

# Industrial Zones



## Industrial Zones

The industrial zones provide for manufacturing, storage and distribution of goods in a manner which does not affect the safety and amenity of local communities.

There are three Industrial Zones which apply across Victoria. The Industrial 1 Zone (IN1Z), Industrial 2 Zone (IN2Z) and Industrial 3 Zone (IN3Z) that have different requirements for use and development.

The **Industrial 1 Zone** provides for manufacturing industry, the storage and distribution of goods and associated uses in a manner that does not affect the safety and amenity of local communities.

The **Industrial 2 Zone** provides for manufacturing industries and storage facilities that require a substantial threshold distance within the core of the zone.

The **Industrial 3 Zone** provides for industries and associated uses where special consideration of the nature and impacts of industrial uses is required to avoid inter-industry conflict and to allow limited retailing in appropriate locations.

In most cases buildings and works and subdivision require planning permission in the industrial zones.

### Use

The zone defines if a permit is required for the use. In all applications you should clearly explain what is occurring. Your description should include details of any existing activities on the land and how this would change. In some instances, Council will need to consider compatibility of uses and whether alternate sites may be more appropriate.

### Amenity issues

The potential effect on the amenity of surrounding land uses is an important consideration with industrial activities. Amenity issues to consider include noise levels, air-borne emissions, traffic, delivery and despatch, light spill or glare, emissions to land and

water, and operating hours. Your application must include adequate information to allow a detailed assessment of potential impacts.

Some uses may have minimum setback requirements from sensitive uses, as detailed in Clause 53.10.

### Car Parking & Access

The floor area, number of staff and visitors is an important consideration for the provision of on-site car parking. In most instances additional floor area will require a car parking consideration which is defined based on uses and what application information must be provided is defined in Clause 52.06-7. As part of this assessment Council are required to consider the design and access arrangements, which may require a referral to Regional Road Victoria if the site abuts a declared main road (RDZ1).

### Advertising signs

The display of advertising signs within an industrial zone is subject to the provisions of Clause 52.05 of the planning scheme. This clause provides a list of controls that apply to advertising signs. It also identifies which signs do not require a planning permit (Clauses 52.05-4 Clause 52.05-7).

### Subdivision

The industrial zones include particular decision guidelines for subdivisions. Applications for subdivision should demonstrate how the proposed subdivision would meet the decision guidelines.

Land zoned commercial may also be affected by other overlays. In most parts of the Shire, commercial land is also affected by a Design and Development Overlay (DDO). There are schedules for different areas that identify specific requirements relating to the design, built form, fencing, landscaping and signs.

## Application Requirements

The following is a list of information that may be required as part of a planning application:

THE FOLLOWING MUST BE PROVIDED FOR ALL PLANNING APPLICATIONS:	Applicant Use	Council Use Only
<b>All application information should be provided electronically which assists in registration and processing.</b>		
A completed and signed <b>Application for Planning Permit form</b> (available at <a href="http://www.campaspe.vic.gov.au">www.campaspe.vic.gov.au</a> )	<input type="checkbox"/>	<input type="checkbox"/>
The prescribed <b>application fee</b> (schedule of fees available at <a href="http://www.campaspe.vic.gov.au">www.campaspe.vic.gov.au</a> )	<input type="checkbox"/>	<input type="checkbox"/>
A full current copy of the <b>Certificate of Title</b> for the land, printed within the last two months (available online from <a href="http://www.landata.vic.gov.au/tpc">www.landata.vic.gov.au/tpc</a> ) and including title page, lot plan and copy of any instrument (i.e. S173 agreement, covenant):	<input type="checkbox"/>	<input type="checkbox"/>
<b><u>IF THE APPLICATION IS FOR DEVELOPMENT &amp; USE</u></b>		
• A site plan showing existing conditions which is dimensioned and drawn at a preferred scale of 1:100 or 1:200. The plan should show lot dimensions, native vegetation, roads, easements, existing buildings, access, adjoining buildings and setbacks.	<input type="checkbox"/>	<input type="checkbox"/>
• Photos and/or an aerial of the subject site which will assist with the application assessment and identifying the property during the site inspection.	<input type="checkbox"/>	<input type="checkbox"/>
• A design response plan which imposes your proposal on the site plan and includes setbacks from boundaries, location of proposed all-weather access, services and effluent disposal field.	<input type="checkbox"/>	<input type="checkbox"/>
• Floor plans of the dwellings that are to scale and fully dimensioned.	<input type="checkbox"/>	<input type="checkbox"/>
• Elevations of the dwelling that are to scale and fully dimensioned	<input type="checkbox"/>	<input type="checkbox"/>
• A schedule of materials and finishes	<input type="checkbox"/>	<input type="checkbox"/>
• A written statement of the proposal explaining how the use and development will meet the requirements and the relevant policy of the Campaspe Planning Scheme including, State policy, local policy, the decision guidelines of the zone, overlays, particular provisions (Clauses 52.05 & 52.06) and Clause 65.01 General Decision Guidelines.	<input type="checkbox"/>	<input type="checkbox"/>
<b><u>IF THE APPLICATION IS FOR SUBDIVISION</u></b>		
• Electronic copies of the proposed <b>subdivision plan</b> , fully dimensioned and drawn to scale.	<input type="checkbox"/>	<input type="checkbox"/>
• A site plan showing existing conditions which is dimensioned and drawn at a preferred scale of 1:100 or 1:200. The plan should show lot dimensions, native vegetation, roads, easements, existing buildings, access, adjoining buildings and setbacks.	<input type="checkbox"/>	<input type="checkbox"/>
• A written statement of the proposal explaining how the subdivision will meet the requirements and the relevant policy of the Campaspe Planning Scheme including, State policy, local policy, the decision guidelines of the zone, particular provisions (Clause 52.06) and Clause 65.01 General Decision Guidelines.	<input type="checkbox"/>	<input type="checkbox"/>

A member of the planning team is available to answer any queries and we would encourage all applicants to have a pre-application meeting before lodging an application.