

22.08 PARK VIEW INDUSTRIAL ESTATE POLICY

15/10/2009
C76

This policy applies to all land shown on the local planning policy map which forms part of this clause.

22.08-1 Policy basis

15/01/2009
C75

The Municipal Strategic Statement identifies the need to promote high amenity industrial development as a means of enhancing the attractiveness of the municipality as a destination for office/industrial headquarters. The Municipal Strategic Statement also identifies precincts for restricted retailing (bulky goods). This policy seeks to further the objectives of the MSS for the Park View Industrial estate.

22.08-2 Objectives

15/01/2009
C75

To encourage business and industrial development in a high amenity environment and attractive landscape setting that has regard for the amenity of nearby land, including primary arterial roads and residential, recreation and public authority use.

To recognise the role performed by the Warrigal Road frontage of the subject land as a restricted retailing precinct in Kingston.

To ensure that the development of the land makes a positive contribution to the achievement of a linked network of public open space through the non urban area.

22.08-3 Policy

19/01/2006
VC37

It is policy that:

- A high amenity environment and attractive landscape setting be provided.
- Any subdivision of the land provide a range of lot sizes.
- Applications for use and development within the estate be accompanied by a detailed site plan showing:
 - The location, dimensions, height and floor area and significant elevations of all buildings and works, including the design materials, finishes and external colours.
 - The use of each part of the buildings, the location of all vehicle entrances and exits and any pedestrian and cycle paths in and to and from the development.
 - The location and layout and treatment of areas set aside for car parking and loading.
 - The location of all open space and provision for associated landscaping.
 - The relationship of the development to that on adjoining land.
 - The treatment of any part of the site not used or reserved for future development.

22.08-4 Performance standards

15/10/2009
C76

The following performance standards are deemed to meet the policy objectives and statements outlined above:

- Buildings and works generally constructed no more than 12 metres above ground level.
- Buildings setback a minimum of 9 metres from the frontage and 4.5 metres from a sideage to a road or road reserve.

- A garden strip of at least 4.5 metres wide planted along the frontage and at least 2 metres wide along a sideage to all other roads within the estate.
- A garden strip of at least 5 metres wide planted along the Warrigal Highway frontage and there is an average of 9 metres width of garden strip between Warrigal Road and any building.
- No goods or materials stored in the setback area.
- Buildings or works not constructed nearer to the boundary of a residential zone or land reserved for a hospital or school than the distance obtained with the following formula -
Distance = $H/2 + 1.5$ metres.
- Buildings or works not constructed nearer to the boundary of land reserved for public open space than a distance of 6 metres, and a garden strip provided for the full width of the setback area.
- Garden strips planted with native trees and ground covers and maintained to the satisfaction of the Responsible Authority.
- Garden strips located near powerlines planted in a manner generally consistent with “Your Guide to Tree Planting Near Powerlines,” United Energy 1995 or equivalent document.
- If a garden strip adjoins a car park, a screen wall or masonry kerb at least 150 millimetres high built on the boundary.

Map 1: Park View Industrial Estate Policy Area

