

**22.08 INDUSTRIAL AREAS POLICY**25/09/2014  
C51

This policy applies to all land in the Industrial 3 zone.

**Policy Basis**

There are industrial precincts within the Shire at Eltham, Research and Diamond Creek. Each precinct is located in close proximity to residential areas and within high quality landscapes and vistas. It is important that new development and redevelopment of land in the industrial zones of the Shire enhance the amenity of the area.

The existing industrial precincts are close to full capacity. In order for the Shire to facilitate new industrial uses these precincts should be retained for industrial uses and not be taken up by other uses. The exception to this rule is other uses recommended by the Eltham Major Activity Centre Structure Plan (August 2004) in Precincts 8 to 11 (Bridge Street Business Area) of the Eltham Activity Centre

**Objectives**

- To ensure that development allows for functional layouts and use of land.
- To ensure that the use and development and redevelopment of sites within the industrial precincts are for industrial uses, with the exception of uses recommended by the Eltham Major Activity Centre Structure Plan (August 2004) in Precincts 8 to 11 (Bridge Street Business Area) of the Eltham Activity Centre as identified under Clause 22.15.
- To ensure that new development and redevelopment within the industrial precincts positively contributes to the visual amenity of the area.

**Policy**

It is policy that:

- Access to a lot should be suitable and unobstructed for all types of vehicles likely to be associated with the intended use including emergency vehicles.
- Loading/unloading facilities should not be used for external storage or long term parking of vehicles.
- Cut and fill of a site should be minimised to maintain the natural topography where possible and reduce the potential for erosion and landslip problems.
- Stormwater disposal arrangements are considered at the planning stage of a development.
- Appropriate industrial uses will be supported in the industrial precincts.
- Non-industrial uses, such as churches, medical centres and offices (not appurtenant to an industrial use) will be strongly discouraged in the industrial precincts, with the exception of uses recommended by the Eltham Major Activity Centre Structure Plan (August 2004) in Precincts 8 to 11 (Bridge Street Business Area) of the Eltham Activity Centre as identified under Clause 22.15.
- Landscaping should be provided along common property boundaries and within frontage setbacks and areas. Landscaping should use suitable native indigenous species. In designing landscaping consideration should be given to management of fire risk.
- Buildings should be of a high quality design and construction. The use of materials and colours of muted tones that blend in with the surrounding environment is encouraged.

- Major building support systems requiring large components (eg. air conditioning, storage tanks) should be located in mechanical rooms completely within the building envelope and surface mounted roof equipment should not be considered unless fully screened, low profile and completely integrated with the overall architectural design of the building.
- Building heights, setbacks and form should have regard to and seek to be compatible with the surrounding development and the character of the locality in which the development is situated.

**Policy Reference**

- Research Industrial Estate Development Guidelines
- Eltham Major Activity Centre Structure Plan (August 2004)