

INDUSTRIAL DEVELOPMENT

This policy applies to all industrial development within land zoned Industrial 1 Zone and Mixed Use Zone.

Policy Basis

It is essential that the Municipality maintain a positive industry and investment attraction program to ensure that employment opportunities continue to grow. The presentation of new industrial development is important for the overall amenity and appearance of Corryong and Tallangatta, as well as for providing attractive and efficient areas in which to locate businesses so as to attract further investment. Many industrial areas are located on main roads or near residential land and the appearance and functioning can be improved by attention to site layout, location of development, building materials, screening and landscaping. The amenity of these areas will be improved with the application of this policy.

Objectives

- To facilitate economic development by the provision of appropriately sited and designed industrial estates.
- Ensure that landscape and environmental values are considered, protected and enhanced.
- Accommodate a range of industrial land uses to meet local service needs and to create employment opportunities in the Shire and which do not detract from the appearance or amenity of adjoining or nearby land.
- To ensure that all new industrial development is designed, sited and landscaped to a high standard so that it positively contributes to the amenity of the area.
- To ensure that any new industrial development on main road entrances into townships is sited and designed to enhance the entrance to the town.
- To minimise the impact on the amenity of surrounding residential areas from traffic, noise and emissions generated by industrial land uses and to reduce and minimise conflict between industrial and non-industrial land uses.

Policy

It is policy that:

- Development is to be connected to reticulated water, sewerage, power and storm water facilities.
- Land within 7.5 metres of the front boundary is to be used for car parking, access and landscaping only.
- Car parking and external storage areas must be surfaced with an all-weather surface to the satisfaction of the responsible authority.
- Screen fencing be erected on the site where it is to screen outdoor storage areas, loading bays or car parking areas from view.
- Goods or materials not be stored or displayed in a setback area.
- A high aesthetic standard of industrial development be encouraged, through the requirement of landscaping plans and use of suitable building materials with the external finishes of buildings being non-reflective and of brick, stone, concrete, Colorbond or like materials.
- Industrial and commercial development adjacent main roads and residential areas should address those interfaces and be of a high visual standard to enhance the amenity of the transport corridors and nearby sensitive land uses.

TOWONG PLANNING SCHEME

- Any proposal to use or develop land for industrial 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, in particular, the emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
- Plant and equipment must be insulated and located to minimise noise impacts on the surrounding area.
- Storage and waste areas are to be appropriately secured and screened from sensitive uses and public sight.
- Fencing should be located at or behind the building line and is discouraged along the front boundary or in front of the building line. If security fencing is required, it should be recessed behind the building line. If front fencing is required, it should be low level and colour coated (not exposed wire or uncoated timber).
- The design and layout of industrial developments should enable trucks to enter and exit the site in a forward direction.
- Sufficient parking should be provided on-site for staff and visitors, trucks, cars, bicycles and disabled persons.
- The number of advertising signs be minimised and, where possible, incorporated in the design of the building to avoid visual clutter.

Policy Reference

- Environment Protection Authority, Recommended Buffer Distance Requirements for Industrial Residual Air Emissions.
- Environment Protection Authority, Interim Guidelines for the Control of Noise from Industry in Country Victoria.