



Local Planning Policy – 2.1 – General Industry zone

1. Citation

This Local Planning Policy is prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

2. Introduction

Local Planning Policies are to assist the Shire in making decisions under the Shire of Ashburton Local Planning Scheme No. 8 ('Scheme'). The scheme prevails should there be any conflict between this Policy and the Scheme. The objectives of the General Industry zone are stated as follows:

- To provide for a broad range of industrial, service and storage activities which, by the nature of their operations, should be isolated from residential and other sensitive land uses.
- To accommodate industry that would not otherwise comply with the performance standards of light industry.
- Seek to manage impacts such as noise, dust and odour within the zone.

This Policy is intended to:

- Establish site requirements, development standards and planning requirements and considerations for all development within the General Industry zone.
- To identify the circumstances where Council will consider variations to the site requirements and development standards outlined in this policy.

3. Objectives

1. Provide guidance for the assessment of development applications.
2. To ensure new development is well designed and appropriately serviced.
3. To ensure new development presents an orderly built form to the street environment.



4. Application

This Policy applies to all development on land zoned “General Industry” under Local Planning Scheme 8.

Development approval is required for all development and for discretionary land uses on land zoned General Industry.

This policy applies to consideration of subdivision applications referred to the Shire by the WAPC.

4.1 Exemptions

Development approval will not be required for the following:

- a) Internal building works that does not materially affect the external appearance of the building; and
- b) Maintenance and repair works.

5. Policy Provisions

5.1 Development standards

- 5.1.1 Within existing established areas, setbacks should reflect the prevailing street setback rhythm and provide for landscaping and carparking.
- 5.1.2 A Local Development Plan may be required to establish development standards to ensure the orderly and proper development of interim or staged development of vacant land or comprehensive redevelopment of an existing site.
- 5.1.3 Lot sizes shall be in accordance with an adopted Activity Centre/Local Structure Plan or Local Development Plan.
- 5.1.4 Notwithstanding clause 5.1.3 above, the local government may recommend approval for a subdivision where it is satisfied that:
 - (i) subdivision is of a limited scale and will not unduly prejudice the orderly and proper development of the locality;
 - (ii) the subdivision design is comprehensive and provides a logical road network and provides appropriate levels of servicing; and
 - (iii) the proposed lots have a clearly demonstrated practical utility for industrial land use.



5.2 Use of setback areas

5.2.1 Primary and secondary street setback areas shall be used only for the following purposes:

- a) An access driveway;
- b) Parking areas, including the daily parking of vehicles by employees and customers;
- c) Trade display; and
- d) Landscaping.

5.2.1 Primary and secondary street setback areas shall not be used for the parking of vehicles which are being wrecked or repaired, the storage of materials, products, by products or waste or the storage of fuel, except underground fuel tanks.

5.2.2 A trade display may be conducted within the primary and secondary street setback areas, where the trade display –

- a) Does not occupy required car parking bays, aisle or maneuvering areas.
- b) Is not located closer than 2 metres to a road reserve; and
- c) In the opinion of the local government, the trade display will not adversely impact the streetscape or the amenity of the locality.

5.3 Refuse and storage areas

5.3.1 All structures including but not limited to plant rooms, service areas, garages, collection areas and bin enclosures shall be located at the side or rear of buildings.

5.3.1 Any refuse or storage area shall be screened from view from any public street or neighboring property.

5.3.2 Bin storage areas shall have a minimum size of 10m², be screened by a 1.8m high wall or fence and be connected to a reticulated water supply.

5.3.3 Bin storage, refuse and storage areas shall be accessible to service vehicles including commercial waste collection.

5.4 Access and car parking

5.4.1 Off street carparking shall be in accordance with requirements of the relevant Local Planning Policy and Local Planning Scheme 8.

5.4.2 All vehicles are required to enter and exit a site in a forward gear movement to minimize traffic safety impacts.

5.4.3 Loading/unloading areas to be located either inside buildings or to side/rear of the premises, separate from any publicly accessible areas.



5.5 Ancillary/transportable structures

5.5.1 Ancillary Structures visible from the primary street should complement the design of the main building or be screened.

5.7.1 Landscaping

5.6.1 Landscaping shall be provided in accordance with a relevant Local Planning Policy on Urban Landscaping requirements.

5.8 Fencing

5.8.1 Any fence on the front lot boundary of the Primary Street, forward of the building line, shall be of an open style.

5.9 Building design and materials

5.9.1 The building should be designed to address the street, providing a legible and safe entrance for pedestrians.

5.9.2 Offices and administrative components should be located at the front of the building for ease of access for customers.

5.9.3 The use of reflective materials in a development will not be permitted where it adversely impacts upon the visual amenity of the area.

5.9.4 The entrance to a General Industrial building shall be clearly defined and provide for safe access to employees and customers.

5.10 Variations

5.10.1 Variations to the policy provisions will be supported by the local government where in the opinion of the local government:

- a) The application demonstrates compliance with the objectives of this policy;
- b) The application demonstrates compliance with the matters raised in clause 67 of Schedule 2, Part 9 Deemed Provisions for Local Planning Schemes; and
- c) The application demonstrates a need of the general industrial land use or development that cannot be achieved without varying the policy provisions.

6. Relevant policies/documents

[DPLH Transport Impact Assessment Guidelines](#)
[EPA Separation Distances to Sensitive Land Uses](#)



7. Relevant legislation/Local Laws

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

Shire of Ashburton Local Planning Scheme No:8

Responsible Business Unit/s	All business Units
Responsible Officer	Coordinator Planning and Lands
Affected Business Unit/s	All

Document Control		
Previous Policy Title:		Next Review Date:
Date Previous Policy Revoked:		
Document Reference #:		
Ver	Date of Council Adoption/ Amendment and Council Decision #	Brief Details of Amendments
1.		N/A
2.		
3.		
4.		
5.		
6.		
WAPC Approval Required <i>If yes, include a brief reason (refer to clause 4(3A) of the Regulations).</i>		WAPC Approval Date <i>(if applicable)</i>