

13.07

26/05/2020
VC175

AMENITY, HUMAN HEALTH AND SAFETY

DRAFT

13.07-1S01/07/2021
VC203**Land use compatibility****Objective**

To protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.

Strategies

- Ensure that use or development of land is compatible with adjoining and nearby land uses.
- Avoid locating incompatible uses in areas that may be impacted by adverse off-site impacts from commercial, industrial and other uses.
- Avoid or otherwise minimise adverse off-site impacts from commercial, industrial and other uses through land use separation, siting, building design and operational measures.
- Protect existing commercial, industrial and other uses from encroachment by use or development that would compromise the ability of those uses to function safely and effectively.

Policy documents

Consider as relevant:

- *Recommended separation distances for industrial residual air emissions* (Publication 1518, Environment Protection Authority, March 2013).

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13.07-1L-01 Non-residential use and development

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Proposed C225brim

Policy application

This policy applies to non-residential use and development within residential zones.

Strategies

Avoid where possible or otherwise minimise adverse offsite impacts of non-residential use and development within residential zones.

Provide landscaping opportunities, to accommodate canopy trees, screen tree planting and mature vegetation within front and rear setbacks that will provide a visual buffer between non-residential development and surrounding residential properties.

Encourage non-residential uses to locate on sites where:

- The site is close to non-residential zones, commercial uses or retail activities.
- There is convenient access to public transport.
- The site has frontage to a main road.

13.07-1L-02 Sensitive uses in industrial and employment areas

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Proposed C225brim

Strategy

Support sensitive uses or uses that would accommodate large gatherings of people in Industrial and Employment Areas, only where they are sited or designed to protect themselves from adverse amenity impacts from existing industrial uses.

Policy document

Consider as relevant:

- *Brimbank Industrial Land Use Strategy 2018 - 2030* (Brimbank City Council, 2018)

13.07-2S

26/10/2018
VC152

Major hazard facilities**Objective**

To minimise the potential for human and property exposure to risk from incidents that may occur at a major hazard facility and to ensure the ongoing viability of major hazard facilities.

Strategies

Ensure major hazard facilities are sited, designed and operated to minimise risk to surrounding communities and the environment.

Consider the risks associated with increasing the intensity of use and development within the threshold distance of an existing major hazard facility.

Apply appropriate threshold distances from sensitive land uses for new major hazard facilities and between major hazard facilities.

Protect registered or licenced major hazard facilities as defined under Regulation 5 of the Occupational Health and Safety Regulations 2017 from encroachment of sensitive land uses.

13.07-3S

28/09/2020
VC183

Live music**Objective**

To encourage, create and protect opportunities for the enjoyment of live music.

Strategies

Identify areas where live music venues are encouraged or where there are high concentrations of licensed premises or clusters of live music venues.

Implement measures to ensure live music venues can co-exist with nearby residential and other noise sensitive land uses.

Policy guidelines

Consider as relevant:

- The social, economic and cultural benefits to the community of:
 - Retaining an existing live music venue.
 - The development of new live music entertainment venues.
 - Clustering licensed premises and live music venues.

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