



# Brighton Council

**POLICY NAME:** Amenity Policy for Industrial Zones

**POLICY NO:** AP16

## **PURPOSE OF POLICY:**

The purpose of this policy is to:

- a. To further the vision, and more specifically Action 4, of the *Brighton Industrial Estate Brand & Place Strategy 2020*.
- b. Ensure that an adequate level of amenity is provided and maintained for all developments in industrial zones.
- c. Provide guidance to developers about Council's expectations regarding the level of amenity required for developments early in the planning process.
- d. Establish clear and consistent guidelines for Council staff when assessing development applications regarding amenity.
- e. Ensure a level playing field for all developers regarding amenity.

## **SCOPE:**

This policy applies to all development applications, including change of use applications, within the Light Industrial Zone and General Industrial Zone.

## **POLICY**

### **1.0 General Principles**

- 1.1 A Development Application in a Light Industrial Zone and General Industrial Zone must demonstrate that a high level of amenity will be achieved, particularly in terms of frontage presentation and built form.
- 1.2 The property owner will be required to maintain the amenity of the site in accordance with the approved documents, to the satisfaction of Council.
- 1.3 This Policy does not override any applicable standards of the Planning Scheme and is to be read in conjunction with these standards.

### **2.0 Business Presentation**

- 2.1 A Development Application for a use and/or development (including change of use) should provide the necessary documentation (e.g. landscape

plan, signage detail, parking and access plan, etc.) to demonstrate that it satisfies the “Top 10 Tips for Good Business Frontage Presentation”<sup>1</sup> (See Appendix 1) which may include:

- Site Plan
- Landscape Plan
- Signage detail
- Parking and access plan

2.2 Elevation Plans for a new building should demonstrate that:

- all external metal building surfaces are clad in non-reflective pre-coated metal sheeting or painted; and
- all concrete tilt panels must be painted, or treated by exposed aggregate or other surface deemed appropriate by Council.

2.3 The above requirements must continue to be maintained to the satisfaction of Council.

#### **RESPONSIBILITIES:**

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

#### REFERENCES

*Brighton Industrial Estate Brand & Place Strategy 2020*

*Tasmanian Planning Scheme – Brighton*

*Land Use Planning and Approvals Act 1993*

#### **ADMINISTRATIVE DETAILS:**

Policy compiled: January 2014

Adopted by Council: 21<sup>st</sup> January 2014

Reviewed: October 2021

To be Reviewed: October 2023

Responsibility: Manager Development Services

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<sup>1</sup> Appendix 1 refers to the “Brighton Industrial Estate”, but for the purposes of this policy is applicable to all industrial zoned land within the Brighton municipality.

A handwritten signature in black ink, appearing to be 'L. J. Smith', written in a cursive style.

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**GENERAL MANAGER**