

22.04

15/10/2015
C138

INDUSTRIAL AND COMMERCIAL ACTIVITY

This policy applies to all land in the Industrial 1 Zone, Industrial 3 Zone and Commercial 2 Zone in the City of Darebin.

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Policy Basis

The City of Darebin supports appropriate industrial and commercial development as an integral component of the economic growth and viability of the municipality and is committed to retaining employment opportunities.

Council recognises that development must be sustainable and must be balanced with social, environmental and cultural development to ensure Darebin remains a vibrant place to live and work.

Land use patterns in the municipality are changing in response to population renewal, property price increases and shifts in economic activity. Council acknowledges this change must be managed to ensure continued appropriate land uses and to manage areas of conflict between competing land uses and interfaces between non-complementary uses.

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Policy Objectives

- To ensure a high standard of urban design is achieved to improve the visual character, functioning and layout in industrial and commercial areas.
- To require the provision of suitable landscaping to improve the appearance of industrial and commercial areas.
- To minimise the impact on the amenity of surrounding residential areas from traffic, noise and emissions resulting from industrial land uses.
- To reduce and minimise conflict between industrial and non-industrial land uses.

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Policy

Design

The design and construction of new buildings should improve the streetscape and amenity of the local area.

- The development of the land takes place in an orderly and proper manner with Council considering the following issues when assessing the impacts of development:
 - vehicle movement – to ensure safe and efficient vehicle access with trucks entering and leaving the site in a forward direction without damaging Council assets
 - loading bay provisions and access
 - pedestrian movement
 - car parking, including provision for bicycles and disabled
 - streetscape amenity – ensuring there are adequate setbacks and the scale and form of new buildings are compatible with the streetscape, particularly on sites abutting residential development
 - the need to promote environmentally sustainable development through the encouragement of permeable surfaces, energy efficient design and practices, water reuse, stormwater best practice management and recycling.
- Buildings incorporate design elements that add visual interest, are of contemporary design, use modern materials and address the streetscape.

DAREBIN PLANNING SCHEME

- Buildings are designed and located to ensure front setbacks conform to the prevailing setbacks in the area.
- The use of front setbacks is restricted to landscaping, visitor car parking, access ways and signage.

Landscaping

Landscape treatment should enhance the visual appearance of development and be used to create an attractive and sustainable environment. Where practical, landscape should improve the amenity of surrounding area.

- Landscaping should be provided within front and side setbacks to the street, to car parking areas and around outdoor goods storage areas. Landscaping should also be provided along rear and side boundaries which form an interface with a more sensitive use (such as a creek or a dwelling) or are visually prominent.
- Landscaping should:
 - retain existing vegetation where possible and appropriate
 - be simple and low maintenance
 - use drought-tolerant and indigenous plants as appropriate
 - include canopy trees, particularly within street setbacks and car parking areas.
- Where 10 or more car parking spaces are provided, trees, or other appropriate landscaping, should be provided to increase permeability, break up the bitumen area, provide shade, and improve the visual amenity of the area.
- There should be low fencing or no fencing at the main street frontage. Any front fencing should be of high quality and be colour coated (not exposed wire or uncoated timber). Cyclone fencing should be avoided. If security fencing is required it should be visually permeable.

Amenity

A high standard of amenity within industrial and commercial areas is desired.

- Any proposal to use or develop land for industrial or commercial purposes in the immediate area of residential uses, open space or other sensitive land uses must incorporate measures to limit adverse impact on the surrounding area, particularly in terms of emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
- Plant and equipment, including air conditioning units, must be insulated and located to minimise noise impacts on the surrounding area.
- Well-defined interface buffers between industrial/commercial and residential land uses be maintained to minimise potential conflict.
- Storage and waste areas be appropriately secured and screened from sensitive uses and the public realm.
- Parking areas and access ways should be appropriately surfaced and drained to accommodate the proposed level of vehicular traffic and minimise the emission of dust.
- In both core and non-core industrial areas, on-site activities should be located to minimise the impact on non-industrial zoned land.
- Fencing should be located at or behind the building line and is discouraged along the front boundary or in front of the building line.

Policy References

- *Darebin Economic Land Use Strategy, 2014*