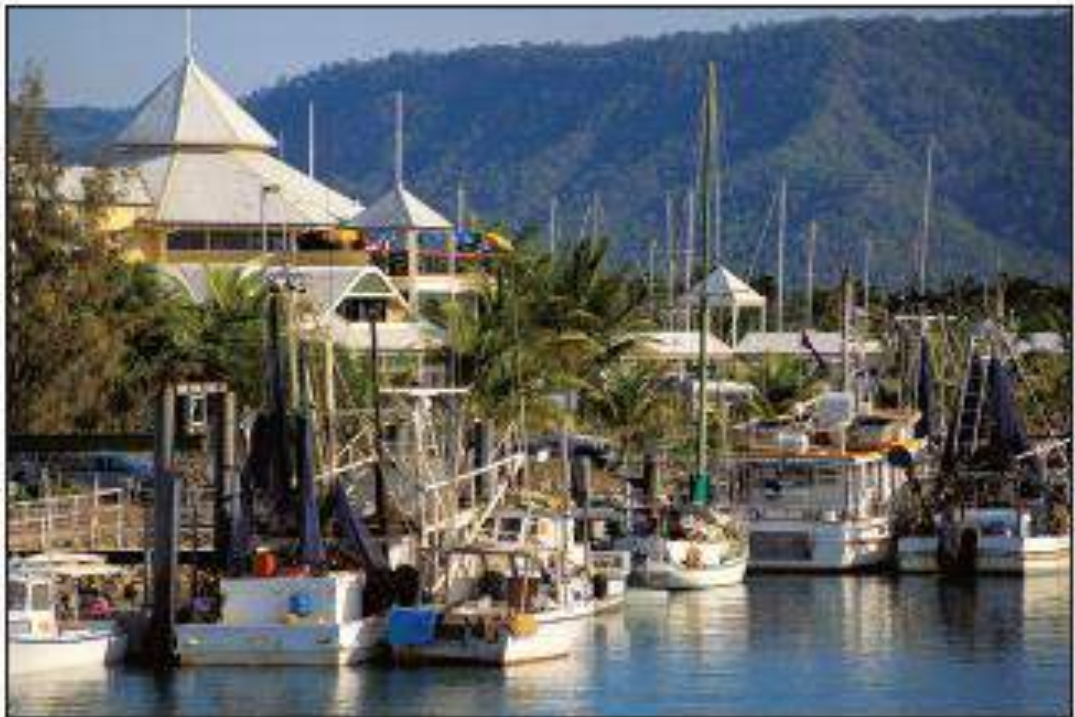




## INDUSTRY



THIS PAGE SHOULD BE BLANK



### **4.3.7 Industry Planning Area Code**

#### **Purpose**

The purpose of this Code is to:

- provide for the establishment of Industry, Class A and Class B and Service Industry on appropriate land with regard to Site suitability, accessibility, surrounding land uses, and location of utilities and services;
- ensure that Industry achieves appropriate environmental standards;
- ensure that industrial Buildings have a high standard of layout and building design that provides an efficient, safe and attractive working environment;
- ensure that Industry, Class A and Class B and Service Industry do not adversely impact on surrounding land uses and Setback areas provide landscaped buffers to adjacent incompatible land uses;
- ensure that Landscaping provides an attractive streetscape and screens utility, storage and car parking from the street; and
- ensure that industrial land uses are protected from encroachment of incompatible land use activities.

#### **Applicability**

This Code applies to development that is assessable in the Industry Planning Area for

- Material Change of Use;
- Reconfiguring a Lot;
- Operational Work Associated with Reconfiguring a Lot;
- Operational Work – Filling or Excavation not associated with a Material Change of Use;
- Operational Work – Engineering Works not associated with a Material Change of Use; and
- Operational Work – Placing an Advertising Device on Premises not associated with a Material Change of Use.



## Elements of the Code

### *Consistent and Inconsistent Uses*

<b>PERFORMANCE CRITERIA</b>		<b>ACCEPTABLE SOLUTIONS</b>	
P1	The establishment of uses is consistent with the outcomes sought for the Industry Planning Area.	A1.1	Uses identified as inconsistent uses in the Assessment Table are not established in the Industry Planning Area.
P2	A Caretaker's Residence is only established in association with an industrial use or activity operating as the primary use on the Site.	A2.1	Only one Caretaker's Residence is established on the parent Site in association with an industrial use or activity located on one industrial allotment identified on a Standard Format Plan.

### *Site Coverage*

<b>PERFORMANCE CRITERIA</b>		<b>ACCEPTABLE SOLUTIONS</b>	
P3	The Site Coverage of Buildings ensures that there is sufficient area for the provision of services and Landscaping.	A3.1	The Site Coverage of all Buildings does not exceed 60% of the Site area.

### *Design and Siting*

<b>PERFORMANCE CRITERIA</b>		<b>ACCEPTABLE SOLUTIONS</b>	
P4	The siting of industrial Buildings/structures contributes to the desired amenity of the area and protects the amenity of other land uses. <sup>32</sup>	A4.1	Buildings/structures on Sites with Frontage to a State-Controlled Road, are Setback 8 metres from the Road Frontage.
		A4.2	In other cases, Buildings/structures are Setback: <ul style="list-style-type: none"> <li>• 6 metres from the Main Street Frontage; and</li> <li>• 4 metres from any secondary street Frontage.</li> </ul>

<sup>32</sup> Storage and disposal of contaminants may constitute an Environmentally Relevant Activity and may require approval from the Environmental Protection Agency



	<p>A4.3 Where the Site has a common boundary with land in an Industry Planning Area, the Building/structure may be built to the side and rear boundaries where the Building Code requirements are satisfied.</p> <p style="text-align: center;">HOWEVER</p> <p>Where the Building Code requirements are not satisfied, Buildings are Setback 2.5 metres or a quarter of the Height of the Building/structure, whichever is the greater, from side and rear boundaries.</p> <p>A4.4 Where the Site adjoins land not in an Industry Planning Area or land developed partially or wholly for a residential use, the Building/structure is Setback 2.5 metres or a quarter of the Height of the Building/structure, whichever is the greater, from the common boundary.</p> <p>A4.5 The Building/structure is sited to maximise energy conservation, natural cooling and shading from summer sun, with the use of high quality materials and non-reflective roof materials.</p>
--	---



***Loading/Unloading Facilities***

<b>PERFORMANCE CRITERIA</b>		<b>ACCEPTABLE SOLUTIONS</b>	
P5	The transport of goods and materials to and from industrial Sites does not adversely affect the movement of traffic on the Roads adjacent to the Site.	A5.1	All delivery/pick up vehicles are contained wholly within the Site when being loaded/unloaded.
		A5.2	Sufficient manoeuvring area is provided on Site to allow a single unit truck to ingress and egress the Site in a forward gear.
		A5.3	Site Access is limited to one Access point for each street Frontage.
			OR
			If the Site has Frontage to the Captain Cook Highway and another Road, Access is limited to the secondary Road.
		A5.4	Where two Access points to the street Frontage are necessitated, to facilitate manoeuvrability of large industrial vehicles, the accesses are separated by a minimum distance of 10 metres.



*Landscaping and Amenity*

<b>PERFORMANCE CRITERIA</b>	<b>ACCEPTABLE SOLUTIONS</b>
<p>P6 Industrial Sites are landscaped to enhance the amenity of industrial areas and provide a pleasant working environment<sup>33</sup>.</p>	<p>A6.1 A minimum of 20% of the area of the Site is landscaped.</p> <p>A6.2 Dense Planting along any Road Frontage is a minimum width of 3 metres.</p> <p style="text-align: center;">EXCEPT THAT</p> <p>Dense Planting along the Road Frontage is a minimum of 4 metres in width where adjacent to the Captain Cook Highway.</p> <p>A6.3 Any Setback areas from side and rear boundaries where the Site adjoins land not in an Industry Planning Area or land developed partially or wholly for a residential use, are landscaped with Dense Planting in accordance with all the relevant requirements of the Landscaping Code and Planning Scheme Policy No 7 – Landscaping.</p> <p>A6.4 Areas used for loading and unloading, storage, utilities and car parking are screened from public view by a combination of Landscaping and screen fencing.</p>
<p>P7 Industrial areas are not characterised by a proliferation of advertising signs and/or the use of large advertising signs.</p>	<p>A7.1 Signage complies with the Design and Siting of Advertising Devices Code.</p> <p style="text-align: center;">AND</p> <p>No wall signs are located on the walls of industrial Buildings facing the Captain Cook Highway or any other State-Controlled Road.</p>

---

<sup>33</sup> Vegetation clearing is required to be undertaken in accordance with Local Law – Vegetation Management.



THIS PAGE SHOULD BE BLANK