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Part D Rural, residential, business and industrial controls

Chapter 7 Rural subdivision and large lot residential development

7.1 Rural subdivision for agricultural purposes only

Clause 4.2 of the Narrandera LEP permits, on merit, the subdivision of a lot for the purpose of primary production, which is less than the minimum lot size shown on the relevant LEP map. This clause applies to the RU1 Primary Production zone and the RU4 Primary Production Small Lots zone.

The LEP provides that such a lot cannot be created if an existing dwelling would be situated on the lot, and a dwelling cannot be erected on such a lot following its creation.

In considering a development application to create a lot for the purpose of primary production the Council will have regard to the following matters (this list is not exhaustive).

- The zone objectives.
- The location, size and intended agricultural purpose of the lot.
- Whether the creation of the lot will assist with farm adjustment.
- Whether the creation of the lot will assist the introduction of new or innovative agricultural practice or a rural industry or permissible employment generating industry.
- If the lot is in the RU4 zone, whether its agricultural use will likely impact on the amenity of residents of the RU4 zone.
- Any relevant circumstances of the case.

7.2 Rural subdivision for agriculture with dwelling entitlement

Clause 4.2C of the LEP permits, on merit, the creation of a lot for the purposes of agriculture, and the erection of a dwelling on that lot, provided the lot is of the minimum size prescribed on the lot size map in the LEP. The minimum lot size for a dwelling in the RU1 Primary Production zone is 400 hectares. The minimum lot size for a dwelling in the RU4 Primary Production Small Lots zone is 200 hectares. Refer to the LEP map sheet for the zone applying to the land.

The LEP also permits, on merit, rural subdivision for the purposes of intensive plant agriculture, within the RU4 Primary Production Small Lots zone. Clause 4.2B of the LEP sets out the full requirements for consideration of such a lot, including a minimum lot size of 40 hectares, adequate arrangements being made for a water irrigation license suitable to the proposed use, and the intensive plant agriculture activity must have commenced or been established before the subdivision is registered.

7.3 Large lot residential development

7.3.1 Nallabooma Estate (former rural small holdings estate)

The Nallabooma Estate is located a short distance north west of Narrandera on the Leeton Road. The land is zoned R5 Large Lot Residential under the Narrandera LEP, with a minimum lot size of 2 hectares. This minimum lot size may allow consideration of re-subdivision of existing allotments, including the large residue allotment in the south west of the Estate.

Subdivision development applications for Nallabooma are subject to other provisions of the DCP, in particular flood liable land (section 11) and on site effluent disposal (section 6).

Setback controls for the Nallabooma Estate are as follows.

Setback location	Distance
Front setback to primary road access	15m
Setback to secondary road access	15m
Side setback – residential building	30m
Side setback – other building	15m
Rear setback – residential building	50m
Rear setback – other building	30mm
Residential building setback to RU1 zoned land	150m minimum, unless exceptional circumstances can be demonstrated and the agricultural land use will not adversely affect the amenity of the dwelling
Leeton Road	30m minimum for any building Note that permanent vehicular access to Leeton Road will be subject to the approval of the NSW Department of Transport

Chapter 8 Residential development

8.1 Introduction

This chapter primarily considers housing development within the Shire, particularly residential subdivision in the green fields area in north Narrandera and multi dwelling infill housing within the Narrandera Township. Residential subdivision is considered in sections 8.2 and 8.3 below and multi dwelling housing and residential flat buildings are considered in sections 8.4 and 8.5 respectively.

Approval of new single detached dwelling houses, and additions to existing houses in the Shire is typically covered under the separate provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 – the Codes SEPP, see <http://www.legislation.nsw.gov.au/maintop/view/inforce/epi+572+2008+cd+0+N> .

The Codes SEPP provides for a large range of residential based additions, such as pergolas and sheds, which are of minimal environmental impact, as Exempt Development. Exempt development does not require the Council's development consent, but must meet the set standards and controls outlined within the SEPP.

The Codes SEPP also provides for new dwellings and minor habitable dwelling additions to be considered and approved as Complying Development. Complying Development is of minor environmental impact and again must meet set standards and controls. Development consent for Complying Development must be provided by either the Council or an Accredited Certifier, within a 10 day period, provided it meets the set standards.

Council staff are available to discuss your residential alteration/addition or new dwelling to advise on the appropriate approval path to follow.

8.2 Residential subdivision in greenfield areas

Corella Woods is the Narrandera Township's greenfield housing development area and main urban growth front. The land is located in north Narrandera, and is accessed mainly from Racecourse Road.



Figure 1 Green fields development area in North Narrandera

The typical allotment size is presently between 900m² and 1,100m². A draft Masterplan is under preparation for the large expanses of vacant land in north Narrandera. The Masterplan has been based on the development of lots 40m x 20m (800m²) which are able to provide for typical dwellings of 4 bedrooms, 2 bathrooms, with a generous rear yard area and a 6m front setback. The road reserve has been set at 20m width for local and non-collector roads.

The lot size (and eventual yield) is flexible and can be varied up or down by increasing the lot width to 25m, to provide a land area of 1,000m², or by decreasing the lot width to 18m to provide a land area of 720m². Generally the Corella Woods area is positioned as the detached 'new housing' area for the Narrandera Township. The minimum lot size is encouraged to be 800m². Persons or families desiring smaller allotments or houses are anticipated to be accommodated in existing or new infill dwellings within the established Township.

The Council is presently finalising the draft Masterplan, which will be placed on exhibition in due course. Enquiries regarding the development of vacant land in the North Narrandera area should be directed to the Council's Planning Department.

8.3 Residential subdivision in established areas

The Council's housing strategy focuses on providing smaller dwellings and lots in the established areas of the Township, as a means of providing more affordable housing and housing to suit the ageing demographic and smaller household sizes. For this reason the Council strongly encourages new housing in the established areas of the Township to be multi dwelling housing, whether subdivision is proposed or otherwise.

The development standards (consisting of objectives and development controls) for multi dwelling housing are provided in section 8.4 over. Development standards are also provided in section 8.5 for residential flat buildings, which are not the preferred form of Township housing, but which may be appropriate on larger allotments with substantial frontage and neighbouring dwellings which have large setbacks to the subject boundary.

The minimum lot size for a dual occupancy development is 800m², however the Council will consider a lesser size if the objectives and development controls of section 8.4 can be reasonably met and there is no impact on adjoining properties. Subdivision of a dual occupancy development by torrens or strata title will require 400m² per lot.

The minimum lot size for a multi dwelling development is 900m², based on 3 dwellings each requiring an average of 300m² per dwelling, however the Council will consider a lesser overall lot size if the objectives and development controls of section 8.4 can be reasonably met and there is no impact on adjoining properties. Again, subdivision of a multi dwelling, by either torrens, strata or community title will require a minimum of 300m² per lot.

8.4 Dual occupancy and multi dwelling housing

8.4.1 Neighbourhood character and design response

Many of Narrandera's streets are laid out in a grid fashion, with traditional unsealed rear lanes providing vehicular access.

The development pattern is typically low scale, with single storey detached dwellings and sizeable rear yards, often with a large metal garden shed or garage. Closer to the east of the central business area the pattern of development remains single storey detached in nature, but with smaller and narrower lots than outlying areas.

Many streets have strong tree lines, a feature of the Township. Infill development, including dual occupancy and multi dwelling housing, should respect the existing character by providing low scale housing with dedicated open space areas with good solar access,

A mixture of street and laneway vehicular access should be provided if possible, to minimise driveway hardstand areas within the development.



Figure 2 Street layout of part east Narrandera showing traditional grid pattern and strong tree lines

8.4.2 Front building setbacks and streetscape

The objective of street setback controls is to recognise the character of existing residential streets and rear lanes and to provide flexibility where there is no dominant setback within the street.

Controls

- The primary setback to the front facade of the dwelling is to be a minimum of 5m, or otherwise the average of the two adjoining buildings.
- An entry feature such as a porch or other covered entry may extend up to 1.5m forward of the front façade.
- Garages or carports fronting any public road are not to be more than 6m wide or 50% of the frontage, whichever is the lesser.

8.4.3 Side and rear building setbacks

The objective of the side and rear building setback controls is to maintain the amenity of adjoining properties when new buildings are proposed.

Controls

- The secondary street setback to a dwelling or building is to be a minimum of 3m.
- Habitable buildings are to be set back 5m from a rear boundary.
- Car accommodation accessed from a laneway need not have any setback, but must be set back sufficiently to enable a single continuous car movement in order to enter the building.
- Garages or carports fronting any public road are not to be more than 6m wide or 50% of the frontage, whichever is the lesser.

8.4.4 Height limits

The objective of the height limit controls is to maintain the amenity of adjoining properties when new buildings are proposed, and to respect the existing residential character where possible.

Controls

- Site cut and/or fill is to be limited to 900mm above natural ground level. If site work is required above this height the buildings should be stepped through the site.
- Decks are to be limited to 900mm above natural ground level.
- Buildings are to be no more than two storeys in height.

8.4.5 Site coverage

The objective of the site coverage controls is to protect the development site and locality from overly dense development not in keeping with the character or the preferred character of the locality.

Controls

- Single storey buildings may have up to 60% site coverage.
- Two storey buildings may have up to 50% site coverage.
- Site coverage includes the footprint of any covered structure.

8.4.6 Open space provision

The objective of the private open space provision is to ensure that each dwelling is provided with adequate private open space and soft landscaping within the development site.

Controls

- Each dwelling requires a private open space area of minimum dimensions 4 x 6m, directly accessible from the main living area of the dwelling through glass doors.

- Private open space is not permitted forward of the front building line
- At least 20% of the development site is to be soft cover capable of absorbing rainfall

8.4.7 Solar access and protection

The objective of the solar access controls is to ensure that the private open space areas of neighbouring properties and the development site receive adequate direct sunlight during the cooler months of the year.

Controls

- At least half of the main private open space on each dwelling site is to receive adequate morning sunlight at the winter solstice, that is, a minimum of three hours direct sunlight between 9am and 1pm at the winter solstice. This requirement excludes fence shadow from a side or rear boundary fence.
- The main private open space of a property bordering the development site is to have the same solar access entitlement preserved by the new development.
- The dwelling should be designed for good cross-ventilation.
- The use of extended eaves, particularly for two storey buildings is encouraged to shade window openings.

8.4.8 Privacy

The objective of privacy controls is to ensure that the private open space of neighbouring properties is protected from overlooking from new buildings on the development site.

Controls

- On sites where the fill at the boundary is 500mm or higher, dwelling windows which are opposite or adjacent the main private open space of an adjoining property are to have sill heights of at least 1.6m.
- For two storey dwellings, upper level windows which overlook the main private open space of an adjoining property are to have sill heights of at least 1.6m.
- For two storey dwellings, upper level windows which are within 3m of a window of an adjoining property are to have sill heights of at least 1.6m, or the window is to be offset at least 2m from the edge of the adjoining window.

8.4.9 Fencing

The objective of the fencing controls is to ensure that front fences do not overly dominate the street, to allow passive surveillance of the street, and to provide privacy along-side and rear property boundaries.

Controls

- Fencing forward of the front building line should be no higher than 1200mm, with 50% open appearance
- Fencing behind the building line should be a maximum of 1800mm high.
- Where a fence sits atop a retaining wall, 500mm in height or greater, on a side of rear boundary, the fence should be no more than 1500mm in height above the retaining wall.
- Metal sheet fencing is not permitted in front of the dwelling to the primary building frontage.

8.4.10 Landscaping

The objective of the landscaping controls is to provide relief from direct sunlight, cool the site and buildings, provide relief to building bulk and provide aesthetic benefits

Controls

- For north/south oriented lots, the western boundary is to have a 2m wide planting area, or otherwise 2 x 2m planting zones along the driveway in which to establish mid height (at maturity) shade trees.
- Shade trees should be selected according to quick growth, ease of maintenance, low water use after establishment, non-invasive root systems, and a mature height of around 6-8m.

8.4.11 Off-street car parking

The objective of the off-street parking controls is to ensure that adequate, secure off-street parking is provided on-site for residents, but to recognise that visitors will typically park on the street adjoining a small development.

Controls

- For one and two bedroom dwellings, 1 parking space should be provided.
- For three or more bedroom dwellings, 2 parking spaces should be provided.
- 1 visitor space per four dwellings should be provided (where are at least 4 dwellings in the development).
- Car space dimensions are provided in Chapter 6.2.

8.5 Internal access standards for all ages

The Narrandera Township has significant potential for medium density infill development – dual occupancy and multi dwelling housing. It is likely that a significant proportion of new medium density units will be occupied by active retirees and older persons, and the trend for aged care is to provide ageing in place if possible, including private homes.

Landcom¹ have produced Universal Housing Design Guidelines Key Design Features. Landcom note that thoughtful house design can minimise or prevent the need for expensive modifications as homeowner's age.

The guidelines are based on a review of the Australian Standards for Adaptable Housing and for Access and Mobility, to identify those housing features which should be built in up-front.

The key design features (adapted from Landcom) are provided below, and are expected to be incorporated into dual occupancy and multi dwelling housing plans lodged with Narrandera Shire.

Importantly, kitchens, bathrooms, hallways and open living areas designed for universal access do not look 'institutional'.

Universal Housing Design Guidelines - Key Design Features

1. **Direct access** – Direct and level access from the car parking space to the dwelling.
2. **Car parking** – Car parking space with at least 6m length and *up to* 3.8m in width (internal dimensions single space).
3. **Front door** – Front entrance (and main car park entrance) with a minimum internal clearance of 850mm.
4. **Internal doors** – Internal entry level doorways with a minimum internal clearance of 820mm.
5. **Corridors** – Internal entry level corridors with a minimum width of 1000mm.
6. **Ground floor facilities** – Located on the ground/entry level – a living/family room; a room/space capable of being used as a bedroom; and a bathroom.
7. **Living circulation** – Living/family room with circulation space of at least 2.25m diameter (clear of furniture).
8. **Bedroom dimensions** – Bedroom space (on ground level/entry) large enough for a queen size bed, wardrobe and circulation space (ie 3.5 x 3.2m / 3.7 x 3m).
9. **Bathroom dimensions and features** – Bathroom (on ground/entry level) minimum 2.4 x 2.4m, with hobless shower, full floor waterproofed and strengthened walls around the toilet and shower for future handrails (at 700-150mm and 700-1850mm above floor level respectively)
10. **Kitchen dimensions** – Kitchen with a minimum of 2.7m between walls.
11. **Laundry circulation** – Laundry with a minimum clear circulation space of 1.55m diameter.
12. **Window heights** – Window sills on the ground/entry level at a maximum height of 730mm above floor level (excluding the bathroom and kitchen).

¹ NSW Government (Landcom) May 2011 *Built form design guidelines, second edition*.

8.6 Residential flat buildings

Whilst residential flat buildings are permissible with consent in the 2(v) Village zone covering much of the Narrandera Township, there are very few two storey residential flat buildings within the Township. One such building is located on the corner of Arthur and Bolton Streets. This building is characterised by its siting on a double block with large setbacks to the side and rear boundaries.

New two storey residential flats in the Narrandera Township should respect the character of the area by providing significant front, side and rear setbacks.

The design of the residential flats should demonstrate compatibility with the design quality principles of *SEPP 65 Design Quality of Residential Flat Development* and local context, site design and building design principles of the *Residential Flat Design Code*, as supplemented by the following numeric guidelines.

The minimum lot size for a residential flat building is 1,800m², with a minimum primary street frontage of at least 30m and a lot length to width ratio of no more than 2.5:1.

Development controls guidelines for residential flat buildings are provided below.

8.6.1 Front building setbacks and streetscape

The objective of street setback controls is to recognise the character of existing residential streets and rear lanes and to ensure that residential flat buildings do not dominate the street-scene.

Controls

- The primary setback to the front facade of the building is to be a minimum of 6m, or otherwise 25% greater than the average of the two adjoining buildings, whichever is the greater.
- An entry feature such as a porch or other covered entry may extend up to 1.5m forward of the front façade, but no closer than 6m to the front boundary.

- Garages or carports fronting the primary public road are not to be more than 6m wide. Generally parking areas or structures should not dominate the primary street frontage

8.6.2 Side and rear building setbacks

The objective of the side and rear building setback controls is to maintain the amenity of adjoining properties when new buildings are proposed.

Controls

- The secondary street setback to a residential flat building is to be a minimum of 5m.
- The side setback for any two storey building is to be a minimum of 5m.
- The rear setback for any habitable building is 6m.
- Car accommodation accessed from a public laneway need not have any laneway setback, but must be set back sufficiently to enable a single continuous car movement in order to enter the building.
- Garages or carports fronting any public laneway are not to be more than 9m wide or 50% of the frontage, whichever is the lesser
- Garages or carports (single storey structure) are to be setback a minimum of 3m from a side boundary.

8.6.3 Height limits

The objective of the height limit controls is to maintain the amenity of adjoining properties when new buildings are proposed, and to respect the existing residential character where possible.

Controls

- Site cut and/or fill is to be limited to 900mm above natural ground level. If site work is required above this height the buildings should be stepped through the site.
- Decks are to be limited to 900mm above natural ground level.

- Residential flat buildings are to be no more than two storeys in height.

8.6.4 Site coverage

The objective of the site coverage controls is to protect the development site and locality from overly dense development not in keeping with the character or the preferred character of the locality.

Controls

- Residential flat buildings are to have maximum site coverage of 40%. Site coverage includes the footprint of any covered structure.

8.6.5 Open space provision

The objective of the open space provisions is to ensure that the development is provided with adequate common open space and soft landscaping within the development site, and adequate balcony space

Controls

- A residential flat building should provide a common open space area of minimum dimensions 6m x 6m.
- Each dwelling must have a balcony of at least 5m x 1.5m or a private courtyard of at least 5m x 3m.

8.6.6 Solar access & protection

The objective of the solar access controls is to ensure that the private open space areas of neighbouring properties and the development site receive adequate direct sunlight during the cooler months of the year.

Controls

- At least half of the main common open space on the site is to receive adequate morning sunlight at the winter solstice, that is, a minimum of three hours direct sunlight between 9am and 1pm at the winter solstice. This requirement excludes fence shadow from a side or rear boundary fence

- The use of extended eaves, particularly for two storey buildings is encouraged to shade window openings

8.6.7 Privacy

The objective of privacy controls is to ensure that the private open space of neighbouring properties is protected from overlooking from new buildings on the development site.

Controls

- On sites where the fill at the boundary is 500mm or higher, dwelling windows which are opposite or adjacent the main private open space of an adjoining property are to have sill heights of at least 1.6m.
- For two storey buildings, upper level windows which overlook the main private open space of an adjoining property are to have sill heights of at least 1.6m.
- For two storey buildings, upper level windows which are within 3m of a window of an adjoining property are to have sill heights of at least 1.6m, or the window is to be offset at least 2m from the edge of the adjoining window.
- Upper level balconies are to be fully screened at each end.

8.6.8 Fencing

The objective of the fencing controls is to ensure that front fences do not overly dominate the street, to allow passive surveillance of the street, and to provide privacy along-side and rear property boundaries.

Controls

- Fencing forward of the front building line should be no higher than 1200mm, with 50% open appearance.
- Fencing behind the building line should be a maximum of 1800mm high.
- Where a fence sits atop a retaining wall, 500mm in height or greater, on a side of rear boundary, the fence should be no more than 1500mm in height above the retaining wall.
- Metal sheet fencing is not permitted in front of the dwelling to the primary building frontage.

8.6.7 Landscaping

The objective of the landscaping controls is to provide relief from direct sunlight, cool the site and buildings, provide relief to building bulk and provide aesthetic benefits

Controls

- At least 35% of the development site is to be soft cover capable of absorbing rainfall.
- The side boundaries of the site are to have a 2m wide planting area in which to establish evergreen shade trees.
- Shade trees should be selected according to quick growth, ease of maintenance, low water use after establishment, non-invasive root systems, and a mature height of around 6-8m.
- The main common open space area is to be planted with at least two *deciduous shade trees*.
- The applicant is required to submit with the development application a landscape plan incorporating the landscaping and open space elements above.

8.6.8 Off-street car parking

The objective of the off-street parking controls is to ensure that adequate, secure off-street parking is provided on-site for residents, but to recognise that visitors will typically park on the street adjoining a small development.

Controls

- For one and two bedroom dwellings, 1 parking space should be provided.
- For three or more bedroom dwellings, 2 parking spaces should be provided.
- 1 visitor space per four dwellings should be provided (where are at least 4 dwellings in the development).
- Car space dimensions are provided in Chapter 6.2.

Chapter 9 Narrandera business centre

9.1 Land use strategy plan for the business centre

The land use strategy plan for the Narrandera business centre is aimed at the strategic level to influence change, rather than setting numeric standards or targets. The land use plan is aimed to act as a guide to development, and does not set out to create outright prohibitions on development (by differentiating between business and residential zones).

Notwithstanding this point, new commercial/retail development which is outside the strategic provisions of the plan as described below should demonstrate how it will both meet the outcomes envisaged by the adopted Business Centre's Strategy², and strengthen the Narrandera business centre. The strategy plan is provided as Attachment 1 to this Chapter.

Narrandera business area

The Narrandera business area is generally bounded by the Newel Highway (west and north), Charles Street (east) and Larmer Street (south). Within the business area but away from East Street there are a number of private dwelling uses and individual businesses such as the RSL Club complex, Churches and office premises.

These uses contribute to the success of the business area and the offering provided by the Township, however the expansion of retail and commercial traders into the non-core areas is not favoured.

The strength of the Narrandera business centre and its future growth relies on maintaining a compact form along East Street and the nominated core areas. Should the core areas be effectively utilised there may be opportunity to reuse existing buildings along the south side of Bolton Street for trading uses which will enhance the gateway linkage between the highway and East Street.

² Matters More Consulting Pty Ltd and Scenic Spectrums Pty Ltd August 2011 *Business Centres Strategy - Input to Narrandera Land Use Strategy*

Core retail area

The core retail area encompasses East Street between King Street and the laneway between Audley Street and Larmer Street. It is within the core retail area that the majority of the town's retail shops are located, and where future retail premises should locate to keep the centre compact and limit vacant sections of street frontage and improve the shopper experience. One of the town's two anchor supermarkets forms the northern edge of the core retail area.

Core trading area

The core trading area encompasses the core retail area and adjoining commercial and service based traders. It includes commercial, retail and service businesses on the side streets to East Street, and extends north to the laneway between King and Elwin Street and south to Larmer Street.

Within the core trading area are accommodation based land uses (which do not necessarily have to locate in the core area but have historical precedence) and two sites nominated as potential locations for cultural facilities for the township.

Key highway development sites

The Newell Highway passes one block to the west of East Street and has two vacant development sites and one site with older storage shedding. These sites have been nominated as key development sites due to their relative potential for development and their highway visibility.

The Business Centres Strategy does not nominate particular land uses for these sites, however the sites may be appropriate for commercial or food related uses which rely on passing trade and local patronage.

Potential medium density redevelopment sites

Within the business area, and particularly between East Street and Charles Street there are a number of older low capital industrial buildings either for sale or now nearing the end of their usable life. Subject to appropriate site investigation these sites may be suitable for medium density development and have been nominated as such on the business centre land use strategy plan.

The introduction of medium density housing into non-core areas of the business centre (generally adjoining the existing established residential areas to the east) may increase the accessibility of the shopping area for active retirees and residents looking for lower maintenance properties.

9.2 Summary of key promotion actions for the business centre

The Business Centre Strategy contains a large number of actions aimed at strengthening the business centre against external influences and increasing the local capacity of traders and residents to grow the business centre. A summary of each promotional sector of the adopted Business Centre Strategy is provided below. The full list of actions can be found within the Strategy document.

Retail

The key actions for retail revolve around setting up a Business Chamber or similar to work with local shop owners and tenants in marketing, shop presentation, filling of vacant shops, on-line presence, and to work with the Council on marketing, incentives for business and a focus on vacant shops and escape spending businesses.

Arts and culture

The key actions for arts and culture include utilising an existing vacant building, preferably in Bolton Street, to use an arts centre, scoping the depth of local artisans, working with the Narrandera and district Aboriginal community to better showcase Aboriginal culture, and rallying local arts groups to pursue a shared vision and arts plan.

Tourism

The key actions for tourism include better marketing of the retail and business area by the use of billboards at key intersections and at Gillenbah, and the creation of four annual events which draw on Sturt and Newell Highway travellers visiting other parts of the State. The creation of dedicated caravan and RV parking along Cadell Street is also included.

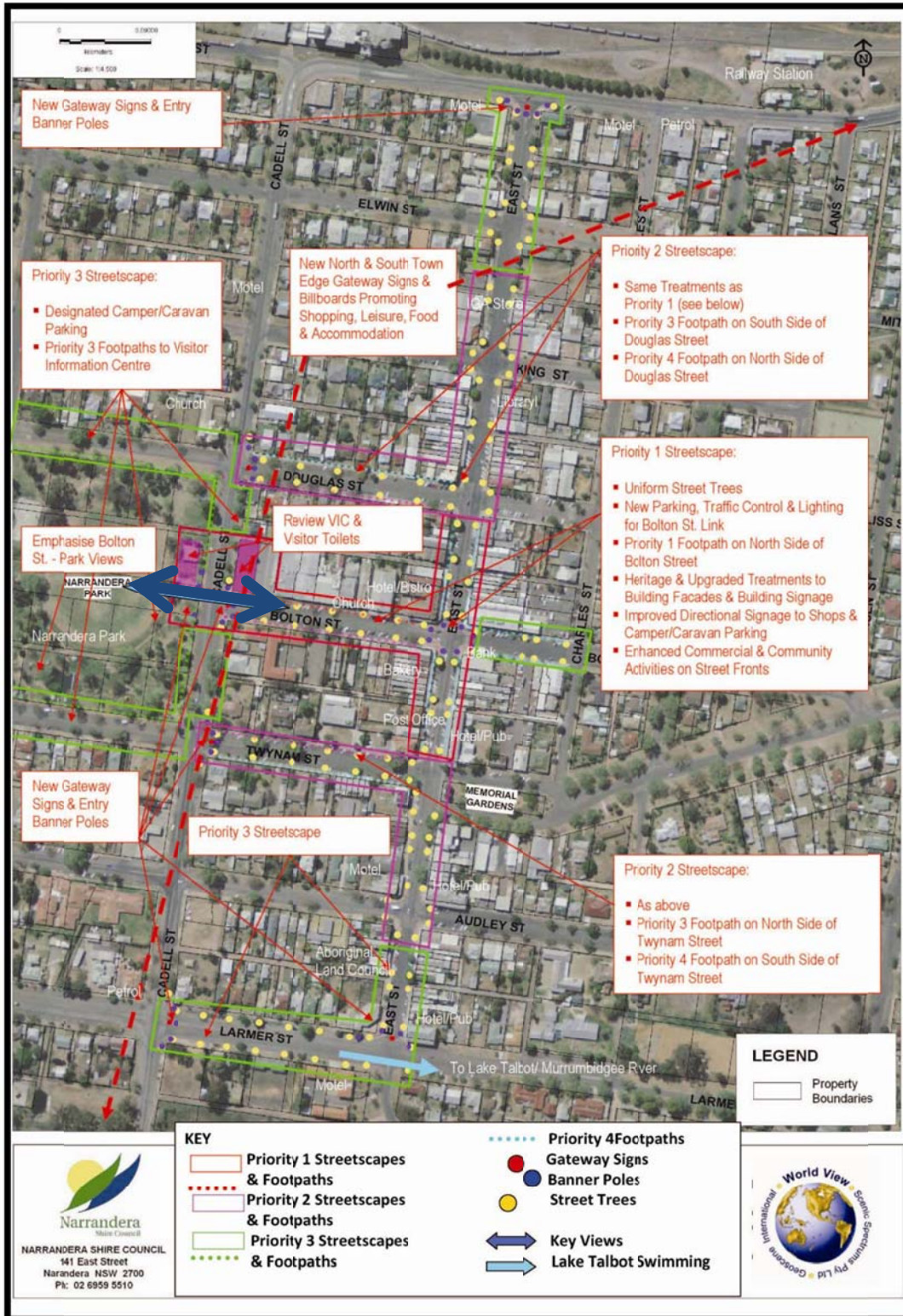
Streetscape

The key actions for streetscape, which aim to tie into the above initiatives, include linking Highway travellers and town visitors with the business area through urban design works on Bolton Street, the upgrade of core trading streets with footway improvements, consistent tree planting, improvement of heritage facades and shopfronts.

Figure 3 provides a summary of potential streetscape actions for the business centre. The implementation of these actions will be subject to priorities within the Council's budget cycle and external funding opportunities.

The purpose of providing the streetscape summary within this DCP is to allow future development proposals to be evaluated for their potential impact on streetscape and related works.

Figure 3 Summary of streetscape actions for the Narrandera Business Centre



Chapter 10 Industrial development

10.1 Introduction

The Narrandera villages of Barellan and Grong Grong do not have specific industrial zones; however the provisions of this section apply to the existing industrial facilities within those villages. The Narrandera Township has three industrial zoned areas, as shown at Attachment 2. Development controls for the zoned industrial areas are outlined in sections 10.2 and following. The provisions are based around headings, objectives and controls.

Applicants should also be aware that the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* applies to low scale industrial development. Contact the Council to see if your development proposal requires development consent, no development consent, or a complying development certificate.

10.1.1 Narrandera West industrial area

The Narrandera west industrial area was established in the early 1990's and is located on the western edge of the township, bounded by the (closed) Tocumwal rail line, River Street and the Leeton Road. The bulk of industrial lands are located within Redgum Street (a cul-de-sac) and on Douglas Street. The rail line borders the industrial land to the east and whilst closed to through rail traffic, is able to operate as a spur line/siding and connects to the main Griffith to Junee line which runs through the Township. Due to the presence of residential development east of the industrial lands, and the potential for residential development to the east, the land is zoned *IN2 Light Industry* under the Narrandera LEP. The land does not have reticulated sewer.

10.1.2 Pine Hill industrial area

The Pine Hill industrial area was established in the 1970's around the sheep yards and the grain storage silo's and bunkers on the main Griffith to Junee rail line. The land adjoins large rural residential style allotments which are sparsely populated but close enough to be affected by industries which may emit noise and other pollution. There is also a substantial dwelling situated within the industrial zoned allotments (however the residence is zoned 2(v) Village). The area features a small number of industrial land uses on lots between 0.6 hectares and 5 hectares in area. The land does not have reticulated sewer.

10.1.3 Red Hill industrial area

The Red Hill industrial area was established by the Narrandera Shire Council in the early 2000's, and the land was rezoned for industrial purposes via Amendment No.2 to the Narrandera LEP 1991 in May 1997. The intent of the Red Hill area is to provide for land extensive uses, including large employment generating uses and those requiring separation from the township, and for local businesses. The land does not have reticulated sewer.

10.1.4 Newell Highway and North Narrandera industrial and commercial uses

There are a number of existing industrial and commercial businesses located along the Newell Highway, adjacent to the business area of Narrandera, adjacent to the rail line, along Myrtle Street, and between Margaret Street, Dalgetty Street and the Barellan Road intersection. This latter area is described as Newell Highway and North Narrandera.

There are no specific development controls for these businesses. The Council's policy is to allow new and existing Highway based business to be proposed on its merits. Key issues for Highway based development include:

- No significant adverse effects on the operation of the Highway.
- Developer pays basis for traffic, safety or drainage or servicing works generated by the proposed development.
- No significant adverse effects on nearby residential properties.

10.2 Subdivision

The objective of industrial subdivision is to provide reasonable site area for buildings, manoeuvring, parking and landscaping, and to provide industrial sites of sufficient size to accommodate future potential uses.

Controls

- Minimum 25m lot frontage.
- Minimum lot size of 2,000m².

10.3 Building design

The objective of industrial building design is to be utilitarian and functional, but with a suitable brick/stone office and/or showroom area to the primary street frontage, promoting a consistent and attractive street frontage.

Controls

- In general, front elevations of buildings (offices, showrooms) which are visible from a public road, reserve or adjacent or adjoining residential areas should be constructed using brick, masonry, pre-coloured metal cladding, appropriately finished 'tilt-slab' concrete or a combination of a number of these materials.
- Large unrelieved expanses of wall or building mass are not favoured, and as such should be broken up by the use of suitable building articulation, fenestration or alternative architectural enhancements. Attractive building design can, in most cases, be achieved simply and at comparatively low cost, and applicants are encouraged to consider variations in fascia treatments, rooflines and selection of building materials to achieve an attractive design.
- The proposed building must be designed to suit the prevailing soil conditions on the site. A soil classification report will be required for new buildings.

10.4 Building construction

The main objective of building construction (in this DCP) is to ensure provisions for the safety of persons in the event of fire, the suppression of fire and the prevention of spread of fire.

Controls

- The nature of the proposed use, the number of storeys, distance from boundaries and other buildings on the site, and the location within or outside fire zones will govern the type of construction required under the Building Code of Australia (BCA).
- When a change in use (Classification) of an existing building is proposed, Council will determine the necessity for full compliance with the BCA, whilst taking into account the proposed use, provisions for safety of persons in the event of fire, the suppression of fire and the prevention of the spread of fire. Development Applications should summarise the nature of construction proposed and preliminary advice as to the development's compliance with the BCA.

10.5 Building setbacks

The objective of building setbacks is to provide parking and landscaping at the front of the site and to ensure that the bulk and scale of new development reasonably protects the amenity of neighbouring properties and maintains appropriate neighbourhood character.

Controls

- Where possible, customer and staff parking should be provided at the primary street frontage, with the building behind. Additional staff parking can be provided down the side of the building.
- Notwithstanding the above, the minimum front building setback is 12m.
- The minimum side building setback is 3m, or otherwise in accordance with the BCA for zero lot line development.
- The minimum secondary frontage building setback is 5m. Zero lot line development is discouraged on secondary street frontages.

10.6 Parking and loading

The objective of parking and loading controls is to ensure that the industrial street is not used for loading/unloading and unnecessary car movements.

Controls

- Staff parking for industrial or light industrial uses is to be provided at 1 space per 100m² Gross Floor Area (GFA) or 1 space for every 2 employees, whichever is the greater (rounded up). Staff numbers are calculated on the proposed number to operate for the peak shift.
- For warehouse or distribution premises, or storage premises, as defined by the Narrandera LEP 2012, staff parking is to be provided at 1 space per 250m² Gross Floor Area (GFA) or 1 space for every 2 employees, whichever is the greater (rounded up)

- If the building has an industrial retail outlet facility, as defined by the Narrandera LEP, parking is to be provided at the rate of 1 space per 50m² GFA for the outlet.
- Loading is to take place off-street at all times.
- The site loading docks and manoeuvring areas are to be designed so that the largest potential vehicle to use the site can enter and leave in a forward direction.
- All vehicle areas are to comprise all weather hard stand material. Areas under constant load and heavy vehicle turning must be reinforced concrete or bitumen sealed on an appropriately engineered base.

10.7 Servicing and waste matters

The objective of the servicing controls is to ensure that the development is able to adequately dispose of its own waste.

Controls

- Town water must be connected to each industrial lot. Electricity must be connected to each lot.
- Each development with on-site amenities and an industrial sewer loading must make provision for on-site effluent disposal, to suit current NSW Government and Australian Standards. Where on-site disposal is not feasible due to the scale of the operation, the applicant should discuss with the Council sewer provision in the first instance.
- The development must have a waste disposal agreement with the Council or other provider.

10.8 Soil and water management

The objective of soil and water management is to ensure that soil erosion during construction and operation is minimised. The Red Hill and Pine Hill industrial soils have a weak sandy/loam character which is highly erodible.

- The development site must have a comprehensive soil erosion and water management plan during construction and for ongoing operation.
- Point discharge to Council's open earth swale drainage system is not permitted without measures to dissipate the water's energy. This may include on-site detention and/or rock beds.
- Stormwater quality leaving a site should aim to meet pre-development standards for nutrient and solids.
- The development should aim to store roof water for use on site landscaping (aim for 8,000 to 10,000 litres storage).

10.9 Landscaping

The objective of landscaping is to soften the appearance of hardstand areas and building bulk.

Controls

- The front boundary of the site is to have a 1m wide landscaping strip for planting shrubs (mature height of 2m-3m).
- The side boundary of the site (unless a zero lot line is proposed) is to have a 2m wide planting strip for shade trees of mature height 6m-8 m.
- A site with a secondary frontage is to have a 2m wide planting strip for shade trees of mature height 6m-8m.

10.10 Air and noise pollution

The objective of air and noise amenity controls is to prevent pollution from adversely affecting industrial areas and urban areas generally.

Controls

- Noise emission from the site is to meet the NSW Government's Industrial Noise Policy and the requirements of the NSW Office of Environment and Heritage (EPA).
- Emissions to the atmosphere from the site are to meet the Clean Air Regulation and EPA requirements.

10.11 Outdoor storage

The objective of outdoor storage controls is to ensure that storage does not become dangerous and/or unsightly.

- Areas of outdoor storage of equipment, machinery, timber, metal, shipping containers, goods or other product should be screened to the public road by solid fencing 1.8m in height.
- Generally outdoor storage should not exceed 4m in height or the height of two shipping containers.
- Outdoor storage areas should have an adequate all weather base, appropriately drained and be kept free of weeds and vermin (well maintained).

10.12 Security lighting and fencing

The objective of the fencing and lighting controls is to provide site security without unduly affecting the amenity of the area.

Controls

- Site security fencing is to be a maximum of 2.1m in height, using chain link with three strand angled barbed wire (if necessary).
- Security fencing is not to be provided in front of the primary building frontage.
- Razor wire is not permitted on privately owned or leased sites.
- Security lighting is to illuminate the subject property and not produce undue glare to nearby premises or residential areas.

10.13 Advertising and identification signage

The objective of the advertising and signage controls is to provide for easy business recognition and consistency of approach without producing signage blight within a locality.

Controls

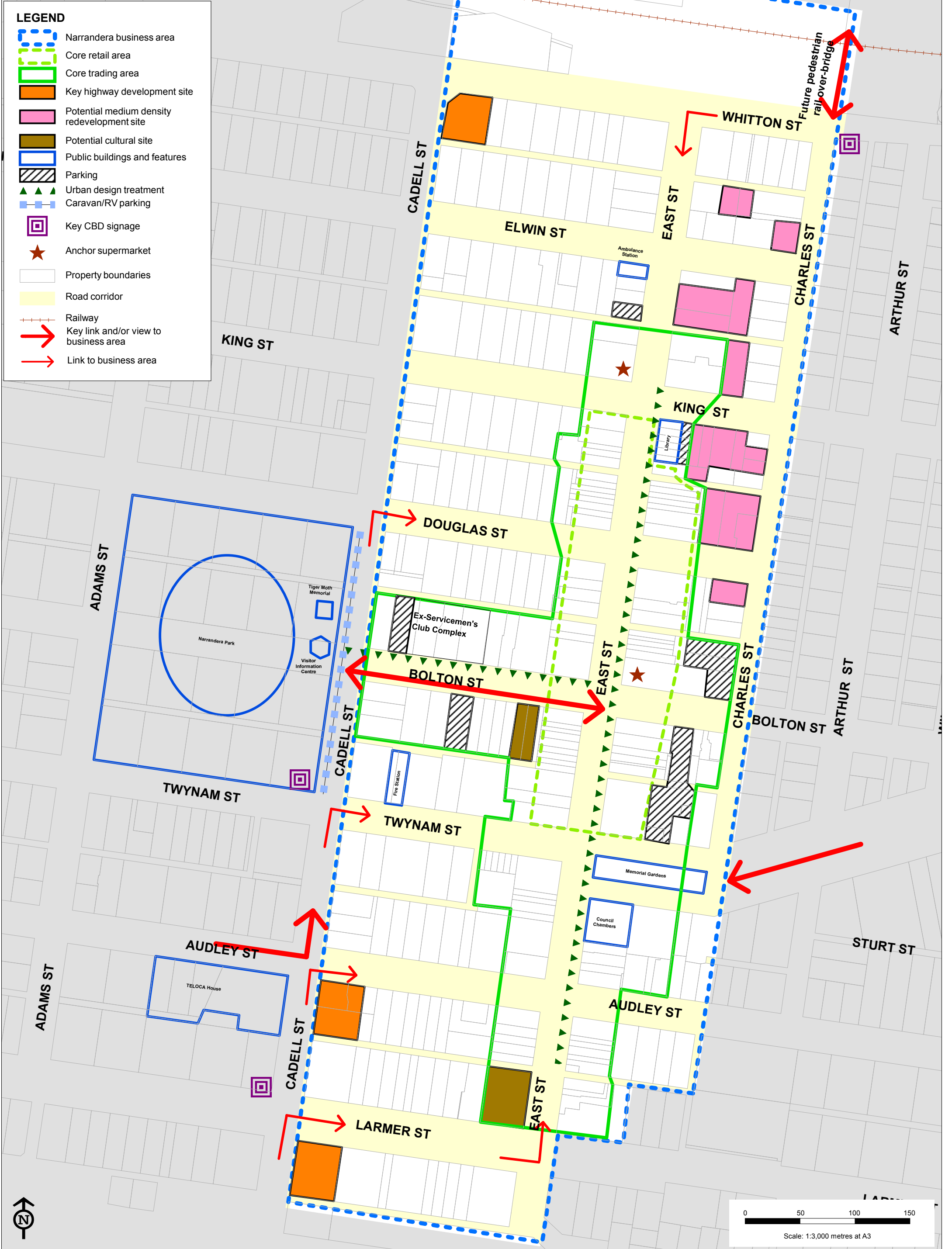
- Business identification signage is to be provided in accordance with the provisions of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, or otherwise through lodgement of a development application with the Council, utilising the signage wall/frontage and proportion principles within the SEPP.

Attachment 1 Narrandera business centre – land use strategy plan

[insert CBD map v2 at K:\LEP 2010\DCP - Comprehensive\CBD maps]

Attachment 2 Narrandera Township industrial zoned areas

[insert Industrial areas map at K:\LEP 2010\DCP - Comprehensive\Industrial zones]



LEGEND

-  Narrandera business area
-  Core retail area
-  Core trading area
-  Key highway development site
-  Potential medium density redevelopment site
-  Potential cultural site
-  Public buildings and features
-  Parking
-  Urban design treatment
-  Caravan/RV parking
-  Key CBD signage
-  Anchor supermarket
-  Property boundaries
-  Road corridor
-  Railway
-  Key link and/or view to business area
-  Link to business area

**NARRANDERA BUSINESS AREA
LAND USE STRATEGY MAP**

NARRANDERA SHIRE COUNCIL
141 East Street
Narrandera NSW 2700
Ph: 02 6959 5510

This map is a representation of the information currently held by Narrandera Shire Council. While every effort has been made to ensure the accuracy of the product, Council accepts no responsibility for any errors or omissions.

Date: 10/11/2011

Compiled by:
GIS Narrandera

Coordinate System:
MGA 94 Zone 55






Ref: 2011-119

0 250 500 750

Metres

Scale: 1:17,000

LEGEND

-  General Industrial Zone
-  Light Industrial Zone
-  Main Roads
-  Road Centreline
-  Road Corridor



**RED HILL
INDUSTRIAL AREA**

Driscoll Rd

Newell Hwy

Pine Hill Rd

**PINE HILL
INDUSTRIAL AREA**

**LEETON ROAD
INDUSTRIAL AREA**

Redgum St

River St

Irrigation Way



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NARRANDERA DCP 2012
Narrandera Township Industrial Zoned Areas

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Date: 06/12/2011

Compiled by:
GIS Narrandera

Co-ordinate System:
MGA 94 Zone 55

Ref: 2011-166