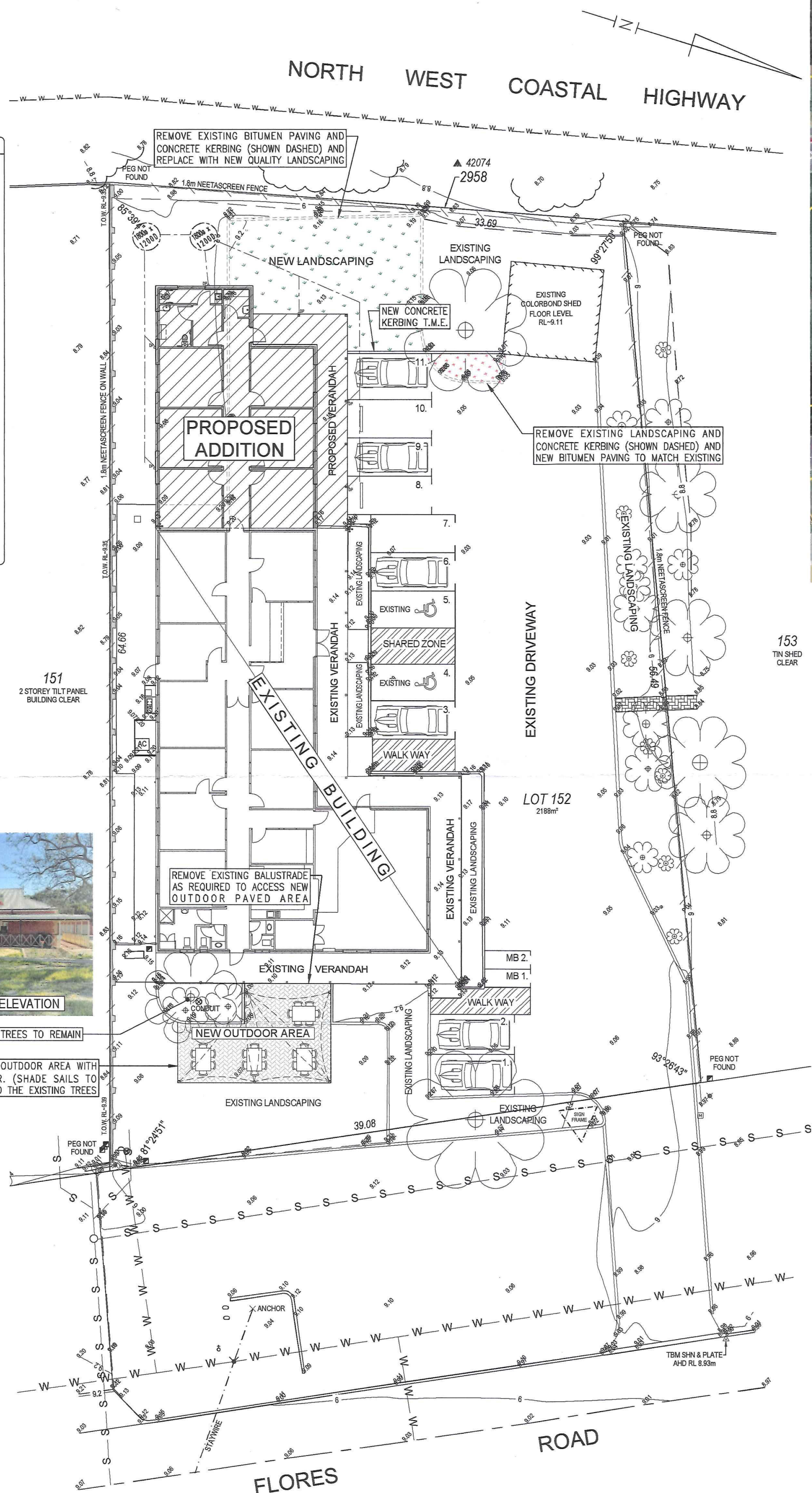


- SITE DETAILS :**
- Electrical - UNDERGROUND
 - Footpath - NO
 - Gas - DBVD
 - Kerb - MOUNTABLE
 - Road - BITUMEN
 - Sewer - YES
 - Telecom - YES
 - Water - YES

- LEGEND**
- T.B.M.
 - POWER SUPPLY POLE
 - SEWER PROPERTY CONNECTION
 - SEWER MAINTENANCE SHAFT
 - VALVE
 - WATER METER
 - UNDEFINED SERVICE COVER
 - MAILBOX
 - GAS METER
 - ELECTRICAL METER
 - POWER DOME
 - ELECTRICAL PIT
 - TREE
 - LOW BLOCK WALL
 - BOTTOM OF BANK
 - CHANGE IN GRADE
 - FENCE
 - CONCRETE
 - BUILDING
 - ROOFLINE
 - PAVING
 - BUILDING
 - DRIVEWAY
 - TOP OF KERB
 - BOTTOM OF KERB
 - ROAD CENTRE
 - ASSUMED WATER ALIGNMENT
 - ASSUMED SEWER ALIGNMENT
 - EDGE OF VEGETATION



LOCALITY PLAN N.T.S.

Light Industry zone (information sheet)

Light Industry zone (information sheet)

Light Industry zone (information sheet)

Light Industry zone

Information Sheet

Version 1.0 - February 2017

1.0 INTRODUCTION

This information is an extract only from the City of Greater Geraldton Local Planning Scheme No. 1 (the Scheme). It is provided for information purposes only. There may be additional requirements that apply to specific sites and for development applications.

For further information please contact the City's Town Planning team on:

Phone: (08) 9956 6900
Email: space@cityofgeraldton.wa.gov.au
In person: Administration Centre, 63 Cathedral Avenue, Geraldton
Municipal Office, or Thomas and Padbury Streets (by appointment only)

2.0 LIGHT INDUSTRY ZONE OBJECTIVES

- provide for a range of industrial uses and service industries generally compatible with urban areas, that cannot be located in commercial zones;
- ensure development achieves relatively high built form standards based on the level of exposure of the site and proximity to residential areas so as not to detract from the residential amenity.

3.0 SITE AND DEVELOPMENT REQUIREMENTS

Minimum lot size	1500m ²
Minimum setback	12 metres
Primary street	5 metres (one side)
Secondary street / side boundary	or as per R-Codes where applicable Residential zone
Minimum setback	Nil
Front boundary / other	or as per R-Codes where applicable Residential zone
Maximum plot ratio	0.6
Maximum building height	Variable
Minimum landscaping	10%

4.0 ZONING TABLE

The symbols used in zoning table have the following meanings:

P means that the use is permitted if it complies with any relevant development standards and requirements of the Scheme.

I means that the use is permitted if it is consequent on, or naturally attaching, appurtenant or relating to the predominant use of the land and it complies with any relevant development standards and requirements of the Scheme.

D means that the use is not permitted unless the local government has exercised its discretion by granting development approval.

A means that the use is not permitted unless the local government has exercised its discretion by granting development approval after giving notice in accordance with the Scheme.

X means that the use is not permitted by the Scheme.

Land Use	Residential	Commercial	Industrial	Light Industry	Other
Residential	X	X	X	X	X
Commercial	X	X	X	X	X
Industrial	X	X	X	X	X
Light Industry	X	X	X	X	X
Other	X	X	X	X	X

3.19 Non-conforming uses

3.19.1 Unless specifically provided, this Scheme does not prevent:

- the continued use of any land, or any structure or building on land, for the purposes for which it was being lawfully used immediately before the commencement of this Scheme; or
- the carrying out of any development on that land:
 - before the commencement of this Scheme, the development was lawfully approved; and
 - the approval has not expired or been cancelled.

3.19.2 Clause 3.19.1 does not apply if:

- the non-conforming use of the land is discontinued; and
- a period of 6 months, or longer period approved by the local government, has elapsed since the discontinuance of the non-conforming use.

3.19.3 Clause 3.19.1 does not apply in respect of a non-conforming use of land if, under Part 11 of the Act, the local government:

- purchases the land; or
- pays compensation to the owner of the land in relation to the non-conforming use.

5.0 PARKING REQUIREMENTS

Use Class Category / Land Use in Zoning Table	Minimum Number of Car Parking Spaces	Minimum Number of Motorcycles / Scooter Parking Spaces
Residential Zone	1 per 30m ²	1 for every 10 car parking spaces (minimum of 2)
As development (excluding permanent residential accommodation)	1 per 30m ²	1 for every 10 car parking spaces (minimum of 2)
Residential Uses	As per R-Codes	As per R-Codes
Permanent Residential Accommodation (Apartment or Independent Dwelling, Caretaker's Dwelling, Family Day Care, Grouped Dwelling, Holiday House, Home Occupation, Multiple Dwelling, Residential Building, Single House)	As per R-Codes plus 1 bay	Nil
Home Based (Bed and Breakfast, Home Business)	1 per 4 persons	1 per 50m ² (minimum of 2)
Commercial Uses	1 per 4 persons	1 per 50m ² (minimum of 2)
Recreation (Night Club, Small Bar, Tavern)	5 per practitioner	1 per 4 practitioners
Health Care and Medical (Consulting Rooms, Medical Centre, Veterinary Centre)	1 per staff member plus 4	2
Child Care Facilities	1 per 50m ²	1 per 100m ²
Office (Office - Small Scale)	1 per 50m ²	1 per 100m ²
Commercial (Bakery, Confectionery, Dry Cleaning, Hairdressing, Laundromat, Barber Shop, Beauty Salon, Motor Vehicle Wash, Motor Vehicle, Boat or Caravan Sales)	1 per 50m ²	Nil
Recreation (Convenience Store, Discount Department Store, Liquor Store, Market, Shop, Shopping Centre, Supermarket)	1 per 4 persons	3
Food and Beverage (Reception Centre, Restaurant / Cafe, Winery)	1 per 4 persons plus (if applicable) 10 drive-through stock bays	2
Fast Food Outlet	1 per 4 persons plus (if applicable) 10 drive-through stock bays	2
Traveller Accommodation (Holiday Accommodation, Host, Motel, Serviced Apartment, Tourist Development)	1 per unit plus (if applicable) 1 per 4 persons	1 per 30 units
Civic, Cultural and Community Uses (Cinema / Theatre, Club Premises, Exhibition Centre, Place of Worship, Recreation - Tennis)	1 per 4 persons	1 per 50m ² (minimum of 2)

AREAS:	
EXISTING BUILDING	364.57m ²
EXISTING VERANDAH	110.36m ²
PROPOSED ADDITION	151.02m ²
PROPOSED VERANDAH	36.38m ²
TOTAL	662.33m ²
(TOTAL BUILDING 364.57m ² + 151.02m ² = 515.59m ²)	

DA	Issue for DEVELOPMENT APPLICATION	13/11/23
Sk-2	Issue for CLIENT APPROVAL	15/10/23
Sk-1	Issue for CLIENT COMMENT	25/09/23
REVISION		DATE

JOB
PROPOSED ADDITIONS AT
LOT 152 FLORES ROAD,
SPALDING

DRAWING TITLE
SITE PLAN

SCALE	1:250	DRAWN BY	KHF
DATE	25/09/2023	DRAWING No.	REV.
JOB No.	23048	1 OF 2	DA

PLANNING NOTES			
DEVELOPMENT PROVISIONS	MINIMUM REQUIREMENTS	ACTUAL PROVISIONS	COMPLIANT
ZONE	INDUSTRY - Light		
PROPOSED USE		INDUSTRY - Light	"X" Not Permitted
MINIMUM LOT SIZE	1500m ²	2188m ²	✓
MIN. SETBACK PRIMARY STREET	12m	Existing Building Setback 11m; Existing Verandah Setback 8.73m	
MIN. SETBACK SECONDARY STREET	5m	N/A	N/A
MIN. SETBACK REAR BOUNDARY	Nil	Setback 6m	✓
MAX. PLOT RATIO	0.6	0.30%	✓
MAX. BUILDING HEIGHT	Variable	5.6m Approx. from natural ground level	✓
MIN. LANDSCAPING	10% = 218.8m ²	Approx. 600m ² of New & Existing Landscaping (Established Lawn Areas, Garden Beds and Significant Tree Coverage)	✓
CARPARKING REQUIREMENTS	LIGHT INDUSTRY @ 1:50m ² MOTORCYCLE @ 2 for every 15 Car Bays	See Carparking Requirement Notes this Sheet	✓

CARPARKING REQUIREMENTS
PROPOSED & EXISTING OFFICES = 515m²
• CARPARKING REQUIREMENTS FOR COUNCIL ZONE :-
• LIGHT INDUSTRY = 1 BAY PER 50m² (515m² ÷ 50 = 10.3 bays)
• MOTOR BIKE / SCOOTER BAY :- 2 FOR EVERY 15 CAR PARKING SPACES
TOTAL BAYS PROVIDED 11 CARPARKING BAYS + 2 MOTORCYCLE BAYS

STORMWATER DISPOSAL NOTES
PROPOSED ADDITION ROOF AREA = 187.40m² x 0.9 x 0.031 = 5.228m³ REQUIRED
PROVIDED 2 x 1800mm x 1200 DEEP (3.05) SOAKWELLS = 6.10m³ PROVIDED