

22.04 INDUSTRIAL DEVELOPMENT19/07/2007
C20

This policy relates to all land in the Loddon Shire

Policy Basis

Council embraces initiatives for new industry in the Shire, especially that which value adds local produce. Industrial development must be appropriately located and designed to actively support the viability and amenity of the Shire.

Objectives

To provide for well planned and designed industrial development.

To support the establishment of industry, especially that which value adds local produce.

Policy

It is policy that:

- Should Council consider that the proposal may generate excessive storm water run off, possibly as a result of large roof or other sealed areas, it may require on site storm water retention.
- Setbacks should be consistent with surrounding development and the need for providing safe vehicle movement, car parking and attractively presented industrial development. Use of setback frontages for car parking and landscaping is considered to be appropriate.
- Use of landscaping instead of fencing in areas such as the frontage of the site should be considered, unless it is considered that fencing is required for security.
- Landscaping plans should be guided by the following principles:
 - retention of existing vegetation where practical;
 - planting of native vegetation;
 - screening of areas where visibility for safety is not essential;
 - defining areas of pedestrian and vehicular movement;
 - low maintenance landscape areas;
 - appropriate maintenance and landscaping of areas where future building may occur.
- Council may require the applicant to undertake an audit of the operation to determine compliance with planning permit conditions. It may include the following conditions on any planning permit granted for an intensive animal operation;
 - The applicant must provide the responsible authority with an annual independent audit of the site and a report to Council and the EPA regarding compliance with the conditions of this permit and the EPA works approval. The selection of the independent auditor shall be approved by the Responsible Authority.
 - All faults detected in the audit will be rectified to the satisfaction of the Responsible Authority within a timeframe determined by the Council in consultation with the applicant.
 - That in the event of Council receiving substantive complaints regarding the operation the Council will consult with the Applicant and order that the audit be undertaken at an earlier date than the next annual audit.

Industrial Development in Rural Areas

- Proposals for industrial development in rural areas may be supported where they can:
 - demonstrate it is appropriate as the industry relates to value adding of local produce;
 - minimise impact on agriculture land and land management practices;
 - have access to and from sealed roads;
 - dispose of effluent satisfactorily;
 - avoid or minimise impacts on native vegetation;
 - maintain the visual qualities of the rural landscape; and
 - minimise impact on residential amenity.
- Within the parameters of the subdivision provisions of the Rural zone, a small lot may be created for a rural industrial development subject to demonstration by the applicant that it is necessary that the industry be located outside town and subject to meeting the above requirements.