



TPS POLICY No. 4: DEVELOPMENT OF INDUSTRIAL ZONED LAND

Under Shire of Beverley Town Planning Scheme No. 2, a specific area of land has been zoned within the Beverley Urban Area for development of an "Industrial Nature".

The provisions of the Town Planning Scheme require that any interested developer of Industrial Zoned land shall not commence or carry out development of such land without first having applied for and obtained the Planning Consent of Council.

The majority of land uses which may be permitted in the Industrial Zone have an "AA" classification under the Town Planning Scheme, which means that Council may, at its discretion, permit the "AA" classified land use.

COUNCIL OBJECTIVES

In controlling development within all Industrial Zoned land, the Objectives of Beverley Shire Council are to:

- 1) Progressively encourage the consolidation of all industrial development that exists within the Beverley Urban Area into a sector of that area which has been appropriately zoned, located and serviced for that purpose.
- 2) Encourage the visual improvement of existing and future industrial development located within the Shire's Industrial Area, as part of the overall Shire Townscape improvement process.
- 3) Protect the amenity of development in zones which abut the Industrial Zone, via the establishment of appropriate landscape buffers and the imposition of landscape and building setback land use conditions on any planning consent issued for industrial development in conformity with the provisions of the Shire's Town Planning Scheme No. 2.

All landscape works on any project site are to be undertaken by the developer as part of the initial project development process

- 4) Ensure that no person erects a building in the Industrial Zone, unless the facade of the building is constructed of and/or clad in a building material, to a design and specification approved by Council.
- 5) 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 Consent.
- 6) Ensure that all stormwater generated by any Industrial Project is disposed of by the developer in a manner which is approved by Council.



BUILDING SETBACK DISTANCES and the USE of the SAME in the INDUSTRIAL ZONE

1) In lodging an application for Planning Consent, a developer must pay regard to the minimum building setback requirements specified in Clause 4.6 of the Shire's Town Planning Scheme, which for Industrial land are as follows:

- Street - 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 Industrial Zone which will be approved by
3) Council is illustrated in the following Diagram.

