

FORBES SHIRE COUNCIL



DEVELOPMENT CONTROL PLAN No. 8

FORBES MIDSTATE INDUSTRIAL PARK

**LOTS 49, 50 & PART LOT 37 DP750154
DAROOBALGIE**

Prepared by the Environmental Services and Planning Division

Forbes Shire Council
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Plan adopted by Forbes Shire Council on 15 September, 2005
Plan in effect from 23 September, 2005

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1. INTRODUCTION

This Development Control Plan has been prepared by Forbes Shire Council to provide specific objectives and development standards to facilitate the comprehensive subdivision and subsequent industrial development, of land known as Lots 49, 50 and part Lot 37 DP750154 at Daroobalgie. The land comprises approximately 150 hectares, located on the eastern side of the Newell Highway south of Back Yamma Road.

This plan seeks to encourage the creation of the “Forbes Midstate Industrial Park” upon the subject site and establish appropriate development controls having regard to its sensitive rural location and prominence to the Newell Highway. The Forbes Midstate Industrial Park seeks to cater for large scale industrial developments which can not be suitably located within existing industrial areas located closer to the Forbes Town Centre.

2. BACKGROUND

Background environmental investigations via a Local Environmental Study prepared by Terra Consulting Pty Ltd were conducted upon this area during 2001. This study identified the subject site appropriate for rezoning to facilitate a satellite industrial area to serve the Forbes Shire.

The subject site was rezoned for Industrial purposes by way of Forbes Local Environmental Plan 1986 (Amendment No. 11), gazetted on 11 March, 2002.

Prior to development of the land Forbes Shire Council has identified the need to establish a “Masterplan” to guide development and adopt into Council policy appropriate development controls. These needs have resulted in the preparation of this Development Control Plan (DCP).

It should be noted that an additional 123 hectares comprising Lots 1 and 2 DP573421 have been “excluded from the development plans due to soil salinity, existing native timber and separation form other development areas”, and the remainder of Lot 37 DP750154 being the site of the Central West Livestock Exchange approved by Forbes Shire Council on 18 September, 2003.

3. CITATION

This plan shall be cited as Forbes Development Control Plan No.8 - “Forbes Midstate Industrial Park”, as provided under Section 72 of the Environmental Planning and Assessment Act, 1979 (as amended) and Clauses 20 - 24 of the Environmental Planning and Assessment Regulation, 1994.

4. ADOPTION

This plan was adopted by Council on 15 September, 2005 and came into force on 23 September, 2005 in accordance with Clause 20(4) of the Environmental Planning and Assessment Regulation, 1994.

5. LAND TO WHICH THIS PLAN APPLIES

This plan applies to land known as Lots 49, 50 and Part Lot 37 DP750154 an undeveloped parcel of land comprising approximately 150 hectares. The land is zoned 4(a) Industrial under Forbes Local Environmental Plan 1986 (as amended) and is identified by the area bounded with a heavy black line on maps titled Forbes Development Control Plan No.8 –Forbes Midstate Industrial Park, attached.

6. APPLICATION

Forbes Local Environmental Plan 1986 (as amended) identifies land use categories permissible upon the subject site with development consent and other relevant statutory requirements. This plan is a matter to be taken into consideration by Council in assessing development applications under Section 79C of the Environmental Planning and Assessment Act, 1979 (as amended).

In assessing development applications Council shall have regard to Forbes Local Environmental Plan 1986, this Development Control Plan and those matters detailed in Section 79C of the Environmental Planning and Assessment Act, 1979 (as amended). Each application is assessed on its merits having regard to the specific site. The development controls contained within this plan are minimum standards supported by relevant objectives. Council may vary these standards where the applicant can demonstrate that such variation will meet it's underlying objective.

7. OBJECTIVES OF PLAN

The Objectives of this Development Control Plan are to:

- (a) Achieve the objectives of Forbes Local Environmental Plan, 1986 relative to land zoned 4(a) - Industrial;
- (b) Establish a “Masterplan” to create the “Forbes Midstate Industrial Park”;
- (c) Facilitate and control the industrial development of the site to cater for large industrial developments not suitably located within existing industrial areas located closer to the Forbes Town Centre;
- (d) Encourage and promote the orderly and economic development of the site;
- (e) Achieve a high quality integrated development having regard to its visual prominence and environmental sensitivity;

- (f) Provide for a variety of industrial allotments to serve the demands for the industrial and economic growth of Forbes; and
- (g) Ensure the provision of appropriate on-site servicing requirements in an environmentally acceptable manner.

8. DEVELOPMENT STANDARDS

The following “**Development Standards**” are underpinned with appropriate “**Objectives**” which seek to guide and control the creation of the “Forbes Midstate Industrial Park”. The **Objectives** state what Council is endeavoring to achieve in its control of the development. Each Objective is supported by Development Standards, which outline the preferred method of achieving the objective/s. Council may vary the development standards where it can be demonstrated that the resultant development is consistent with the objective/s and is likely to provide a better planning solution.

8.1 Allotments and Land Use

Objectives

- To ensure that each allotment has an appropriate minimum area in regard to environmental and industrial needs.
- To provide a variety of allotment sizes in an endeavor to meet the demands of potential developments.
- To ensure allotments are economically viable and developable having regard to specific site and servicing needs.
- To minimize land use conflict.

Standards

1. The subdivision of the subject site for industrial purposes shall be generally in accordance with Forbes Development Control Plan No.8 – Forbes Midstate Industrial Park Masterplan (Annexure A). Alternative allotment configurations have been identified to cater for varying market requirements.
2. The creation of allotments of less than 1.8 hectares in area will not be permitted. Regularly shaped allotments shall be provided with a road frontage of not less than 75 metres.
3. Applications for the further subdivision of allotments identified on the Forbes Midstate Industrial Park Masterplan shall demonstrate that the proposed industrial development can not be suitably located on a smaller allotment of land within an existing industrial area and that each allotment to

be created can cater for the traffic and on-site servicing needs for the intended development.

4. Developments which occupy more than one allotment shall cause the consolidation of all immediately adjoining allotments prior to the commencement of operation.

8.2 Setbacks

Objectives

- To provide a visual buffer to the development when viewed from surrounding rural areas and the Newell Highway.
- To provide adequate areas for site landscaping.
- To ensure internal separation to minimise potential impacts between adjoining developments.

Standards

1. A 30 metre set back shall be provided to the Newell Highway.
2. A minimum set back of 10 metres shall be provided to all other roads.
3. A minimum side set back of 7.5 metres shall be provided to all buildings and trafficable areas.
4. Front setback areas shall be used for landscaping and car parking purposes. No industrial activities or open storage shall occur within the front setback.

8.3 Traffic Management

Objectives

- To provide a road layout for the Forbes Midstate Industrial Park suitable to its likely future needs.
- To reduce the impact of development upon the Newell Highway.
- To encourage circular traffic movement to ease access needs particularly for heavy vehicles.

Standards

1. The Newell Highway is an access denied road and no direct vehicular access shall be permitted to internal allotments.

2. All internal roads shall be provided with a minimum road reserve of 30 metres. A minimum pavement width of 15 metres is to be provided serviced by grassed table drains rather than kerb and gutter.
3. All traffic servicing needs for individual developments shall be accommodated on site.

8.4 Car Parking, Access, Loading and Unloading

Objectives

- To ensure adequate car parking is provided on-site for clients and employees.
- To ensure the smooth flow of traffic in and around the Forbes Midstate Industrial Park.
- To ensure access parking and loading facilities are integrated into the development to service individual needs.

Standards

1. All access, parking and loading areas are to be designed in accordance with the Forbes Shire Council Car Parking Code, the Roads and Traffic Authority “Guide to Traffic Generating Developments”, 1993 and Australian Standards AS2890 – Parking Facilities and AS2890.1-1993 - Off Street Car Parking, or as amended.
2. Individual site accesses provided from Back Yamma Road are restricted to a maximum of two (2) separate driveways capable of accommodating B - Double vehicles.
3. All trafficable areas are to be screened by landscaped buffers a minimum of 2 metres wide.
4. All developments are to be provided with car parking, loading and unloading facilities within the curtilage of the site.

8.5 Urban Design

Objectives

- To encourage a high standard of architectural design utilising high quality materials and finishes.
- To ensure development has regard to its rural location.

Standards

1. Development should avoid large blank wall surfaces. Substantial elevations should be articulated either by structural variation of external finishes.
2. Prominent elevations, such as street frontages should be treated with suitable architectural features.
3. Attention should be given to energy efficiency principles in building design.

8.6 Drainage, Soil Erosion and Control

Objectives

- To ensure the provision of on-site surface and storm water drainage control.
- To ensure site drainage does not impact upon adjoining properties.
- To ensure that development does not cause land degradation through erosion and sedimentation.

Standards

1. All surface and storm water shall be catered for on-site. Pre development flow volumes will be accepted into the drainage reserves.
2. The Developer shall design and construct necessary surface drainage works to be provided in the form of “drainage reserves” to be dedicated to Council upon creation of the relevant allotments.
3. An on-site drainage and storm water control system shall be designed by a suitably qualified engineer and constructed to cater for the drainage requirements of each individual development.
4. The maintenance of on-site servicing works will be the responsibility of the land owner and will be included as a “Section 88B Restriction” upon the title of the property”.
5. All roof water is to be collected and recycled for use where possible in the resultant industrial development.
6. Suitable erosion and sediment control measures shall be implemented during all construction works.

Note: Reference to “Section 88B restriction” refers to Section 88B of the Conveyancing Act, 1919 (as amended).

8.7 Site Servicing

Objectives

- To promote the orderly and economic provision of services.
- To coordinate the provision of services with the relevant Service Authority.
- To minimise the burden upon Council’s and Service Authority resources.
- To ensure the provision of suitable on-site drainage and storm water management systems.

Standards

1. The developer will be responsible for the upgrading of existing and the provision of new roads to service the industrial estate.
2. Ultimately, water is to be supplied via the Council reticulated water supply system. On-site water supplies may be required to be provided by the individual developer in the interim for onsite use and firefighting purposes.
3. The Developer or relevant Service Authority (at the cost of the developer) will provide electricity and telecommunication services. Appropriate easements have been identified upon the DCP Masterplan and will be created upon the relevant property titles in accordance with the standard procedures and requirements of the service provider.
4. The provision of all other services including the extension of services within individual allotments will be the responsibility of developers and owners.
5. An aerated on-site effluent disposal systems is required to be provided for all developments.
6. Effluent, Drainage and Storm water control shall be provided within the confines of individual allotments.
7. Open storage and waste collection areas are to be suitably sited and screened to avoid view from public areas and prominent rural views.
8. Developers are to consider waste recycling options in the preparation of development applications for their intended development. The requirements and details of any necessary “Industrial Waste” requirements shall be provided to Council with the development application.

8.8 Landscaping

Objectives

- To enhance the visual appearance of individual developments and the industrial estate generally.
- To screen undesirable views and reduce the visual impact of the development having regard to it's rural setting.
- To provide functional areas of planting that enhance the visual appearance of development.
- To assist in addressing salinity upon the subject site.

Standards

1. An easement shall be created upon all allotments adjoining the Newell Highway to provide for a 30m landscaping buffer area. This buffer area is to be suitably landscaped by the developer. The maintenance of this landscaped buffer area will be the responsibility of the land owner and will be included as a "Section 88B Restriction" upon the title of the property".
2. A landscape plan shall be submitted and approved by Council with all development applications.
3. All front and side set back areas shall be landscaped to Council's satisfaction.
4. All security fencing shall be located behind the front landscape setback. Species selection for planting within this area shall have regard to site security.
5. Landscaping is to include predominantly native vegetation. A minimum 80% are to be salt tolerant and water-wise vegetation species.
6. All landscaped areas shall be designed and constructed in accordance with the Forbes Shire Council Landscaping Development Control Plan No.9 and Street Tree Planting Guide.

8.9 Salinity

Objectives

- To address existing salinity problems upon the subject site.
- To ensure salinity is considered in the design of all developments.

Standards

1. All development shall have regard to the principles contained in the Local Government Salinity Initiative Documents prepared by the Department of Infrastructure, Planning and Natural Resources, 2003.
2. Details of measures to reduce salinity as a result of development are to be provided for Council's consideration with all development applications.

(Refer also to salinity issues in the landscaping requirements detailed in Section 8.8 of this DCP)

8.10 Advertising

Objectives

- To ensure signage is integrated into the design of all buildings.
- To prevent distraction to motorists and potential for traffic conflicts.

Standards

1. An estate identification sign will be displayed at the intersection of the Newell Highway and Back Yamma Road. An appropriate easement shall be created upon this particular parcel of land to enable Forbes Shire Council care and control of this land.
2. Signage orientated toward the Newell Highway shall be prohibited. Signage erected upon allotments having dual frontage to the Newell Highway will only be permitted if it is attached or painted directly onto the building.
3. One (1) business identification sign a maximum 2m x 1m shall be displayed within the front building setback area.
4. A maximum of three (3) signs per development will be permitted, only one of which is to be visible when the development is viewed from any point external to the site.

8.11 On-Site Living

Objectives

- To restrict residential living opportunities in the industrial area.

Standards

1. Residential development will not be supported by Council in this industrial area.
2. Residential living opportunities will only be permitted as single caretakers/security quarters where it can be demonstrated it is a vital component of the development and it does not interfere with the industrial development of the estate. Such quarters shall be integrated into the design of the industrial development.
3. A maximum of 90 square metres of Gross Floor Area shall be permitted for residential purposes.

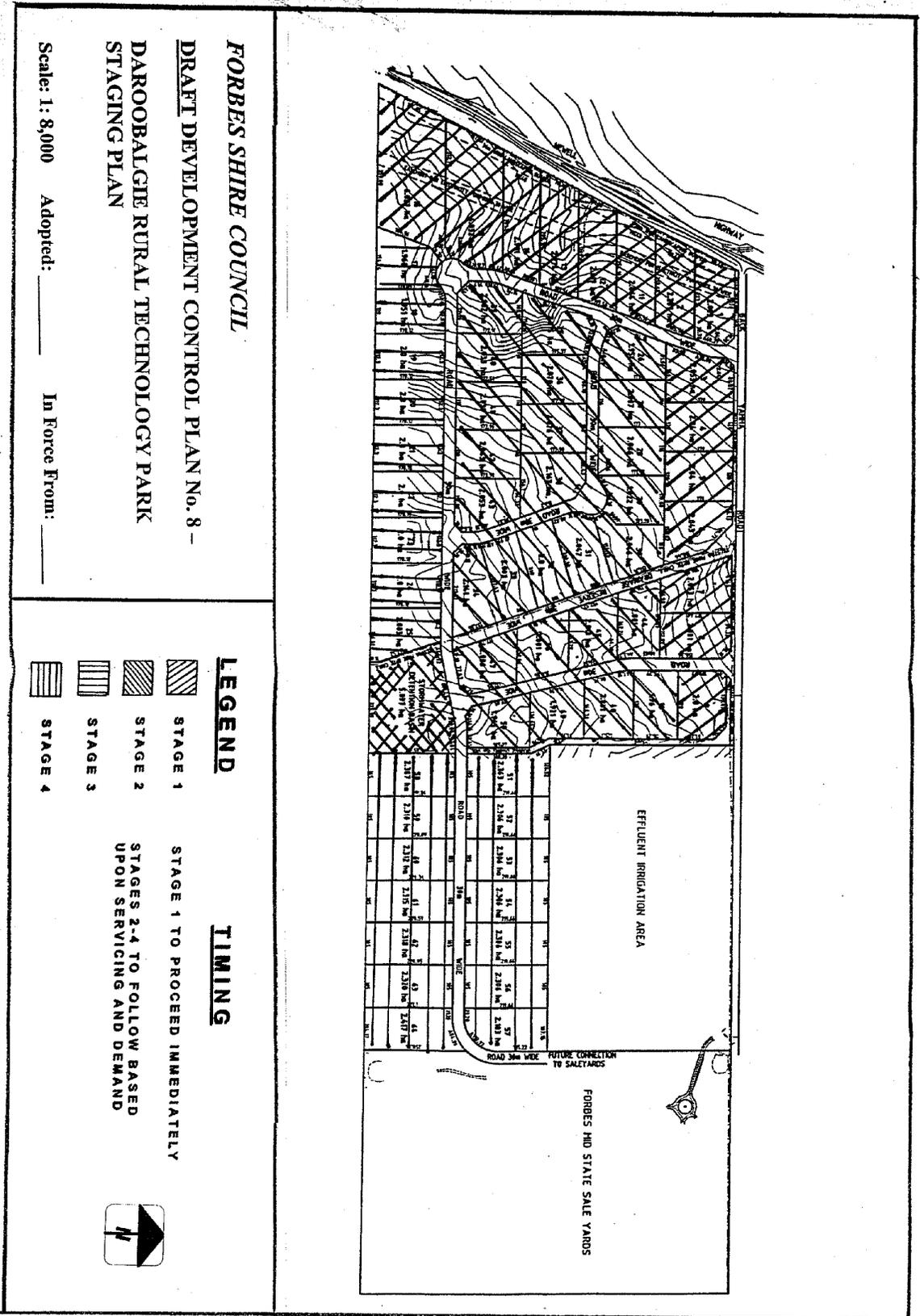
8.12 Staging

Objectives

- To provide a staging plan as an indication for the timing of development.
- To promote the orderly and economic provision of services.
- To minimise the burden upon Council's resources.
- To inform perspective developers of the progressive development of the estate.

Standards

1. Forbes Midstate Industrial Park is to be developed in stages, as indicated upon the staging plan, attached. Staging has been prepared to maximise the efficiency of production of the industrial lands.
2. Timing for the development of each stage will be dependant the provision of essential services, market demand generated and rate of occupation of the land.
3. Stage 1 is to proceed with Council's adoption of this Development Control Plan. Subsequent stages are to follow based upon demand and timing of essential services.



FORBES SHIRE COUNCIL
DRAFT DEVELOPMENT CONTROL PLAN No. 8 -
DAROOBALGHE RURAL TECHNOLOGY PARK
STAGING PLAN

Scale: 1: 8,000 Adopted: _____ In Force From: _____

LEGEND

-  STAGE 1
-  STAGE 2
-  STAGE 3
-  STAGE 4

TIMING

- STAGE 1 TO PROCEED IMMEDIATELY
- STAGES 2-4 TO FOLLOW BASED UPON SERVICING AND DEMAND



