

## 22.03 DESIGN GUIDELINES FOR INDUSTRIAL DEVELOPMENT

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C61

This policy applies to applications to use or develop land in an industrial zone, with the exception of land affected by Schedule 10 to the Design and Development Overlay.

### Policy Basis

This policy builds upon the Municipal Strategic Statement objective in Clause 21.07 to ensure that new industrial development does not detract from the appearance of urban areas.

New industrial uses and development should proceed in a manner that is consistent with the township and landscape character of the area, infrastructure capacity and environmental standards.

### Objectives

To encourage industrial development that is appropriate for its context.

To encourage industrial development that does not detract from the appearance of urban areas.

To ensure that sensitive land use interfaces are appropriately managed.

### Policy

It is policy to assess proposals for new use and development against the following criteria:

#### *Materials*

- Buildings should be constructed in materials that are visually attractive such as brick, masonry or muted toned metal.

#### *Setbacks*

- Setbacks for new buildings should take account of existing building alignments from front, side, rear boundaries and any existing or proposed road alignment.

#### *Car parking*

- Vehicles directly associated with the use of the site and materials on the site should be stored inside a building or a screened portion of the site.
- Common parking areas should be considered as part of any integrated development.

#### *Storage and loading*

- Vehicles directly associated with the use of the site and materials on the site should be stored in a location that will not compromise the traffic safety on adjoining roads.
- Vehicles should be stored inside a building or within a screened portion of the site.

#### *Advertising*

- Advertising signs should not protrude above roofs or parapets.
- Integrated projects involving a number of lots and buildings should include a directory sign.

#### *Landscaping*

- Landscaping should be provided on each site which:

- retains existing vegetation where practical;
- uses locally native vegetation;
- provides screening where visibility for safety is not essential;
- defines areas of pedestrian and vehicular movement;
- is low maintenance;
- allows appropriate maintenance and landscaping of areas where future building may occur; and
- avoids fencing at the front of the site unless the applicant demonstrates that fencing is required for security.

***Industrial development in rural areas***

- Development sites in rural areas should:
  - minimise impact on agriculture land and land management practices;
  - have sealed access roads;
  - dispose of effluent properly;
  - maintain the visual qualities of the rural landscape; and
  - minimise impact on the amenity of any nearby dwellings.

Proposals that do not meet these criteria may still meet the objectives of this policy.

**Application requirements**

An application for the use and development of land should be accompanied by the following information, as appropriate:

- Total area of the lot, buildings and landscape areas (square metres);
- Proposed building dimensions with distances to site boundaries;
- Setbacks of adjoining buildings;
- Distance to any nearby residential uses;
- Building materials;
- Uses within the building such as office area, production area, storage area;
- Parking areas - location and number of spaces;
- Signs – location and detail;
- Elevations;
- Drainage arrangements;
- Storage and waste areas, including hazardous chemicals and flammable liquids;
- Lighting;
- Landscaping and fencing;
- Access and internal vehicle circulation; and
- Information about wastewater and any other waste products that are generated by the use.