





## 8.2.4. Landscaping

- O.11 To provide landscaping to improve and complement the appearance of industrial developments and enhance streetscape.
- O.12 To contribute to the Maitland Environmental Sustainability Strategy's target of achieving 30% tree canopy cover across the LGA.
- O.13 To provide functional areas of planting that enhance the presentation of a building, provide amenity, cooling and shade, and contribute to overall streetscape character.
- O.14 To promote the use of durable, low-maintenance plant species suitable for industrial environments, ensuring longevity and cost-effectiveness.
- 0.15 To help create a greener industrial park environment.

PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS		
<b>PC.1</b> • 0.11	A detailed landscape plan is to be submitted as part of development, in accordance with the requirements under Appendix A: Application Requirements – Other Development.	
<ul><li>PC.2</li><li>0.11</li><li>0.12</li><li>0.13</li></ul>	<ul> <li>Trees of appropriate species for the local environment (in accordance with the Maitland Tree Species List) are to be planted within the following areas to provide canopy cover, shading, biodiversity connectivity, and visual screening at maturity:</li> <li>a. the front setback area, being 5m at a minimum,</li> <li>b. the secondary setback area, being 3m at a minimum (where applicable), and</li> <li>c. the side and rear setbacks, where visible from, or adjoining, residential, conservation, recreation, or public facing areas.</li> <li>Note: Consideration is also to be given to the requirements of Section 3.4.2 and 3.4.3 of Chapter 3: Site Requirements of this DCP.</li> </ul>	
<ul><li>PC.3</li><li>O.13</li><li>O.14</li></ul>	Landscaped areas must include functional plantings, such as trees and shrubs, that provide shade, cooling, and enhance the appearance of the streetscape.	
<b>PC.4</b> • 0.12	Where an industrial development adjoins a biodiversity corridor or natural area, landscaping is to be appropriately located to enhance connectivity and biodiversity outcomes.	
<b>AS.1</b> • 0.14 • 0.15	All landscaped areas are encouraged to use low-maintenance, durable and drought resilient plant species in accordance with the <b>Maitland Tree Species List</b> , alongside automated watering systems that are suitable for industrial environments to ensure longevity and reduce maintenance needs.	
<b>PC.5</b> • 0.13	A physical barrier kerb is to be constructed between all landscaped areas, and areas for the standing or manoeuvring of vehicles on the site.	

## 8.2.5. Fencing

#### Objectives

- O.16 To ensure that the design and location of fencing is integrated within the overall development and is suitable for its purpose and setting.
- O.17 To ensure that fencing provides necessary security and is constructed to a high standard, complementing the landscape design and contributing to an attractive streetscape.

#### PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS PC.1 Fencing along street frontages is to be open style fencing that does not obstruct views of the landscaped areas or reduce passive surveillance. • O.16 • 0.17 Front fencing is limited to a maximum height of 1.8m. PC.2 • 0.17 Palisade fencing is encouraged for street frontages to provide security while maintaining AS.1 an open and visually appealing design. • O.17 Where security fencing exceeds 1.8m in height, it should be located behind the front **AS.2** setback to minimise visual impact on the streetscape. • 0.17

## 8.2.6. Signage

## Objectives

- O.18 To ensure that signage is carefully integrated into the design of industrial developments and used as a positive design element.
- O.19 To allow the display of information identifying the premises, the business, and the activity conducted on the site.
- O.20 To ensure a coordinated and consistent approach to signage where multiple tenancies or businesses occupy a site, preventing visual clutter.

#### PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS

PC.1 All signage is to be designed as an integral part of the overall development, enhancing the building design and contributing positively to the streetscape.



PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS		
<ul><li>PC.2</li><li>0.18</li><li>0.19</li></ul>	Signage must be contained within the site boundaries and limited to information directly related to the business or activity conducted on the site.	
<b>PC.3</b> • 0.20	In multi-tenanted developments, signage is to be coordinated through a single directory board or free-standing sign at the entrance of the development, avoiding individual signs for each business at the frontage.	
<b>PC.4</b> • 0.18	The size of signs must be proportional to the building and must not dominate or detract from the development's architecture or surrounding landscape.	
<b>PC.5</b> • 0.18	Illuminated signs are to be designed to minimise glare and light spill onto adjoining properties and public spaces.	
<b>PC.6</b> • 0.18	No signage is to be provided higher than the building roof line of any building within the development.	

## 8.2.7. Sustainable Design

- O.21 To ensure building orientation maximises solar access and natural cross ventilation, promoting energy efficiency and occupant comfort.
- O.22 To encourage the integration of energy-efficient systems and materials to reduce the overall environmental impact of industrial developments.
- 0.23 To support the future adaptability of industrial buildings by incorporating design features that facilitate the installation of renewable energy generation and low-carbon technologies.

PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS		
<b>PC.1</b> • 0.21	Where ancillary office spaces are provided, buildings are to be oriented to maximise solar access and natural cross ventilation wherever possible to improve energy efficiency and occupant comfort.	
<b>PC.2</b> • 0.22	Developments must incorporate energy-efficient systems and materials, including but not limited to insulation, energy-efficient lighting, and low-emission building materials.	
<b>PC.3</b> • 0.23	Developments must demonstrate future adaptability for the installation of renewable energy generation systems such as solar panels and the use of low-carbon technologies.	
<b>AS.1</b> • 0.21 • 0.22	Developments exceeding 5,000m <sup>2</sup> gross floor area are encouraged to achieve the equivalent of a minimum 4-Star Rating under the Green Building Council of Australia's Green Star Rating tool or a similar rating system, such as the National Australian Built Environment Rating System (NABERS).	



## 8.2.8. Waste Management and Circular Economy

#### Objectives

- O.24 To incorporate well-designed and innovative waste and recycling facilities at the building design stage to support effective waste management.
- O.25 To encourage the development of circular economy infrastructure, including reuse and repair facilities, sharing and leasing services, and community recycling centres.
- O.26 To minimise the amount of waste generated and sent to landfill through effective waste separation and resource recovery systems.

#### PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS

<ul><li>PC.1</li><li>0.24</li><li>0.26</li></ul>	<ul> <li>All developments subject to this chapter must include a designated general waste/recycling storage area or room(s) that:</li> <li>a. Is located adjacent to on-site waste collection points,</li> <li>b. Is integrated into the building's design and is setback from the front building line,</li> <li>c. Provides convenient facilities for separation of recyclable material, general waste, and other waste with sufficient space for all bins,</li> </ul>
	d. Has a floor area at least 50% larger than the size of the bins and/or equipment,
	e. Have a smooth graded ground surface,
	f. Is well ventilated and adequately lit,
	<ul> <li>g. Is suitably enclosed, covered, and maintained to prevent polluted wastewater runoff and unpleasant odours,</li> </ul>
	h. Is designed to prevent vermin,
	i. Has access to an external water tap adjacent to the storage area,
	j. Provides a drain in the bin storage area discharging to a sewer connection (where relevant), and
	k. Is adaptable to changes in waste generation rates and types of waste produced.
<ul><li>PC.2</li><li>0.24</li><li>0.26</li></ul>	Waste collection points are to be included within the development and must be designed to allow safe and efficient access for waste collection vehicles, ensuring that vehicles can enter and exit the site without disrupting traffic or pedestrian flow.
AS.1 • 0.24 • 0.25 • 0.26	Developments over 5,000m <sup>2</sup> GFA are encouraged to incorporate well-designed and innovative waste and recycling facilities that support circular economy activities, such as reuse and repair facilities, community recycling centres, and other initiatives that maximise resource recovery.



## 8.2.9. Multi-Unit Industrial Development

#### Objectives

- 0.27 To ensure that all industrial activities are conducted within the building or within dedicated areas to minimise adverse impacts on surrounding properties and the environment.
- O.28 To encourage high-quality site design and flexibility within common property for access, landscaping, waste servicing, parking, and loading areas in strata subdivisions.
- O.29 To help ensure that multi-unit industrial developments are adequately provisioned for in regards to parking, loading zones, and servicing.

#### PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS

<b>PC.1</b> • 0.27	All proposed activities must be contained within the tenancies of each building or appropriately located and identified outdoor areas, including any storage areas. Any outdoor areas must be located away from sensitive receivers, such as residential areas, and be screened from view.
<b>PC.2</b> • 0.27	Trade waste must be stored inside each unit or in a designated, communally managed storage area. The location of trade waste storage must not interfere with parking or vehicle manoeuvring areas and must be screened from public view.
<b>PC.3</b> • 0.28	Landscaping, access areas, and car parking are to be included as common property in any strata subdivision.
<b>PC.4</b> • 0.29	Where the specific future use is unknown, applicants are to nominate a theoretical use for each tenancy.

