

# PC54—Commercial and Industrial

## Factsheet 7 | General Industrial Zone

The **General Industrial Zone** provides for industrial activities and other compatible activities. In general, industrial activities can be described as activities that process, store, repair or dispose of materials and goods. Industrial activities may emit objectionable odour, dust, and noise. Compatible activities are those activities that can manage the adverse effects generated by industrial activities and the lower amenity values of the zone.

The *General Industrial Zone* is characterised by medium to large sites with large footprint buildings that can accommodate large scale industrial activities. Ideally these areas are located close to, or have good access to, key freight routes. Depending on the location of the industrial area, there may be requirements to soften the utilitarian appearance and larger footprints of buildings and storage areas to provide for attractive streetscapes and gateways along identified routes.

To prevent reverse sensitivity any new activities that require higher levels of amenity and are sensitive to emissions are discouraged from establishing in the General Industrial Zone. More lucrative activities that would result in the replacement of industrial activities and that would be expected to be located in the commercial zones (such as the *City Centre Zone*) are also directed away from the zone. However, some ancillary activities, such as ancillary offices, retail, educational activities, and small-scale food stores to support people working in the *General Industrial Zone* are expected and provided for.

Industrial activities and developments have the potential to generate adverse environmental effects on adjoining *Residential, Open Space, and Recreation Zones*. To manage these effects specific provisions apply where the *General Industrial Zone* is adjoined by a *Residential, Open Space, or Recreation Zone*.

### ACTIVITIES

### BUILT FORM/CHARACTER

<p>Strong focus on industrial activities</p> <ul style="list-style-type: none"> <li>• Industrial activities</li> <li>• Warehouses, trade suppliers, service stations</li> <li>• Very limited provision for other activities               <ul style="list-style-type: none"> <li>• Retail/food and beverage</li> <li>• Offices</li> <li>• Residential</li> <li>• Tertiary education</li> <li>• Other non-industrial activities only where these activities are ancillary to an industrial activity on the site</li> </ul> </li> </ul>	<p>Large scale</p> <ul style="list-style-type: none"> <li>• Large sites with large footprint buildings</li> <li>• 20 m maximum building height</li> <li>• Landscaping along identified frontages</li> <li>• Vehicle focus</li> </ul>
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