

Local Planning Policy

Self Storage Units – Development Standards

Prepared by Planning and Sustainability Services
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Council has adopted the following standards, to apply to the development of self-storage units.

1. Setback Variation

Within the 'Industry', 'Special Use', 'Commercial' and 'Town Centre' zones Council may, at its discretion, vary side and rear boundary setbacks from those shown in Table 2 of Town Planning Scheme No 4, provided the following requirements are met -

- 1.1 The development on the lot does not exceed the maximum permissible site coverage specified in Table No 2.
- 1.2 The method of construction and materials used comply with fire resistance level requirements of the Building Code of Australia.
- 1.3 The wall facing the boundary to which a reduced setback is granted does not exceed six (6) metres in height.

2. Vehicular Access

Vehicular aisle width between a row of self-storage units is to be a minimum of 5.5 metres to allow for the loading and unloading of vehicles carrying goods or commodities to or from the subject premises.

3. Car Parking

A minimum of five car parking spaces to be provided, but Council may, at its discretion, require a greater number of parking bays.

4. Landscaped Areas

Within the 'Industry', 'Special Use', 'Commercial' and 'Town Centre' zones, an area of at least 10 percent of the site shall be developed and maintained as a landscaped area, in accordance with the approved plan relating thereto.



Council may, in a particular case, reduce the landscaping requirements by up to 50 percent where the applicant undertakes to establish and maintain landscaping of the road verge in accordance with an agreed plan.

Administration

Directorate		Officer Title	
Planning and Sustainability		Director Planning and Sustainability	
Version	Decision to Advertise	Decision to Adopt/Amend	Current Status
1	OCM08/083 – 24/4/2008	OCM09/115 – 25/06/2009	Adopted

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