

# INDUSTRIAL DEVELOPMENT



This Information Sheet should be read in conjunction with the Development Applications Information Sheet, Local Planning Scheme No. 3 Text and Maps. The information contained within this sheet is excerpted from the Scheme Text, Council Policy and general conditions of development. Council reserves the right to modify requirements. Should you have any queries on the issues raised, contact Council's Planning Services for further clarification.

## ***Site Requirements (Extract from Local Planning Scheme No. 3)***

<b>Zone</b>	<b>Setback from Main Street</b>	<b>Setback from Minor Street</b>	<b>Setback from Side Boundaries</b>	<b>Setback from Rear Boundaries</b>	<b>Site Coverage</b>	<b>Plot Ratio</b>	<b>Landscape Strip</b>
<b>Light Industry</b>	15	3	*	*	60%	0.5	3m**
<b>General Industry</b>	15	3	*	*	60%	0.5	3m**

\* At the discretion of Council

\*\* 20m Berkshire Road Properties

## ***Use of Setback Areas***

The land between a street alignment and the distance that buildings are required to be setback from such street alignment shall not be used for any other purpose than one or more of the following —

- (i) a means of vehicular or pedestrian access;
- (ii) the daily parking of vehicles used by employees and customers;
- (iii) the loading and unloading of vehicles; and
- (iv) landscaping.

No such area shall be used for the parking of vehicles displayed for sale or which are being wrecked or repaired, or for the stacking or storage of fuel, raw materials, products, or by-products or wastes of manufacture.

## ***Industrial Land Abutting Residential Zoned Land***

No building or any other structure shall be erected closer than a distance of 15 metres from any part of a Residential zone, except with the special approval of the local government. In considering an application for planning approval of non-residential development on a lot which has a common boundary with land in the Residential zone, the local government will have particular regard for the measure taken to minimise conflict between the non-residential and the residential or future residential uses.

## ***Access***

No person shall use a service road, access way or parking area situated on a parcel of land for any other purpose than a service road, access way or vehicle parking respectively.

All vehicular access ways, servicing areas and parking areas shall be so designed to enable vehicles to enter and leave in forward gear.

### ***Storage of Materials***

No goods, materials, merchandise or motor vehicles shall be stacked, placed or stored within 2 metres of either side or the rear boundaries of the site or nearer to the street or road than the building setback line, nor stacked to a vertical height exceeding 4 metres above the natural ground level unless otherwise approved by local government.

### ***Materials***

- (i) The whole of any wall or building facing any street shall be constructed in brick, concrete or masonry or other material as approved by the local government.
- (ii) Cladding of the remainder of the building shall not be Zinalume unless approved by the local government.

### ***Loading/Unloading Bays***

A paved area for loading and unloading being not less than 3.5 metres in width by 7 metres with a minimum height clearance of 3.5 metres is required unless in the opinion of local government, the interests of amenity and orderly and proper planning do not warrant the provision of such an area.

### ***Service Yards and Refuse Storage***

In any application for planning approval to which this part applies, provision shall be made for suitably designed and screened service yards and refuse storage areas, which shall be subsequently maintained to the satisfaction of the local government.

### ***Landscaping***

The landscaped area may include land between a street pavement and any buildings. In addition, trees shall be provided in car parking areas where an area of 12 or more car parking bays are to be provided to allow for shade.

### ***Drainage***

On-site storage and stormwater treatment consistent with appropriate (water sensitive design) standards adopted by the local government should be maximised.

### ***Parking Requirements (Extract from Local Planning Scheme No. 3)***

<b>USE</b>	<b>NUMBER OF PARKING SPACES</b>
Office	Four (4) spaces for every 100 square metres of net leasable area.
Fitness Centre	Five (5) spaces for every 100 square metres of net leasable area.
Showroom	Four (4) bays per 100 square metres of net leasable area.
Factory Units	Three (3) bays per 100 square metres of net leasable area or 1 per employee plus one customer bay, whichever is the greater.
Warehouse	Three (3) spaces for each 100 square metres of net leasable area.
Nursery	A minimum of twelve (12) spaces plus any additional spaces as may be determined by the Council taking into account the specific nature and extent of the development.
Garden Centre	A minimum of twelve (12) spaces plus any additional spaces as may be determined by the Council taking into account the specific nature and extent of the development.

All other uses refer to Local Planning Scheme No. 3.

***Industrial Development Checklist:***

- Use permitted within the zone.
- Development Application (MRS Form 1) and appropriate fee.
- Four copies of scaled and accurate metric site plans showing:
  - The entire site and all buildings (existing and proposed), septic tanks and leach drains, scale and north point.
  - The location of different use areas within the existing and proposed buildings.
  - Existing ground features inclusive of watercourses.
  - Parking areas, accessways, crossovers, vehicle circulation, extent of sealed areas.
  - Gully and manhole locations, pipe sizes, subsoil drainage requirements, falls to paved areas, proposed connection to Council system, soakwells.
  - Where development is required to connect to Council's stormwater system or Water Authority sewers, all levels (ground and invert) shall be to AHD Datum.
  - Existing and proposed contours and floor levels, embankments and retaining walls.
  - Elevations/cross sections (where applicable)
  - Easements.

***Development complies with required:***

- Setbacks.
- Site Coverage.
- Plot Patio
- Landscaped Areas.
- Landscape Plan.
- Parking Provision.
- Loading/Unloading Bays
- Bin Stores.
- Materials of Construction

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