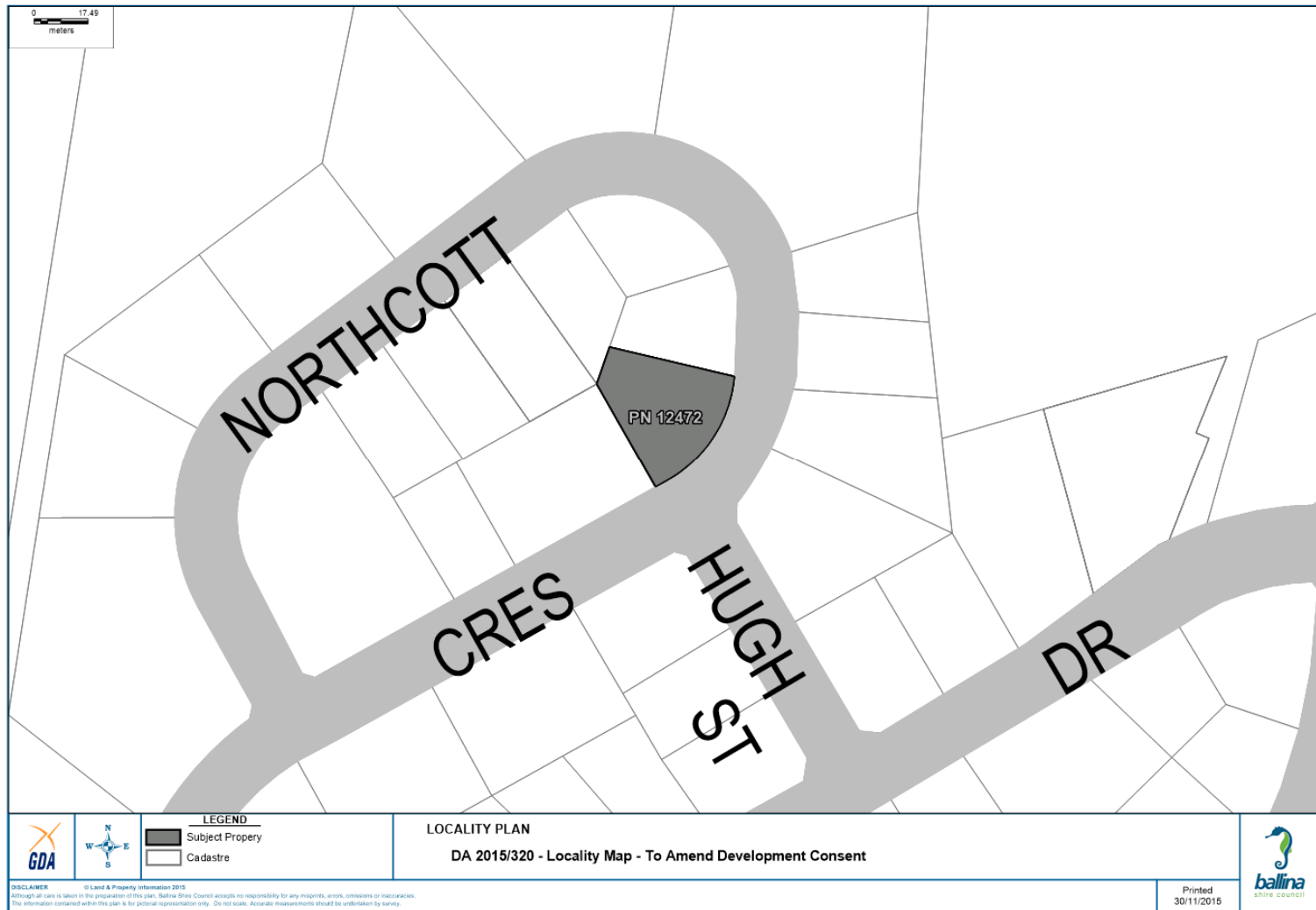
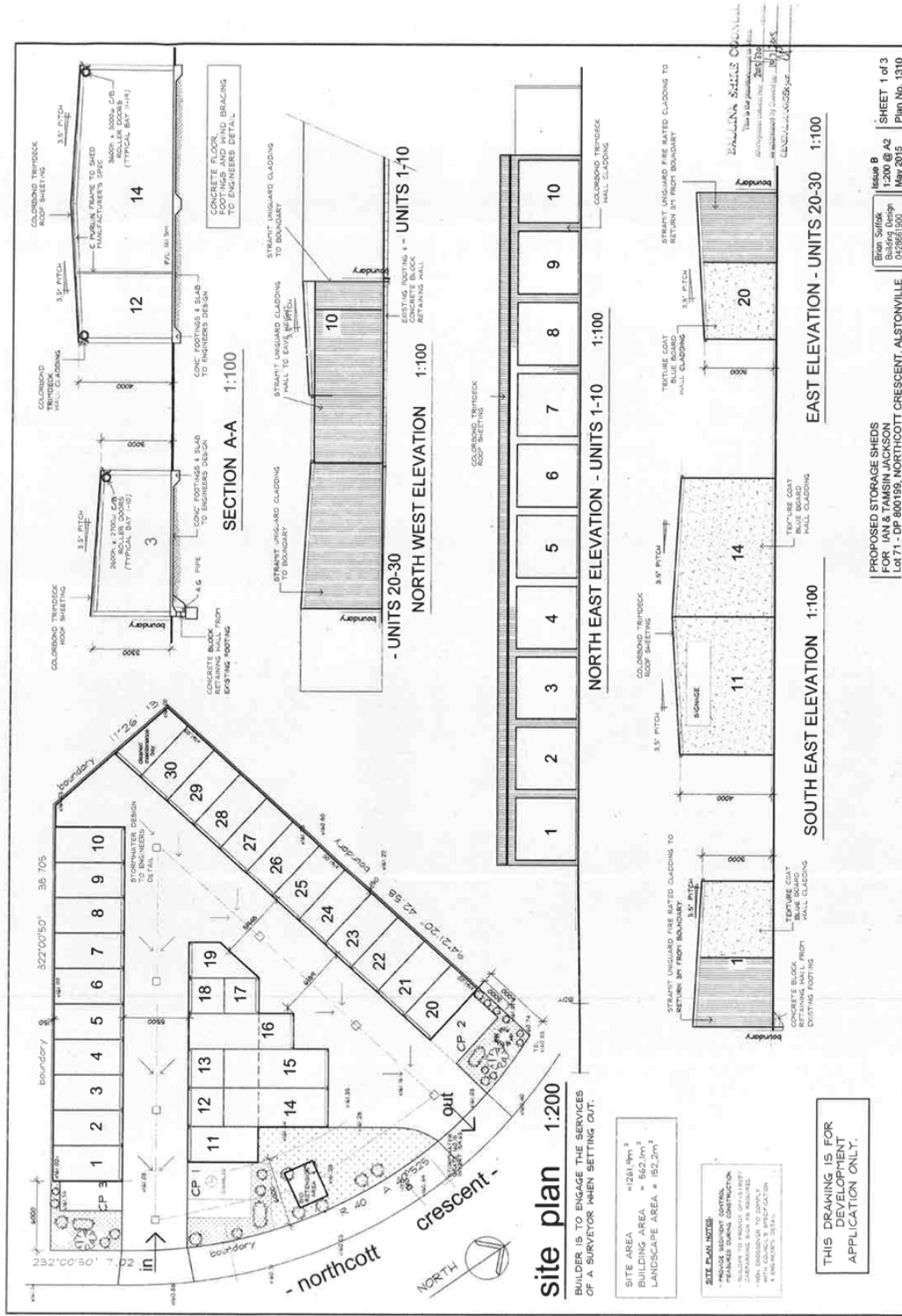


8.3 DA 2015/320 - Sec 96 - 18 Northcott Crescent, Alstonville.DOC





Issue B  
 Brian Swales  
 Building Design  
 0428661900  
 May 2015

PROPOSED STORAGE SHEDS  
 FOR IAN & TAMSIIN JACKSON  
 Lot 71 - DP 800199, NORTHCOTT CRESCENT, ALSTONVILLE

SHEET 1 of 3  
 1:200 @ A2  
 Plan No. 1310

THIS DRAWING IS FOR DEVELOPMENT APPLICATION ONLY.



**Ballina Shire Council**

BALLINA SHIRE DCP RENEWAL PROJECT  
INDUSTRIAL DEVELOPMENT PRECINCT CONTROLS



8 June 2012

Additionally, allotments which adjoin land zoned for residential purposes also require specific controls to minimise potential for land use conflicts in these interface areas. This is particularly evident for Southern Cross Industrial Estate. Typical controls used to minimise potential land use conflicts in interface areas are exemplified by the comparative schemes as shown in Table 9-1.

Particular controls in relation to steep land and minimising exposure to spray drift from adjacent macadamia farms are required in the Russellton Industrial Estate.

**9.2 Recommendation for DCP**

The following Planning Objectives and General Development Controls in relation to site coverage, site layout and building appearance are recommended for the General Industrial Zone (IN1) and Working Waterfront Zone (IN4). Precinct Specific Controls are also recommended for:

- the Southern Cross Industrial Estate to manage development in areas adjoining or opposite residential zoned land; and
- the Russellton Industrial Estate to manage development on steep land and along Norman Jones Lane adjoining macadamia farms.

**9.2.1 Planning Objectives**

- All buildings and structures must be designed to high aesthetic standards and to complement the character of the individual industrial area and of a consistent scale with nearby buildings.
- The layout of buildings, structures and activities achieves an attractive and orderly appearance where development is visible from the street frontage. A good standard of visual amenity is achieved through generous building setbacks and high quality landscaping.

**9.2.2 General Development Controls**

**Site Coverage**

- Council has not fixed a standard which limits the floor space ratio or site cover of industrial development. A merit evaluation is therefore undertaken with respect to each proposal. However, development will be limited by set-back, car parking, height of building and landscape requirements.

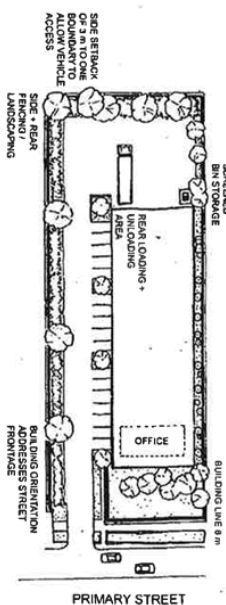
OR

- Built form should cover a minimum of 20% of the site and a maximum of 70%.

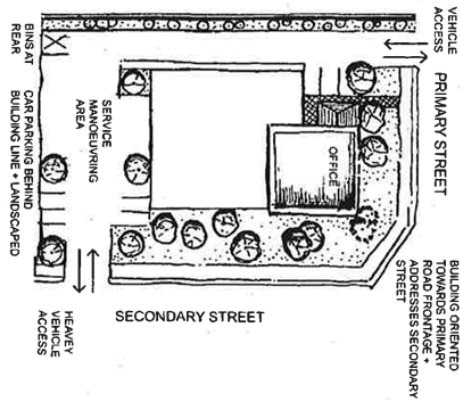
**Site Layout**

- Building lines should be consistent with that of buildings on adjoining sites or where there is no obvious building setback reference, the frontage setback is at least 6 metres or half the height of the building (whichever is greater).

**Figure 9-1 Site Layout Principles – Standard Lot**



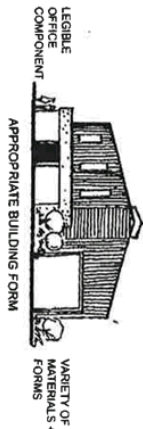
**Figure 9-2 Site Layout Principles - Corner Lot**



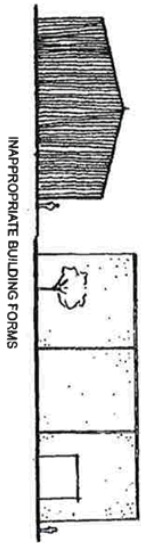
- Building setbacks to at least one side boundary have a minimum setback of 3 metres to allow vehicle access. Minimum setbacks from the other side and rear boundaries shall be in accordance with the fire rating provisions of the Building Code of Australia.
  - Garbage and storage areas must be screened from the street frontage and located on-site, behind the building line and not to occupy driveways, turning circles, car parking or landscaped areas.
- Building Appearance**
- The primary building façade is to face towards the street, providing a positive contribution to the streetscape through the

- use of timber, brick or masonry (standard concrete block should not be used) and building openings. On corner lots, buildings must also address the secondary street.
- When proposing a new use in an existing building, the primary building façade is enhanced through the provision of awnings, cladding or variation of materials and colours.
- The building should be designed to address the street, providing a legible entrance for pedestrians and contribute to the streetscape.
- The scale and selection of building forms, material and elements should relate to the perceived use i.e. the office components should be expressed differently to the warehouse or factory component of the development.

**Figure 9-3 Appropriate Building Form**



**Figure 9-4 Inappropriate Building Form**





### Part 3 General Development Controls

#### 3.1 General controls applying to all industrial development

##### 3.1.1 Application

<b>Applies to:</b>	
Location/s:	Land within Zone B5 Business Development and Zone IN1 General Industrial
Development Type/s:	All development

##### 3.1.2 Planning Objectives

- a. Encourage and promote appropriate forms of industrial development in suitable locations within the shire;
- b. Ensure that the range of uses permitted in the shire's industrial areas are compatible with each other and with land uses permitted in adjoining zones;
- c. Achieve quality visual presentation in industrial areas through high standards of building design and landscaping; and
- d. Ensure adequate access, parking and vehicular circulation is provided on industrial sites.

##### 3.1.3 Development Controls

###### A. Element – Building Design Requirements

###### Objectives

- a. Ensure buildings and structures are designed to complement the character of the area and are of a consistent scale with nearby buildings; and
- b. Ensure buildings, structures and activities achieve an attractive and orderly appearance where development is visible from the street frontage.

###### Site Layout – Control

- i. Industrial buildings and all ancillary development on a lot must have a **building line or setback** from the boundary with a **primary road** and **parallel road** of at least 6.0m; and
- ii. Variations to the front **building line or setback** will be considered where an alternate **building line or setback** can be established on the basis of the average existing **building lines or setbacks** of the nearest 2 industrial buildings having a boundary with the same **primary road**.

###### Building Appearance – Control

- i. Exterior walls of buildings, including any outbuildings, shall comprise materials with a low reflective index and must not be constructed using uncoated/untreated metal sheeting, fibre-cement or like materials;



- ii. The full length of any exterior wall facing a road frontage, including any adjoining exterior wall for a minimum length of 5 metres, must be of masonry construction and painted where of plain concrete finish;
- iii. Buildings shall have a roof pitch no greater than 3.5 degrees unless roofing materials have a low reflective index;
- iv. The scale and selection of building forms, materials and elements must relate to the perceived use, such as expressing office components differently to warehouse or factory components of a development;
- v. The architectural form and character of a building must not include large unbroken expanses of wall or roof facing a street frontage; and
- vi. Roof forms shall be designed to minimise visual intrusions and to prevent any roof top equipment from being visible from the street. Where this cannot be achieved, roof top equipment shall be screened by materials of the same nature as the building's basic materials.

**Signage – Controls**

- i. Signage shall comprise **business identification signs** only and can be free-standing or attached to the building. General advertisements will only be permitted where they relate to activities or services provided from the site on which they are erected; and
- ii. Freestanding signs must complement the design of the buildings to which they relate, clearly identify the product or business being promoted and be compatible with signage on adjoining sites without dominating the streetscape of a locality.



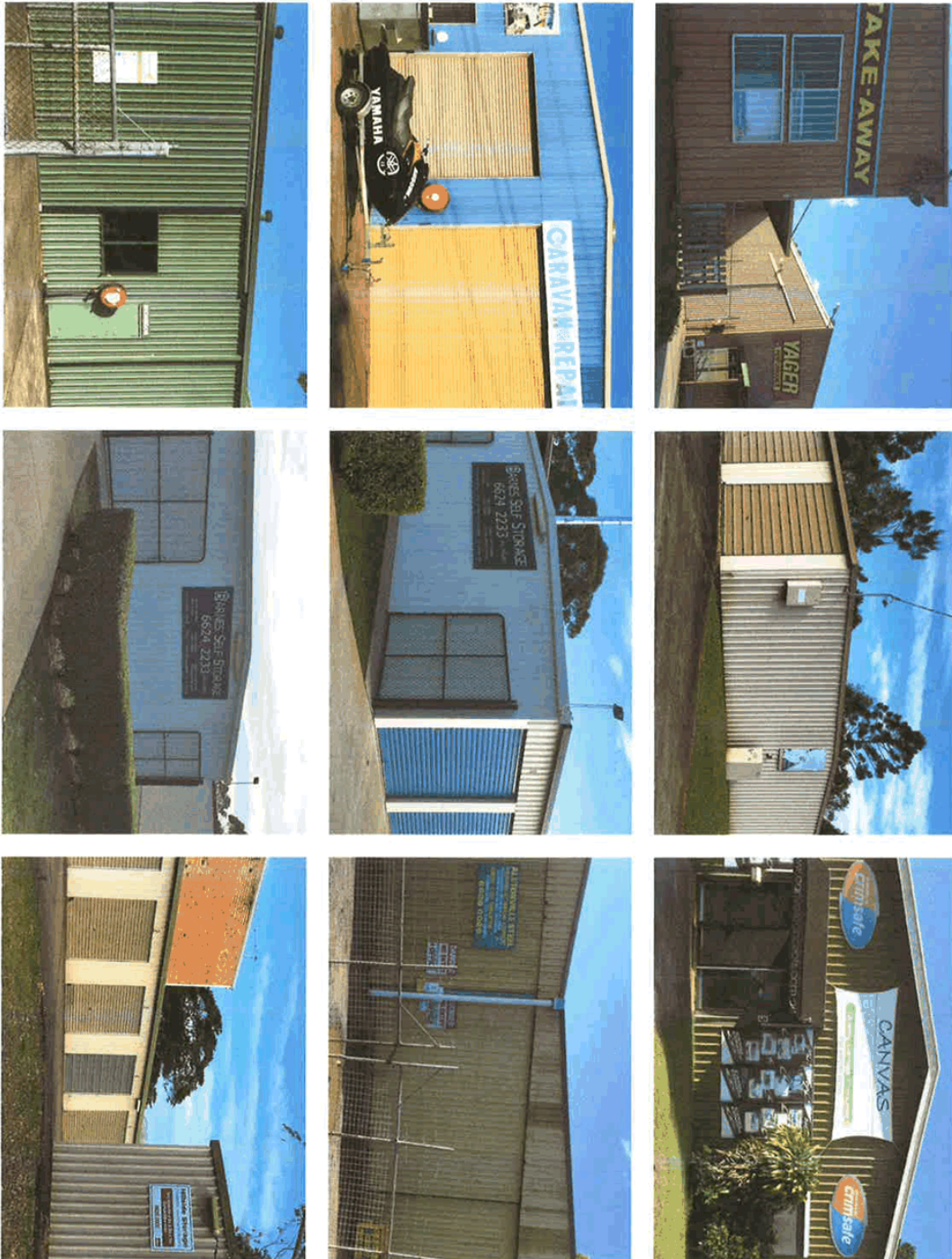
**Notes:**

Additional provisions relating to signage are contained in Chapter 8 – Other Uses. In the event of inconsistency, the provisions above prevail.











DA 2003/897 – Nowlan Bryant Pty Ltd – 65 Piper Drive, Ballina–  
P140803(011)

**Applicant:** Nowlan Bryant Pty Ltd  
**Property:** Lot 70 DP 1022473, No 65 Piper Drive, Ballina.  
**Proposal:** To undertake the erection of an industrial building for the purpose of furniture storage.

A **Motion** was moved by Cr J. Felsch and seconded by Cr A. Rich –

That DA 2003/897 to erect an industrial building at Lot 70 DP 1022473, No. 65 Piper Drive, Ballina be **APPROVED** subject to **Option B** and the following particular conditions:

1. Details of the proposed colour finish of the front elevation of the building are to be submitted to Council for approval by Council's Regulatory Services Group Manager.
2. **Landscape plan to be submitted**  
A landscape plan, prepared by a person competent in the field is to be submitted to Council for approval prior to the issue of a Construction Certificate. The plan shall show the mature height, location, quantity and species of all plantings and should also give details of soil conditions and the planting and maintenance program.

Cr Felsch withdrew his motion.

A **Motion** was moved by Cr P. Moore and seconded by Cr S. Dakin –

That DA 2003/897 to erect an industrial building at Lot 70 DP 1022473, No. 65 Piper Drive, Ballina be **APPROVED** subject to **Option A** and the following particular conditions:

1. Details of the proposed colour finish of the front elevation of the building are to be submitted to Council for approval by Council's Regulatory Services Group Manager.
2. **Landscape plan to be submitted**  
A landscape plan, prepared by a person competent in the field is to be submitted to Council for approval prior to the issue of a Construction Certificate. The plan shall show the mature height, location, quantity and species of all plantings and should also give details of soil conditions and the planting and maintenance program.

The **Motion** on being put to the vote was **LOST**.

**RESOLVED:** (D. Wright/A. Kennedy)

That DA 2003/897 to erect an industrial building at Lot 70 DP 1022473, No. 65 Piper Drive, Ballina be **APPROVED** subject to **Option B** and the following particular conditions:

1. Details of the proposed colour finish of the front elevation of the building are to be submitted to Council for approval by Council's Regulatory Services Group Manager.
2. ***Landscape plan to be submitted***  
A landscape plan, prepared by a person competent in the field is to be submitted to Council for approval prior to the issue of a Construction Certificate. The plan shall show the mature height, location, quantity and species of all plantings and should also give details of soil conditions and the planting and maintenance program.

**AGAINST**

Cr Dakin recorded her name against the above decision.

DA 2003/897 – Nowlan Bryant Pty Ltd – 65 Piper Drive, Ballina

<b>Applicant:</b>	Nowlan Bryant Pty Ltd
<b>Property:</b>	Lot 70 DP 1022473, No 65 Piper Drive, Ballina.
<b>Proposal:</b>	To undertake the erection of an industrial building for the purpose of furniture storage.
<b>Effect of Planning Instrument:</b>	The subject land is zoned 4 – Industrial under the provisions of the Ballina Local Environmental Plan 1987. The development is permissible within such zone with Council's consent, subject to matters, which are addressed in the following report.
<b>Locality Plan:</b>	The subject land is depicted on the locality plan attached to this report.

**Introduction**

Lot 70 DP 1022473, No. 65 Piper Drive has a total area of 1163m<sup>2</sup> with a frontage of approximately 24.24 metres to Piper Drive and a depth of 46.74 metres. The site is currently vacant, flat and clear of vegetation. The site is located in the general industrial precinct with the surrounding area utilised for a diverse range of industrial activities.

Development consent is sought for the erection of an industrial building for bulk storage of furniture and will be primarily used for the delivery, storage and dispatch of furniture goods. A site plan and elevation drawings are attached at the end of this report.

The building is proposed to be constructed of part Polycrrete concrete (to 2.9m at front with a 3m return) and the remainder colourbond cladding as shown in the elevation drawing attached.

**Public Exhibition**

The development application was not required to be advertised.

**Report**

The following comments are made relative to the corresponding heads of consideration contained in section 79C of the Environmental Planning and Assessment Act 1979. Only those matters requiring specific consideration of Council will be addressed in this report.

The subject land is zoned 4 – Industrial Zone under the provisions of the BLEP. Bulk storage facilities are permissible with consent within the industrial zone and are consistent with the industrial zone objectives. There are no statutory issues with this proposal. The only issue warranting Council's consideration is that of the external appearance of the front elevation of the building.

**Provisions of Development Control Plan No. 1 – Urban Land (DCP No.1).**

Clause 11 of Policy Statement No. 5 – Industrial Development, contained in DCP No. 1 states:

*“Having regard to practical considerations, the design of buildings is to be as architecturally attractive as possible by selective use of materials of suitable texture and colour.*

*The front elevation of industrial buildings shall be clad in face brick or selected masonry materials (not standard concrete block). When proposing the use of cladding it shall be suitably pre-coloured).*

The covenants for this estate reiterate this requirement. The underlying intent of these requirements is to ensure a consistently high standard of visual presentation of industrial building when viewed from the street.

As previously stated, the front elevation of the development is proposed to be constructed of part colourbond cladding and part Polycrrete concrete (refer to **attached** front elevation drawing). At its Planning Committee Meeting of 10th July 2003 (Item 11) Council considered a report indicating that a number of requests had been made concerning the use of alternative materials for front elevations in lieu of brickwork or masonry.

It was resolved not to amend the DCP to enable to use of composite materials in the cladding of the front elevation. This was conveyed to the applicant who requested that Council consider the proposed use of Polycrrete to 2.9m with a 3m return with the remainder to be constructed of colourbond as the cost burden of the masonry finish at this point may reduce the viability of the project.

**Conclusion**

It is considered that the use of Polycrrete concrete with a suitable colour texture finish combined with the proposed colourbond cladding would present a satisfactory outlook and streetscape appearance in the Industrial zone and that consequently, the underlying objective of the DCP will have been met.

The circumstances of the case are such that Council has recently resolved not to amend the DCP with respect to the use of composite materials in place of masonry. Consequently, the proposal does not comply with the provisions of the DCP.

Should Council, however, be minded to grant development consent to the project, it is considered that the street frontage elevation should be constructed of the combined polycrrete and colourbond materials as proposed by the Applicant.

**Options for Determination of Application**

To grant development consent to the proposal subject to:

- A. The front elevation when viewed from Piper Drive is to be part clad in concrete to a minimum height of 2.9 metres with return and part colourbond cladding as indicated on the plan submitted by the applicant in conjunction with this Development Application.

OR

- B. The front elevation when viewed from Piper Drive shall be clad in face brick or selected masonry materials (not standard concrete block) and shall be suitably pre-coloured.

**RECOMMENDATION**

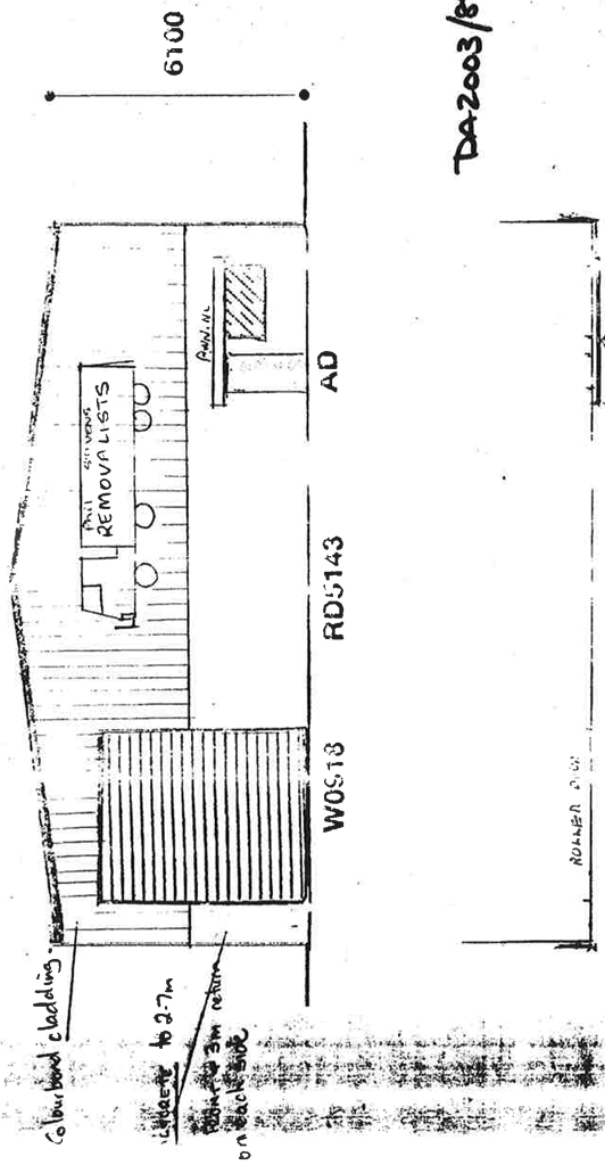
That DA 2003/897 to erect an industrial building at Lot 70 DP 1022473, No. 65 Piper Drive, Ballina be **APPROVED** subject to **Option A** and the following particular conditions:

1. Details of the proposed colour finish of the front elevation of the building are to be submitted to Council for approval by Council's Regulatory Services Group Manager.
2. ***Landscape plan to be submitted***  
A landscape plan, prepared by a person competent in the field is to be submitted to Council for approval prior to the issue of a Construction Certificate. The plan shall show the mature height, location, quantity and species of all plantings and should also give details of soil conditions and the planting and maintenance program.





Ballina  
Phil Stevens  
Rover DA



DA 2003/897

4-8-2003

General Manager  
Ballina Shire Council

Re: Lot 70 Piper Drive Owner Phil Stevens  
Industrial Estate

Dear Sir,

In reference to the Ranbuild building to be erected on the above Lot 70 Piper Dr. Ballina.

I request permission to install the facade to this building to a height of 2.9 metres.

The material to be used is a Polycrete type material light weight masonry product being 50mm thick factory manufactured in slabs 2.9 metres by .9 metres.

The slab is faced in a textured poly surface.

Being of light weight this material should not effect stability of the ground it can be bolted or fixed to the building without causing any structural problems.

The finished facade can be coloured to conform to the "cream" colour of the colorbond sheathing.

Signed



for & on behalf of  
Phil Stevens