

Industrial Development Local Planning Policy

VERSION 2

December 2015

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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.

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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 the *Industrial Development local planning policy*.

The local government may prepare a local planning policy in respect of any matter related to the planning and development of the Scheme area. In making a determination under the Scheme the local government must have regard to each relevant local planning policy to the extent that the policy is consistent with the Scheme.

2.0 BACKGROUND

Historically, industrial developments have not considered amenity. However there is an increasing demand from purchasers, tenants and employees for workspaces to provide a higher quality of work life.

Developments that are higher quality and more efficient in their use of resources are more attractive to investors and tenants and can potentially result in higher purchase prices and quicker sales timeframes.

Adaptable and resource efficient design, and the use of quality material can also contribute to public amenity and the attractiveness of the public realm. If industrial developments are attractive places to work and visit, this enhances the reputation and image of the area, attracting investors, occupants and customers and leading to greater economic sustainability.

Incorporating the use of innovative design (including iconic and landmark buildings) has the ability to enhance the identity of the development and provide marketing benefits.

Industrial developments have not previously been the focus of ‘green building’ policies and standards. Geraldton’s growth is (and will be), driven by industrial development and there is strong community support towards sustainability and the application of higher standards and ‘green building’ principles.

3.0 OBJECTIVES

- a) To provide guidance in the exercising of discretion with regard to industrial developments.
- b) To ensure that industrial developments are of an acceptable presentation to the approval of the local government.
- c) To prevent further deterioration of the overall amenity of industrial areas by controlling the nature of future industrial use and development in these areas.
- d) To encourage all new industrial development to be constructed to a higher quality and positively contribute towards sustainability.

- e) To ensure existing industries, when proposing expansion or new development, to improve the appearance of sites and to eliminate dust and other nuisance 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.
- f) To permit variation to the Scheme requirements in order to achieve the above objectives.

4.0 POLICY MEASURES

4.1 Built Form

- 4.1.1 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.
- 4.1.2 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.
- 4.1.3 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.
- 4.1.4 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 can detract from the visual amenity of the area. Private spaces should be contained in backyards or screened courtyards, which allows signage to be posted on the façade of the building removing the need for freestanding signs on the verge.
- 4.1.5 Secondary street facing facades should be of similar architectural quality as the primary street façade.
- 4.1.6 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.
- 4.1.7 Buildings should be adaptable in their design which allows 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.
- 4.1.8 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 higher quality built form



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4.2 Landscaping

- 4.2.1 The % of landscaping required for each development is stipulated in the Scheme.
- 4.2.2 Landscaping areas can be created as micro-climate zones for staff breakout areas.
- 4.2.3 The preference is for quality and more sustainable landscaped areas over the quantity of area provided.
- 4.2.4 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 resolve, which may include:
- a) Landscaping that incorporates waterwise treatments that reduce water consumption.
 - a) Landscaping that positively contributes to, and enhances the amenity of the streetscape.
 - b) Plant selection consisting predominantly of endemic species with minimal lawn areas that are low water tolerant.
 - c) Landscaping area incorporating stormwater run-off from roofs and hardstand areas.
 - d) Retention of existing vegetation and substantial trees (over 4.5m high).
- 4.2.5 If a concession is sought in the total landscaping area requirement then a full landscaping plan will need to be submitted addressing the above.

4.3 Car Parking

- 4.3.1 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.
- 4.3.2 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.
- 4.3.3 All car parking should be contained on-site and no verge area should be used for car parking.
- 4.3.4 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.

4.4 Retaining

- 4.4.1 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.
- 4.4.2 There is a general presumption against retaining walls greater than 2m.
- 4.4.3 Retaining walls on boundaries that are greater than 0.5m will require consultation with effected landowners and/or occupiers and neighbour consent should preferably be given.

4.5 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.

4.6 Site Upgrading

- 4.6.1 The same standards that apply for new development should also apply for expansions of existing development in order to improve the overall amenity of industrial areas, and conditions may be imposed by the local government to eliminate or minimise dust and other nuisance.
- 4.6.2 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.

4.7 Factory Units

Development of a factory unit building for the purpose of providing multiple factory units should:

- a) Have a floor area of at least 100m²;
- b) Have an appurtenant service yard a minimum of half of the unit floor area;
- c) Not have access to an office (forming part of the factory unit) or the major access to the unit itself, through the service yard; and
- d) Have appropriate parking which may be provided in a single location on the site.

4.8 Emissions

- 4.8.1 A number of emissions are generated by industrial activities, these include noise and air emissions (gas, dust and odours). It is necessary for individual industrial developers to take all reasonable and practicable measures to prevent or minimise emissions from their premises. It is generally expected that, through appropriate site layout, design of facilities, and the implementation of engineering and process controls, emissions from an industrial land use can be prevented from causing an adverse environmental impact beyond the boundaries of a particular site or industrial area.

- 4.8.2 There is a need to ensure that industrial emissions do not adversely affect the amenity of sensitive land uses. As a result the local government may require (either as part of the approvals process or prior to commencement of the development), the preparation and approval of an Environmental Management Plan setting out in detail the management commitments applicable to emissions minimisation relevant to all installations, activities and processes. The Management Plan shall demonstrate that emissions will achieve compliance with the relevant environmental standards. Once approved, the proponent from time to time is responsible to ensure, that all installations, activities and processes are carried out at all times and in all respects in accordance with the Management Plan.

4.9 Strata Subdivision

- 4.9.1 Minimum lot sizes for green title (freehold) lots are prescribed by the Scheme, however there is no minimum lot size prescribed for strata titled lots.
- 4.9.2 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.
- 4.9.3 The local government will not support applications which involve vacant lots unless clause 4.9.2 has been satisfied.

5.0 DEFINITIONS

Industrial Lot means a lot where an industrial use is or may be permitted under the scheme; and is or will be the predominant use of the lot.