

## 4.4. INDUSTRIAL RESOURCE AREA

### 4.4.1. OVERVIEW

The Industrial Resource Areas of the District have been identified on the basis of their existing amenity values. These areas tend to be dominated by large purpose-built buildings with little visual appeal, the activities within which often create noise, smell, use or store hazardous substances or generate hazardous wastes. Heavy vehicles are normally used to transport materials and products to and from the areas. Consequently, more sensitive activities such as residential or retail activities generally do not locate in these areas.

In the majority of Industrial Resource Areas Council has made provision for the expansion of existing activities. This provides some certainty for existing operations while identifying to the general public those areas where they can expect a lower environmental quality.

### 4.4.2. THE ISSUES

- **Industrial activities often generate significant adverse environmental impacts that are not compatible with residential or commercial activities.**

#### Explanation

Many industrial processes even with the most modern technology can create some unpleasant effects, not appreciated by neighbours. The approach in the past has been to separate this type of activity from those which are more sensitive.

- **Industrial buildings are generally purpose built and can adversely affect visual amenity.**

#### Explanation

Industrial buildings are built for a specific purpose, without a great deal of consideration to their visual appearance. Often, they are large buildings clad with plain sheet material (e.g. cement fibre panels, corrugated or sheet metal panels) with little attempt at screening.

- **Industrial activities normally generate a high level of heavy vehicle traffic which can have an adverse effect on other activities.**

#### Explanation

Heavy vehicles normally used to transport materials and products to and within industrial areas are not compatible with residential neighbourhoods or activities.

- **Some industrial processes generate a high level of waste, that is often hazardous.**

#### Explanation

The noxious and hazardous waste of some industrial activities cannot be dealt with by Councils normal waste systems and require alternative and costly, measures for adequate disposal.

### 4.4.3. OBJECTIVES AND POLICIES

#### OBJECTIVE IND.1

**To manage the industrial resource areas so that industrial activities do not adversely effect the amenity values of adjoining resource areas.**

#### OBJECTIVE IND.2

**To manage the Industrial Resource Area so that industrial activities are not constrained or limited by the operation of activities that require a higher level of amenity and environmental quality than industrial activities.**

#### OBJECTIVE IND.3

**That development within the Industrial Resource Area (Toko Plains) is efficient, co-ordinated and supported by adequate services; integrates with adjoining infrastructure; does not compromise surrounding land use; and does not compromise the existing drainage systems and the safety and efficiency of the transport system.**

#### POLICY IND.1

**To ensure that the adverse effects that industrial activities can have on neighbouring resource areas are avoided, remedied or mitigated.**

##### Explanation

To minimise adverse effects of industrial activities performance standards have been developed, not only for the industrial areas themselves, but also for industrial areas which adjoin residential, commercial and recreational areas.

*(Refer Rule IND.3 and 4)*

#### POLICY IND.2

**To avoid the noxious or dangerous effects that some industrial activities generate.**

##### Explanation

Council considers that noxious or dangerous effects are generally not compatible with any activity and should therefore be strictly controlled.

*(Refer Rule IND.3)*

#### POLICY IND.3

**To ensure the mitigation of the adverse effects of signs in industrial areas.**

### Explanation

Attracting passing traffic is less significant in an industrial area, with the main purpose being for identification purposes. However, signs in the industrial area can still have adverse effects on the amenities by creating an untidy appearance and distracting motorists creating an adverse effect on the immediate environment.

*(Refer Rule IND.4(3))*

### POLICY IND.4

**To ensure activities that require a high level of amenity and environmental quality avoid reverse sensitivity effects on industrial activities.**

### Explanation

Industrial activities can generate adverse effects on the environment because of discharges to air and land, 24-hour operation, noisy processes and heavy traffic generation.

These effects are incompatible with more sensitive activities such as dwellings, accommodation facilities, health and education facilities. Allowing such activities to establish in the industrial zone inevitably leads to an expectation of a higher amenity standard being maintained. This leads to pressure on existing industrial activities and reduces certainty for future developments. Allowing this to occur leads to an inefficient use of natural and physical resources within the zone.

### POLICY IND.5

**All development within the Industrial Resource Area (Toko Plains) to be undertaken in accordance with the Industrial Resource Area (Toko Plains) Structure Plan in order to establish:**

**(a) The location of activities taking into account:**

- the effects they generate;
- compatibility with neighbouring activities/ Resource Areas;
- the location and efficiency of infrastructure, including transportation infrastructure;
- the location and efficiency of the existing drainage systems within the Structure Plan area.

**(b) The provision of the primary roading structure within the Structure Plan area;**

**(c) The staging of development, having regard to the efficient and co-ordinated provision of services including internal roading;**

**(d) Safe and efficient connections with adjoining infrastructure, in particular the State highway and the Main South Railway Line.**

**(e) Appropriate areas of landscaping and open space;**

- to mitigate any adverse visual effects of industrial development;
- to protect existing drainage systems within the Structure Plan area or provide an appropriate alternative management response;
- and to provide for an appropriate level of amenity within the Structure Plan area;
- The provision of stormwater management areas, including stormwater detention ponds.

## Explanation

The Industrial Resource Area (Toko Plains) comprises a large (approximately 330ha), tract of generally undeveloped rural land on the Tokomairiro Plain that stretches from Milburn in the north down to the outskirts of Milton in the South. The zone is bordered by the Main South railway line to the west and State Highway One to the east. To achieve co-ordinated and integrated development of this site, a Structure Plan is considered necessary.

## **4.4.4. RULES**

### **RULE IND.1 GENERAL SECTION**

All activities shall comply with the rules contained in Section 3 of this Plan.

Note in particular:

#### **3.3 Transportation.**

#### **3.7 Subdivision**

#### **3.8 Financial and Reserve Requirements**

#### **3.11 Other Environmental Issues**

#### **3.12 Signs**

#### **3.13 Noise**

### **TOKO PLAINS STRUCTURE PLAN**

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All development occurring on any site not already developed for industrial purposes within the Industrial Resource Area (Toko Plains), shall be undertaken in accordance with the Industrial Resource Area (Toko Plains) Structure Plan (attached at page X), including the associated Staging Plan.

### **RULE IND.2 PERMITTED ACTIVITIES**

- (1) Any activity that conforms with the rules contained in Rule IND.4 Performance Standards (except as provided in Rule IND.3) and where the activity is located in the Industrial Resource Area (Toko Plains) and the Structure Plan for that Resource Area, is a permitted activity.
- (2) On the Stirling Dairy Manufacturing Site located on Pt Lot 1 DP 2254, Lot 2 DP 19577, Lot 3 DP 18037, Pt Section 382R, Lot 1 DO 24460 and Lot 1 DP 301857, noise from operations, including all ancillary equipment, maintenance activities, and operation of all vehicles on site (including those entering and exiting the site), shall not exceed the following limits when measured at or beyond the Noise Control Boundary:

Weekdays and Weekends

7am – 10pm 55dB<sub>L<sub>Aeq</sub></sub> (15 min)

10pm – 7am 45 dB<sub>L<sub>Aeq</sub></sub> (15 min) and 75 LAF<sub>max</sub>

Non-compliance with this requirement shall be considered as a restricted discretionary activity.

Council shall restrict the exercise of its discretion to the operational requirements of the site, and the effect of noise on adjoining sensitive activities within the Noise Control Boundary.”

## REASON

The performance standards of Rule IND.4 are intended to avoid, minimise or mitigate adverse effects of any activity. Development of the Industrial Resource Area (Toko Plains) in general accordance with the Structure Plan will ensure:

- the efficient and integrated development of the land for industrial purposes;
- the provision of a connected, safe, and efficient transportation network;
- the ongoing efficiency of the existing drainage system within the area;
- the provision of water, sewer and stormwater infrastructure on a coordinated basis;
- the mitigation of any adverse effects visual effects of industrial development.

## RULE IND.3 DISCRETIONARY ACTIVITIES

The following activities are discretionary activities:

- (a) Any activity that requires a license as an offensive trade within the meaning of the third schedule of the Health Act 1956.
- (b) Residential activities except where ancillary to an industrial activity.
- (c) Commercial service activities.
- (d) Community support activities. For the purpose of this rule, “emergency service facilities as defined in Section 5 of this Plan are not considered community support activities.
- (e) Unless otherwise stated, non-compliance with any standard within Rule IND.4;
- (f) Activities or development that are not in general accordance with the Structure Plan for the Industrial Resource Area (Toko Plains).

**Note:** For the purposes of Rule (f), the following activities and amendments do not constitute a breach of the Industrial Resource Area (Toko Plains) Structure Plan:

- movement of the central spine road identified within the Industrial Resource Area (Toko Plains) Structure Plan by 25 metres in an eastern or western direction;
- the provisions for breaks in the western boundary landscape strip in order to accommodate entry and egress of rail sidings into and out of the Industrial Resource Area (Toko Plains) or where landscaping is required to be reduced in order to achieve the safe and efficient operation of existing road and rail networks.
- resizing and the provision of additional dry and wet detention ponds;
- access to the State Highway for land to the north of Limeworks Road, which is to be assessed in accordance with Rule TRANS 4(iii)(f).

- (g) Any development within Stage 2 and 3 identified within the Industrial Resource Area (Toko Plains) Staging Plan that occurs before any underlying subdivision of these areas in accordance with Rule SUB.4 D.2. Any development advanced under this rule must be supported with an Integrated Transport Assessment, which considers the transportation effects of the proposed development and shall include but not be limited to the following matters:
- i. The level and type of roading intervention required on the adjoining roading network;
  - ii. Evidence of consultation undertaken with the NZ Transport Agency with respect to any proposed intervention identified in (i) above; and
  - iii. The timing of the proposed intervention identified in (i) and the need for these measures to be implemented before development occurs on site.
- (h) Any development that occurs before implementation of landscaping response required under Rule IND.4.6 Landscaping.
- (i) Any development that does not comply with the design controls required under Rule IND.4.8 Design Controls.

## REASON

Council considers that all noxious activities should require a resource consent to ensure that all potential effects are considered. Licenses under the Health Act are more concerned with health and safety aspects as opposed to environmental effects. Requiring a resource consent process for noxious activities enables the environmental effects to be dealt with.

Residential, commercial service and community support activities generally expect a high level of amenity, which is not compatible with the effects generated by industrial activities. Allowing such activities can lead to significant conflict which puts unreasonable pressure on the legitimate operation of existing and future industrial activities within the zone.

## RULE IND.4 PERFORMANCE STANDARDS

### 1. BULK AND LOCATION

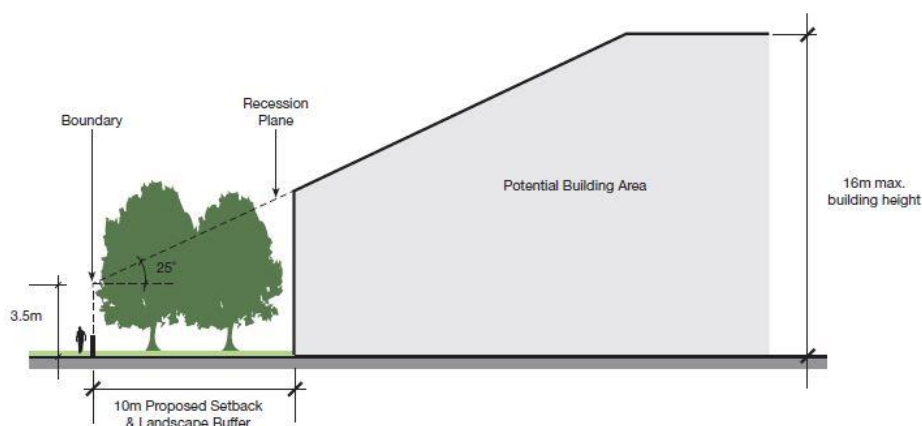
- (a) A front yard of 5 metres shall be provided where the site adjoins a State highway or a Regional Arterial Route.
- (b) Rear and side yards of 4.5 metres shall be provided where a site adjoins any Urban, Transitional or Rural Settlement Resource Area without intervention of a road or railway line except that within the Industrial Resource Area (Toko Plains) Structure Plan, where the site of a building adjoins the site of a residential activity that existed at the time that the Industrial Resource Area (Toko Plains) was made operative (20 June 2020), the bulk and location requirements of this building shall provide for the following:
- Be set back a minimum distance of 10 metres from the common boundary with the adjoining residential property;
  - The maximum height shall be determined by an inclined plane which originates from 3.5 metres at any point on the common boundary of the residential property and then slopes upwards at an angle of 25 degrees to the horizontal into the adjoining Industrial Resource Area (Toko Plains) zoned property;

- A landscape buffer zone of 10 metres shall be planted within the 10 metre space identified in (a) in order to screen / soften the visual effects of industrial activities and shall be implemented before occupation of the adjoining industrial building.

This rule shall also apply to the storage of outdoor containers.

For the purpose of this rule chimneys and stacks with a diameter of 2.5 metres or less are exempt from this height restriction.

For the purposes of this rule, where it can be demonstrated that the residential use of the residential property has ceased and the property is no longer being utilised for residential occupation and use, this rule shall not apply.



**Figure 23 – Height Recession Line and Landscape Buffer to Support Rule IND.4.1(f)**

- (c) The maximum height for buildings and structures in the area shall be 12 metres from ground level provided that where the site adjoins an Urban, Transitional or Rural Settlement Resource Area, Rule URB 4(2) shall apply. In the case of the Industrial Resource Area (Toko Plains) maximum building heights shall be in accordance with the structure plan for this zone which provides for a maximum building height of 25 metres from ground level for Large Format Industrial and a maximum building height of 16 metres from ground level for Industrial Resource Area (Toko Plains). For the purpose of this rule, chimneys and stacks with a diameter of 2.5 metres or less are exempt from the height restriction and within the Large Format area contained within the Industrial Resource Area (Toko Plains) Industrial Structure Plan chimneys and stacks with a diameter of 3.5 metres or less are exempt from the height restriction; Fire Station hose drying towers up to a maximum height of 15 metres and maximum width of 1.5 metres; and radio and television aerials up to a maximum of 3.0 metres in height above the building to which it is attached, are exempt from the height restriction.

The maximum building heights shall also apply to outdoor storage activities. For the purposes of this rule, container cranes shall be exempt from this rule.

- (d) Non-compliance with this requirement shall be considered as restricted discretionary activities. Council shall restrict the exercise of its discretion to the operational requirements of the industry concerned, and the effect on adjoining activities and transport corridors.
- (e) The requirements of Rule WAT.3 for the Urban Resource Area - are to be complied with.

## REASON

Yards are only required where the site adjoins a major transportation route or a more sensitive environment such as the Urban Resource Area.

Yard requirements in these circumstances will minimise adverse effects on such properties.

Chimneys are exempt from height restrictions because they have minimal effect in terms of shading and privacy etc. The operational requirements of many industries are such that chimneys of adequate height are required to ensure that discharges to air are appropriately dispersed.

## 2. NOISE

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(a) The provisions of Section 3.13 shall apply unless otherwise stated by this Rule.

(b) Corrected noise level, shall not exceed the following limits:

At the boundary of any Residential activity within the Urban, Transitional or Rural Settlement Resource Area

Weekdays and Weekends

7am - 10pm            L10      55dBA

10 pm - 7 am        L10      45dBA

### PROVIDED THAT

where a residential activity or a noise sensitive non-residential activity locates with the Industrial Resource Area, it shall be the responsibility of the developer of the newly located activity to ensure that the buildings associated with that activity are designed in such a manner that the noise levels listed here are met within those buildings.

At the boundary of any site within the Industrial Resource Area, and any non-residential activity within the Urban, Transitional or Rural Settlement Resource Area

At all times            L10      65dBA

At the boundary of any site within the Rural Resource Area

- as provided for in Rule RRA.10.

## REASON

When industrial activities adjoin more sensitive activities, limits are lower to reduce any adverse effects.

## 3. SIGNS

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Signs shall conform with the following.

(a) One sign per road frontage for industrial buildings or where no buildings exist on the site, one sign per road frontage. In the case of a multi-occupancy building one directory type sign is permitted per road frontage.



- (b) Illuminated signs are permitted provided that no signs are flashing and in the Industrial Resource Area (Toko Plains) all illumination of signage is directed downwards.
- (c) No sign shall exceed the following dimensions:
  - (i) For horizontal signs - the length of the building frontage and a width of 1.2 metres.
  - (ii) In the Industrial Resource Area (Toko Plains) for horizontal signs - the length of the building frontage and a width of 3 metres.
  - (iii) For vertical signs - the height of the building frontage and a width of 1.2 metres.
  - (iv) In the Industrial Resource Area (Toko Plains) for vertical signs - the height of the building frontage and a width of 3 metres.
  - (v) For pole signs - an area of 3m<sup>2</sup> not exceeding 6 metres in height, with a separation distance of 10 metres between such signs.
  - (vi) In the Industrial Resource Area (Toko Plains) for pole signs - an area of 8m<sup>2</sup> not exceeding 8 metres in height, with a maximum of 2 per site or 1 per 50 metres of street frontage, whichever is lesser and with a minimum distance of 10 metres between such signs.

Any activity that exceeds these standards shall be considered as a restricted discretionary activity. Council shall restrict the exercise of its discretion to the effect on amenity values and the effect on the safe and efficient operation of the roading network.

## **REASON**

These standards will ensure that signage is presented in a tidy manner and will not constitute a traffic hazard.

## **4. SERVICING AND FINANCIAL CONTRIBUTIONS**

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The development of any site and the provision of all network utility services to the boundary of the site is the responsibility of the developer and shall be undertaken in accordance with the relevant provisions of Section 3.7 Subdivision and Section 3.8 Financial and Reserve Contributions.

Unless otherwise agreed in writing by Council, where subdivision and development is implemented within the Industrial Resource Area (Toko Plains) all infrastructure servicing and financial contributions shall be provided for in accordance with the staging plan for the Industrial Resource Area (Toko Plains) and financial contributions are sought at a time when demand is generated on Council infrastructure.

Where any development takes place in an unreticulated area, the site shall be capable of effective disposal of effluent safely within the site

### **PROVIDED THAT**

for sites less than 4,000m<sup>2</sup> or where the activity on the site will generate quantities of effluent in excess of three household units or the equivalent thereof regardless of area, Council shall require a certificate from Council's Environmental Health Officer or from a person professionally qualified in effluent disposal that effluent can be safely disposed of within the site.

The discharge of contaminants including trade wastes in unreticulated areas must also be in accordance with the requirements of the Otago Regional Council. Consent may be required from the Regional Council regardless of compliance with this rule

## **REASON**

Effluent can have significant environmental effects in terms of odour, contamination of water supplies, and other health hazards. As no minimum site sizes have been set, the size of any sites in unreticulated area will be determined by the sites ability to dispose of effluent effectively.

## **5. STORAGE**

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Any area used for or proposed to be used for storage purposes that is not enclosed or partly enclosed by a covered building shall be screened from the view of any public road, reserve, other public land, or any other adjacent site boundary or resource area boundary.

Such screening shall be erected or planted to a suitable height and density so as to mitigate adverse visual effects and dust effects that have the potential to occur and shall not impede visibility on adjacent roads provided that no waste material, including animal waste shall be stored, stockpiled, or disposed of in a manner that attracts or increases habitats for flies, rodents, vermin or insects and birds.

This rule does not apply to the storage of shipping containers within the Industrial Resource Area (Toko Plains) Structure Plan.

## **REASON**

Storage of materials can have adverse effects on adjoining properties particularly in terms of visual amenity values and the attraction of vermin etc.

## **6. LANDSCAPING**

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All sites, including within the Industrial Resource Area (Toko Plains), adjoining public roads, reserves or other public land, or adjacent resource areas shall be landscaped to mitigate any adverse visual effects of industrial activities from these places. Such landscaping shall be designed and implemented to a suitable height and density so as to mitigate the visual dominance of future industrial development and the adverse visual and amenity effects that have the potential to occur and shall not impede visibility on adjacent roads. Any such landscaping shall be appropriately maintained.

In the Industrial Resource Area (Toko Plains), all landscaping shall be designed in accordance with the following design principles and outcomes:

- Landscaping and any associated mounding shall seek to mitigate the visual dominance of future industrial development on site when viewed from public places and the wider receiving environment;
- Where adjacent to rural zoned land, integrate the industrial zone with the surrounding rural character;
- Enhance the internal visual amenity of the Industrial Resource Area (Toko Plains) in order to complement future industrial activities;

- Landscaping of a scale and impact to effectively mitigate the built elements and outdoor storage areas shall be provided for;
- The green spaces identified within the Structure Plan are provided for. These shall be substantially unencumbered by services or other constraints that conflict with achieving the landscape mitigation objectives;
- Where appropriate, plantings shall seek to enhance the indigenous biodiversity and natural character of the area, particularly within the riparian and stormwater management areas (where appropriate).
- Plantings and other landscape treatments are to be appropriate to their intended mitigating function and specific situation. Further detail on appropriate landscape approaches plant species and mounding design is provided in the Tokomairiro Plains Industrial Resource Area Landscape Design Guidelines (refer Schedule 6.14).
- All development stages shall be underpinned with a landscape plan that is informed by the Tokomairiro Plains Industrial Resource Area Landscape Design Guideline and identifies any proposed mounding areas, planted areas detailing the proposed plant species, plant sourcing, plant sizes at time of planting, plant locations, density of planting, and timing of planting;
- A programme of establishment and post establishment protection and maintenance (fertilising, weed removal/spraying, replacement of dead/poorly performing plants, watering to maintain soil moisture, length of maintenance programme) and must provide for replacement and successful establishment of plants that die or fail to thrive.
- All landscaping shall be implemented prior to occupation of the development or where completion of the development occurs outside of a planting season then landscaping shall be undertaken within the first planting season following.
- For the purposes of the 10-metre landscape strip fronting the property legally described as Section 1 SO 465421 and Lot 2 DP 23974 and identified within the Industrial Structure Plan, the landscaping strip shall comprise a minimum landscaping strip of 4.5 metres from the front State Highway boundary with associated naturalised mounding. Note: For the purposes of this rule, mounding may extend outside of this 10-metre landscape strip and naturalised mounding is encouraged along the State Highway frontage.

#### **DOCUMENTATION REQUIREMENTS**

- (i) All development stages shall be underpinned with a landscape plan informed by the Tokomairiro Plains Industrial Resource Area Landscape Design Guidelines that spatially identifies areas to be planted and/or mounded. Details are required as to plant species, plant sourcing, plant sizes at the time of planting, plant locations, density of planting, and timing of planting; and

A documented programme of establishment and post establishment protection and maintenance is required addressing such matters as site preparation, fertilizing, watering, weed control, control of pest animals, replacement of dead or non-thriving plants and the length of the maintenance period. The proposed maintenance programme must provide for replacement and successful establishment of plants that die or fail to thrive.

#### **7. EARTHWORKS**

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Earthworks not required for construction of a building for which a building consent has been issued that exceed the following:

- (a) An excavation depth or fill height exceeding 3 metres, or
- (b) the removal or the depositing of material exceeding 250 m<sup>3</sup>, or
- (c) an area of earthworks exceeding 1000m<sup>2</sup>, or
- (d) involve the use of explosives
- (e) In the case of the Industrial Resource Area (Toko Plains) the following earthworks thresholds apply:
  - (i) An excavation depth or fill height exceeding 3 metres, or
  - (ii) the removal or the depositing of material exceeding 5,000m<sup>3</sup>, or
  - (iii) an area of earthworks exceeding 30,000m<sup>2</sup>,Clauses (ii) to (iii) apply in any consecutive 12-month period.

are a restricted discretionary activity.

Council shall restrict the exercise of its discretion to the following matters:

- The effects of noise and dust emission;
- The effects of any blasting required;
- The extent, timing and duration of bare ground;
- The location, timing of construction, design and density of the earthworks;
- The control of run-off;
- The disposal and stabilisation of waste material or fill;
- The effects on waterbodies;
- The effects on slope stability;
- Measures to avoid, remedy or mitigate adverse visual effects;
- The effects of traffic generated by the activity.
- The effects on stormwater flows
- The need to protect survey marks
- The effects on structure supports, including structures on other properties
- The effects on infrastructure and utility services (including stormwater systems, and manhole or service covers) in particular the retention of appropriate cover, the retention of practical access to them and the recognition of loading weights.

This rule does not apply to earthworks associated with the construction of utility services and roads (including works within road reserves for footpaths, drainage systems etc.) authorised by this plan or appropriate resource consents or earthworks associated with subdivision activities within the Industrial Resource Area (Toko Plains).

Any application under this rule will generally not be notified or served. Where any neighbouring property owners are considered to be affected by any application, the notice of the application will be served on them unless all persons who may adversely affected have given their written approval to the application.

## **REASON**

Earthworks in urban areas can have a significant adverse effect on neighbouring properties, stormwater flows, utilities and infrastructure. These effects can include noise, vibration and dust emissions from blasting and traffic generation and potential effects on stability and water quality.

Council has developed a tiered approach to the control of earthworks. Only large-scale earthworks exceeding the limits set out above will require assessment through the resource consent process. Small-scale earthworks involving less than an area of 500m<sup>2</sup> and 25m<sup>3</sup> do not require any authorization. Earthworks of a scale greater than this but less than the levels listed above will require an earthwork permit under Councils Bylaw.

## 8. DESIGN CONTROLS

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All buildings within the Industrial Resource Area (Toko Plains) that exceed 8m in height shall be designed in accordance with the following external design controls:

- (a) Exterior building wall colours: The external materials and colours of buildings, including but not limited to walls, spouting, joinery, doors etc., and water tanks shall be of a recessive colour within the natural tones of grey, green or cool browns with a light reflectivity value (LRV) of no more than 40%.
- (b) Roofing: Rooftop materials shall have a colour which has a reflectivity value of no more than 30% LRV.
- (c) Accessory buildings: to be constructed in similar materials and colours to principal buildings (unless below 8m in height, in which case these design controls do not apply).
- (d) Glazing: mirror glazing not permitted.
- (e) No activities shall result in any light spill onto any adjoining property beyond Industrial Resource Area (Toko Plains) exceeding 10 lux (horizontal and vertical).

**Note:** For the purposes of compliance with Rule IND.4(8)(b) Design Control (30% LRV for roofing materials):

- (i) untreated zincalume is discouraged as a roofing material;
- (ii) this rule does not apply to solar panels erected on the roof of Industrial Buildings located within the Industrial Resource Area (Toko Plains), however the intention within the Industrial Resource Area (Toko Plains) is that low reflectivity solar panels are selected in order to minimise glare effects.

### 4.4.5. OTHER METHODS

#### METHOD IND.1 MONITORING

To assess the effectiveness of these policies and rules Council shall analyse complaints received.

#### REASONS

Complaints received are a ready guide as to how effective Council's objectives and policies are in maintaining amenity standards.

#### **4.4.6. ANTICIPATED ENVIRONMENTAL RESULTS**

1. Adverse effects on properties adjoining Industrial Resource Areas will be reduced.
2. A density of development in unreticulated areas that would avoid or mitigate contamination of groundwater.
3. No conflict is experienced between industrial activities and non-industrial activities within the zone.

## 4.4.7. TOKO PLAINS INDUSTRIAL RESOURCE AREA STRUCTURE PLAN

