

## Local Planning Policy 2.1 Industrial Development

**VERSION 3**

February 2026

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Version	Adoption	Comment
1	23 November 2010 Council Item SC198	Final – No objections received during advertising.
1	1 July 2011 Council Item SC001	Final – Readopted under the new City of Greater Geraldton.
2	15 December 2015 Council Item DRS242	Readopted under the new LPS No. 1.
3	TBC	Updated to reflect current planning framework.

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## 1.0 CITATION

This is a local planning policy prepared under the *Planning and Development (Local Planning Schemes) Regulations 2015* and the City of Greater Geraldton Local Planning Scheme No. 1 ('the Scheme'). It may be cited as *Local Planning Policy (LPP) No. 2.1 Industrial Development*.

## 2.0 INTRODUCTION

The purpose of this policy is to provide design guidance for Industrial Developments in the City of Greater Geraldton. It should be read in conjunction with the Scheme, the Regulations, State Planning Policy 4.1 Industrial Interface, the Guidance for the Assessment of Environmental Factors Western Australia (in accordance with the Environmental Protection Act 1986) Environmental Protection Authority No. 3 June 2005 Separation Distances between Industrial and Sensitive Land Uses and any other relevant planning documents.

These policy provisions have been prepared to support the development controls and objectives contained in the Scheme to ensure that industrial development make a positive contribution to the amenity of the locality.

## 3.0 APPLICABLE DEVELOPMENT

This Policy applies to all industrial development, whether new or an extension to existing development, being an industrial use which is, or may be permitted, under the scheme and is, or will be, the predominant use of the lot.

This Policy does not apply to proposed Extractive Industry uses as these are covered under LPP No. 2.2 – Extractive Industry.

## 4.0 PLANNING POLICY

The objectives of this policy are as follows:

- a) To provide guidance in the exercising of discretion regarding industrial developments.
- b) To ensure that industrial developments present well to the street and contribute to public amenity and the attractiveness of the public realm.
- c) To encourage functional and well designed buildings which can adapt to the changing needs of business owners and tenants over time and which enhance the identity of the locality.
- d) To encourage all industrial development to positively contribute towards environmental sustainability by the selection of suitable building materials to reduce the energy requirement of construction and reducing ongoing energy and water consumption during the life of the building.
- e) To promote a high quality landscape response which contributes to the amenity and biodiversity of the locality and reduces the impacts of urban heating.

- f) To eliminate or minimise any negative amenity impacts such as dust, noise, odour and other nuisances from industrial development including through improved building maintenance, improved landscaping and grounds maintenance, the sealing of vehicular access, car and truck parking areas and outdoor storage areas and the screening of outdoor storage and waste areas.

## 5.0 DEVELOPMENT REQUIREMENTS

Where a proposed development does not meet the development requirements set out below, the Local Government will consider the proposal having regard to the scheme objectives and the objectives of this Policy.

### 5.1 Built Form

- 5.1.1 New industrial development is encouraged to be constructed to a high quality standard and ensure that buildings facing the street maintain an attractive façade that enhances the amenity of the streetscape.
- 5.1.2 Sustainability provisions in the relevant building standards are currently limited and therefore new developments should strive beyond mere compliance and may include water efficiency, thermal efficiency, resource efficiency, water reuse, waste reduction and waste recovery.
- 5.1.3 A reduction of the front setback and bringing the built form closer to the public realm can improve the attractiveness of the street. This may be achieved by a combination of openings, art and diversity of materials and colours. The built form should create interest which may be derived from windows, doorways, vistas into secondary spaces, and architectural detail, texture, and colour. The dominant use of zincalume is generally not supported.
- 5.1.4 In many existing industrial areas, private spaces are routinely exposed to the public view and result in a streetscape of yards, storage areas, car parks and fencing which can detract from the visual amenity of the area. Building should be designed so private spaces are contained at the rear of the property or screened courtyards.
- 5.1.5 Buildings to be designed to allow signage to be posted on the façade of the building reducing the need for freestanding signs on the verge.
- 5.1.6 Secondary street facing facades should be of similar architectural quality as the primary street façade.
- 5.1.7 Long 'blind' (windowless) facades 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 to an otherwise blank wall.
- 5.1.8 Buildings should be adaptable in their design allowing an industrial development to evolve as market conditions change over time reducing the need for retrofitting 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 landscaped areas.
- 5.1.9 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.

Examples of high quality built form



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## 5.2 Landscaping

- 5.2.1 The percentage of landscaping required for each development is stipulated in the Scheme.
- 5.2.2 Landscaping areas can be created as micro-climate zones for staff breakout areas.
- 5.2.3 The preference is for quality and more sustainable landscaped areas over the quantity of area provided.
- 5.2.4 A reduction in the total landscaping area requirement may be approved provided the proponent can demonstrate that the lesser landscaped area is outweighed by a superior landscape design outcome, which may include:
- a) Landscaping that incorporates waterwise treatments that reduce water consumption.
  - b) Landscaping that positively contributes to, and enhances the amenity of the streetscape.
  - c) Planting that consists predominantly of endemic species that are low water tolerant and minimal lawn areas.
  - d) Landscaping areas incorporating stormwater run-off from roofs and hardstand areas.
  - e) Retention of existing vegetation and substantial trees (over 4.5m high).
- 5.2.5 If a concession is sought in the total landscaping area requirement then a full landscaping plan will need to be submitted addressing the above.

## 5.3 Car Parking

- 5.3.1 Large areas of at-grade parking should be located behind the building and away from the street environment so they do not diminish the quality of the streetscape.
- 5.3.2 Where the site consists of a combination of uses, which operate separately and are not incidental to a use, car parking shall be calculated and provided for each use separately in accordance with the requirements of the Scheme.
- 5.3.3 All car parking should be contained on-site and no verge area should be used for car parking.
- 5.3.4 There should be clear pedestrian access delineated (either line marked or constructed paths) from the parking areas to the entry point of the proposed development.

#### 5.4 Retaining

- 5.4.1 Extensive cutting and filling of lots and the construction of large retaining walls inefficiently consumes resources and increases the cost of the development. Cut and fill earthworks should therefore be minimised as far as possible.
- 5.4.2 There is a general presumption against retaining walls greater than 2m.
- 5.4.3 Retaining walls on boundaries that are greater than 0.5m will require consultation with affected landowners and/or occupiers and landowner consent may be required.

#### 5.5 Relaxation of Scheme Provisions

Reductions in setbacks and/or any other Scheme provisions should only be considered where there is a demonstrable increase in quality and/or sustainability of the built form.

#### 5.6 Site Upgrading

- 5.6.1 The standards that apply for new development should also apply for expansions of existing development in order to improve the overall amenity of industrial areas. Conditions may be imposed by the local government to eliminate or minimise dust and other nuisance.
- 5.6.2 Upgrading may include (but not be limited to) improved building maintenance, improved landscaping and grounds maintenance, the sealing of vehicular access, car and truck parking areas and outdoor storage areas and the screening of outdoor storage and waste areas.

#### 5.7 Multi-Tenant Development

Each tenancy within industrial development incorporating multiple, separately occupied tenancies should:

- a) Have a floor area of at least 100m<sup>2</sup>;
- b) Have an appurtenant service yard a minimum of half of the unit floor area;
- c) Facilitate safe site access by members of the public; and
- d) Have appropriate parking which may be provided in a single location on the site.

#### 5.8 Emissions

- 5.8.1 Industrial activities produce emissions such as noise, gases, dust, and odours. All reasonable and practicable measures are to be taken to prevent or minimise emissions from industrial premises.
- 5.8.2 Emissions should be controlled through appropriate site layout, facility design, and engineering or process controls to ensure they do not impact areas beyond the site boundary.
- 5.8.3 An Environmental Management Plan (EMP) may be required to demonstrate how emissions will be managed to prevent or minimise emissions.

## 5.9 Strata Subdivision

- 5.9.1 Minimum lot sizes are prescribed by the Scheme,.
- 5.9.2 The local government will only support applications for strata subdivision where it relates to a built strata or where a development application has been approved for the site. The local government may impose conditions requiring the construction of the approved development as a requirement in order for clearance of the strata or survey strata plan.
- 5.9.3 The local government will not support applications which involve vacant lots unless clause 5.9.2 has been satisfied.

## 6.0 ACCOMPANING MATERIAL

- 6.1 A development application for any development should be accompanied by sufficient information to demonstrate the requirements outlined above have been met. Clause 63, Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, provides a detailed description of information typically required to be provided in support of an application.
- 6.2 It is expected that following shall be provided at a minimum:
- a. All information identified within *Commercial and Industrial Development Application Checklist*; and
  - b. Report or letter demonstrating how the proposal has been designed in accordance with the requirements of this policy is provided.

## 7.0 CONSULTATION REQUIREMENTS

Consultation with the adjoining landowners may be undertaken, at the City's discretion.

## 8.0 DEFINITIONS

**Industrial use** means any of the following uses as defined in the City's Local Planning Scheme No. 1 and Planning and Development (Local Planning Schemes) Regulations 2015

- Abattoir
- Fuel Depot
- Industry
- Industry – Light
- Motor Vehicle Repair
- Motor Vehicle Wreckers
- Salvage Yard
- Stockpiling
- Transport Depot
- Warehouse / Storage