

14.0 INDUSTRIAL / COMMERCIAL LAND-USE & DEVELOPMENT

Background

There are a wide variety of industrial or commercial land-uses provided for by the Scheme and these are treated in a wide variety of ways. There are also specific clauses in the Scheme addressing such issues as carparking, and Zone-specific provisions applying to the Zones in which most commercial or industrial development tends to be located (i.e. the “Town Centre”, “Service Commercial and “Industrial” Zones).

It is the Scheme itself which provides guidance regarding where different types of development should occur. The focus of this policy is on more detailed issues of design and presentation.

Objective/s

Ensure that industrial and commercial meets minimum standards in terms of design and presentation.

Legal status/considerations

Policy adopted as a Town Planning Scheme Policy pursuant to clause 2.4 of Town Planning Scheme 7.

Special Procedural Considerations

Advertise ‘major’ developments for public comment prior to determination of the application. The determination of whether an application is a major development should be determined on a case-by-case basis, however, any development that is likely to have significant implications on the use of public space or interaction with nearby properties should be advertised. ‘Commercial’ or ‘competition’ issues should generally not be considered as relevant in the determination of applications.

Policy Statement

1. Early consultation with Council staff on all applications, including a collaborative design approach where appropriate, is encouraged.
2. A landscape plan shall be required as a condition of approval, other than in the “Town Centre” Zone where zero front setbacks apply, or for small-scale developments in rural areas (eg. ‘cellar door sales’).
3. All car-parking areas are required to provide for egress & access in a forward gear by vehicles that may reasonably be expected to visit the site on a regular basis, and also be sealed, drained and line-marked, except for small-scale developments in rural areas.



4. Adequate vehicle access is required for all developments, and Council may require road upgrading at the applicant's expense where such upgrading is necessary to meet the demands that may reasonably be expected to result from the development.
5. All open storage areas must be screened.
6. In cases where a proposed development may have unacceptable impacts in terms of noise on nearby residences, require the undertaking of an acoustic assessment; and
7. Where applications are being made for the further development of existing sites, require progressive upgrading of the site to the standards required for new development.

Related considerations

Nil

Adoption/amendments

Draft: **22.04.03**
Final: **24.06.03 Decision 9923**
Amendment/s: