

## **LOCAL PLANNING POLICY NO. 6 – INDUSTRIAL DEVELOPMENT**

### **Citation**

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This Policy may be cited as Local Planning Policy No. 6 – Industrial Development.

### **Policy Statement**

The Town recognises the importance of its industrial areas in contributing towards employment self-sufficiency. The purpose of this Policy is to provide clear and comprehensive design criteria for development within the Town's industrial zones.

### **Policy Objectives**

- (a) To ensure a high standard of industrial development, in terms of appearance, landscaping, environmental sustainability and provision of parking and access.
- (b) To encourage attractive developments that are well designed, with functional and efficient buildings and site layouts.
- (c) To achieve a degree of consistency and compatibility in the built form and landscaping.
- (d) To ensure that industrial areas are developed in a manner which has due regard to potential industries and their infrastructure needs, and that adjacent urban areas are not subjected to pollution and hazards.

### **Application**

This Policy applies to all land zoned 'Light Industry' or 'General Industry' under the operative Local Planning Scheme.

### **Definitions**

- Industrial Unit: *means a building or group of buildings on Industrial zoned land that may have separate tenancies and/or uses in operation.*
- Primary Street: *means, unless otherwise designated by the local government, the sole or principal public road that provides access to the major entry (front door) of the building.*

Secondary Street: *means, in the case of a site that has access from more than one public road, a road that is not the primary street but which intersects with or adjoins that road.*

## **Policy Requirements**

### **1. Built Form**

- (a) The facades of all buildings facing public streets shall be articulated and use a variety of materials to avoid a rigid, uniform outcome.
- (b) The ground floor level facades of all buildings facing public streets shall be constructed of brick, glass, stone, masonry or concrete in respect of the ground floor level.
- (c) The use of zincalume sheeting for construction of industrial buildings is only permitted where such buildings or parts of buildings are not visible from any public street.
- (d) The main entrance is to be on the front elevation or close to the front of the building, clearly visible from the street.

### **2. Building Setbacks**

Buildings are to be setback a minimum of:

- (a) 13 metres from the primary street;
- (b) 6 metres from the secondary street;
- (c) Side and rear setbacks are to be determined having regard to vehicle access, manoeuvring, loading and unloading arrangements and the requirements of the Building Code of Australia.

### **3. Access and Car Parking**

- (a) On-site car parking is to be in accordance with the requirements of the relevant Local Planning Policy.
- (b) Where access is required to the rear or any other part of the building, the access way shall be paved and have a minimum width of 4.5 metres, unless otherwise approved by the Town.
- (c) Access ways shall be constructed so that all vehicles can enter and exit the street in forward gear without reversing any part of the vehicle onto a street.
- (d) Manoeuvring areas shall be exclusive of car parking bays and the interior of the building.

- (e) The development is to incorporate clear pedestrian paths that are separate to areas for vehicle access and car parking.

#### **4. Fencing**

- (a) Any security fence on a front lot boundary (including to a secondary street) shall be open-style palisade fencing.
- (b) Solid fencing is to be setback as if it were a building.

#### **5. Landscaping**

- (a) Provision shall be made for a minimum area of landscaping as follows:
  - a. A minimum width of 3 metres abutting the primary street and 2 metres abutting the secondary street;
  - b. Landscaped areas and the street verge are to be landscaped, irrigated and maintained to the satisfaction of the Town, including the provision of appropriate shade trees; and
  - c. Shade trees in car parking areas shall be provided at a ratio of 1 per 4 car parking bays.

#### **6. Industrial Units**

- (a) The floor area of any industrial unit shall not be less than 100m<sup>2</sup> and the minimum dimensions between the internal wall surfaces is not less than 6 metres; and
- (b) Each unit is provided with a visually screened service yard of an area not less than 16m<sup>2</sup> and a minimum dimension of not less than 2 metres. The service yard is to be located to allow for vehicles to have direct access via a paved internal service road, adjoining and having connecting access to each unit.

#### **7. Storage**

- (a) The area between the street alignment and the prescribed building setback line shall not be used for storage.
- (b) Irrespective of whether a storage area is required for a development, no land shall be used for open storage purposes unless it is screened from view of any public street by a fence or wall built to the specifications and satisfaction of the Town.

#### **8. Servicing**

- (a) Where areas for the storage of refuse are required, this area shall be:

- a. Screened from view from any public street;
  - b. Enclosed by a wall of masonry or other approved building material being of not less than 1.8 metres in height; and
  - c. Accessible to service vehicles.
- (b) Should any portion of the development be used for vehicle or equipment servicing, an approved bunded wash down area with a petrol and oil trap shall be provided in accordance with the requirements of the Water Corporation.

**9. Signage**

- (a) Signs attached to the buildings shall be designed to be an integrated part of the building, e.g. recessed into the facade, fascia or awning.
- (b) Signage on fencing is not permitted.

**10. Environmentally Sustainable Design**

- (a) The incorporation of environmentally sustainable design elements into industrial development proposals is strongly encouraged and will be positively considered when assessing any application that seeks to vary any aspect of this Local Planning Policy.
- (b) Proposals for solar panels are exempt from requiring development approval on all land zoned ‘Light Industry’ or ‘General Industry’ under the operative Local Planning Scheme.

<b>Document responsibilities:</b>			
<b>Owner:</b>	Community Planning	<b>Owner Business Unit:</b>	Planning and Regulation
<b>Inception date:</b>	December 2008	<b>Decision maker:</b>	Council
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