

22.04 PARTICULAR USE AND DEVELOPMENT

12/03/2015
GC20

22.04-1 Building Lines and Height

12/03/2015
GC20

This policy applies to use and development of land in the zones set out in the tables to this clause except where the land is covered by a Design and Development Overlay noted in the tables.

Policy Basis

The Corangamite Shire is characterised in many areas by open plains, traditional grid pattern towns and wide streets where the siting of buildings is critical to visual appearance. In addition the adequate separation of different uses to maintain amenity and to attenuate off-site effects is required.

Objectives

- To ensure that development is appropriately located and sited having regard to streetscape and environmental attributes of residential areas.
- To ensure that rural development is sited so as not to prejudice the landscape features and environmental attributes of the surrounding area.
- To ensure that car parking and landscaping areas are accommodated within the front setback areas in the Business and Industrial zones.

Policy

It is local policy that:

Setbacks

The preferred setback for buildings on the alignment of any road, proposed road or proposed road widening where such alignment forms the frontage, or to any road alignment not forming a frontage, is set out in the table to this clause:

Zone	Highway - metres	Main Road - metres	Minor Road – metres	Watercourse metres	Adjoining Properties - metres
Rural Zones	100	50	25	100	15
General Residential	*	*	*	*	*
Except land covered by DDO3.					
Low Density Residential	100	50	25	100	15
Township	20	6	4.5	100	*
Industrial 1	7.5	7.5	7.5	100	**
Business Zones	0	0	0	100	**
Except land covered by DDO1 or DDO2					

* Residential development will comply with Clauses 54, 55 and 56.

** Subject to Building Code of Australia Height

The preferred height for buildings is set out in the table to this clause:

Zone	Height
Farming	10m
Rural Conservation	7m
Rural Living and Low Density Residential	7m
Township	10m
Industrial 1	n/a
Business 1	10m
Except land covered by DDO1 or DDO2.	

Where these setbacks or heights are not met the applicant should demonstrate that an equivalent or better outcome is achieved having regard to:

Rural zones

- The use of the natural topographical features to screen the proposed development.
- Whether the proposed development abuts an existing township and the existing setbacks in the locality.
- The proposed tourist establishment abuts an existing township and the continuity of the landscape is not affected by the development.
- Effect on attractive views of the road or natural landscape, the screening of caravan parks and tourist establishment by natural topographical features or its proximity to existing township areas.
- Design of both buildings and landscaping to allow the development to be accommodated by the surrounding landscape.

Low Density Residential and Township zones

- The streetscape of the neighbourhood and the location of adjacent dwellings and buildings.
- The requirements of the Building Code of Australia.
- Compliance with Clauses 54, 55 and 56 where applicable.
- The design of the building.
- Any proposed landscaping of the site

Industrial and Business zones

- The size of the site and location of other car parking and landscaping areas on the allotment.
- The design of the building.

Building adjoining a heritage building

- The design of the building in relation to the adjoining building.
- The setback of adjoining buildings.
- The streetscape and the heritage buildings and places.

Decision guidelines

In considering applications for use or development the Responsible Authority will have regard to:

- The effect of the proposed building or works on the amenity of the area;

- In Rural Zones, the effect on attractive views of the rural or natural landscape;
- The importance of the undeveloped natural vistas along the major highways and the importance of the visual presentation of these areas;
- The prevention of ribbon development in the vicinity of the main roads;
- The effect of any development on the safety and operation of the roads;
- The effect of any development on the retention and enhancement of roadside vegetation in terms of its importance as a wildlife corridor and repository for flora species.

22.04-2

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Dams

This policy applies to the construction of dams which require a permit in all non urban zones.

Policy Basis

The proper siting and design of dams is important in the Shire considering the extensive rural areas and the development of rural living and low density residential areas.

Objectives

- To ensure the location and size of dams minimises alterations to natural drainage and natural flows of watercourse.
- To ensure the siting and construction of dams minimises the potential for dam failure, avoids leakage into groundwater and minimises risks of rising water tables.
- To ensure that dams are constructed following appropriate dam construction and soil conservation techniques.
- To ensure that dam size is consistent with land capability.

Policy

It is local policy that:

- The siting and design of the dam will be consistent with capability of the land.
- The capacity of the proposed dam will be suitable given the catchment area of the site.
- Spillways will be designed to cater for a 1 in 5 year storm level.
- The capacity of the proposed dam will be adequate to meet the needs of the intended use.
- The maximum amount of vegetation will be retained in the construction of the dam.
- Soil types on the site will be suitable for water retention and if not suitable, adequate mechanical or chemical means will be employed.
- Top soil stripped from the site will be spread on any exposed batters and exposed soils will be revegetated with perennial grasses and appropriate indigenous vegetation as soon as possible after construction.
- Construction of dams in high recharge areas and discharge areas is to be avoided. Construction of dams in high recharge areas and discharge areas may be permitted if it can be demonstrated that sealing of the dam will not contribute to ground water recharge, rising water tables or saline groundwater accessions.
- Consideration will be given to the advantages of community dams for subdivisions within the Rural Living and Low Density Residential zones.

- The contractor or the applicant will consult with the Department of Environment, Land, Water and Planning and be familiar with recommended dam construction techniques.
- Where the Responsible Authority considers it necessary a plan will be submitted indicating:
 - the location of the dam;
 - the dimensions and capacity of the dam, wall height and setback from roads;
 - the revegetation works proposed (including any mulch);
 - contours and finished levels; and
 - extent of vegetation clearing works proposed.
- An application for a permit for a dam may be referred to the Department of Environment, Land, Water and Planning and to any relevant Water Authority for comment. The Responsible Authority will have regard to the comments received from such authorities.

22.04-3
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VC37

Highway Development

This policy applies to the use and development of land with frontage to the RDZ1 and RDZ2 zone.

Policy Basis

The highways located in the Shire are a significant land use and a key area used by residents and visitors that provides important transport opportunities and create an impression of the Shire.

Objectives

- To ensure that the use and development of land does not lessen the service, safety and role amenity of listed roads.
- To provide for controls on the scale, intensity, design, appearance and presentation of land uses and developments along highways.
- To limit the number of access points to the highway and to ensure that new access points do not interfere with the safety of the road.
- To avoid linear or ribbon development of highways.
- To protect existing areas of vegetation along and adjacent to roadside.
- To ensure that new uses and developments do not lessen the value of existing landscapes.

Policy

It is local policy that:

- Applications for new uses and developments will:-
 - demonstrate how they satisfy the objectives of this policy
 - provide sufficient information to enable the Responsible Authority to assess the impact of the proposal

- The Responsible Authority will generally not approve applications for new uses and developments which:-
 - lessen the level of service, safety and function of the road.
 - result in a lessening in the appearance and amenity of the area.
 - result in the unnecessary loss of vegetation.
 - extend linear or ribbon forms of development.
- The Responsible Authority may include conditions on permits which are granted for new uses and developments which are designed to:-
 - maintain the levels of service and safety of the road.
 - result in an overall improvement in the appearance and presentation of the road.
 - ensure that the design and appearance of buildings and works enhances the appearance and presentation of the areas along roads.
 - deal with matters such as advertising signs, colours of buildings, retention of existing vegetation including street trees, entry and exit points and road works, so as to ensure that the appearance, presentation and character of the area is maintained and where possible improved.

22.04-4

19/01/2006
VC37

Industrial Development

This policy applies to industrial use and development throughout the Shire.

Policy Basis

Corangamite Shire has a provided for future industrial development by identifying the preferred location. New industrial uses and developments should proceed 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 throughout the Shire
- Establish clear requirements for industrial development
- To provide for comprehensively planned and landscaped industrial sites.

Policy

It is policy that:

Requirements

- Buildings and open storage areas will generally not cover more than 50 per cent of the site.
- The preferred external finishes for walls of buildings is brick, stone, concrete, colour impregnated steel cladding or like material.
- Car parking and external storage areas will generally be sealed with an all weather surface or other treatment to the satisfaction of the Responsible Authority.

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 take account of existing building alignments from side, rear boundaries and any existing or proposed road alignment. This area may be used for car parking in conjunction with landscaping.
- Land within 7.5 metres of the front boundary may 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 open space with areas landscaped as garden.
- Buildings and works within 7.5 metres of residential zones will be landscaped to the satisfaction of the Responsible Authority in such a manner as to screen activities on the site.

Car Parking

- Vehicles directly associated with the use of the site and materials on the site should be located behind a landscaped or 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 should be stored on site in a location that will not compromise the traffic safety on adjoining roads.
- 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.

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 should be provided on each site which:
 - retains of existing vegetation where practical;
 - uses locally native vegetation;
 - screens areas where visibility for safety is not essential;
 - defining areas of pedestrian and vehicular movement;
 - is low maintenance;

- allows appropriate maintenance and landscaping of areas where future building may occur

Industrial Development In Rural Areas

- Development sites in rural areas are supported where they can:
 - minimise impact on agriculture land and land management practices;
 - have access sealed roads;
 - dispose of effluent properly;
 - maintain the visual qualities of the rural landscape; and
 - minimise impact on residential amenity.

Information required

- Applications may be requested to provide three copies of a plan or plans showing the following:
 - proposed building dimensions, areas and distances to site boundaries
 - an indication of uses within the building such as office area, production area, storage area
 - parking areas - location and number of spaces
 - signs - location
 - elevations
 - drainage
 - storage and service areas including hazardous chemicals and flammable liquids
 - landscaping and fencing
 - access and internal vehicle circulation
 - any other aspects of the proposal including details on advertising signs, buildings materials, chemicals to be used and any chemical process to be employed and lighting should be described.
 - distance to residential uses should be indicated if applicable and measures shown on how residential amenity should not be adversely affected by the development.

22.04-5

19/01/2006
VC37

Intensive Animal Husbandry

This policy applies to applications for the use and development of land for intensive animal husbandry, except for cattle feedlots, piggeries or broiler farms.

Policy Basis

Many intensive animal husbandry uses are located in the Corangamite Shire and represent an important local industry. The proper siting and design of this form of use and development is needed to ensure

- amenity and environmental quality of adjacent areas are protected and,
- that the long term future of the use is not affected by the location of sensitive uses in the immediate locality

Objectives

- To ensure intensive animal husbandry uses are suitably located.
- To ensure the use and development of land for intensive animal husbandry does not impact on the environment.
- To protect and maintain residential amenity in Residential Zones.
- To encourage quality design and appropriate siting of intensive animal husbandry developments.

Policy

It is local policy that:

Siting requirements

- The Responsible Authority will apply the following criteria in its assessment of applications for intensive animal husbandry. Unless suitable alternative siting, design and environmental management measures can be demonstrated there will be a presumption against granting a permit for use and development which cannot meet the stated criteria:
- that part of the site area which is developed with enclosures, yards or buildings used for the holding of animals are suitably located and fenced.
- no enclosures, yards or buildings in which animals are raised on an intensive raising system will be located within 200 metres of any river, creek, water course or pondage, within 500 metres of a dwelling on any other property, or within 30 metres of any road (whether or not such road forms the frontage).
- the site used has an area of not less than 4 hectares, and the total area for buildings, yards, or enclosures used for the enclosure of animals will not exceed 10 percent of the area of the site.
- landscaping of the site will be undertaken so as to remove any adverse visual impact of the development on the surrounding area.
- all manure and polluted run-off water from any enclosures, yards or buildings used in conjunction with any intensive animal husbandry, or any water otherwise contaminated as a result of such use, will be treated and disposed of either within the boundaries of the site or in an alternative manner to the satisfaction of the Responsible Authority.
- measures will be taken to the satisfaction of the Responsible Authority to ensure that the use and development proposed does not prejudicially affect the amenity of the locality by reason of appearance or emission of noise, smell, fumes, waste water, waste products or otherwise.

Plans required of intensive animal husbandry activities

- Each application will be accompanied by (in addition to any other information which the Responsible Authority may require) a plan at a minimum scale of 1:200 showing:
 - the dimensions and locations in relation to the boundaries of all existing and proposed new buildings and works, extensions or alterations on the site;
 - drainage lines through or for run-off water originating on the site through or along which water may be discharged from the site;
 - the location of existing dwellings on the site and adjacent properties and the existing use of all other lands within 0.5 kilometres of the site;

- areas used or to be used for intensive animal raising, grazing or for dry sows, manure disposal and drainage disposal;
- method of waste disposal; and
- source and capacity of water supply to the site.

Site inspection

- The boundaries of the site and of proposed buildings and works will be pegged on the ground to permit inspection by the Responsible Authority.

22.04-6

19/01/2006
VC37

Sheds and Outbuildings

This policy applies to sheds and outbuildings which require a planning permit in the Rural and Low Density Residential zones.

Policy Basis

The Corangamite Shire is characterised in certain areas by open plains, important highway routes, historic areas, attractive townships and significant landscapes which can be impacted upon by inappropriately sited and designed sheds and outbuildings.

Objectives

- To encourage appropriate siting, finish and use of sheds and outbuildings.
- To protect the amenity and visual presentation of the Shire.

Policy

It is local policy that:

Rural zones

- All sheds will be located within a defined building envelope that complies with the setback areas specified in the setback policy table in the planning scheme.
- The shed will be used for agricultural pursuits pertaining to the farming operation to which it relates or for domestic purposes pertaining to any dwelling on the same site.

Residential zones

- All sheds will be located within a defined building envelope that complies with the setback areas specified in the setback policy table in the planning scheme.
- The shed or outbuilding in rural areas shall not be used for human habitation, unless with the consent of the Responsible Authority.
- Preference is for sheds and outbuildings less than 500 cubic metres in volume and less than 3.0 metres in height.
- The external roof and walls will be finished in a paint bonded metal, timber, brick or any other non-reflective or muted colour materials to the satisfaction of the Responsible Authority.

22.04-719/01/2006
VC37**Townscape**

This policy applies to all urban centres and towns.

Policy Basis

The Shire has a diverse range of townships which provide a representation of the built and cultural heritage of the development of the area. The presentation of the towns from highways, at entrances and along streetscapes is important in building civic and community pride, in protecting existing heritage values and in the attraction of tourism.

Objectives

- To ensure that all development has regard to design, siting and landscaping qualities in towns, town entrances and town boundaries.
- To ensure that the design, layout, height and appearance of new use and development contributes to the improvement of the character, presentation, amenity and visual qualities of towns.
- To encourage the use and development of land which is able by good design and presentation to utilise the economic opportunities provided by road exposure and locations at the gateways to the town.

Policy

It is local policy that the following issues be taken into account when considering applications for use and development at the entrances and streetscapes of towns:

Design

- Local heritage values and built character of towns will be considered when designing and siting development. The design of buildings, their mass and scale is important in preserving the historical attributes and visual character of towns. Design of buildings and works will demonstrate that these factors have been considered.
- Development will be designed with respect to the built environment and sited and finished in such a way that it contributes to the overall appearance and character of the town.

Streetscapes

- Identified streetscape character will be taken into account in the design of buildings and works.
- The presentation of development to the street and the way it addresses and assists in streetscape presentation and its capacity to attract tourism, development and demonstrate civic pride will be considered.

Township Entrances

- The presentation and design of town entrances will be considered in the design of buildings and works.
- The way town entrances are presented and their capacity to attract tourism, development and demonstrate civic pride will be considered.

Landscaping

- The importance of street trees in creating areas that offer shade and protection from the elements will be considered.
- Development will take into account that the tree species used are consistent with the landscape of the township.

Town Edges

- Developments located on the edge of township area will be landscaped to assist in absorbing the development within the surrounding landscape and to provide a delineated edge to the town.

Decision guidelines

Applications for use and development will:

- demonstrate how they satisfy the objectives of this policy
- provide sufficient information to enable the Responsible Authority to assess the impact of the proposal on the design, layout, appearance of the town.

The Responsible Authority may require additional information to be prepared by a person with suitable qualifications or experience as recognised by the Responsible Authority to ensure:-

- that the design and appearance of buildings and works enhances the appearance of the town;
- that the visual appearance and presentation of development is of a high quality by providing appropriate setbacks, layouts, service roads and landscaping.
- that matters such as advertising signs, colours of buildings, retention of existing vegetation including street trees, entry and exits points and road works, appearance, presentation and character of towns, are maintained and improved.