

# 4

## COMMERCIAL & INDUSTRIAL DEVELOPMENT



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### 4.1. Introduction

This chapter of the *Inverell Development Control Plan 2013* (IDCP) applies to commercial and industrial development including, but not limited to:

- |                               |                                  |                                      |
|-------------------------------|----------------------------------|--------------------------------------|
| ▪ Commercial Premises         | ▪ Entertainment facilities       | ▪ Vehicle Body Repair Workshops      |
| ▪ Industries                  | ▪ Function centres               | ▪ Vehicle Repair Stations            |
| ▪ Medical Services Facilities | ▪ Highway service centres        | ▪ Warehouse and Distribution Centres |
| ▪ Tourist Accommodation       | ▪ Industrial retail outlets      | ▪ Wholesale Supplies                 |
| ▪ Storage Premises            | ▪ Service stations               |                                      |
| ▪ Amusement Centres           | ▪ Recreation Facilities (Indoor) |                                      |
| ▪ Child Care Centres          | ▪ Rural Industries               |                                      |

### 4.2. Intent

The intent of this chapter is to:

- Promote orderly and well designed development in accordance with the hierarchy of commercial precincts within Inverell. These precincts are:
  - **Town Centre Core Area** – The preferred location for shopfront retail activity, including major new stores (excluding bulky goods), and is also the main pedestrian area within the town centre. This core includes a periphery of major community facilities, office and professional services. Refer to **Figure 4.1**.
  - **Town Centre Outer Area** – Adjoins the town centre core area and is currently characterised by light industrial and commercial activities. Refer to **Figure 4.1**. Small format bulky goods stores or stores less than 1000m<sup>2</sup> Gross Floor Area (GFA) are encouraged in this area. Large retail outlets greater than 1000m<sup>2</sup> GFA should not be located in the Town Centre Outer Area.
  - **Enterprise Corridor** – The area zoned B5 Business Development under the ILEP and which provides an effective land supply and appropriate location for the development of large floor area highway related commercial activities (ie large format bulky goods) that cannot be accommodated in the other commercial precincts.
  - **Neighbourhood Centres** – A range of small scale precincts zoned B1 Neighbourhood Centre under the ILEP containing retail, business and community uses designed to serve the surrounding neighbourhood.
- Sustain Inverell's role as an important district and sub-regional industrial centre, with the continuing provision of cost competitive, attractive and well-planned industrial areas to meet the town's requirements for the foreseeable future.
- Consider appropriate commercial and industrial development outside of commercial and industrial zoned areas, where the development is permissible and compatible with the surrounding area, and the establishment of such will not adversely impact on the viability of the central business district of Inverell.

### 4.3. Location

#### Outcome

- To ensure that commercial and industrial development is compatible with the current and desired future character of the area.
- To maintain the standing of Inverell's Town Centre Core Area as the commercial and retail focus of the Shire.

### 4.4. Streetscape

#### Outcome

- To ensure a high standard of commercial and industrial development, which makes a positive contribution to the streetscape.

#### Acceptable Solution

- Walls along a street frontage must provide visual interest through articulation and use of varied building materials and colours.
- Any proposed use of the footpath for advertising signs, dining and/or display of goods is to be specified in the Development Application and must not detrimentally affect the streetscape or pedestrian safety.
- Industrial buildings must present to, and have the main customer entrance, at the primary frontage.
- Provision of quality landscaping where appropriate.



### Town Centre Core Area

- Shopfronts predominantly in glass should be provided.
- Shopfronts are to be inviting and interact with pedestrians.
- A front awning should be consistent with those provided on any adjoining commercial properties to give pedestrians adequate protection from the weather.
- Air conditioners and satellite dishes are not permitted forward of the street building line (eg on front walls or awnings) and should not be visible from a public street.

*Note: Separate approval under the Roads Act 1993 will also be required for the use of an awning over a footpath.*

## **4.5. Setbacks**

### **Outcome**

- To maintain the existing character in commercial and industrial areas through consistency in setbacks.

### **Acceptable Solution**

- Buildings are to be constructed to the street boundary in the Town Centre Core Area.
- The setbacks for buildings in the Town Centre Outer Area are subject to appropriate design in response to providing an active street frontage, pedestrian access and quality design.
- Buildings in the IN1 General Industrial zone should be set back 10 metres from the primary frontage, or consistent with the setbacks of adjoining buildings.
- In the case of a corner lot, the minimum setback for a secondary frontage may be reduced, provided that this frontage does not address a main road.

## **4.6. Parking and Traffic**

### **Outcome**

- To match the supply of off-street car parking with the demand likely to be generated by customers and staff.
- To ensure that the road network is suitable for the level of traffic likely to be generated by the use or development of a site.
- To provide suitable access for delivery and service vehicles.

### **Acceptable Solution**

- Parking to be provided in accordance with the requirements expressed in Chapter 5 of the IDCP.
- The use of rear laneways in the Town Centre Outer Area may be supported where it can be demonstrated that it is the secondary access and is necessary for the use, and that the lane is of a suitable standard for traffic, or can be upgraded to a suitable standard.
- A concrete or paved footpath may be required at the front of the site for pedestrian use.

## **4.7. Advertising Signs**

### **Outcome**

- To ensure that signage does not detrimentally affect the character and amenity of the area or distract road users.

### **Acceptable Solution**

- Signs are to be kept to a minimum and commensurate with the type of activity being undertaken.
- Signs are to be of a scale in proportion to the building (ie not to dominate the building).
- Signs are to be modest in size and colour and not provide a distraction to motorists.
- Compliance with Chapter 7 in relation to signs on Heritage Items and in Heritage Conservation Areas.



#### 4.8. Amenity

##### Outcome

- To ensure land uses or development with the potential to have a detrimental impact on adjoining properties adequately justify the likely impacts and proposed mitigation measures of these impacts are adequate.

##### Acceptable Solution

- Cooling and heating units are to comply with the relevant noise standard for such equipment.
- Natural and artificial lighting is to be used to reduce poorly lit or dark areas to deter crime and vandalism, without causing a nuisance to adjoining properties.
- Materials and finishes of external walls are to be complementary to the surrounding buildings.
- Outdoor storage areas are to be substantially screened from public view.

#### 4.9. Earthworks & Stormwater Drainage

##### Outcome

- To ensure disturbance to the soil is minimised and stormwater is appropriately managed.

##### Acceptable Solution

- Proposals should be designed to take into consideration the sites natural topography to minimise the development footprint and amount of earthworks required.
- Any changes to the natural surface level are to incorporate measures to ensure the natural or existing stormwater regime is appropriately managed.
- A stormwater concept plan with accurate site levels should be submitted with any application.

*Note: Larger developments may require plans and stormwater design and calculations prepared by a suitably qualified consultant.*

#### 4.10. Landscaping

##### Outcome

- To reduce the visual impacts of hard stand areas and large buildings and provide streetscape amenity.

##### Acceptable Solution

- Where landscaping is proposed or required to be part of a development, a landscaping concept plan should be submitted with a Development Application.
- Industrial development must incorporate a minimum 2 metre landscaping strip along a street frontage (excluding driveways) and a 1 metre landscape strip along the side boundaries up to the building line.



