

Local Planning Policy

POL-TP-124 Building and Development Standards - Industrial Zones

1. Objective

Prescribe building and development standards for development within Light Industrial, General Industrial and Industrial Development Zones to ensure this development is consistent with the principles of proper and orderly planning, and furthers the objectives of the relevant zone.

2. Policy statement

2.1 Off-street parking

In any application for approval to commence development in an Industrial Zone, provision shall be made for the off-street parking of motor vehicles in accordance with the Vehicle Parking Standards policy, except as otherwise provided for in this policy.

2.2 Setback requirements

The setback requirements for all developments in an industrial zone shall be in accordance with the provisions of Table 1.

2.3 Two-street frontages

Subject to the requirements regarding visual truncation of corner lots and vehicular access ways (as specified in the General Building and Development Standards Policy), where a lot has a frontage to two streets, the Council shall determine which of the two streets is the secondary street, and the setback to the secondary street may be reduced to 3 metres.

2.4 Use of setbacks

No person shall within an industrial zone, use the area of land between a building setback line and a street alignment for any purpose other than one or more of the following:

- a) A means of access;
- b) Landscaping;
- c) Trade display, but in no case shall more than 20% of the area be used for trade display purposes, and furthermore any such trade display shall not be situated within 1.5 metres of the street alignment except on land fronting the Great Eastern Highway, where the trade display setback shall be not less than 8 metres;
- d) The daily parking of vehicles used by employees and customers or clients but subject to the requirements of any duly adopted policy as to off-street parking.

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.

2.5 Landscaping requirements

In connection with any application for approval to commence development in any industrial zone, the Council shall require that such landscaping be provided as the Council sees fit in the interest of amenity and orderly and proper planning.

Any landscaping required shall be provided in accordance with the provisions set out hereunder:

- a) The required landscaping shall cover a minimum of 10% of the total site area in a form approved by the Council. Such landscaping should include a landscaped area of not less than 3 metres wide adjoining all street boundaries;
- b) Any landscaped area shall be separated from an adjacent vehicular area by a wall or kerb at least 150mm higher than the adjacent vehicular area or in some other manner be protected from vehicular damage;
- c) Landscaped areas required by this policy shall be planted in accordance with an approved plan, and within 30 days of practical completion of the development, or any relevant part thereof, as determined by the Council or at such later time as may be agreed in writing by the Council.

2.6 Refuse and storage areas

Council may require the provision of one or more areas for the storage of refuse in any industrial development.

Any refuse or storage area provided shall be:

- a) Screened from view from any public street, and enclosed by a wall of masonry or other approved building material, and being of not less than 1.8 metres in height;
- b) Accessible to service vehicles.

2.7 Multiple tenancy industrial redevelopment

- 2.7.1 The owner of land within an industrial zone to which this policy applies shall ensure that no factory tenement building or any part thereof is occupied or used unless the requirements set out in the following paragraphs in this clause are complied with.
- 2.7.2 No unit within a multiple tenancy industrial development shall have a floor area of less than 100 square metres, nor shall it be so constructed that either its width or its length is less than 8 metres.
- 2.7.3 There shall be an open yard appurtenant to each unit being not smaller than one third of the gross leasable area of the unit and such open yard shall be used for storage and service purposes and shall contain facilities for stormwater and for effluent drainage where no reticulated deep sewerage service is provided.
- 2.7.4 Each open yard appurtenant to a unit shall be screened from view from any public street and from adjoining units by a closed fence or wall of not less than 1.8 metres in height.
- 2.7.5 There shall be situated in the open yard of every unit a refuse area for depositing rubbish and refuse. The refuse area shall be of not less than 10 square metres in area and shall be in such a position that vehicles have direct access to it by a paved internal service road.
- 2.7.6 Provision shall be made for the off-street parking of motor vehicles in accordance with the provisions of the Vehicle Parking Standards Policy, except as otherwise provided for in this policy.

- 2.7.7 There shall be no less than 4 parking spaces provided for each unit within a multiple tenancy industrial development.
- 2.7.8 Each unit and each open yard appurtenant thereto shall have direct access on to a paved service road and there shall be connecting access between each unit and its open yard. If the service road is situated between buildings or between a building and a boundary of the lot on which the building is situated, it shall be not less than 5.5 metres in width, and if the service road is situated between open yards, or between an open yard and a building or a boundary of the lot on which the building is situated, it shall be not less than 5 metres in width.
- 2.7.9 Where a service road changes direction, the width of the service road at the point where it changes direction shall be of such a width as the Council requires to ensure adequate access.
- 2.7.10 All internal service roads shall be so constructed that motor vehicles may return to a public thoroughfare without reversing.
- 2.7.11 Adequate provision shall be made for the disposal of all trade waste from every multiple tenancy unit, such provision to be in accordance with the requirements of this policy.
- 2.7.12 Each unit within a multiple tenancy industrial development shall be separated from each other unit in the same development by an internal wall or walls constructed of brick, stone or concrete or other material of equal or greater fire rating approved by the Council.
- 2.7.13 Without affecting the generality of the provisions of the Scheme relating to the approval of developments, no internal partition within a factory tenement building shall be altered or removed without the approval of the Council.
- 2.7.14 Notwithstanding any provision within this policy to the contrary, where a factory owned and occupied by any one person or company is established on a lot exceeding 8,000 square metres in area, and 4,000 square metres of that area is vacant and is not being used or is not required for the provision of parking areas in accordance with the policy requirements for the established factory, if by reason of the position of the established factory subdivision of the lot is not feasible, the Council may permit the owner to use the vacant area for the development of factory units without requiring that the provisions of the Scheme and planning policy relating to factory units are complied with in respect of the established factory, provided that:
- a) an unrestricted access way of not less than 10 metres in width or two unrestricted access ways totalling 10 metres in width with one not less than 5 metres in width can be set aside leading from a public street to the area to be developed with factory units;
 - b) the access way or ways and the area to be used for factory unit development is clearly marked on a site plan as such; and
 - c) the factory unit development meets the requirements of the Scheme and local planning policies as if the land used as such was in fact a separate lot.
- 2.7.15 All vehicle and service access roads shall be paved and maintained in good condition.
- 2.7.16 The Council may approve the conversion of an existing factory into a multiple tenancy industrial development provided that the changes proposed to be made to the premises render the premises in all respects in compliance with the requirements of this policy.

2.8 Vehicle wrecking

On any land where vehicle wrecking is a permissible use, the owner of that land shall ensure that no disused motor vehicles, old motor vehicles or old machinery or any part thereof is stored on or allowed to remain on the land unless:

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- a) The Council has expressly given its approval thereto;
- b) The area of the land exceeds 2000 square metres, and
- c) The vehicles are stacked in neat rows and screened from view from any public street by an opaque wall or screen of not less than 1.8 metres in height.

2.9 Facades

2.9.1 Any building erected within an industrial zone shall comply with the following requirements as to facades:

- a) Each facade of the building shall be constructed of brick, stone, concrete or glass or a combination of one or more of those materials or similar material as approved by the Council;
- b) Other materials of a type and to a design approved by the Council may be permitted on a facade no part of which is less than 3.6 metres from the ground floor level of the building, provided that no part of the facade extends more than 6.6 metres above the ground level.

2.9.2 The Council may:

- a) In cases where the facade of a building is set back not less than 20 metres from the street alignment which it faces or otherwise which is nearest to it, permit the walls in the facade to be constructed of materials other than those specified above, provided that the materials proposed to be used are structurally and aesthetically acceptable to the Council;
- b) In the case of a corner lot with an area not less than 1 hectare and with a frontage of not less than 20 metres to each of the abutting streets, permit the walls in the facade of a building erected on that lot to be constructed of a material other than those specified above, provided that the material proposed to be used is structurally and aesthetically acceptable to the Council.

3. Definitions

Industrial Zone - land zoned Light Industrial, General Industrial or Industrial Development under Local Planning Scheme No.17.

Refer to Schedule 1 of Local Planning Scheme No. 17 for land use definitions.

Document control

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Strategic Community Plan:	B1 Planned and facilitated growth		

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TABLE 1 - SITE REQUIREMENTS

Zone	Minimum Effective Frontage in Metres	Minimum Setback from Boundaries in Metres			Maximum Plot Ratio	Maximum Site Coverage	Other Requirements and/or Variations
		Front	Side	Rear			
Industrial Development	As determined by Council in accordance with the requirements of Part 5A of the Scheme, otherwise the requirements of the General Industrial Zone shall apply.						
General Industrial	20	9 Except for Gt Eastern Highway, South Guildford where the setback shall be 30 metres	Nil Except for corner lots where the setback shall be 6 metres from side streets	Nil	0.6:1		
Light Industrial	20	9 Except for Gt Eastern Highway, South Guildford where the setback shall be 30 metres	Nil Except for corner lots where the setback shall be 6 metres from side streets	6*	0.5:1	0.5	*To provide for rear service access.