

## 19.0 General Industrial Zone

### 19.1 Zone Purpose

The purpose of the General Industrial Zone is:

- 19.1.1 To provide for manufacturing, processing, repair, storage and distribution of goods and materials where there may be impacts on adjacent uses.
- 19.1.2 To provide for use or development that supports and does not adversely impact on industrial activity.

### 19.2 Use Table

Use Class	Qualification
<b>No Permit Required</b>	
Natural and Cultural Values Management	
Passive Recreation	
Utilities	If for minor utilities.
<b>Permitted</b>	
Emergency Services	
Equipment and Machinery Sales and Hire	
Manufacturing and Processing	
Port and Shipping	
Recycling and Waste Disposal	
Research and Development	
Resource Processing	
Service Industry	
Storage	
Transport Depot and Distribution	
Utilities	If not listed as No Permit Required.
Vehicle Fuel Sales and Service	

Use Class	Qualification
<b>Discretionary</b>	
Bulky Goods Sales	If for: (a) a supplier for Resource Development, Extractive Industry or Resource Processing; (b) a garden and landscape, trade or hardware supplier; or (c) a timber yard.
Crematoria and Cemeteries	If for a crematorium.
Educational and Occasional Care	If for an employment training centre.
Food Services	
Motor Racing Facility	
Sports and Recreation	
Vehicle Parking	
<b>Prohibited</b>	
All other uses	

## 19.3 Use Standards

### 19.3.1 Discretionary uses

Objective:	That uses listed as Discretionary do not compromise the use or development of the land for industrial activities that may have impacts on adjacent uses.	
<b>Acceptable Solutions</b>		<b>Performance Criteria</b>
<b>A1</b> No Acceptable Solution.	<b>P1</b> A use listed as Discretionary must not compromise the use or development of surrounding properties for industrial activities that may have impacts on adjacent uses, having regard to: (a) the characteristics of the site; (b) the size and scale of the proposed use; and (c) the functions of the industrial area.	

## 19.4 Development Standards for Buildings and Works

### 19.4.1 Building height

<b>Objective:</b>	To provide for a building height that: (a) is necessary for the operation of the use; and (b) minimises adverse impacts on adjoining properties.
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<b>A1</b> Building height must be not more than 20m.	<b>P1</b> Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to:  (a) the bulk and form of the building;  (b) separation from existing use on adjoining properties; and  (c) any buffers created by natural or other features.

### 19.4.2 Setback

<b>Objective:</b>	That the building setback is appropriate for the site.
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<b>A1</b> Buildings must have setback from a frontage of: (a) not less than 10m; (b) not less than existing buildings on the site; or (c) not more or less than the maximum and minimum setbacks of the buildings on adjoining properties.	<b>P1</b> Buildings must have a setback from a frontage that provides adequate space for vehicle access, parking and landscaping, having regard to: (a) the topography of the site; (b) the setback of buildings on adjacent properties; and (c) the safety of road users.

19.4.3 Landscaping

<b>Objective:</b>	That landscaping enhances the amenity and appearance of the streetscape where buildings are setback from the frontage.	
<b>A1</b>	<p>If a building is set back from a road, landscaping treatment must be provided along the frontage of the site:</p> <ul style="list-style-type: none"> <li>(a) to a depth of not less than 6m; or</li> <li>(b) not less than the frontage of an existing building if it is a lesser distance.</li> </ul>	<b>P1</b>
		<p>If a building is setback from a road, landscaping treatment must be provided along the frontage of the site, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the width of the setback;</li> <li>(b) the width of the frontage;</li> <li>(c) the topography of the site;</li> <li>(d) existing vegetation on the site;</li> <li>(e) the location, type and growth of the proposed vegetation; and</li> <li>(f) any relevant local area objectives contained within the relevant Local Provisions Schedule.</li> </ul>

## 19.5 Development Standards for Subdivision

19.5.1 Lot design

<b>Objective:</b>	That each lot: <ul style="list-style-type: none"> <li>(a) has an area and dimensions appropriate for use and development in the zone; and</li> <li>(b) is provided with appropriate access to a road.</li> </ul>		
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>		
<b>A1</b>	<p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> <li>(a) have an area of not less than 2000m<sup>2</sup> and: <ul style="list-style-type: none"> <li>(i) be able to contain a minimum area of 20m x 40m clear of: <ul style="list-style-type: none"> <li>a. all setbacks required by clause 19.4.2 A1; and</li> <li>b. easements or other title restrictions that limit or restrict development; and</li> </ul> </li> <li>(ii) existing buildings are consistent with the setback required by clause 19.4.2 A1;</li> </ul> </li> <li>(b) be required for public use by the Crown, a council or a State authority;</li> </ul>	<b>P1</b>	
		<p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the relevant requirements for development of buildings on the lot;</li> <li>(b) existing buildings and the intended location of new buildings on the lot;</li> <li>(c) the topography of the site;</li> <li>(d) the presence of any natural hazards; and</li> <li>(e) the pattern of development existing on established properties in the area.</li> </ul>	

<p>(c) be required for the provision of Utilities; or</p> <p>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>	
<p><b>A2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must have a frontage of not less than 20m.</p>	<p><b>P2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;</li> <li>(b) the topography of the site;</li> <li>(c) the functionality and useability of the frontage;</li> <li>(d) the anticipated nature of vehicles likely to access the site;</li> <li>(e) the ability to manoeuvre vehicles on the site;</li> <li>(f) the ability for emergency services to access the site; and</li> <li>(g) the pattern of development existing on established properties in the area.</li> </ul>
<p><b>A3</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.</p>	<p><b>P3</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the distance between the lot or building area and the carriageway;</li> <li>(c) the nature of the road and the traffic, including pedestrians; and</li> <li>(d) the pattern of development existing on established properties in the area.</li> </ul>

19.5.2 Services

Objective:	That the subdivision of land provides services for the future use and development of the land.	
<b>Acceptable Solutions</b>		<b>Performance Criteria</b>
<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must:</p> <p>(a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or</p> <p>(b) be connected to a limited water supply service if the frontage of the lot is within 30m of a connection to a limited water supply service, unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.</p>	<p><b>P1</b></p> <p>No Performance Criterion.</p>	
<p><b>A2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.</p>	<p><b>P2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site waste-water treatment system adequate for the future use and development of the land.</p>	
<p><b>A3</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.</p>	<p><b>P3</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to:</p> <p>(a) the size of the lot;</p> <p>(b) topography of the site;</p> <p>(c) soil conditions;</p> <p>(d) any existing buildings on the site;</p> <p>(e) any area of the site covered by impervious surfaces; and</p> <p>(f) any watercourse on the land.</p>	