

LOCAL PLANNING POLICY

LPP17: INDUSTRIAL DEVELOPMENT

<i>Responsible Department</i>	Development Services
<i>Resolution Number</i>	C.4136
<i>Resolution Date</i>	27/01/2021
<i>Next Scheduled Review</i>	2023
<i>Related Shire Documents</i>	Local Planning Scheme No. 6
<i>Related Legislation</i>	<i>Planning and Development Act 2005</i> <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>

OBJECTIVES

- a) To achieve a high standard of visual amenity in relation to colour, tone, materials and landscaping, particularly for those parts of a development which can be viewed from public areas or nearby residential properties.
- b) To ensure a consistent and high quality approach to the development of the visual landscape.
- c) To ensure screening of aspects of a development considered unsightly by the Shire and may prejudice the amenity of an area.
- d) To provide convenient, functional and safe access arrangements into and out of industrial sites.

SCOPE

Application

This Policy applies to all land zoned General Industry and Light and Service Industry as identified in the Shire of Northam's Local Planning Scheme No. 6 (LPS6).

Definitions

Unless otherwise noted, terms used in this policy have common meanings and include those defined in the *Planning and Development Act 2005*, *Planning*

and Development (Local Planning Schemes) Regulations 2015, and the Residential Design Codes.

Prescribed Premises shall have the same meaning as in the *Environmental Protection Act 1986*.

POLICY

1. Building Design

- 1.1 New industrial development is encouraged to be constructed to a higher quality standard and ensure that buildings facing the street maintain an attractive façade that enhances the amenity of the streetscape.
- 1.2 Secondary street facing façades should be of similar architectural quality as the primary street façade.
- 1.3 Long windowless façades should be avoided especially where they face the street. Any tilt up concrete panels, rendered or plain block masonry walls should be treated (painting, detail panels, etc.) to provide visual relief.
- 1.4 Buildings should be adaptable in their design which allows an industrial development to evolve as market conditions change over time reducing the need to retrofit buildings. Adaptable design should also consider the social elements of built form that aim to improve workspaces for employees such as indoor air quality, natural lighting, break-out spaces and visual access to landscape areas.
- 1.5 Buildings located on corner sites are encouraged to give additional prominence to the street corner by using landmark features such as architectural roof features that protrude above the normal roof line and increased parapet heights with additional detail, colour and textures.
- 1.6 Zincalume or reflective materials are not permitted on façades addressing a street. Façades not addressing a street may be constructed of low reflective pre-painted materials, such as Colorbond or Unicote.
- 1.7 Pitched roofs (as opposed to flat or concealed roofs) particularly on smaller buildings are encouraged where they are most visible to provide an interest to the building line.
- 1.8 Parapet walls may be permitted by the Shire if in its opinion the proposed development is of a high architectural standard and provides adequate access to the rear of the lot. Parapet walls with

pitched gables or similar shapes may be used to create interest in the roof line.

1.9 Utilities infrastructure (e.g. air conditioner machinery and the like) shall be screened from public view.

1.10 Factory unit developments shall comply with clause 4.28.1 of LPS6.

2. Variation to Building Setbacks

2.1 The Shire may allow a reduction in the front setback where it is considered by the Shire to improve the attractiveness of the street, better accommodate car parking and servicing requirements.

2.2 Reduced side and rear setbacks may be considered where it can be demonstrated that there is no impact on adjoining properties and that it is necessary to maximise the use of the site.

3. Caretaker's Dwellings

3.1 A caretaker's dwelling incidental to an approved use may be approved in the light and service zone.

3.2 A caretaker's dwelling is not to be developed and/or occupied on a lot unless that lot has been developed and is being used in accordance with the Scheme.

3.3 Only one [1] caretaker's dwelling is to be permitted on a lot; for the purposes of this clause "lot" excludes a strata lot or survey-strata lot created under the *Strata Titles Act 1985*.

3.4 A caravan or park home is not permitted as a caretaker's dwelling for either permanent or temporary occupation.

3.5 A caretaker's dwelling is to be screened and/or fenced from the street frontage of the lot to the satisfaction of the local authority and wherever possible is to be sited at the rear of other buildings on the lot.

3.6 The total floor area of a caretaker's dwelling should not exceed 100 square metres.

3.7 Open verandahs may be permitted but must not be enclosed by any means unless the total floor area remains within the maximum total floor area of 100 square metres as referred to above.

4. Vehicle Access

4.1 To reduce the total number of vehicle crossovers and promote efficient and safe traffic management, the Shire may require adjoining owners to enter into reciprocal rights agreements relating to access ways and car parking where appropriate.

- 4.2 The Shire requires that vehicle access driveway systems facilitate all vehicles being able to leave the site in forward gear. Therefore, appropriate turning areas and/or through movement of traffic shall be provided to facilitate this.
 - 4.3 All roads and trafficable pavements areas shall be designed in accordance with the requirements of the current Local Government Guidelines for Subdivisional Development (IPWEA WA Division Inc.), and the Shire of Northam's annexure to these guidelines.
5. Car Parking
 - 5.1 Car parking shall be provided in accordance with the provisions of clause 4.13 of LPS6.
 - 5.2 Large areas of at-grade parking should be located behind the building and away from the street environment where they do not diminish the quality of the streetscape.
 - 5.3 Car parking areas must be available at all times and shall not be used for storage.
 - 5.4 Disabled / universally accessible spaces may be required in accordance with the provisions of the Building Code of Australia.
6. Fencing
 - 6.1 The minimum standard fence for lots zoned General Industry or Light and Service Industry is 1.8 metres high to 2.4 metres high link mesh fence constructed to comply with the Shire's Fencing Local Law.
 - 6.2 'Feature' perimeter fencing should be incorporated into the design in lieu of chain-mesh where the development fronts major roads, recognised tourist routes, or recreation or conservation reserves.
7. Outdoor Storage Areas
 - 7.1 Outdoor storage areas shall be fenced, screened and landscaped to the satisfaction of the Shire to ensure that the area does not detract from the visual amenity of the locality.
 - 7.2 Proposals for 'storage' as defined in LPS6 and/or external ancillary storage shall be accompanied with details of screening measures, fencing and landscaping.
8. Landscaping
 - 8.1 All applications for development approval shall include a landscaping plan that is prepared by a suitably qualified person and complies with the provisions of LPS6.

- 8.2 The Shire may reduce the percentage of landscaping required where the applicant is willing to undertake landscaping and reticulation of the verge area adjoining the property to the Shire's satisfaction.
- 8.3 Parking areas abutting a property boundary (other than the front) will require a 0.5 metre minimum landscaping strip between the parking area and the boundary.
9. Effluent Disposal
- 9.1 All applications for development approval shall demonstrate that effluent disposal can be managed on site to the satisfaction of the Shire's Environmental Health Officers and if applicable, the WA Department of Health.
- 9.2 A land capability assessment may be required at development application stage to demonstrate the capability of the site to manage wastewater and the suitability of the proposed system.
- 9.3 The use of fill and drains to achieve the required separation from groundwater is to be limited.
- 9.4 A suitable and unencumbered land application area is to be set aside to distribute treated sewage.
- 9.5 Within sewerage sensitive areas, secondary treatment systems with nutrient removal are to be utilised.
- 9.6 Industrial development is to be restricted to 'dry industry' being land uses that intend to dispose of wastewater on site to the environment of a kind and volume ordinarily discharged from a habitable building at a daily volume of less than 540 litres per 1,000m² of the site area.
- 9.7 Where trade waste is to be managed and/or disposed of on-site or off-site the associated risks must be identified and addressed, at development application stage including the vulnerability of the receiving environment.
10. Use of Second-Hand Materials
- 10.1 The use of second hand material within the General Industry and Light and Service Industry zones may be considered by the Shire providing the following criteria are met:
- (a) The location of the development proposed to utilise second hand material is not visually prominent and is not easily seen from a public road;
 - (b) All materials must be near new in appearance and be free of rust, damage and be of the same colour or finish;

- (c) All cladding is to be of the same profile and colour. If the same colour cannot be achieved or the colours have significantly faded then the cladding is to be painted to the satisfaction of the Shire;
- 10.2 An inspection of the materials may be carried out prior to any approval being granted.
- 11. Stormwater Management
 - 11.1 All applications for development shall include a stormwater management plan that is prepared by a suitably qualified person.
 - 11.2 Installation of rainwater tanks to provide on-site detention and re-use are preferred methods of management. Soakwells are not considered to be a suitable method of stormwater management.
 - 11.3 Stormwater egress from the site post-development must not exceed pre-development flows.
- 12. Advertising Signage
 - 12.1 Signage to be in accordance with LPP16 – Advertising Signage.

Special Industrial Precincts

In addition to the general provisions of this policy, the following special provisions apply to the Special Industrial Precincts. In the event of any inconsistencies, these provisions prevail.

- 13. Avon Industrial Park
 - 13.1 Setbacks – minimum 20 metres from any road; 7.5 metres from the rear boundary and 5 metres from the side boundaries.
 - 13.2 Building orientation and shading – prevailing breezes should be utilised to provide cross-ventilation to warehouse spaces; passive solar design should be used to locate windows and skylights together with shade devices.
 - 13.3 Site levels – the undulating rural character of the site should be maintained. Cut and fill greater than 500mm requires Shire approval.
 - 13.4 Landscaping – minimum of 1 shade tree per 4 car parking bays to be provided; landscaping is to be used around refuge and service areas; corner lots shall have a 5 metre landscaping strip to both frontages; existing trees are to be retained where possible; local species should be used in the landscaping.
 - 13.5 Service and storage areas – are to be located behind the street setback area and be screened so as not to be visible from the street.

13.6 Advertising signage – a uniform approach should be used on each site, including consistency in design elements such as size, graphics, colours and details of mounting or support.

14. Avon Logistics Hub

14.1 Retaining – extensive cut and fill and construction of large retaining walls should be avoided. There is a general presumption against retaining walls greater than 2 metres in height.

14.2 Parking Areas – shall be constructed and drained to ensure stormwater is disposed of on-site.

14.3 Access – shall be provided for loading and unloading of vehicles to the rear including any part of the development where provision is made in the external walls of the building. A paved access way shall be provided unless otherwise approved by Council.

14.4 Entry and Egress – shall allow for all service and delivery vehicles to enter the lot and return to the street in forward gear with access ways being a minimum 4.5 metres in width for each direction of travel (i.e. two way access is to be 9 metres in width).