

9.3.12 Industry activities code

9.3.12.1 Application

- (1) This code applies to assessing development for Industry activities if:
 - (a) assessable development where the code is an applicable code identified in the assessment criteria column of a table of assessment for a material change of use; or
 - (b) impact assessable development.
- (2) When using this code, reference should be made to Part 5.

Note – ‘Industry activities’ is a defined activity group listed in Table 1 SC1.1.1 in Schedule 1 that applies to uses in the various zones. When the term industry activities is used within this code it means any of the above uses to which this code is applicable.

Note—For a proposal to be self-assessable, it must meet all the self-assessable outcomes of this code and any other applicable code. Where it does not meet all self-assessable outcomes, the proposal becomes assessable development and a development application is required. Where a development application is triggered, only the specific acceptable outcome that the proposal fails to meet needs to be assessed against the corresponding assessable acceptable outcome or performance outcome. Other self-assessable outcomes that are met are not assessed as part of the development application

9.3.12.2 Purpose

- (1) The purpose of the Industry activities code is to assess the suitability of development to which this code applies.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the scale, character and built form of development contributes to a high standard of amenity;
 - (b) the design incorporates facilities and features that contribute to a high standard environment for workers and customers;
 - (a) the development has access to development infrastructure, including utility installations and essential services.

9.3.12.3 Criteria for assessment

Table 9.3.12.3.a – Industry activities code –assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
<p>PO1 The site coverage of buildings ensures that there is sufficient area for the provision of services and landscaping and caters for flood storage in areas affected by flooding.</p>	<p>AO1 The site coverage is not more than 80%.</p>
<p>PO2 Setbacks: (a) contribute to an attractive and consistent streetscape appearance; (b) provide for visible employee and customer car parking; (c) allow for landscape planting along street frontages; (d) minimise unusable spaces between buildings / boundaries.</p>	<p>AO2 Buildings, display areas and storage areas are set back: (a) 6 metres from the main road frontage; (b) 3 metres from any secondary road frontage; (c) where the site has a common boundary with land in an industry zone, the building is setback either: (i) zero metres from the side or rear boundary; or (ii) not less than 3 metres from the side or rear boundary. (d) where a site adjoins land other than an industry zone, the building is setback not less</p>

Performance outcomes	Acceptable outcomes
	than 3 metres from the side or rear boundary.
Amenity	
<p>PO3 The appearance of development provides a quality, legible appearance and workplace.</p>	<p>AO3.1 Pedestrian entrances to buildings are: (a) easily identifiable from the street and directly accessible from the car parking areas; (b) provided with sun and rain shelter a minimum of 900mm width immediately above the entryway.</p> <p>AO3.2 Ancillary office or sales space is orientated toward the street frontage and is provided with human scale elements (such as windows, doors, shading devices and variation of construction materials and colours).</p> <p>AO3.3 Customer car parking is located to the front or side of premises with clear and direct pedestrian access to the main customer building entry.</p> <p>AO3.4 Outdoor storage areas are not located forward of the building line.</p> <p>AO3.5 Illumination is provided within parking and pedestrian areas during night time hours of operation.</p> <p>AO3.6 Development provides clear and legible street numbering for the benefit of motorists.</p> <p>AO3.7 Gates to a road frontage are sliding or open inwardly into the site.</p> <p>AO3.8 Development on a site greater than 2,500m² incorporates on-site amenity areas for staff that: (a) provide seating and tables; (b) incorporates weather protection.</p>
Landscaping	
<p>PO4 Landscaping is provided to: (a) enhance the appearance and amenity of the development; (b) contribute positively to the appearance of the streetscape.</p>	<p>AO4.1 At least 5% of the site is landscaped.</p> <p>AO4.2 A landscape strip not less than 2 metres is provided within the site along the road frontage.</p> <p>AO4.3 Landscaped areas adjoining parking and manoeuvring areas are protected from vehicular encroachment by a 150mm high vertical concrete</p>

Performance outcomes	Acceptable outcomes
	<p>kerb or similar obstruction.</p> <p>AO4.4 Planting is to consist of a combination of hardy tropical tree and spreading ground cover species in accordance with Planning scheme policy SC6.7 - Landscaping that will complement the scale of proposed development, without interfering with casual surveillance and sightlines.</p> <p>AO4.5 Hardy tropical shrubs are provided in accordance with Planning scheme policy SC6.7 - Landscaping to screen bin storage and service areas.</p> <p>AO4.6 Fencing along street frontages is more than 50% transparent.</p>
Services	
<p>PO5 Development adequately takes into account the functional requirements of infrastructure needs and service of the use.</p>	<p>AO5 Design takes into account the potential need to provide:</p> <ul style="list-style-type: none"> (a) space and access for trade waste connections to the sewer network; (b) waste and recyclable material storage areas; (c) storage tanks; (d) fire fighting booster pumps; (e) electrical infrastructure; (f) car parking, manoeuvring areas including loading facilities.
Access and loading/unloading of goods	
<p>PO6 The transport of goods and materials to and from sites does not adversely affect the movement of traffic on roads adjacent to the site.</p>	<p>AO6.1 All vehicles are contained within the site when loading and unloading.</p> <p>AO6.2 Manoeuvring area is provided on site to allow a Medium rigid vehicle to enter and exit the site in a forward gear.</p> <p>AO6.3 Site access is limited to one access point to each frontage.</p> <p>AO6.4 Where a site has a frontage greater than 40 metres, two access points to the street frontage can be provided they are separated by a distance of not less than 10 metres.</p>