

**22.02**28/08/2014  
C95**INDUSTRIAL DEVELOPMENT**

This policy applies to all industrial development that requires a permit.

**Policy basis**

Clause 21.11-1 of the Municipal Strategic Statement refers to the need to improve the appearance and overall amenity of industrial areas to make these areas more attractive to new industries seeking to establish within the Shire. The appearance and function of industrial areas can be improved by applying particular attention to the layout of the site, building materials, proximity of complementary uses and landscaping. All industrial development is encouraged to incorporate responsive environmental design standards for improved energy efficiency.

**Objectives**

- To encourage well designed industrial development, which is safe and functional in its layout
- To encourage industrial development that does not detract from the amenity of surrounding area
- To ensure that industrial development is designed and constructed to responsive environmental design standards

**Policy**

It is policy to:

- Encourage all new buildings and building additions to incorporate passive solar and energy efficient design principles in their siting and design
- Ensure that new buildings and building additions are designed so that their height and bulk enhances the visual amenity of the surrounding area
- Ensure that new industrial development is provided with adequate parking, loading, servicing and storage facilities
- Ensure that new industrial development responds to the environmental context and addresses drainage, waste management and all forms of pollution
- Ensure that new industrial development considers infrastructure and any adverse impacts on existing neighbouring uses
- Ensure new industrial development considers freight connections and other important transport networks
- Consider the standards and design as set out in the Infrastructure Design Manual (vers 4, March 2013, as amended)

**Application Requirements**

An application for development must be accompanied by the following information, as appropriate:

- A site analysis indicating:
  - built form and scale of development on adjoining land
  - variation in ground levels between the site and adjoining land

- location and height of walls built to the boundary on adjoining sites
- solar access enjoyed by surrounding developments

### **Performance measures**

It is policy to assess proposals against the following criteria:

- External finishes of walls and roofs of buildings should be brick, stone, concrete, colour impregnated steel cladding or other non-reflective material
- A minimum two metre wide strip of landscaping should be provided along the front title boundary (principal road frontage) of the site
- The area of the site between the landscaping strip and building envelope should be designated for customer car parking
- Staff car parking areas should be located at the rear of the site
- External storage areas should be located at the rear of the site
- Car parking and access areas, including loading & unloading areas, should be sealed with an all weather surface, such as asphalt, concrete, brick pavement or other similar treatment
- Car parking areas should be designed so that vehicles are able to enter and exit the site in a forward motion
- External storage areas should be surfaced in either a gravel or all-weather surface such as asphalt, concrete or other similar treatment
- External storage areas should be screened from view from adjoining sites or nearby roads through the use of landscaping or fencing
- Fencing along the frontage of the site should be a minimum of fifty percent (50%) transparent, not exceed 1.8 metres in height and be constructed out of non -reflective materials
- Landscaping should be provided on each site which:
  - is used in place of fencing along the frontage
  - is low maintenance
  - uses indigenous vegetation
  - screens areas where visibility for safety is not essential
  - defines areas of pedestrian and vehicular movement
- On-site infiltration trenches, incorporated into landscaping areas, should be used to minimise stormwater run-off from the site
- Stockpiles should be located at least 10 metres away from drainage lines and surrounded by batter(s) and silt fences
- Buildings should be setback from the frontage generally in line with the setback of buildings on adjoining properties
- Where no adjoining buildings exist, buildings should be setback no closer than seven metres to the frontage of the site
- Buildings should be designed and sited to maximise the use of natural light and solar energy
- North-facing windows should be maximised to improve solar efficiency

- Sites adjacent a General Residential or Township Zone containing residential development should be landscaped along the boundaries to screen the activities on the site

Proposals that do not meet these criteria may still meet the objectives of the policy

### **Decision guidelines**

Before deciding on an application, the responsible authority will consider, as appropriate:

- any adopted outline development or concept plan that applies to the subject land
- the layout of the development and building materials proposed to be used
- whether the development incorporates energy efficient principles in its siting and design
- the impact of the development on the solar access enjoyed by adjoining development
- the design and treatment of car parking, access and loading areas
- the type and extent of landscaping proposed
- the findings and recommendations of the Leongatha Industrial Land Supply Study, 2013 (as amended)