

8.2.9 Industrial activities code

8.2.9.1 Application

This code applies to assessing a material change of use for development involving industrial activities group, other than *extractive industry*.

8.2.9.2 Purpose

- (1) The purpose of the industrial activities code is to establish industrial uses that appropriately manage environmental risks, public safety and operational impacts. Industrial activities are functional and visually attractive.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) ensure that the environmental performance of industry achieves a satisfactory standard and minimises adverse impacts on natural environment, *sensitive land uses*, and public open spaces;
 - (b) ensure that ancillary *on-site* activities remain subordinate to the primary industry use; and
 - (c) the design provides a coherent *site* layout and an efficient, safe and visually attractive built form that includes landscaping and visual buffering where appropriate.

8.2.9.3 Assessment benchmarks

Part A – Assessment benchmarks for assessable development

Table 8.2.9.3 - Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Site layout, scale, and intensity	
PO1 The <i>development</i> incorporates a <i>site</i> layout, scale, and intensity that: <ol style="list-style-type: none">(a) provides an efficient use of the <i>site</i>;(b) enhances the streetscape and softens the visual appearance;(c) ensures that <i>sensitive land uses</i> and public open spaces are not adversely affected; and(d) does not result in overdevelopment.	AO1.1 The building is setback not less than 5 metres to any boundary that adjoins land used or intended for <i>sensitive land uses</i> or public open space. AO1.2 <i>Gross floor area</i> does not exceed the area of the <i>site</i> . AO1.3 Vehicle unloading, outdoor activities and outdoor storage areas are sited to be unobtrusive from the street. AO1.4 The building design and layout locates potential noise sources away from <i>sensitive land uses</i> , street frontages and public open spaces. AO1.5 Landscaping is provided along the street frontage of the <i>premises</i> , and has a minimum width of 2 metres (excluding access ways) in the Industry zone or 10 metres in the High impact industry zone.

Performance outcomes	Acceptable outcomes
	AO1.6 A minimum of 10 percent of the <i>site</i> is provided as landscaped open space.
Fencing	
PO2 Boundary fencing provides security to the <i>site</i> and promotes passive surveillance and fencing is designed and constructed of robust materials resistant to graffiti.	AO2.1 Security fencing is provided that is: (a) a maximum height of 1.8 metres; and (b) a minimum of 75 percent visually transparent.
Administration and sales areas	
PO3 Office and sales areas remain subordinate to the primary industrial use.	AO3.1 Areas for administration or sales purposes do not exceed 20 percent of the <i>gross floor area</i> of the industrial building. OR AO3.2 Where no industrial building is provided, standalone buildings for office and sales purposes do not exceed 150 square metres of <i>gross floor area</i> .
Streetscape appearance, materials and finishes	
PO4 Buildings are designed and finished to have a high quality appearance, and promote visual interest when viewed from the primary street frontage, <i>sensitive land uses</i> and public open spaces.	AO4.1 The main entry to the building is easily identifiable and directly accessible from the primary street frontage. AO4.2 The ground floor of the building is designed with office, display windows, entrance foyers and building forecourts that are orientated towards the primary street frontage.
Operational impacts	
PO5 Air quality is managed to acceptable levels and standards and does not cause <i>environmental nuisance</i> or <i>environmental harm</i> .	AO5.1 Development complies with the applicable requirements of: (a) <i>the Environmental Protection (Air) Policy 2008</i> ; and (b) <i>the Environmental Protection (Noise) Policy 2008</i> .

Performance outcomes	Acceptable outcomes
<p>PO6</p> <p>Noise is managed in accordance accepted standards and the use is of a scale, intensity, and duration that has minimal impacts on the surrounding area, <i>sensitive land uses</i>, and the enjoyment of public open spaces.</p>	<p>AO6.1</p> <p>Activities occur between 7am to 6pm Monday to Friday and 7am to 2pm on Saturdays. No operations occur on Sundays or public holidays.</p>
<p>PO7</p> <p>Liquid and solid waste disposal and emissions of contaminants to surface or groundwater (including contaminated stormwater) do not result in <i>environmental harm</i> or <i>environmental nuisance</i> or <i>adversely impact on water quality</i>.</p>	<p>AO7.1</p> <p>Liquid or solid wastes (other than stormwater) are not discharged to land or waters.</p> <p>AO7.2</p> <p>Storage of potentially contaminating substances or areas where potentially contaminating activities occur are roofed.</p> <p>AO7.3</p> <p>Provision is made for spills to be bunded and retained <i>on-site</i> for removal and disposal by an approved means.</p> <p>AO7.4</p> <p>Surfaces where spillages can occur are sealed with concrete, asphalt or similar impervious substance.</p> <p>AO7.5</p> <p>Roof water is piped away from areas of potential contamination.</p> <p>AO7.6</p> <p>Waste disposal bins are provided to contain potential contaminants for their removal and disposal <i>off-site</i>.</p>
<p>PO8</p> <p>Industry operations minimise lighting impacts, taking into consideration the:</p> <ul style="list-style-type: none"> (a) illumination levels; (b) period of illumination; (c) direction of lighting; (d) use of vegetation <i>buffers</i>; and (e) proximity to <i>sensitive land uses</i>. 	<p>AO8.1</p> <p>Lighting complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>
<p>PO9</p> <p>The risk to public safety, property and the environment from technological hazards (fire, explosion, and chemical release) and from the storage of dangerous goods is minimised and managed in accordance with accepted standards.</p>	<p>AO9.1</p> <p>The storage of flammable and combustible materials and liquids complies with the minor storage provisions of <i>AS 1940:2004:-The Storage and Handling of Flammable and Combustible Liquids</i>.</p>

Performance outcomes	Acceptable outcomes
Material storage	
PO10 Dust from the outdoor storage of materials does not extend beyond the boundary of the <i>site</i> .	AO10.1 Outdoor material storage bays/areas are: (a) a maximum of 3 metres in height; (b) enclosed on three sides; and (c) include dust suppression devices (e.g. water sprays). OR AO10.2 Material storage bays/areas are fully enclosed.
PO11 Outdoor material or product storage is not a visually dominant feature of the streetscape when viewed from the street frontage.	AO11.1 No acceptable outcome provided.