

Town Planning Information Sheet 11

SUMMARY OF DEVELOPMENT STANDARDS/REQUIREMENTS FOR LIGHT INDUSTRIAL USES

Note this Information Sheet does not apply to Showroom, Warehouse or Factory Unit developments. Please ask for separate information in respect to these land uses.

DEVELOPMENT REQUIREMENTS:

- The following building setback requirements apply to light industrial developments:

Front Setback	- 15 metres minimum
Rear Setback	- 5 metres minimum
Side Setback	- 5 metres one side and nil on the other provided that suitable fire rated materials are used in accordance with the Building Code of Australia 1990

Please Note: In respect to non fire rated walls such as metal clad industrial buildings, a three (3) metre minimum setback is applicable. A concrete tilt up form of construction can achieve the Nil setback allowed to a side boundary.

- 50% maximum allowable site coverage
- 0.5% maximum allowable plot ratio
- 7% of site to be landscaped
- 1 parking bay to be provided for every 50m² of gross floor area

DEVELOPMENT STANDARDS:

Car Parking

All off street parking areas shall be:

- Designed and laid out in accordance with Advisory Notice A4;
- Paved, marked and drained to the satisfaction of Council.

Landscaping

Landscaping means an open area designed developed and maintained as garden planting. The following criteria shall apply:

- Access driveway between a street alignment and any buildings may be included in the landscaping requirement, but otherwise car parking areas and driveways shall not be included;
- A landscaping strip with a minimum width of 2 metres shall be provided between car parking areas and adjoining street boundaries;
- Landscaping shall be carried out at the time of development.

SHIRE POLICIES:

Copies of the following policies are available on request:

15.2 - Car Parking Requirements for Light Industrial Land Uses (see Policy 15.2)

OTHER INFORMATION:

Information is also available concerning the following matters:

1. How to obtain a Planning Consent. (see Information Sheet 1)
2. Application Form to obtain Planning Consent under Town Planning Scheme No. 7 (see Form 1).
3. Site Plan Requirements. (see Advisory Notice A2).
5. Car Parking Layout Specifications. (see Advisory Notice A4).
6. Application Check List - Planning Consent. (see Advisory Notice A1).

WEB SITE LINK :

The Shire Policies and additional information listed above can be obtained from the Shire's web site identified below:

<http://www.capel.wa.gov.au/services/planninginfo.htm>

ENQUIRIES

Enquiries to the Planning Officers are invited to be made concerning the use and development of your land, either in person or by phone on 9727 0222. Email enquiries may be directed to info@capel.wa.gov.au .

NOTE: THE PARTICULARS OF THIS BROCHURE ARE SUPPLIED FOR INFORMATION ONLY. VERIFICATION OF THE INFORMATION CONTAINED HEREIN IS RECOMMENDED.