INDUSTRIAL USE AND DEVELOPMENT

This policy applies to the development of land for industrial purposes.

Policy Basis

The presentation of industrial development is important for the overall amenity and appearance of urban and rural areas.

Objectives

To provide well planned, and presented industrial sites.

IMPLEMENTATION

It is policy that:

- Buildings and open storage areas not exceed 60 per cent of the site.
- The external finishes for walls of buildings be brick, stone, concrete, coloured metal or like material.
- Development be connected to reticulated water, sewerage, power and storm water facilities.
- Car parking and external storage areas be sealed with an all weather surface to the satisfaction of the responsible authority.
- Bonds may be required to be paid to the Responsible Authority in lieu of landscaping and car parking works.

Setback Areas

It is policy that:

- Buildings that are designed and articulated to address the street frontages may be positioned at a zero setback where the frontage is 50% glazed at the frontage with wall cladding of masonry or similar construction.
- Buildings cladded with materials other than a masonry finish are to be generally set back no closer than 6 metres.
- Subject to the consideration of shadowing issues boundaries with a Residential Zone must be provided with an acoustic treatment such as a solid concrete wall to buffer the impact of potential noise.

Storage Areas

It is policy that:

- Storage areas be located at the rear of lots or otherwise screened with powder coated black mesh fencing to prevent being viewed from the street or adjoining public areas.
- Goods or materials (apart from sales displays) not stored or displayed in locations visible from the street.