22.01 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 (m2)
  - 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.
- Dispose of effluent in an appropriate manner.
- Maintain the visual qualities of the rural landscape.