



# G R E A T S H E P P A R T O N

## **INDUSTRIAL DEVELOPMENT GUIDELINES**

### **Application of Guidelines**

These guidelines apply to all Industrial Zones and the Business 3 & 4 Zones.

### **Policy Basis**

Industrial areas in Greater Shepparton have historically often reflected inadequate attention to design and site layout matters. This has resulted in industrial estates comprising rudimentary shed structures, often with office and storage additions in different styles to the principal building, and poor vehicle accessibility and accommodation, minimal landscaping and sign clutter.

Poor estate and site planning for industrial development is wasteful of space and can compromise future building extensions and business expansion on a lot.

An industrial policy is required to influence and improve the standard of design of industrial areas to a uniform quality standard.

### **Objectives**

To assist in the development of industrial areas in Greater Shepparton by:

- encouraging high standards of development;
- enabling Council to quickly assess and approve plans for developments which comply with the Policy;
- providing examples of developments which meet Council and servicing authority requirements.

To provide greater scope for development which meets market needs and which demonstrates innovative design.

### **Industrial Development Policy**

It is local policy that:

All new industrial uses, development, subdivision and works including additions and extensions to existing buildings meet the basic requirements set out in this Policy.

Developers are encouraged to:

- discuss their development with Council officers prior to presenting detailed proposals;
- prepare plans in accord with the Policy's requirements;
- present information which meets the development's requirements.

## 1. Plan Specification

### 1.1 Objectives

- Plans should be prepared following consultation with Council staff, relevant servicing authorities and reading the Policy.
- Plans should be of sufficient detail to enable prompt assessment by Council Planning officers.
- Plans should address all facets of this Policy (refer Figure 22.04-1).
- To create subdivisions which are in compliance with relevant Outline Development Plans as adopted by the Responsible Authority.

### 1.2 Requirements

#### 1.2-1 Development Applications

Before preparing plans and/or submitting an application for industrial development or subdivision, applicants should read this Policy and consult with Council staff and relevant referral and/or servicing authorities as follows:

- Goulburn Valley Region Water Authority (sewerage and water);
- Telstra (telecommunications);
- VicRoads (access requirements on main roads);
- Stratus (gas supply);
- Powercor (electricity supply);
- Council's Engineering Department (drainage requirements);
- Council's Building Department or a qualified Private Building Practitioner;
- Country Fire Authority.

A development plan should have sufficient details to enable the Responsible Authority to assess whether it complies with the Policy and should include:

- A minimum of two sets of plans drawn to scale (preferably 1:100 for buildings and 1:200 for site plans) which shows:
  - the boundaries and dimensions of the site
  - adjoining roads
  - relevant ground levels
  - the layout of existing and proposed buildings, fences and works
  - all driveway, car parking and loading areas
  - proposed landscaping areas
  - all external storage and waste treatment areas
  - areas not required for immediate use
  - advertising sign structures
- Elevation drawings to scale showing the colour and materials of all buildings and works, including fences.
- Details of all on-site drainage works, including the point of discharge and computations. Drainage design should be discussed with Council's engineering staff prior to submitting plans.
- Details of all driveways, vehicles parking and loading areas.
- A landscape layout including a description of proposed species and planting schedules, site works specification and method of preparing, draining, watering and maintaining the landscaped area.

Additional supporting documentation should be supplied to fully describe the proposed use and processes to be carried out and/or explain how any environmental effects (such as noise, odour, public safety etc.) are to be addressed.

#### 1.2-2 Subdivision Applications

A subdivision plan should be in the form of a site plan at a scale of 1:100 and if necessary, supporting documentation should be supplied.

Any subdivision plans submitted should comply with any relevant outline development plan adopted by the Responsible Authority.

A subdivision plan submitted for approval which shows that agreements have been made to the satisfaction of all relevant referral authorities (listed above) can be processed quickly by Council for certification.

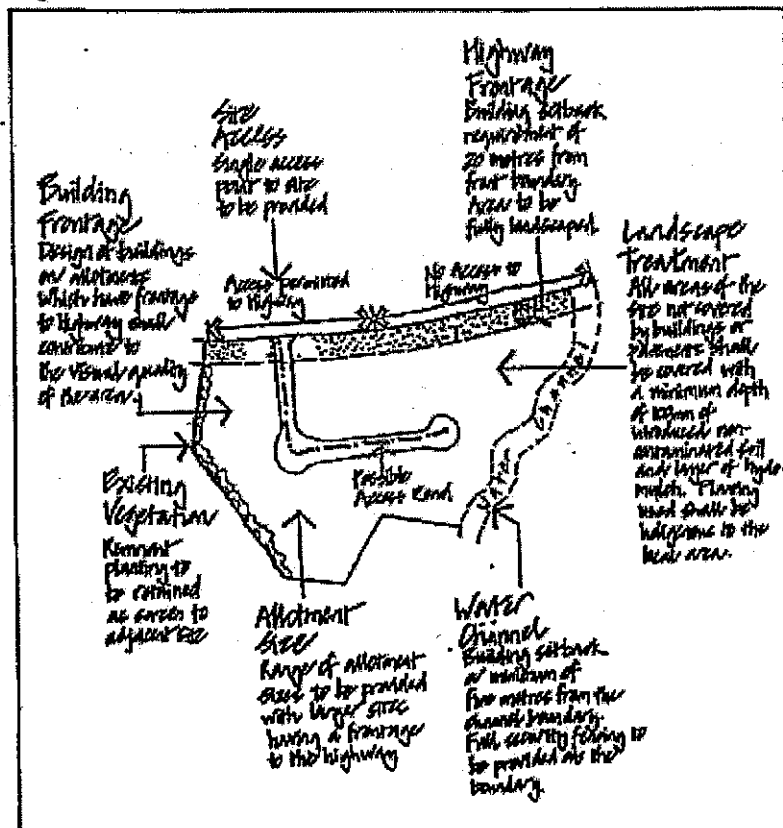
Where practical and necessary given the scale of the development, subdivision plans should detail the layout of the surrounding streets and their suitability for each allotment with regard to :

- the relationship of the proposed street pattern to existing streets;
- the suitability of the street pattern for extension into adjacent land;
- the discouragement of through traffic;
- the ease of access to all allotments by attention to gradients and curves and ease of movement through the subdivision by vehicles and pedestrians;
- the location and frequency of intersections and avoidance of cross roads;
- the economy of road lengths, earthworks and drainage;
- the amenity to be gained by careful design and location of streets and lot boundaries, retention of sound existing trees and the achievement of favourable aspects for lots;
- the achievement of good visibility at intersections by appropriate alignment and grading of streets and adequate truncations of property boundaries;
- the proposed upgrading of existing roads.

The subdivision of land for industrial development, may be required to meet the following specific requirements:

- payment of any drainage levies
- construction of roads to the satisfaction of the Responsible Authority
- design and construction of drainage systems to the satisfaction of the Responsible Authority
- payment of Council supervision fees
- payment of any recreation or open space fees
- compliance with any requirements of any referral authorities listed in the scheme

Figure 22.04-3 Sample Outline Development Plan



## 2. Lot Size, Dimensions and Site Coverage

### 2.1 Objectives

- To provide for a range of lot sizes to suit a variety of industrial uses with area and dimensions to meet user requirements
- To provide lots with area and dimensions that protect environmental features and take account of site constraints.

### 2.2 Requirements

Industrial subdivisions should:

- Create lots of appropriate area and dimensions to enable the siting and construction for the provision of buildings, convenient vehicle access and parking, storage areas and landscaping.
- Arrange lots in a manner that enhances personal and property safety and security.
- Ensure that parked vehicles do not obstruct the passage of vehicles on the carriageway or create traffic hazards.
- Maintain a range of lot sizes to allow for the future location of industries and subdivision to assist their location.
- Be developed to meet the requirements of industry and utilise servicing infrastructure.

Industrial lots should have a minimum frontage of 25 metres and be capable of containing a rectangle for building purposes of at least 72m x 18m, except that an irregular lot may have a lesser frontage of 20m (refer Figure 22.04-2).

Smaller lots may be allowed as part of a fully integrated development (one which shows all buildings and layout and provision of all services and site works) or as part of the subdivision of an existing building.

Where sites are unsewered, the development should satisfy the Code of Practice Septic Tanks.

The location, dimension and overall layout should be in conformity with any relevant outline development plan adopted by the Responsible Authority.

## 3. Services

### 3.1 Objective

To provide public utilities including sewerage, water, electricity, street lighting, telephone and gas services to industrial lots at a cost effective rate.

### 3.2 Requirements

#### 3.2-1 Development

Sites should be connected to reticulated sewerage, water, telephone, electricity and desirably gas to conform with the performance measures of the relevant service authorities.

If reticulated sewerage facilities cannot be provided, the development must satisfy the Code of Practice Septic Tanks having regard to slope topography, water table, soil infiltration rates, rainfall and proximity to water courses, lakes and water supplies.

Plans should show how stormwater run off and on site drainage is to be handled. Consultation should be carried out with Council's building and engineering staff prior to submission of plans. The point of discharge of stormwater and drainage should be to Council's satisfaction.

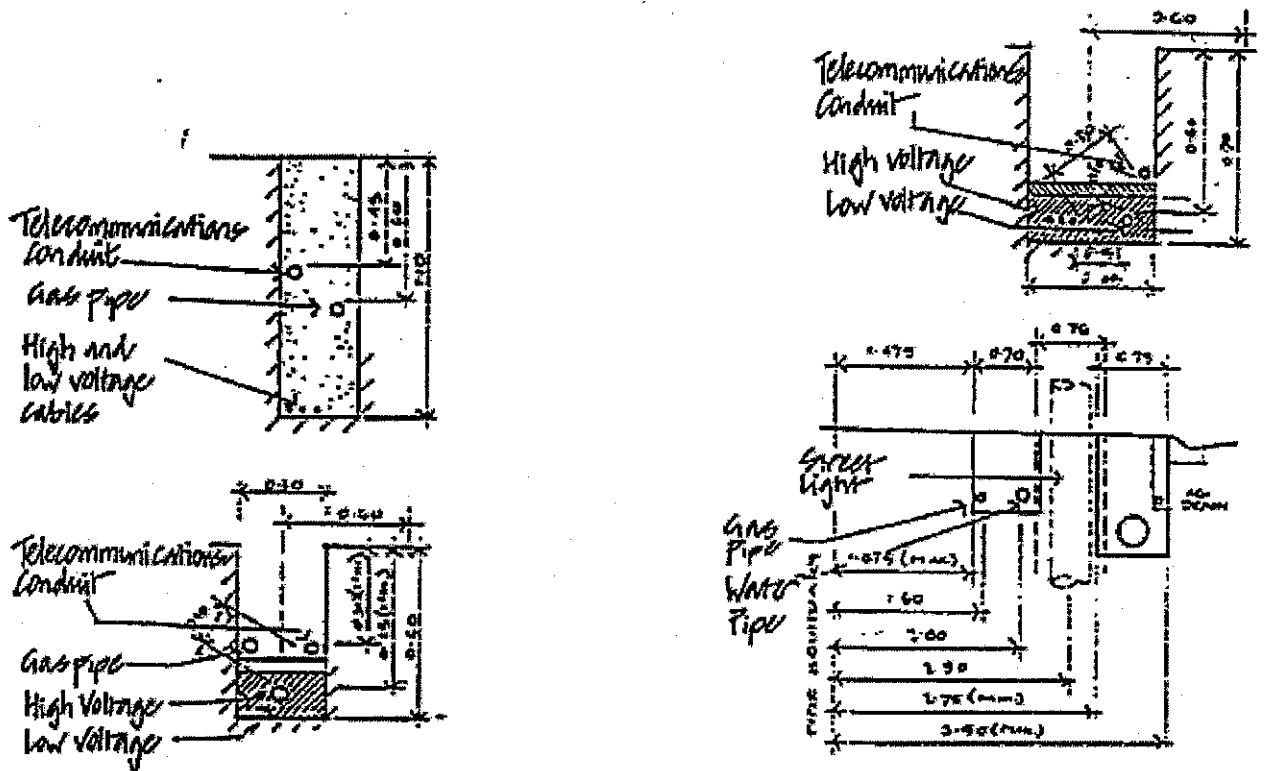
Telecommunications cables should be laid in shared trenches together with other reticulated services to the satisfaction of the Responsible Authority and other relevant servicing authorities.

### 3.2-2 Subdivision

Subdivision plans should show lots which are connected to reticulated sewerage (unless alternative means of effluent disposal are approved), water, telephone, electricity and desirably gas to conform with the performance measures of the relevant service authorities.

Contact should be made with all servicing authorities prior to finalisation of plans.

**Figure 22.04-4 Shared Trenching - Usual Allocation of Space**



## 4. Drainage

### 4.1 Objective

To ensure that all land subdivided for industrial purposes is adequately drained to an approved drainage outfall and that the costs associated with drainage are met as part of the development.

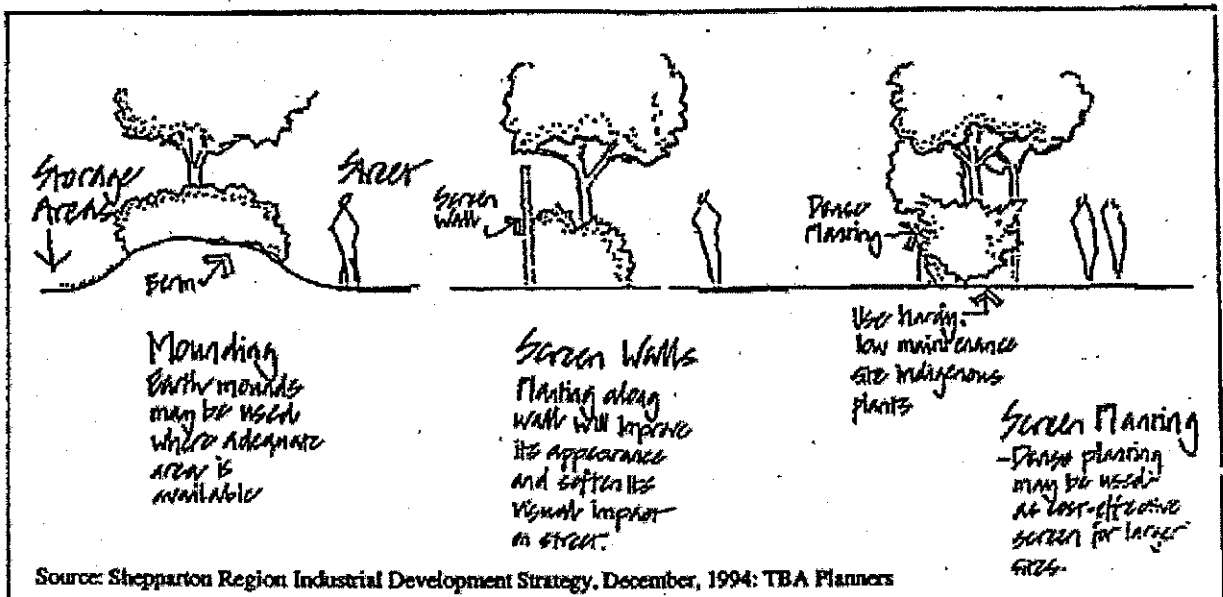
### 4.2 Requirements

All underground or surface drainage works that are considered necessary should be constructed in accordance with plans and computations to be provided by the developer and approved by the Responsible Authority prior to the commencement of construction. Such drainage works should be designed and installed to transport stormwater run-off from the subject land and surrounding land or adjoining road(s) to an approved point of discharge.

Development levies to fund drainage works and/or an on site retarding basin should be provided to the satisfaction of the Responsible Authority. Requirements for road infrastructure on Government roads may be required by the Responsible Authority.

## 5. Siting of Buildings and Works

**Figure 22.04-5 Suggested Methods of Screening Storage Areas**



### 5.1 Objectives

- To provide for the siting of buildings and works to suit a variety of industrial uses with area and dimensions to meet use requirements.
- To provide for buildings with areas and dimensions that take account of site constraints, infrastructure and service needs.

### 5.2 Requirements

Buildings and works should be sited to:

- Provide sufficient and convenient parking and access/egress for tenants, employees, visitors and service vehicle.
- Ensure that parked vehicles do not obstruct the passage of vehicles on the carriageway or create traffic hazards.
- Ensure that parking facilities do not detract from streetscape amenity and surveillance of the street.
- To enable convenient vehicle access and parking, storage areas and landscaping.

The site coverage of buildings and sealed surfaces should not exceed 50% unless the builder/developer can demonstrate to the Responsible Authority how the proposal will not have a significant impact on:

- increased stormwater runoff;
- appearance of development;

- scale of development;
- conflict with vehicle movement.

Setbacks for buildings are at Clause 22.02. Build to the boundary (either stand-alone construction or sharing a party wall or similar with adjoining buildings) is encouraged on at least one side boundary to improve space efficiency. Emergency access should be provided for on at least two sides.

Setback areas should be of a practically useable area for either access, vehicle parking or landscaping. At least the first ten metres of the setback area should be used for landscaping or otherwise sealed for access.

Storage areas should be to the rear or side of buildings. Where outdoor storage areas are visible from adjacent roads, properties or public open space, they should be screened from view to the satisfaction of the Responsible Authority. Suggested methods of screening include a wall, landscaped earth mound or dense screen planting.

## **6. Building Construction Materials and Dimensions**

### **6.1 Objectives**

- To erect buildings in high quality materials with a high standard of design with attractive architectural treatment. The height of buildings should ensure that overshadowing is limited and that the streetscape appearance is maintained.
- To ensure no significant loss of amenity to adjacent buildings, residential areas or streetscape.
- Buildings should blend with the existing landscape.

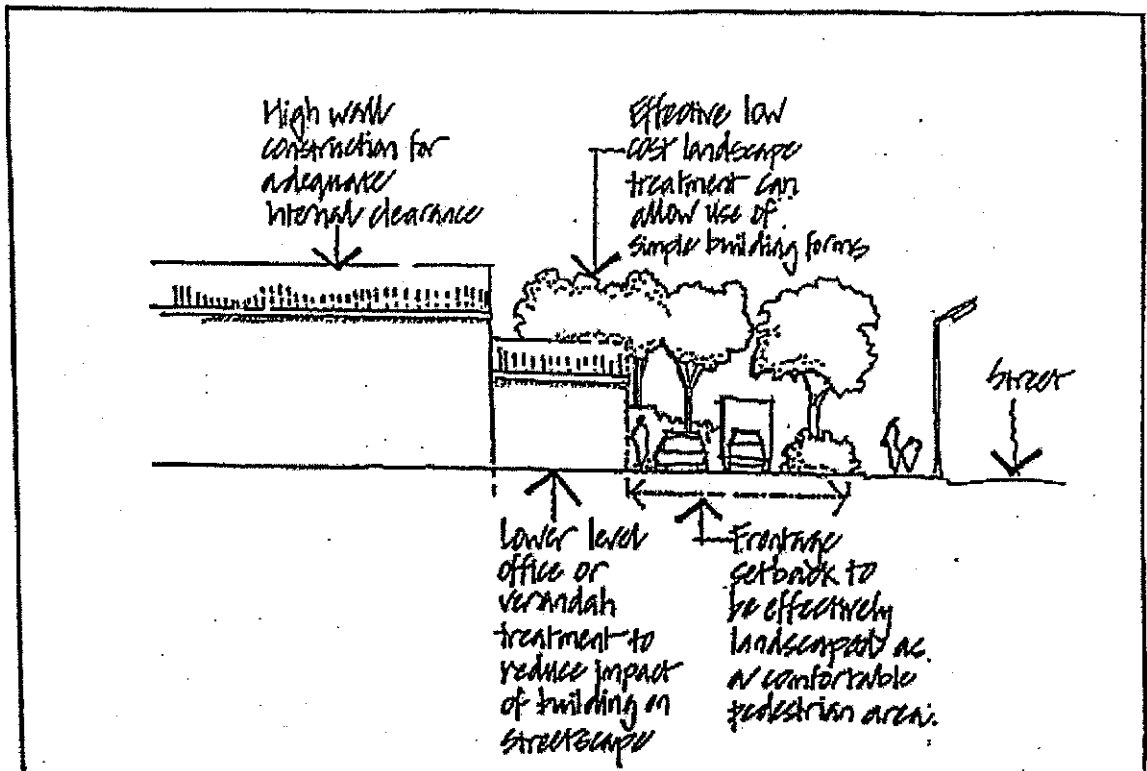
### **6.2 Requirements**

Where high wall construction is required to allow adequate internal clearance, a lower level office or verandah treatment should be used at the frontage to reduce the interpreted scale of the building and its impact on the streetscape.

The external roof and walls of industrial buildings should be finished in a paint bonded metal, timber, brick or other non-reflective or muted colour material.

Buildings should have a solid appearance and present an attractive facade to the street.

Figure 22.036 Cross section of sample building forms and associated landscaping used to reduce the impact of the building on the streetscape



Source: Shepparton Region Industrial Development Strategy, December, 1994: TBA Planners

## 7. Vehicle Parking and Access

### 7.1 Objectives

To demonstrate that the proposal contains sufficient land so as:

- To provide sufficient and convenient parking and access/egress for tenants, employees, visitors and service vehicles.
- To ensure that parked vehicles do not obstruct the passage of vehicles on the carriageway or create traffic hazards.
- To ensure that parking facilities do not detract from streetscape amenity and surveillance of the street

### 7.2 Requirements

Car parking requirements are set out at Clause 52.06.

Loading and unloading of vehicle requirements are set out at Clause 52.07.

Lot sizes should provide for all proposed vehicle parking bays. Additional provision should be made where appropriate for potential expansion of car parking areas for occasional or future use.

Carpark bays should have free access to the satisfaction of the Responsible Authority and not be used for any other purpose (i.e storage).

Turning circles for cars and trucks should be in accordance with Ausroads standards.

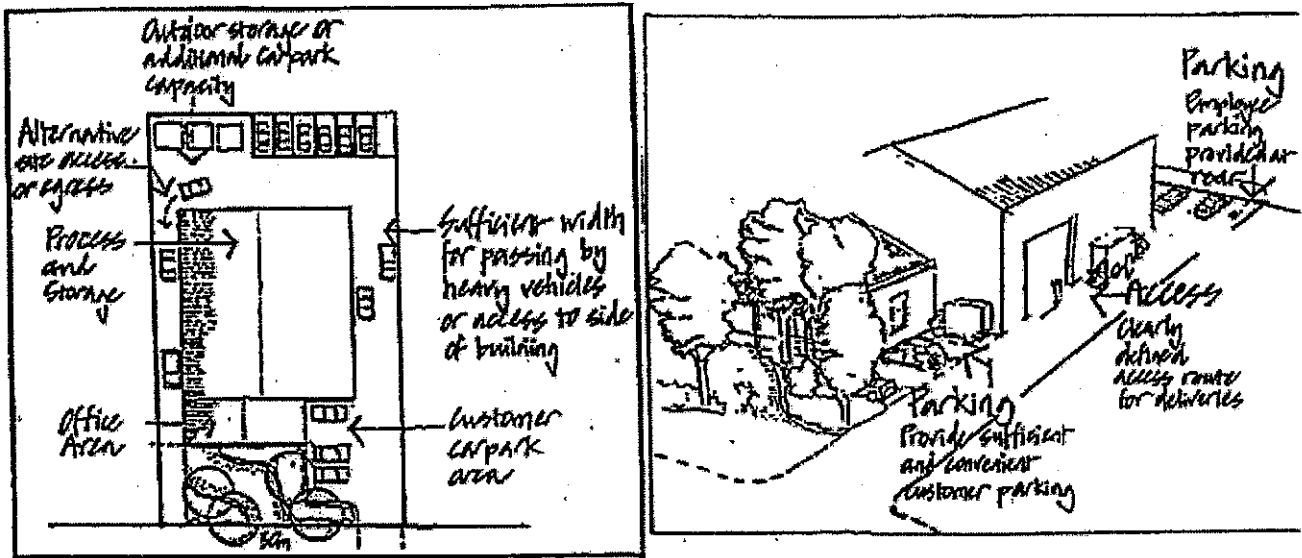


On lots fronting trunk collector streets or major roads, access must provide for vehicles to enter and exit in a forward direction.

Driveways must be of sufficient width to accommodate vehicle entry and deliveries.

Shared driveways with adjoining lots are encouraged. Surfaces to be an all-weather seal or hardstanding surface.

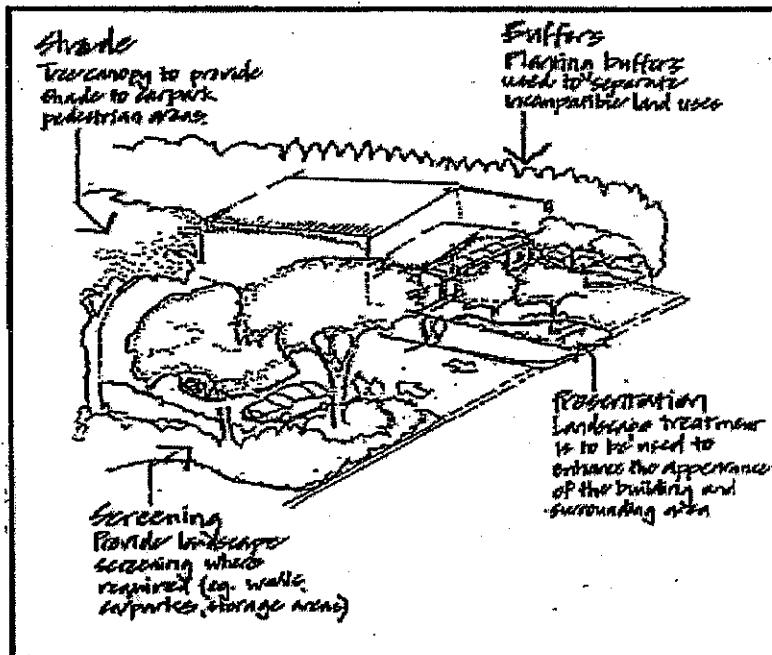
**Figure 22.04-7 Vehicle Parking and Access**



Source: Shepparton Region Industrial Development Strategy, December, 1994: TBA Planners

## 8. Landscaping, Fences, Signs and Lighting

**Figure 22.04-8 Site Landscape Treatment**



Source: Shepparton Region Industrial Development Strategy, December, 1994: TBA Planners

## 8.1 Objectives

Landscaping should:

- form an integral part of the overall development.
- enhance the appearance of buildings, grounds and the site as a whole;
- provide screening where required and appropriate;
- separate incompatible land use areas;
- provide shade for car parking and pedestrian areas and north and west facing walls;
- assist in the control and reduction of run-off and erosion;
- contribute to a reduction in noise level from both within and without the site;
- assist to define pedestrian and vehicle circulation systems;
- reduce the long term maintenance and need for further planting of open space areas.

Fencing should be attractive and not significantly visually impact on the streetscape.

Signs should effectively identify the building, its use and advertise its services.

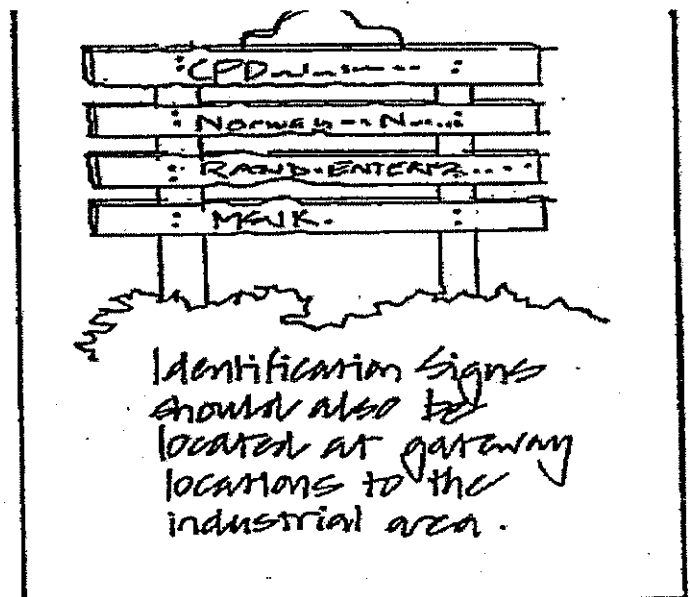
Lighting should provide safety, security and promotion of industrial buildings.

## 8.2 Requirements

### 8.2-1 Landscaping

Generally all areas not covered by buildings, pavement or designated outdoor storage area should be landscaped. In the frontage setback, at least the first ten metres should be landscaped unless it is sealed for access.

**Figure 22.04-9 Signs**



Landscape areas should:

- be covered with a minimum depth of 100mm of introduced non-contaminated soil and a layer of hydro-mulch.
- be planted with local native trees and shrubs so as to minimise maintenance and watering requirements.
- be provided with an appropriate irrigation system to the satisfaction of the Responsible Authority.

### **8.2-2 Fencing**

Security fencing should not be located within the frontage setback. However, where the applicant can demonstrate that security fencing is required within the frontage setback, provision should be made, where gates open outwards, to prevent obstruction to vehicle or pedestrian movement. Fencing should be constructed of an appropriate material and colour to minimise its visual impact.

### **8.2-3 Signs**

Sign controls are at Clause 52.05.

Signs should be kept to a minimum sufficient to identify the building.

Signs should not be erected on the gable.

Signs should be displayed within the face of the building including gables or parapets and should not exceed 10% of the wall area facing roads.

Freestanding signs should be displayed parallel with or at right angles to a road. Vee shaped signs are strongly discouraged.

Where multiple occupancies exist a group identification sign should be used at the entrance of the estate, rather than a number of separate signs.

Internally illuminated signs to be sited to ensure that no emanating light will cause significant loss of amenity to adjacent buildings (especially dwellings) or the streetscape.

### **8.2-4 Lighting**

Flood/spot lighting should be appropriately baffled and should not point towards adjacent streets to residential areas or interfere with the vision of passing motorists.

## **9. Provision of Open Space**

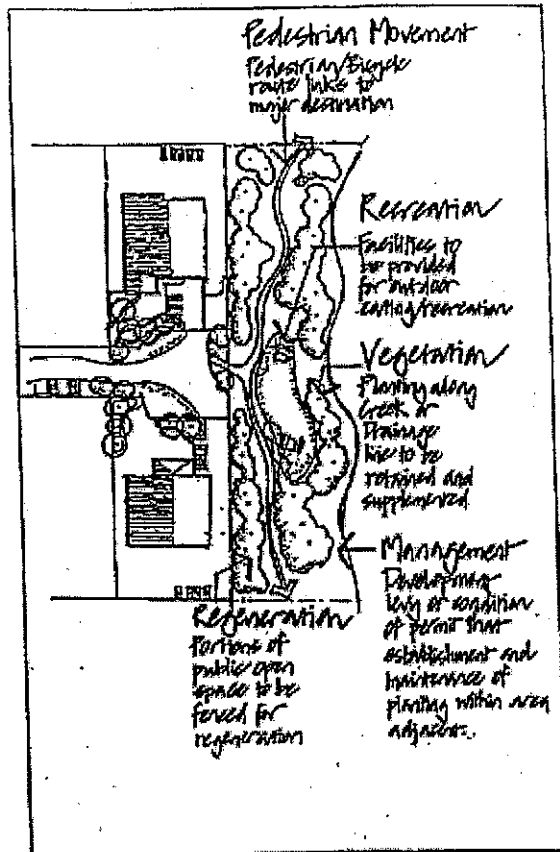
### **9.1 Objectives**

Public Open Space contributions are provided so as to provide for public open space as part of new industrial development which is incorporated with the linked system of open space throughout the Shepparton region.

### **9.2 Requirements**

The applicant may in accordance with Section 18 of the *Subdivision Act 1989*, be required to set aside on the plan for public open space in a location satisfactory to the Responsible Authority five (5) per cent of all land in the subdivision. Alternatively, the applicant may pay to the Council a sum equivalent to 5% of the site value of all land in the subdivision or provide a combination of land and money equal to 5% of the land.

Figure 22.04-10 Public Open Space



Source: Shepparton Region Industrial Development Strategy, December, 1994: TBA Planner

## 10. Sites Adjoining or Near Residential Zones

### 10.1 Objectives

To provide for industrial development which does not significantly impact on the amenity of residential zones.

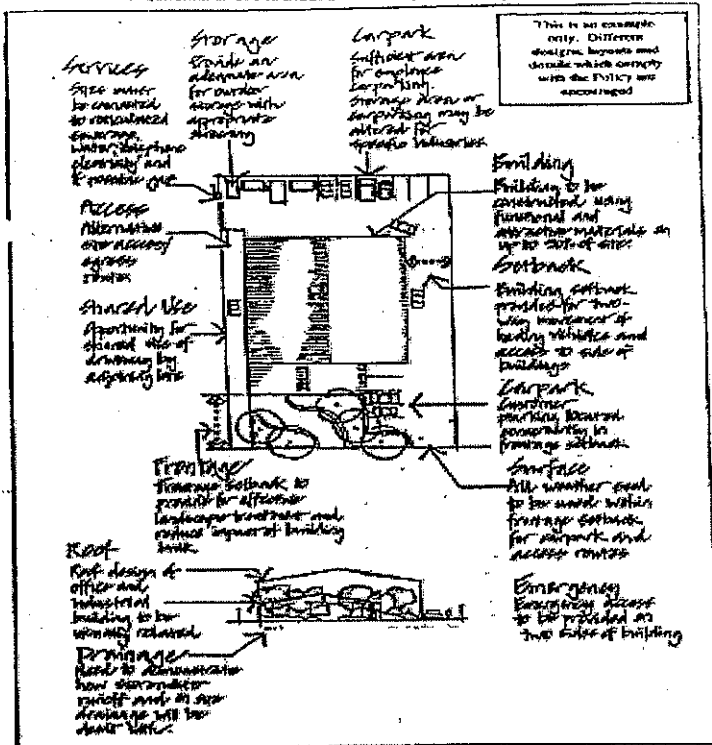
Lot layout should provide sufficient area so as to provide for industrial development which does not significantly impact on the amenity of residential zones.

### 10.2 Requirements

Where sites adjoin or are within 100 metres of land zoned residential or where industrial buildings or works are proposed to be closer than 100 metres to a residence not in an industrial zone, the following conditions apply in addition to the Policy:

- Buildings should not be constructed nor materials stored closer than 10 metres to any house on adjoining land not being a caretakers dwelling, and any land within 6 metres of such house should be landscaped and maintained to the satisfaction of the Responsible Authority in such a manner as to screen the activities of the site.
- Industrial activities which generate significant noise levels may not be permitted near residential zones, parks, schools, hospitals or existing dwellings. Noisy activities may only be permitted if the noise is contained within the site, for example, within a solid brick or masonry building. Environment Protection Authority noise control policies should be consulted.
- Lot sizes to have regard to adjoining residential zones making provision for increased setbacks or landscape buffer areas.

Figure 22.04-1 Example of an Industrial Development which meets the requirements of the Industrial Development Policy



Source: Singapore Urban Industrial Development Strategy, December, 1990: TNA, Singapore

