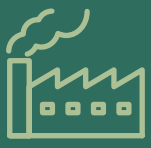


PART F

INDUSTRIAL DEVELOPMENT

DRAFT

2025

UPPER LACHLAN
DEVELOPMENT CONTROL PLAN

TABLE OF CONTENTS

F.1. | INDUSTRIAL DEVELOPMENT

APPLICATION OF THIS PART

Part F.1 applies to land within the Upper Lachlan Local Shire where industrial development is permitted with consent under the Upper Lachlan Local Environmental Plan 2010, including the following zones:

1. E1 Local Centre.
2. E4 General Industrial.
3. MU1 Mixed Use.
4. RU5 Village.

TERMS AND DEFINITIONS

Part F.1 uses a number of specific terms that are explained below:

Annual Exceedance Probability (AEP) is the chance of a flood of a specific size occurring in any one year, expressed as a percentage. For example, a 1% AEP flood has a 1% or 1 in 100 chance of being reached or exceeded in any given year.

Articulation Zone is an area of a lot forward of the building line within which building elements are permitted to be located.

Australian Height Datum (AHD) is the common national surface level datum approximately corresponding to mean sea level.

Building Code of Australia (BCA) is a set of technical provisions for the design and construction of buildings and other structures in Australia, and is now part of the National Construction Code.

Flood Hazard is the potential loss of life, injury and economic loss caused by a future flood event.

Flood Prone Land is land that is susceptible to flooding as per the Upper Lachlan Floodplain Risk Management Plan and Study.

Flood Planning Area is the area of land at or below the Flood Planning Level and thus subject to flood related development controls.

Flood Planning Level (FPL) is the level of the 1% AEP plus a safety freeboard, which is 500mm as adopted by Upper Lachlan Shire Council.

Freeboard is the factor of safety typically used in relation to the setting of floor levels, levees and the like, and is usually expressed as a height above a flood planning level.

Hill is a minimum change in elevation of 20m over a 100m distance.

Industry means a general industry, heavy industry, light industry, but does not include a rural industry, extractive industry or a mine.

Note: definitions of the above types of residential accommodation are shown in the Dictionary in the Upper Lachlan Local Environmental Plan 2010.

Industrial Activity means the manufacturing, production, assembling, altering, formulating, repairing, renovating, ornamenting, finishing, cleaning, washing, dismantling, transforming, processing, recycling, adapting or servicing of, or the research and development of, any goods, substances, food, products or articles for commercial purposes, and includes any storage or transportation associated with any such activity.

Landholding means an area of land constituted or worked as a single property, and if comprising more than 1 lot–the lots are contiguous, or separated only by a road or watercourse.

Legal Point of Discharge is the designated location where stormwater from a property is legally permitted to drain into a public stormwater system.

National Construction Code (NCC) is a set of technical provisions for the design, construction, and performance of buildings and plumbing systems in Australia.

On Site Detention (OSD) is a stormwater management system that is designed to temporarily store excess stormwater runoff on a property for controlled release in a manner that ensures it doesn't overwhelm the local drainage system, and may employ design features such as detention basins, water tanks, sumps and the like.

Primary Road is the primary road used to access a property.

Probable Maximum Flood (PMF) is the largest flood that could conceivably occur at a particular location.

Ridgeline refers to the highest line (crest) along a hill or mountain ridge.

Site Coverage is the proportion of a site that is covered by buildings / structures.

F1.1. Earthworks and Retaining Walls

OBJECTIVE

To ensure earthworks associated with industrial development does not negatively impact on the soil and water quality, adjoining properties and the wider public realm.

STANDARDS

a. Development involving earthworks, including batters, footings, drainage, retaining walls or other structural supports is located wholly within the property boundary.

b. Development involving earthworks is suitably protected from soil erosion, soil movement and sedimentation as per Landcom Managing Urban Stormwater Soils and Construction (Blue Book).

c. Development involving earthworks does not exceed a maximum height / depth measured from existing ground level of 3m.

d. Despite c) above, earthworks are not to exceed 1m in height or depth within 1m from any boundary, unless stabilised by a retaining wall or similar structural support.

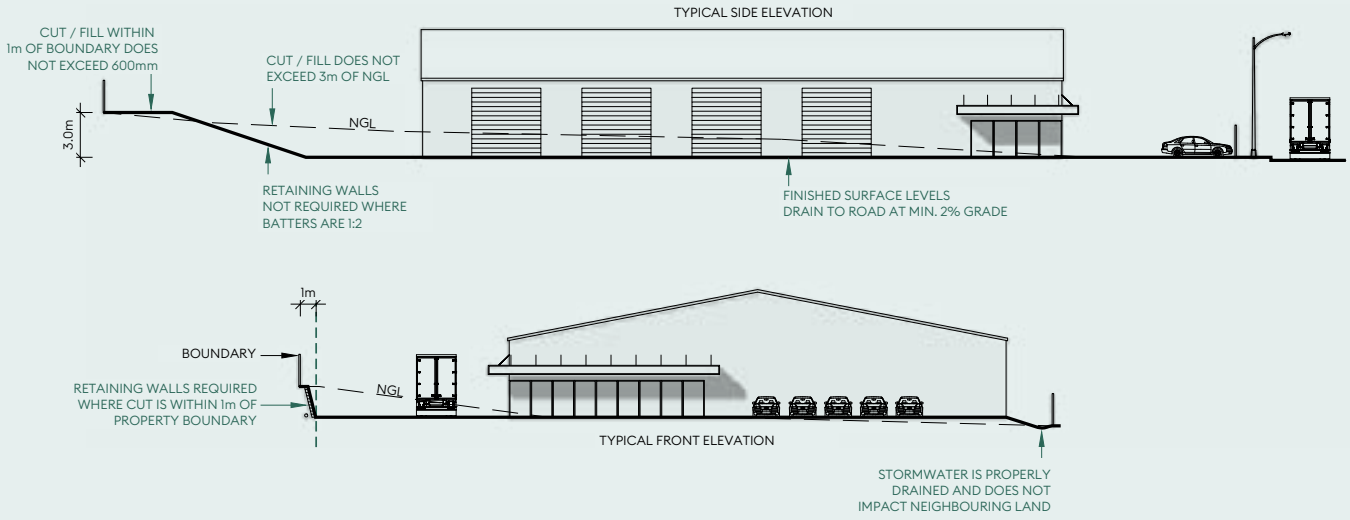
e. Development involving earthworks 600mm above / below existing ground level has batters of no less than 1:2 or take the form of a retaining wall or other structural support that is certified by a suitably qualified professional.

f. Development is designed to drain stormwater to a legal point of discharge and not onto adjoining private property without a drainage easement.

g. Development that is not able to drain stormwater to a legal point of discharge is supported by a Stormwater Management Plan prepared by a suitably qualified professional that proposes a site specific solution that avoids impacts on buildings, structures and adjoining properties.

h. Development involving the importation of fill is to be certified Virgin Excavated Natural Material (VENM).

Diagram 1. Example of Earthworks and Retaining Wall Design



F1.2. Streetscape and Setting

OBJECTIVE

To ensure industrial development does not negatively impact on the surrounding streetscape.

STANDARDS

a. Development is designed with attractive street elevations to the primary street frontage.

b. Development on corner lots is designed to address both street frontages by incorporating one or more of the following techniques into the building facades:

   i. Wall place projections or recesses.
   ii. Windows.
   iii. Variation of roof height.
   iv. Material changes.
   v. Landscaping (where practical).

c. Development is compatible in scale, height, character and form with adjoining buildings.

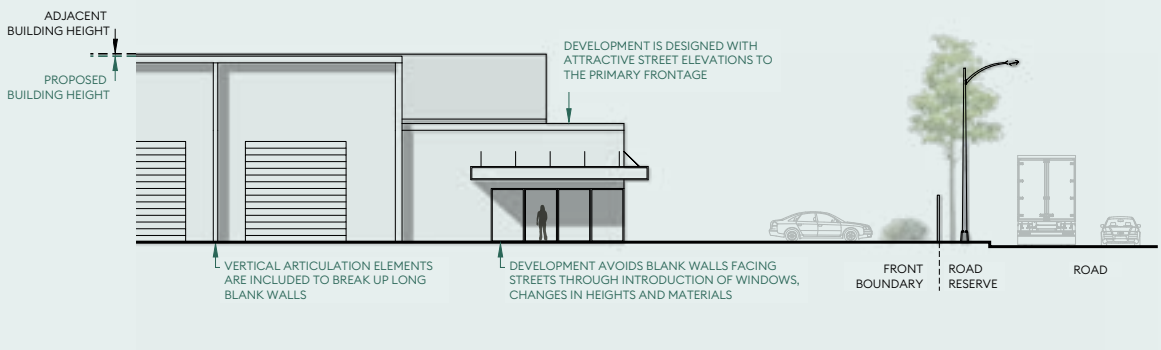
d. Development is designed to avoid long blank walls facing streets by incorporating one or more of the following techniques into the building facades:

   i. Wall place projections or recesses.
   ii. Windows.
   iii. Variation of wall heights.
   iv. Material changes.

e. Development does not necessitate the removal of existing street trees that significantly contribute to streetscape appeal and character.

f. Development proposing changes to the public footpath or road network complies with Upper Lachlan Shire Council Engineering Guidelines (latest version).

Diagram 2. Example of Streetscape and Setting Design



F1.3. Building Setbacks

OBJECTIVE

To ensure industrial development complements the adjoining streetscape and other development and complies with the National Construction Code.

STANDARDS

a. Development is designed to have front setbacks that are:

   i. 8m from the primary street frontage to allow a minimum 3m landscaped area and extra provision for on-site car parking and maneuvering, or

   ii. The average of the two nearest adjoining buildings, or

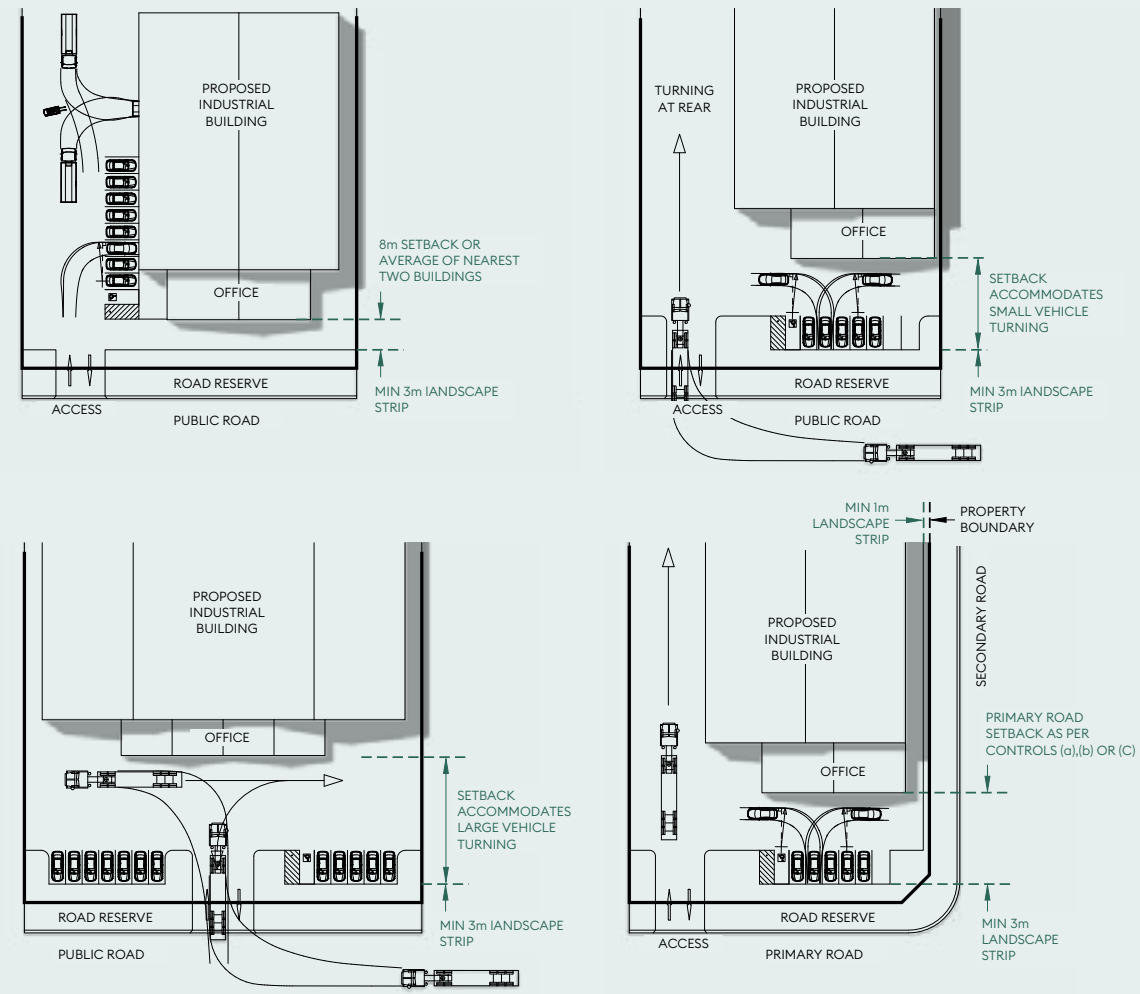
   iii. Consistent with the setback of any adjoining buildings that are listed heritage items under the Upper Lachlan Local Environmental Plan 2010.

b. Development does not involve use of front setback areas for the storage of equipment, merchandise or waste material.

c. Development on a corner lot is designed with a minimum 4m side setback adjoining the secondary street, which includes a minimum 1m wide landscaping strip.

d. Development is designed with side and rear setbacks that comply with the National Construction Code, with minimum 3m setbacks from adjoining land that is being used for a residential purpose.

Diagram 3. Example of Building Setbacks



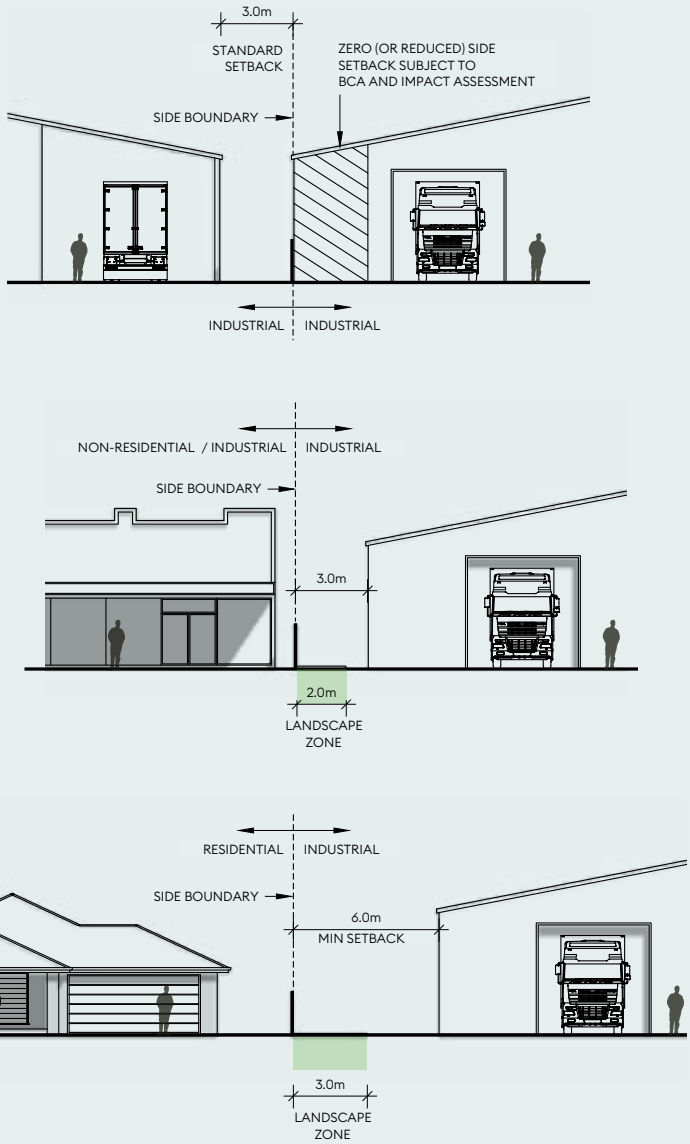


Diagram 4. Example of Building Setbacks with Landscaping

F1.4. Building and Site Design

OBJECTIVE

To ensure industrial development is well-designed so as not to cause adverse visual and amenity impacts.

STANDARDS

a. Development is located wholly within the property boundary.

b. Development has a maximum height of 11m, so long as it does not cause overshadowing impacts on adjoining land used for residential purposes.

c. Development uses new materials and neutral colours that are appropriate to the site and surrounding area.

d. Development avoids use of highly reflective building materials if they are immediately visible from adjoining streets.

e. Development makes provision for vehicle access, car parking and loading / unloading in accordance with Part G - Parking of the Upper Lachlan Development Control Plan 2025.

f. Development provides high levels of access throughout buildings and on-site car parks in accordance with the National Construction Code.

g. Development adjoining a constructed footpath in a road reserve is to provide a suitable connection to the public footpath network in accordance with Upper Lachlan Shire Council Engineering Guidelines (latest version).

h. Development involving internal pathways are direct and follow pedestrian desired lines and avoid blind corners / dark spaces.

i. Development involving new entrances are located in prominent and easily recognisable locations with directional signage and lighting used where necessary / appropriate.

j. Development involving noisy operations are conducted inside buildings and away from vehicle entry doors, roller shutters and other frequently used openings in walls that adjoin residential properties or other sensitive uses.

k. Development involving night time lighting of outdoor spaces is to ensure light sources are directed away from adjoining properties.

l. Development involving office components are incorporated into the design of new industrial buildings in compliance with the following criteria:

   i. Located at the street frontage of the structure.
   ii. Architecturally differentiated to break up the facade.
   iii. Provide passive surveillance to the street.
   iv. Accessible to customers, where necessary.

m. Development on corner allotments is designed to address both street frontages and avoid long blank walls and unbroken roof lines facing the street by incorporating one or more of the following techniques into the building facades:

   i. Wall place projections or recesses.
   ii. Windows.
   iii. Variation of roof height.
   iv. Material changes.
   v. Landscaping.

n. Development is clearly displayed with a street number that is made of durable materials in a position that can be viewed from adjoining streets.

o. Development involving roof mounted solar panels, air-conditioning units, ventilation and exhaust systems, lift motor rooms and plant rooms are integrated with the building design to ensure high quality appearance as viewed from adjoining streets.

p. Development involving external storage areas are screened so as not to be exposed to view from adjoining streets.

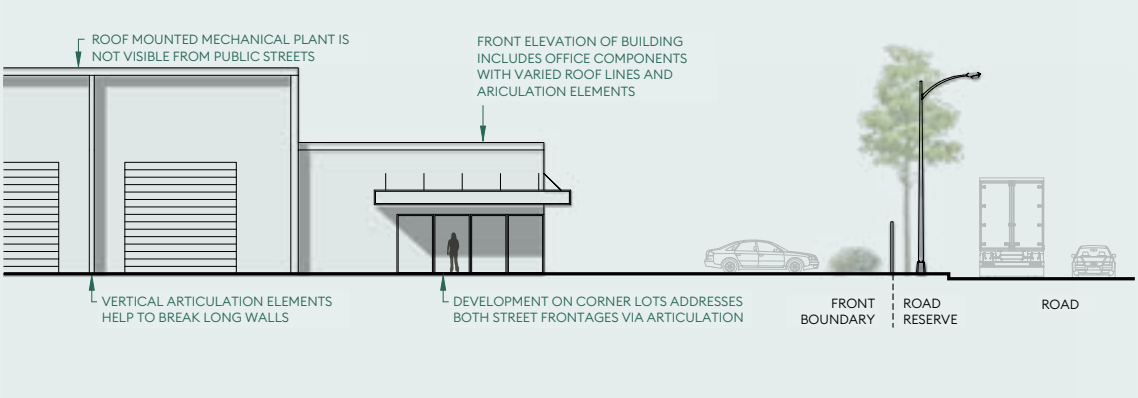


Diagram 5. Example of Building and Site Design

F1.5. Advertising Signage

OBJECTIVE

To ensure signage in industrial areas is well designed, structurally sound and complementary to the adjoining streetscape.

STANDARDS

a. Development involving advertising signage complies with Schedule 5 of State Environmental Planning Policy (Industry and Employment) 2021.

b. Development involving advertising signage on heritage listed items under Schedule 5 of the Upper Lachlan Local Environmental Plan 2010 is designed to complement the architectural features / heritage significance of the heritage item.

c. Development involving advertising signage is not to lead to visual clutter through proliferation of separate advertisements on the site, with a maximum of 3 signs per business.

d. Development involving advertising signage is appropriately co-ordinated and designed where it is proposed on buildings servicing multiple tenancies.

e. Development involving advertising signage is designed with a scale that is appropriate / proportionate to the adjoining streetscape.

f. Development involving advertising signage is not to flash, or be illuminated to such an extent that will cause unacceptable glare for pedestrians, motor vehicles or adjoining residents.

g. Development involving on-building advertising signage is located in accordance with State Environmental Planning Policy (Industry and Employment) 2021 and the following specific requirements:

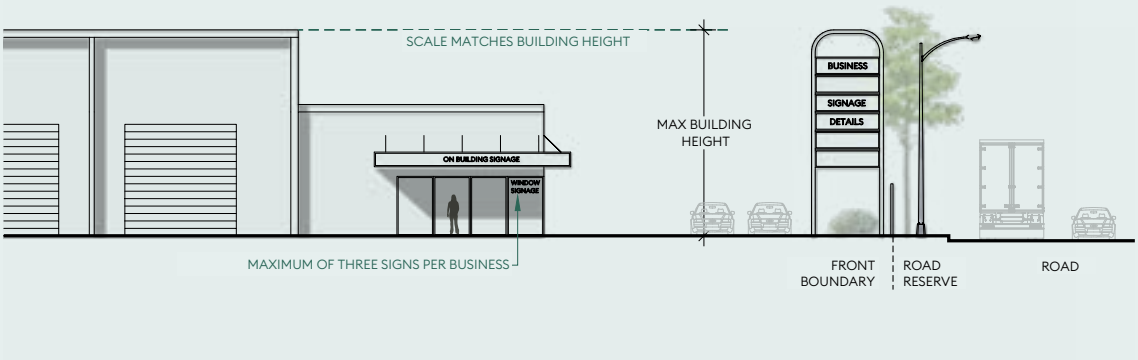
   i. On or below the eaves / awning of the building.
   ii. Not projecting outward from the facade of the building by more than 200mm.
   iii. Securely affixed to the building and structurally adequate.

h. Development involving free standing advertising signage is located in accordance with State Environmental Planning Policy (Industry and Employment) 2021 and the following specific requirements:

   i. Wholly within the property boundary and not encroaching upon any public land.
   ii. Below the apex roof height of the tallest building on the site to which it is to be installed.
   iii. Certified as being structurally adequate by a structural engineer.

i. Development involving advertising signage is to remove redundant signage as part of the erection of new signage.

Diagram 6. Example of Advertising Signage



F1.6. Landscape Design and Fencing

OBJECTIVE

To ensure industrial development is provided with appropriate levels of landscaping that complement the building design and surrounding streetscape.

STANDARDS

a. Development that results in site coverage greater than 50% is supported by a Concept Landscape Plan.

b. Development requiring a Concept Landscape Plan must include species that are appropriate for site soil, aspect, drainage and micro-climate.

c. Development requiring a Concept Landscape Plan avoids species that are declared a noxious weed in the Upper Lachlan Shire in accordance with the Noxious Weeds Act 1993.

d. Development requiring a Concept Landscape Plan includes a drip, trickle or spray irrigation system.

e. Development adjoining land that is being used for a residential purpose is to provide a minimum 3m wide landscaped area adjoining the shared boundary to ensure adequate visual separation and privacy.

f. Development involving erection of front boundary fencing is restricted to the following land-uses:

   i. Vehicle sales or hire premises.
   ii. Plant nurseries.
   iii. Garden centres.

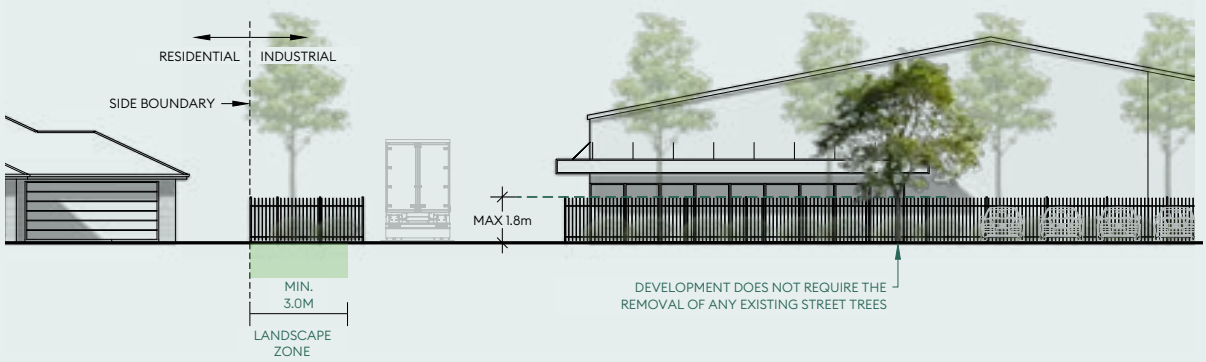
g. Development involving the erection of front boundary fencing is designed in accordance with the following:

   i. Subject to f) above.
   ii. No higher than 1.8m.
   iii. Finished in gloss black powder coating or similar dark gloss colour.
   iv. Access gates to be offset from the public road reserve to allow a service vehicle to stand without hindering roadway traffic whilst the gate is being opened / closed.

h. Development involving the erection of side and rear boundary fencing is designed in accordance with the following:

   i. Standard metal chain fencing no higher than 2.4m.
   ii. Standard Colorbond steel fencing no higher than 1.8m.

Diagram 7. Example of Landscaping Design and Fencing



F1.7. Stormwater Management

OBJECTIVE

To ensure industrial developments are provided with adequate stormwater management infrastructure.

STANDARDS

a. Development is designed so as not to significantly alter pre-development stormwater patterns and flows.

b. Development is designed to direct stormwater to a legal point of discharge.

c. Development that cannot drain stormwater to a legal point of discharge via gravity is to be supported by a Stormwater Management Plan prepared by a suitably qualified professional that demonstrates an acceptable solution for stormwater management using a combination of on-site detention and pump out methods in the 5% AEP.

d. Development that results in site coverage less than 65% is to discharge stormwater at a rate of 1 x 90mm diameter PVC drainage pipe for every 190m^2 of roofed, driveway or other hardstand area.

e. Development that results in total site coverage greater than 65% is supported by a Stormwater Management Plan that adequately demonstrates post-development runoff will be equal to or less than pre-development runoff rates for the whole development site in the 5% AEP.

f. Development involving stormwater discharge to the public drainage system is installed in accordance with Upper Lachlan Shire Council Engineering Guidelines (latest version) and the following site-specific controls:

   i. Roadside kerb and gutter - with outlets that are finished flush to the kerb profile with no gaps or cracks in concrete surfaces.
   ii. Roadside table drain - with discharge points provided via an existing or new concrete pit with steel grate top that is finished flush to the profile of the table drain.

g. Development involving stormwater discharge to an inter-allotment drainage system or public drainage reserve is installed in accordance with Upper Lachlan Shire Council Engineering Guidelines (latest version) and the following site-specific controls:

   i. Inter-allotment drainage - via existing or new concrete pits with a steel grate top that is finished flush to the ground surface.
   ii. Drainage reserve - via existing or new concrete pits with steel grate top that is finished flush to the profile of the drainage reserve.

h. Development complies with AS / NZS 3500.3:2021 Plumbing and Drainage, Part 3: Stormwater drainage (latest version).

F1.8. Utilities and Service Provision

OBJECTIVE

To ensure industrial development is provided with adequate utilities and services.

STANDARDS

a. Development is provided with telecommunications in accordance with the Australian Government's Telecommunications Infrastructure in New Developments policy.

b. Development is provided with suitable waste bin storages behind the building line and screened where they are readily visible from public / roads.

c. Development is connected to the centralised electricity supply network in accordance with the requirements of the relevant electricity authority.

d. Development is connected to a reticulated water supply service (where available) in accordance with Upper Lachlan Shire Council Engineering Guidelines (latest version).

e. Despite (d) above, development proposing connection to water tanks is to comply with the following:

   i. NSW Health Guidelines.
   ii. No collection of water from a source other than roof gutters or down pipes on a building or a water supply service pipe.
   iii. Maximum 20,000 litre capacity, except where specified by NatHERS.
   iv. Maximum height of 3m above ground level.
   v. Located behind the building line.
   vi. Structurally sound and installed in accordance with manufacturer's specifications.
   vii. Not resting on a footing of any building / structure on the property.
   viii. Enclosed and inlets screened or filtered to prevent the entry of foreign matter.
   ix. Non-reflective finish where they are readily visible from public roads.

f. Development is connected to the reticulated sewerage scheme (where available) in accordance with Upper Lachlan Shire Council Engineering Guidelines (latest version).

g. Despite f) above, development on land that is unable to be connected to reticulated sewerage may be serviced by an on-site waste management system that complies with the following:

   i. AS/NZS1547:2000 – On-site Domestic Wastewater Management.
   ii. NSW Environment and Health Protection Guidelines On-site Sewage Management for Single Households (latest version).
   iii. Site-specific geotechnical report recommendations.

h. Development is provided with a letter box in accordance with Australian Standard - AS-NZ 4253-2019 and the following minimum requirements:

   i. Minimum dimensions - 230mm wide (left to right) x 330mm deep (front to back) x 160mm (top bottom).
   ii. Full width slot, but not large enough for a person's hand to fit through, elevated between 0.9m and 1.2m above ground.
   iii. Clearly displayed street address (as advised by Upper Lachlan Shire Council).
   iv. Located in a position that is easy to access, clearly in view and next to the driveway (or a similarly accessible location).

i. Development is provided with suitable waste bin storages behind the building line and screened where they are readily visible from public / roads.

j. Development requiring upgrades to public infrastructure is to be at no cost to Council or other service providers.

F1.9. Environmental Management

OBJECTIVE

To ensure certain industrial development is designed and operated in a manner that meets environmental standards and legislation.

STANDARDS

a. Development is preceded by careful site planning to ensure compliance with the following:

   i. Protection of the Environment Operations (Clean Air) Regulation 2010.
   ii. Noise Policy for Industry 2017.
   iii. Noise Guide for Local Government 2023.
   iv. Any relevant best practice industry guidelines.

b. Development involving any of the following land-uses is supported by an Environmental Management Plan covering off on operational management issues such as noise, air quality (including odour and dust), lighting, waste management and hazardous goods storage:

   i. Heavy industries and storage facilities.
   ii. Timber yards.
   iii. Concrete batching plants.
   iv. Concrete processing works.
   v. Hazardous industries and / or storage establishments.
   vi. Bituminous plants.
   vii. Vehicle repair stations.
   viii. Developments proposed to operate 24 hours a day.
   ix. Any other development where Council determines there is a reasonable cant risk of land-use conflict or environmental pollution likely to result from the development.

c. Development involving noisy operations that are likely to disturb nearby land-users is to be supported by a Noise Impact Assessment prepared by a suitably qualified professional.

d. Development involving dusty or odorous activities is to be supported by an Air Quality Assessment Report prepared by a suitably qualified professional.

e. Development that discharges liquid trade waste to the reticulated sewerage system is to obtain the relevant Liquid Trade Waste approval from Upper Lachlan Shire Council.

f. Development involving highly trafficked areas is provided with internal driveways that are constructed of surface materials that prevent unreasonable emission of dust.

a. Development that involves open storage is to provide screened areas behind the building or another part of the site that is not readily visible from adjoining streets and that are appropriately illuminated (where necessary) and secured by fencing and lockable gates.

b. Development involving storage of hazardous goods, materials or wastes complies with the NSW Work Health and Safety Regulation 2017.

Diagram 8. Example of Storage Area Design