

## **14. MANUFACTURING AND INDUSTRY**

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### **14.01 Regional Overview**

The Region has a small but well established industrial base consisting of manufacturing, processing, and service industries, which range from traditional industries servicing agriculture and saw milling, to dynamic industries in high technology.

Over 60% of the Region's industrial establishments are located in the Lilydale area. With most of the activity concentrated in Kilsyth, Lilydale and Chirnside Park. These areas also have the largest amount of vacant industrial land, most of which however, is committed for development in the short to medium term.

There are limited numbers of, and opportunities for, industrial establishments in Healesville, Woori Yallock and Wesburn (which is partially developed).

Traditionally, manufacturing industries have been regarded as a non-desirable activity in the Region. This perception, however is gradually changing for many industries, which through the use of high technology, sensitive designs and siting, have acquired a level of public acceptance. It is important therefore that any new industries to be attracted to the Region exhibit a high level of community acceptance, achieve compatibility with the environment and maintenance of amenity.

The Regional Strategy Plan promotes the need to develop a sustainable economy. Support needs to be given to the maintenance and growth of local enterprises within the agricultural, commercial, tourism and industrial areas, provided they are ecologically sustainable; maintain local amenity; and are accepted by the community at large as contributing towards an improvement in lifestyles for the Region's residents.

Despite the employment opportunities available within the Region, the outer eastern suburbs of Melbourne will continue to provide the major employment source for the Region's residents. However, growth in employment will be closely linked to the changes occurring through the increased provision of tertiary education in the Region.

### **14.02 Primary Purpose**

The primary purpose for the manufacturing and industry policies is to control and coordinate the provision of land for industry, whilst providing for an increase in employment opportunities for local communities. At the same time it is intended to control the nature and scale of development so that environmental values such as flora, fauna, water quality and yields, air quality and landscape values are not adversely affected, and that the residential amenity of the area is maintained.

### **14.03 Existing industrial zones**

Industry will be encouraged to locate in existing Industrial Zones and, where possible, to make more efficient use of vacant and partly developed land.

In providing for industrial or manufacturing uses and development, planning authorities must ensure that:

- a reticulated sewerage and water supply is available;
- appropriate off-street parking, vehicular access and loading facilities are provided;
- the siting, design and appearance of buildings have minimal adverse impact on the surrounding landscape;
- all liquid and other wastes will be disposed of in an appropriate manner, and noise minimised, in accordance with the requirements of the Environment Protection Authority, to ensure the protection of the amenity of the area;
- the safety and amenity of residential areas near an industrial use are protected by controlling heavy truck traffic;
- where applicable, large storage areas are separated from residential areas and screened from public view;
- wherever possible, industrial uses are grouped to ensure the economical provision, extension and maintenance of utilities, and
- adequate provision is made for the landscaping of site and that appropriate controls are put in place to cover maximum building site coverage, and appropriate set backs to ensure adequate landscaping of site.

#### **14.04 Additional land for industry**

Additional land for industry may be provided in appropriate areas in the Region in accordance with performance standards. Prior to land being rezoned for industrial or manufacturing uses, it must be demonstrated that:

- there is a need for such land in the area, and that the land proposed to be rezoned is both suitable and capable of supporting the industrial and/or manufacturing uses sought;
- there are no physical and/or environmental constraints affecting the land;
- noise and odour discharges will be controlled, to protect the amenity of adjoining areas, particularly any nearby residential areas, in accordance with standards approved by the E.P.A.
- the rezoning will not have adverse effect on the Region's environmental values, including landscape, flora, fauna, water, and air quality;
- the rezoning will not have an adverse effect on the Region's agriculture, tourism, and recreational activities, or on roads or residential amenity;
- the land is located so that it can be serviced by a major access route and that there will be no adverse impacts on surrounding roads;
- a suitable buffer from residential development can be provided, and
- there is adequate provision of essential services and suitable provision for treatment of solid and liquid wastes and disposal of effluent, preferably through the provision of reticulated liquid waste disposal facilities.

#### **14.05 Saw Mills**

New sawmills may be allowed in existing industrial zones or in appropriate zones within Rural Policy Areas, provided that it is demonstrated that;

- the site is suitable and capable of supporting such a use and development;
- there are no physical or environmental constraints affecting the land on which the development and use will occur;
- detriment to the landscape values of the area will be minimised;
- there is adequate provision of essential services;
- noise and waste discharges to the environment are controlled and are in accordance with standards approved by the E.P.A.;
- the land is not within an area subject to high bush fire danger and that appropriate measures for fire prevention are taken, and
- the land is serviced with suitable vehicular access and the development will not cause adverse traffic impacts on surrounding roads.

#### **14.06 Employment Issues**

In support of the primary purposes for these policies, consideration must be given not only to employment generation, but to servicing the educational and training needs of the Region's residents. Ways in which this can be achieved include:

- examining ways in which the employment base of the Region can be broadened, including tertiary employment;
- working with appropriate authorities to establish new employment initiatives which more adequately utilise the ready source of labour, particularly the young, the unemployed and those on low incomes who have to commute long distances to find employment; and
- working with appropriate educational bodies to ensure the development of a comprehensive range of training and retraining opportunities for the Region's workforce.