

1. PURPOSE

Local Planning Policies are guidelines used to assist the local government in making decisions under the Scheme. The Scheme prevails should there be any conflict between this Policy and the Scheme.

It is not intended that a policy be applied rigidly, but each application be examined on its merits, with the objectives and intent of the policy the key for assessment. However, it should not be assumed that the local government, in exercising its planning discretion, be limited to the policy provisions and that mere compliance will result in an approval. This approach has produced many examples of inappropriate built form that has a long-term impact on the amenity and sustainability of the locality.

The Shire encourages applicants to produce innovative ways of achieving the stated objectives and acknowledges that these may sit outside the more traditional planning and architectural approaches. In these instances the local government is open to considering (and encourages) well-presented cases, during pre-application consultation, having due regard to the outcome of any public consultation undertaken and the orderly and proper planning of the locality.

2. SCOPE

A Local Planning Policy is not part of the Scheme and does not bind the local government in respect of any application for planning approval but the local government is to have due regard to the provisions of the Policy and the objectives which the Policy is designed to achieve before making its determination.

3. OBJECTIVE

- 3.1 To specify the minimum development standards to be applied to 'Rural Industry' applications.

4. POLICY STATEMENT

4.1 Definitions and Permissibility

- a. Rural Industry is defined within the Shire's Local Planning Scheme No.2 as meaning:

"an industry handling, treating, processing or packing rural products or a workshop servicing plant or equipment used for rural purposes."

- b. Permissibility of 'Industry – Rural' under the Scheme:

Zone	Permissibility
Rural-Residential	X
Rural Smallholdings	A
Rural	D
Light Industry	D
Service Industry	D
General Industry	D

'D' means that the use is not permitted unless the Local Government has exercised its discretion by granting planning approval.

'A' means that the use is not permitted unless the Local Government has exercised its discretion by granting planning approval after giving special notice in accordance with clause 9.4 of the Scheme

'X' means a use that is not permitted by the Scheme.

- c. It is not considered that the uses of abattoir, piggery, poultry farm or fish shop come under the definition of 'Industry – Rural'.

4.2 Planning Application

An application for planning consent is required to be submitted with the following criteria and minimum development standards to be met:

CRITERIA	MINIMUM STANDARD
General Location	Buildings are to be sited in a clustered format well away from hills, mesa tops, and ridge-lines
Setbacks *	40 metres from all boundaries; 200 metres from neighbouring residences; 100 metres from any water course or water body.
Effluent & Waste Disposal	As determined by Shire Environmental Health Officer.
Building Materials & Colours	Non reflective building materials and colours complimentary to the surrounding landscape to be used in areas of high visual amenity such as the Moresby Ranges and the Chapman Valley area.
Property Access	Property access is to be via a 12.0 metre form/8.0 metre gravel paved road.
On-site Carparking and Service Areas **	Carparking and service areas to be constructed to a delineated, drained and compacted gravel standard. The number of parking bays to be calculated at 1 bay for every 50 m ² gross area.
Landscaping	Landscaping is to be provided around all associated buildings, parking, storage and loading areas.

* Depending on the nature of the proposed rural industry, local wind, topography and vegetation conditions, setbacks may need to be greater than those specified above. When determining such setbacks Council shall consider existing and potential land-uses on adjoining and nearby properties.

** Where a rural industry has direct access to a sealed road and car parking for ten or more staff is required (as determined by Council) and/or the projected number of vehicle movements from the site would justify such a requirement, Council may require crossover, vehicle access, loading and car parking areas to be constructed with a stable, impervious surface, with stormwater runoff being controlled. Construction of a crossover shall be in accordance with Council Policy 15.10.

5. REFERENCES AND ADOPTION

Shire of Chapman Valley Local Planning Scheme No.2
Planning & Development Act 2005

Adopted at the 19 February 2014 Ordinary Meeting of Council