

22.05-1

21/09/2006
C26(Part 1)

INDUSTRIAL LAND

This policy applies to all land zoned Industrial 1 in the Wangaratta area.

Policy Basis

The North Wangaratta industrial area has zoned land to cater for a range of large, medium and small scale industrial uses. This area has the flexibility to respond to a range of future industrial uses, sizes and locational requirements, including value adding industries. Some upgrading of services is required in this area.

Remaining industrial areas have available land and potential for small to medium sized industrial developments associated with existing uses and developments.

Land use and development guidance is required in the North Wangaratta industrial area to protect the economic potential and performance of industry in the municipality.

Objectives

- § Facilitate the appropriate location of industrial land use and development.
- § Protect the North Wangaratta industrial area from encroachment of non industrial uses that may prejudice the availability of land for future industrial requirements or the operation of land for industrial purposes.
- § Ensure that industrial land use and development with potential to generate adverse amenity complies with relevant state environment protection policies.
- § Ensure that residential land uses, or other amenity sensitive land uses, do not encroach into the buffer area distances shown at Clause 52.10 of the *Victoria Planning Provisions*.
- § Ensure the harmonious co-existence between industry and adjoining rural and residential development.
- § Protect the biodiversity and water quality of declared catchments and watercourses.
- § Protect and enhance the presence and diversity of any remnant native vegetation and native fauna within and adjacent to industrial land.
- § Ensure all new industrial development is compatible with the aesthetic character of the surrounding land where practicable.

Policy

Exercising discretion

It is policy to:

- § Discourage non-industrial land use and development in the North Wangaratta industrial area.
- § Encourage industrial land use that requires a buffer distance of 300m or less to locate in south Wangaratta industrial areas, unless the land use is connected with an existing industry through business association.
- § Encourage infill industrial development in south Wangaratta to facilitate the efficient use of existing infrastructure.
- § Require new or changed industrial land use to comply with noise control standards in *State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1*.

Performance measures

When considering a permit application it is policy for the application to demonstrate that:

- § Noise emissions will not exceed EPA guidelines.
- § All new buildings and structures will be screened by landscaping within the site.
- § Lighting will be directed within the site and light spillage outside the site is minimal.
- § Building height will be below the mature tree height line where practicable.
- § Air emissions meet *World Health Organisation* standards.
- § Specified vehicle access routes are used.
- § A driver code of practice to deal with speed and the use of engine/exhaust brakes.
- § External building cladding colours must be of muted tones with no 'white' colour or 'reflective' type material used.

Decision guidelines

It is policy for Council to consider:

- § The effect of the industry on surrounding uses.
- § The effect of the industry on the Ovens River floodplain.

Application information requirements

It is policy that, in addition to the permit application requirements shown at Clause 33.01-2 of the planning scheme, applications also contain the following information when lodged:

- § A statement demonstrating how the proposed development meets the required buffer distances shown at Clause 52.10 of the *Victoria Planning Provisions*.
- § A schedule of all external building cladding colours.
- § The anticipated staging and timing of the development.
- § A report explaining how the land use and development has been sited to address:
 - Ø The topography of the site.
 - Ø The visual amenity effects of all works on the rural landscape.
 - Ø All required onsite vehicle manoeuvring, noting that vehicles are required to enter and leave the site in a forward direction.
 - Ø The most efficient use of infrastructure, particularly reticulated water infrastructure using water saving and/or reuse technology or processes.
 - Ø Any impacts on nearby watercourses, drainage lines, or land subject to flooding.
- § Provide a landscaping plan showing the following information, where relevant to the application:
 - Ø The location of all landscaping and fencing, including fencing construction details and heights.
 - Ø A planting schedule showing species and mature heights.
 - Ø Consideration of the *Victoria Native Vegetation Management – A Framework for Action 2002*, in particular the 'Three Step Approach to Net Gain' in regard to the retention of remnant trees:
 - Ø Avoid clearing native vegetation,
 - Ø Identify appropriate off-sets (to achieve net gain), and

- Ø Mature remnant native trees are to be retained in road reserves (widened) or open space, with tree canopy drip zones protected from services trenching, roads and general construction.
- § A report prepared by a qualified acoustic engineer, where considered relevant by Council, providing:
- Ø The predicted noise levels and relevant noise criteria based on EPA standards for the dwelling assessed to be the most affected in each compass direction quadrant within the circumference formed by the radius of the threshold distance listed in the table to Clause 52.10 of the *Victoria Planning Provisions*.
 - Ø The noise assessment report must take into account the cumulative effects of adjoining industry.