



LOCAL PLANNING POLICY: DEVELOPMENT OF INDUSTRIAL ZONED LAND

PURPOSE

To provide a guide for the development of 'General Industry' and 'Light Industry' Zoned land in the Shire of Beverley.

AUTHORITY TO PREPARE AND ADOPT A PLANNING POLICY

Clause 4 of Schedule 2, Part 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* enables a Local Government to prepare and adopt Local Planning Policies.

This policy supersedes Shire of Beverley Town Planning Policy No. 4 – Development of Industrial Zoned land, which is hereby revoked.

POLICY OBJECTIVES

In controlling development within 'General Industry' and 'Light Industry' Zoned land, the objectives are to:

- 1) Encourage the visual improvement of existing and future industrial development as part of the overall Shire Townscape improvement process.
- 2) Protect the amenity of development in zones which abut the 'General Industry' and 'Light Industry' Zoned land, via the establishment of appropriate landscape buffers and the imposition of landscape and building setback land use conditions on any planning approval issued for industrial development in conformity with the provisions of the Shire's Local Planning Scheme No. 3. All landscape works on any project site are to be undertaken by the developer as part of the initial project development process.
- 3) Ensure that no person erects a building on 'General Industry' and 'Light Industry' Zoned land, unless the facade of the building is constructed of and/or clad in a building material, to a design and specification approved by Council.
- 4) Ensure that all fencing associated with any industrial project is of a type and in a location approved by Council as part of the Planning Approval process.
- 5) Ensure that all stormwater generated by any Industrial Project is disposed of by the developer in a manner which is approved by Council.

BUILDING SETBACKS

- 1) In lodging an application for Planning Approval, a developer must pay regard to the minimum building setback requirements specified in the Shire of Beverley Local Planning Scheme No. 3, which for 'General Industry' and 'Light Industry' Zoned land are as follows:

Front - 7.5 m
Rear - 7.5 m
Side - 0 m

- a) For a side boundary setback of 0m to apply, the development would require a parapet wall construction on the boundary, approved by the Shire's Building Surveyor, and suitable access to the rear of the Industrial lot will have to be provided.
- b) In the case of a corner lot, Council may, subject to the merits of the development proposed, approve a lesser building setback of 3.75m to the minor street.

- 2) The use of setback areas in the 'General Industry' and 'Light Industry' Zones to be considered by Council is illustrated in the following Diagram:

