



Brighton Council

POLICY NAME: Amenity Policy for Commercial and Industrial Areas **POLICY NO:** AP16

PURPOSE OF POLICY:

The purpose of this policy is to:

- a. Ensure that an adequate level of amenity is provided and maintained for all developments in the commercial and industrial zones.
- b. Provide guidance to developers about Council's expectations in regards to the level of amenity required for developments early in the planning process.
- c. Establish clear and consistent guidelines for Council staff when assessing development applications in regards to amenity.
- d. Ensure a level playing field for all developers in regards to amenity.

SCOPE:

This policy applies to all development applications, including change of use applications, within the following zones and SAPs:

- Local Business Zone;
- General Business Zone;
- Light Industrial Zone;
- General Industrial Zone;
- Highway Services Precinct Specific Area Plan.

POLICY

1.0 General Principles

1.1 A Development Application in Commercial and Industrial areas must consider the amenity of the site and will be required to provide the following information as part of the planning application in addition to other documentation required by the *Brighton Interim Planning Scheme 2015*:

- landscaping plan;
- colour and materials schedule;
- parking plan; and
- Environmental Management Plan (EMP) - only if the development and/or use is likely to cause an environmental nuisance.

- 1.2 Once the above documents are approved by Council and the works are completed on-site, the property owner will be required to maintain the amenity of the site in accordance with the approved documents, to the satisfaction of Council.

2.0 Assessment of Landscaping

- 2.1 All sites within Commercial and Industrial areas must be landscaped by trees, other vegetation and fencing.
- 2.2 A landscape plan prepared by a suitably qualified person must be submitted as part of an application.
- 2.3 As a minimum, landscaping must be provided along any property boundary that fronts a road. If the property is an internal lot, landscaping must be provided along the edge(s) of the driveway.
- 2.4 Landscaping must be provided along a boundary with a residential zone for a depth no less than 2 m.
- 2.5 Landscaping should also be used as visual screening for unsightly activities, for example car bodies, waste storage, etc.
- 2.6 Landscaping should be used as screening to stop the spread of dust and other airborne material where possible.
- 2.7 The landscaping works must be completed in accordance with the endorsed landscape plan within one month of the first use of the development.
- 2.8 Landscaping must continue to be maintained to the satisfaction of Council.

3.0 Colours and Materials

- 3.1 All external metal building surfaces must be clad in non-reflective pre-coated metal sheeting or painted.
- 3.2 All concrete tilt panels must be painted, unless exposed aggregate or other surface deemed appropriate by Council.
- 3.3 A Colour and Materials Schedule specifying the finish and colours of all external surfaces must be submitted with any Development Application for a new building or structure.
- 3.4 All external surfaces must be finished in accordance with the endorsed Colour and Material Schedule and maintained.

4.0 Parking and Access Areas

- 4.1 All use and development applications in Commercial and Industrial areas must be accompanied by a parking plan prepared and certified by a qualified civil engineer or other person approved by Council's Manager Asset Services. The parking plan must include:
 - proposed number of traffic movements;
 - types of vehicles that will be accessing the property;

- location and number of parking spaces;
 - loading and unloading areas.
 - details of the vehicle access from carriageway;
 - pavement details,
 - design surface levels and drainage,
 - turning paths,
 - dimensions
- 4.2 The areas set-aside for parking and associated access and turning must be surfaced with concrete or an equivalent surface approved by Council's Municipal Engineer. All other hardstand areas must be surfaced with an all-weather pavement to the satisfaction of Council's Municipal Engineer.
- 4.3 All parking and associated turning, loading and unloading areas and access must be constructed in accordance with the approved parking plan.
- 4.4 The completed parking and associated turning, loading and unloading areas and access must be certified by a practicing civil engineer to the effect that they have been constructed in accordance with the endorsed drawings and specifications approved by Council before the use commences.
- 4.5 All areas set-aside for parking and associated turning, loading and unloading areas and access must be completed before the use commences or the building is occupied and must continue to be maintained to the satisfaction of the Council's Manager Asset Services.

5.0 Environmental Management

- 5.1 All Development Applications in Industrial and Commercial areas that involve a development and/or use that will potentially cause an environmental nuisance must be accompanied by an Environmental Management Plan (EMP) to ensure that environmental nuisance is carefully managed.
- 5.2 An EMP must be prepared by a suitably qualified environmental consultant.
- 5.3 An EMP must include, but not be limited to:
- Description of the operation and a Site Plan
 - Objectives of the EMP
 - Responsibilities and Obligations
 - The relevant Legislative Framework
 - Assessment of potential environmental issues (e.g. dust, noise, odour, pollution of waterways, wastewater, disposal of waste, storage of hazardous materials etc.)

- Proposed environmental management plan and mitigation measures
- Emergency Management Plan
- Reporting and Review
- Summary of Commitments

5.4 Once approved the EMP will form part of the planning permit and the use and development must be carried out in accordance with the approved EMP.

RESPONSIBILITIES:

Planning: Ensure that the requirements of this Policy are applied to all relevant development applications.

Engineering: Ensure compliance with 4.0

Environmental Health: Ensure compliance with 5.0

ADMINISTRATIVE DETAILS:

Policy compiled: January 2014

Adopted by Council: 21st January 2014

Reviewed: October 2016

To be Reviewed: October 2018

Responsibility: Manager Development Services



GENERAL MANAGER