

**22.01**28/03/2018  
VC145**COMMERCIAL DEVELOPMENT POLICY**

This policy applies to new commercial developments in the Industrial, Business 3 & 4 Zones and Farming Zone.

**Objectives**

To encourage well planned commercial development throughout the municipality setting out clear requirements for development and dealing efficiently with proposals that meet with these requirements.

**Implementation****Supporting Information**

In considering applications for use and development, applicants will be requested to provide three copies of a plan or plans showing the following:

- Proposed building dimensions with distances to site boundaries
- An indication of uses within the building such as office area, production area, storage area etc.
- Parking areas - location, number and dimensions of spaces
- Signs - location, dimensions, and supporting structure
- Elevations of proposed works including building materials
- Drainage arrangements
- Service and storage areas including storage areas for any hazardous chemicals, flammable liquids, and waste
- Landscaping and fencing
- Exterior lighting
- Vehicle access and internal vehicle circulation arrangements
- The following information should be included on the plans
  - Total lot area (m<sup>2</sup>)
  - Total building area
  - Total landscape area
- Any other aspects of the proposal including a description of activities to be undertaken on the site and number of employees
- Distance to residential uses should be indicated if applicable and measures shown on how residential amenity will not be adversely affected by the development.

**Performance Standards**

It is policy that development should seek to achieve the following performance standards:

**Buildings**

- Buildings should not occupy more than 50% of the site. Applications for buildings that do occupy more than 50% of the site must show how matters such as car parking can be satisfactorily addressed.
- Buildings should be constructed in materials that are visually attractive such as brick, masonry or color coated metal.

**Setbacks**

- Setbacks may vary depending on the nature of the site, existing development and the need to ensure safe traffic circulation.
- Frontage setbacks - buildings in new areas should be setback a minimum of 10 metres from any existing or proposed road alignment. This area may be used for car parking in conjunction with landscaping.

**Car Parking**

- On site car parking must be provided according to the rate prescribed in the planning scheme unless a proposed use warrants a reduction.
- Vehicles directly associated with the use of the site and materials on the site should be stored inside a building or a screened portion of the site.
- Common parking areas should be considered as part of any integrated development.

**Storage and loading**

- Vehicles directly associated with the use of the site and materials on the site must be stored inside a building or a screened portion of the site.
- Vehicle loading and unloading should be designed to occur totally within the site.

**Advertising**

- Advertising signs should identify the name of the business occupying the premises and the service offered.
- Above roof signs are discouraged.
- Integrated projects involving a number of lots and buildings should include a directory sign indicating business names and services offered.

**Landscaping**

Landscaping on each site will be encouraged to:

- Retain existing vegetation where practical.
- Use locally indigenous vegetation.
- Screen areas where visibility for safety is not essential.
- Define areas of pedestrian and vehicular movement.
- Provide landscaping that minimises maintenance requirements.
- Allow appropriate maintenance and landscaping of areas where future building may occur.
- Avoid fencing at the site frontage unless the applicant demonstrates fencing is required for security reasons.

**Access**

- Access facilities must be suitable to provide safe access and egress for all types of vehicles using the site

**Industrial Development in Rural Areas**

Development of sites in rural areas should:

- Minimise impact on agriculture land and land management practices.
- Have sealed access roads and/or contribute to road maintenance as determined according to potential road usage.

## HORSHAM PLANNING SCHEME

- Dispose of effluent in an appropriate manner.
- Maintain the visual qualities of the rural landscape.