

22.0519/01/2006
VC37**22.05-1**19/01/2006
VC37**INDUSTRY****Industrial Development**

This policy applies to use and development of land within the Industrial, Business, Rural, and Township Zones.

Policy Basis

The Yarriambiack Shire has several areas of industrial development and intends to ensure new industrial use and development proceeds in a manner that is consistent with the township and landscape character of the area, infrastructure capacity and environmental standards.

Objectives

To encourage well planned industrial development by setting out clear requirements for industrial development and dealing efficiently with proposals that meet with these requirements.

To facilitate well planned and sited industrial use and development.

To promote industrial use and development which adds value to local product.

Policy

It is policy that:

Site

In considering use and development applications the following needs to be demonstrated:

- The amenity of the area will be preserved.
- Availability of stormwater drainage. If stormwater drainage is not available, how stormwater will be retained onsite.
- Availability of reticulated water. If reticulated water is not available, that an alternative adequate potable water supply is available.
- Availability of reticulated wastewater. If reticulated wastewater is not available, the alternative means for disposal of wastewater and sullage.
- Availability of power.
- The standard of road construction proposed to service the development will be adequate to accommodate the expected volume of traffic.

Industrial Use and Development in Rural Areas

Industrial use and development sites in rural areas will be supported where they can:

- Demonstrate clearly that the use and development cannot be located in an established Industrial zone.
- Minimise impact on agricultural land, the natural environment and land management practices.
- Have access to sealed roads.
- Dispose of effluent properly.
- Maintain the visual qualities of the rural landscape.
- Minimise impact on residential amenity.

22.05-219/01/2006
VC37**Industrial Development Landscaping**

This policy applies to the development of land for industrial purposes.

Policy Basis

The landscape and streetscapes of the Shire, particularly in and around townships can be impacted on by inappropriately sited and designed industrial development. The community expects high standards of presentation for industrial use and development and supports landscaping measures to achieve this.

Objectives

To provide for comprehensively planned and landscaped industrial sites.

Policy

It is policy that:

The preferred external finishes for walls of buildings is brick, stone, concrete, or non-reflective colour impregnated steel cladding.

Car parking and external storage areas will be sealed with an all-weather surface to the satisfaction of the responsible authority.

Landscaping

Landscaping should be provided on each site which:

- Retains existing vegetation where practical.
- Uses locally native vegetation.
- Screens areas where visibility for safety is not essential.
- Defines areas of pedestrian and vehicular movement.
- Is low maintenance.
- Allows appropriate maintenance and landscaping of areas where future building may occur.
- Use of landscaping instead of fencing in areas such as the frontage of the site.
- Avoids the need for fencing unless the applicant demonstrates fencing is required for security.

Setback Areas

- Land within 7.5 metres of the front boundary will be used for car parking, access and landscaping. The area will be created and maintained to the satisfaction of the responsible authority.
- Twenty-five per cent of the site will generally be landscaped as garden.
- Buildings and works within 7.5 metres of a Residential Zone will be landscaped to the satisfaction of the responsible authority in such a manner as to screen activities on the site.

Storage Areas

- Low screen fencing will be preferred, except where it is to screen outdoor storage areas, loading bays or car parking areas from view.
- Goods or materials will not be stored or displayed in a setback area.