### Industry uses code

#### Application

This code applies to development identified as requiring assessment against the Industry uses code by the tables of assessment in **Part 5 (Tables of assessment)**.

#### Purpose and overall outcomes

1. The purpose of the Industry uses code is to ensure industry uses are designed and operated in a manner which meets the needs of the industry use, protects public safety and environmental values and appropriately responds to amenity considerations.
2. The purpose of the Industry uses code will be achieved through the following overall outcomes:-
   1. the scale and intensity of an industry use is compatible with its location and setting;
   2. an industry use incorporates a site layout and building design that provides for the efficient and safe conduct of industrial activities and contributes to a well organised development that is attractive when viewed from the street;
   3. an industry use does not cause environmental harm or nuisance, including the contamination of land or water;
   4. an industry use avoids or effectively mitigates adverse impacts on the amenity of adjoining and nearby non-industrial uses where these uses are located in a zone other than an industry zone; and
   5. an industry use incorporates service areas and waste management processes that are efficient and maximise opportunities for reuse or recycling.

#### Specific benchmarks for assessment

Requirements for development accepted subject to requirements and benchmarks for assessable development

| **Performance outcomes** | **Acceptable outcomes** | **Compliance / Representations** |
| --- | --- | --- |
| ***Built form, streetscape character and protection of amenity*** | |  |
| **PO1**  Buildings and structures associated with the industrial use:-   1. are of a scale and design which is appropriate to an industrial setting whilst contributing positively to the visual character and streetscape of the area; and 2. are designed to avoid or mitigate the potential for adverse amenity impacts on adjoining or nearby non-industrial uses. | **AO1.1**  Buildings have a maximum building height of:-   1. 12m if located in the Industry zone or in another zone other than the High impact industry zone; and 2. 20m if located in the High impact industry zone.   **AO1.2**  Site cover does not exceed 70%.  **AO1.3**  Buildings and structures are setback a minimum of:-   1. 6m to the primary street frontage; 2. 3m to any secondary street frontage; and 3. 3m from any side or rear boundary except where:-    1. a built to boundary wall, in which case no setback requirement applies; or    2. adjoining a sensitive land use or land in a residential zone or the Community facilities zone, in which case a minimum setback of 10m applies.   **AO1.4**  Where the site has a common boundary with a sensitive land use:-   1. no openings occur in walls facing a common boundary; 2. effective acoustic screening is provided to all areas where work could be conducted outside of the building, including waste storage and refuse areas, so that off-site noise emissions are avoided or do not cause a nuisance; and 3. noise emitting services such as air conditioning equipment, pumps and ventilation fans are located as far away as possible from sensitive land uses.   **AO1.5**  The main entry to any building is easily identifiable, and directly accessible, from the street, or the primary street frontage if the site has more than one street frontage.  **AO1.6**  Where the industrial use has frontage to or overlooks a major road, building design incorporates variations in parapet design, roofing heights and treatments.  Note—major road is defined in **Schedule 1 (Definitions)**. | Provide a brief description how your proposal complies with the relevant Acceptable outcome (if applicable) or a detailed analysis how compliance is achieved with the Performance outcome. |
| ***Landscaping and buffering*** | |  |
| **PO2**  The industrial use incorporates landscaping that:-   1. makes a positive contribution to the streetscape; 2. provides shade to open car parking areas; and 3. buffers the development from adjoining sensitive uses. | **AO2.1**  Landscaping strips with a minimum width of 2m are provided within the site boundaries adjacent to all street frontages.  **AO2.2**  Any security fencing is set within or located behind any required landscaping strips rather than adjacent to the street.  **AO2.3**  For car parking areas with 12 or more spaces, shade trees are provided in car parking areas at a ratio of 1 tree for every 6 car parking spaces.  **AO2.4**  Where adjoining a sensitive land use, or land included in a residential zone, a minimum 1.8m high solid screen fence and a minimum 3m wide landscaping strip is provided for the full length of the common boundary. | Click and provide your representations. |
| ***Services and utilities*** | |  |
| **PO3**  The industrial use is provided with and connected to essential infrastructure and services, where available. | **AO3.1**  The industrial use is connected to the reticulated water supply (where available), stormwater drainage and electricity infrastructure networks.  **AO3.2**  Where reticulated water supply is not available, the industrial use is provided with an alternate potable water supply source (e.g. rainwater, bore water) that complies with the *Australian Drinking Water Guidelines* (NHMRC, 2011).  **AO3.3**  Where located in a sewered area, the industrial use is connected to the reticulated sewer infrastructure network.  **OR**  Where not located in a sewered area, the industrial use is provided with an effluent treatment and disposal system in accordance with the *Plumbing and Drainage Act 2018*. | Click and provide your representations. |
| **PO4**  The use provides the site frontage works, access and manoeuvring arrangements and on-site infrastructure and services necessary to accommodate the use and facilitate the coordinated development of the site. | **AO4.1**  Kerb and channel or other frontage works in accordance with the road classification are constructed for the full length of the road frontage of the site in accordance with the standards specified in the **Planning scheme policy for development works**.  **AO4.2**  Reinforced industrial rated crossovers are provided in accordance with the standards specified in the **Planning scheme policy for development works**.  **AO4.3**  The layout and design of the development provides for the manoeuvring and parking of all vehicles associated with the use to be accommodated on the site, including the loading and un-loading of goods.  **AO4.4**  The layout and design of the industrial use provides for on-site storage of refuse so that it is not visible from the street. | Click and provide your representations. |
| ***Environmental performance*** | |  |
| **PO5**  The industrial use ensures that any emissions of odour, dust, air pollutants, noise, light or vibration does not cause nuisance to or have an unreasonable impact on adjoining or nearby premises.  Editor’s note—in addition to complying with the corresponding acceptable outcomes, development involving industry activities will also need to comply with relevant environmental legislation including the *Environmental Protection Act 1994* and subordinate legislation. | **AO5.1**  The industrial use achieves the acoustic environment and acoustic quality objectives for sensitive receiving environments set out in the *Environment Protection (Noise) Policy*.  **AO5.2**  The industrial use achieves the air quality objectives set out in the *Environmental Protection (Air) Policy*.  **AO5.3**  The industrial use does not produce any odour emissions in excess of 1 odour unit beyond the site boundaries.  **AO5.4**  The industrial use ensures that any vertical illumination resulting from direct, reflected or other incidental lighting emanating from the site does not exceed 8 lux when measured at any point 1.5m outside the site boundaries and at any level from ground level upwards.  **AO5.5**  Vibrations resulting from the industrial use do not exceed the maximum acceptable levels identified in *Australian Standard AS2670 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz)*. | Click and provide your representations. |
| **PO6**  The industrial use ensures that stormwater does not contaminate surface water and provides for the collection, treatment and disposal of all liquid waste such that:-   1. there is no off-site release of contaminants; 2. all wastes are collected and disposed of in accordance with relevant license and approval conditions and/or relevant government or industry standards; and 3. there are no adverse impacts on the quality of surface water or groundwater resources. | **AO6.1**  Areas where potentially contaminating substances are stored or used:-   1. are roofed and designed to prevent intrusion from stormwater; and 2. make provision for potential spills to be bunded and retained on site for removal and disposal by an approved means.   **AO6.2**  Waste water associated with the industrial use is disposed of to the Council’s sewerage system or an on-site industrial waste treatment system.  **AO6.3**  Liquid wastes that cannot be disposed of to the Council’s sewerage system or the on-site industrial waste treatment system are disposed of off-site to an approved waste disposal facility.  **AO6.4**  No discharge of waste occurs to local watercourses (including dry watercourses) or wetlands. | Click and provide your representations. |
| ***On-site retail, office or administration functions*** | |  |
| **PO7**  Any retail, office or administration functions conducted from the premises are ancillary to the industrial use. | **AO7.1**  On-site retail sales are limited to goods manufactured or assembled on the premises.  **OR**  On-site retail sale of goods not manufactured or assembled on the premises, including display areas, is limited to a gross floor area of 50m² or 5% of the gross floor area of the premises, whichever is the lesser.  **AO7.2**  The area used for office and administration functions is limited to 200m² or 10% of the gross floor area of the premises, whichever is the lesser. | Click and provide your representations. |

Benchmarks for assessable development only

| **Performance outcomes** | **Acceptable outcomes** | **Compliance / Representations** |
| --- | --- | --- |
| ***Location and site suitability*** | |  |
| **PO8**  The industry use is established on a site included in an industry zone that is suitable having regard to:-   1. the nature, scale and intensity of the industry use; 2. the odour and noise emissions likely to be emitted by the industrial use; 3. the proximity of the industrial use to any residential use or other sensitive receptor; and 4. the infrastructure and services needs of the industry use. | **AO8**  No acceptable outcome provided. | Click and provide your representations. |
| **PO9**  The industrial use is established on a site that has sufficient area and dimensions to appropriately accommodate the operational requirements of the use including required buildings, parking and service areas, storage areas, vehicle access and on-site movement, landscaping and buffering. | **AO9**  No acceptable outcome provided. | Click and provide your representations. |
| ***Site layout*** | |  |
| **PO10**  The layout and design of the industrial use ensures that:-   1. premises are safe, secure and legible; 2. movement systems and accessible on-site parking and manoeuvring areas, meet the needs of users; 3. premises contribute to an attractive address to the street, with buildings integrated with landscaping and security fencing to provide a quality contemporary appearance; and 4. surplus areas that may become unsightly or difficult to manage due to their size, configuration or access limitations are not created. | **AO10**  No acceptable outcome provided. | Click and provide your representations. |
| ***Integration of site infrastructure and services*** | |  |
| **PO11**  Where the industrial use is located on a large site which is intended to be developed incrementally or in stages, the industrial use is designed to allow for the infrastructure and service requirements of future users. | **AO11**  No acceptable outcome provided. | Click and provide your representations. |