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INDUSTRIAL DEVELOPMENT

What is Industrial Development?

Industrial development involves the use of a building, the addition to and/or construction of a building on a lot zoned for industrial purposes.

Industrial development includes such activities as:

- Warehousing (storage of bulky items such as furniture and large electrical appliances);
- Showrooms (display of bulky items such as vehicles, furniture etc for sale); and
- Workshops (includes the manufacturing, cleaning, repairing and or altering of an item or article).

Scheme Definition

Within Council's Town Planning Schemes (No 1A & 3), industrial development is divided into a number of categories dependent on the potential of the proposal to cause detrimental impacts to surrounding landowners. An industrial practice which has little or no impact by way of noise, smell, smoke, vibration, waste products etc would be classified as a 'Light Industry' or 'Industry', whilst an industry which is likely to have considerable off-site impacts is likely to be deemed 'General Industry' or in certain cases 'Noxious Industry'.

In general however, industrial development can be defined as a "*premises used for the manufacture, dismantling, processing, assembly, treating, testing, servicing, maintenance or repairing of goods, products, articles, materials or substances.*"

Process to Gain Approval

All Industrial Development (including additions, alterations and demolitions) requires Planning Scheme Consent prior to a Building Licence being issued.

When applying for a Planning Scheme Consent, the following information needs to be provided:

- Completed Planning Scheme Consent application form;
- 4 copies of a scaled site plan (preferably A3 or A4 size). Refer to back of the Planning Scheme Consent application form for information required;
- 4 copies of a floor plan and elevations of the building;
- Identify all special requirements for industrial development on the plans such as landscaping, parking, setbacks, signage, loading zones, manoeuvring areas; and
- A brief letter explaining the nature of the activity.

Factors That Council Will Assess and Consider

As there are two Town Planning Schemes in operation; one for the former Town of Albany (No. 1A) and one for the former Shire of Albany (No. 3), they have different requirements that apply to the land, dependent upon the location of the proposed development.

TOWN PLANNING SCHEME 1A

Zoning

The zoning of the land must be one of the following:

- Industry
- Special Industry
- Port Industry

The type of industrial activity will determine which zone is appropriate to be located within.

Setbacks

A setback is the distance between the wall of a building (measured at right angles from the wall) and a lot boundary, street alignment or another wall. The applicable setbacks for industrial development are:

- Front setback: 9m Industry, 30m Special Industry;
- Side setback: 5m on one side, may be nil on other side Industry, 10m for Special Industry;
- Rear setback: 7.5m where boundary abuts any Residential Zone or may be nil if backing onto an Industrial Zone, 20m for Special Industry;
- All setback standards at the discretion of the Council for Port Industry Zoning.

Where a nil setback is proposed appropriate building materials need to be used to meet the fire rating requirements of the Building Code of Australia.

Access and Parking Requirements

Standards relating to access and car parking aim to ensure industrial vehicles can safely enter and leave a site in a forward gear and have sufficient room to load and unload. There should be sufficient on site car parking bays for management, staff and visitors, so as to prevent congestion on adjoining streets.

The following standards apply to access and parking:

- 1 parking bay per 100m² of gross floor area or display area, for activities within the Industry Zone;
- 1 parking bay being provided for every 2 employees located within the Special Industry Zone;
- All standards for parking and access at the discretion of the Council for the Port Industry Zone.

Landscaping

Landscaping is a requirement for all industrial development and should be maintained to enhance and frame the image of individual buildings, create a more pleasing business environment, providing shade and screening to parking areas.

20% of the site is required to be set aside for landscaping. This requirement may be reduced to 10% if Council deems the location and quality of the landscaping is appropriate and the applicant justifies why a reduction should be supported.

Landscaping should be clearly shown on the site plan and details of plants and reticulation should be provided with the application. An information pack on landscaping is available for perusal should you require additional information.

TOWN PLANNING SCHEME 3

Zoning

The zoning of the land must be one of the following:

- Light Industry
- General Industry
- Special Industry (Down Road)
- Special Industry (Elizabeth Street)
- Noxious Industry
- Rural (limited to rural industries which utilise products grown or reared in the locality)

The type of industrial activity will determine which zone is appropriate.

Setbacks

A setback is the distance between the wall of a building (measured at right angles from the wall) and a lot boundary, street alignment or another wall. The applicable setbacks for industrial development are:

- Front Setback: 15 metres (car parking areas to be setback at least 6 metres from front boundary)
- Secondary Street Setback: 9 metres (car parking areas to be setback at least 3 metres back from the boundary)
- Side Setback: 4.5m on one side, may be nil on other side
- Rear Setback: May be reduced to nil depending on building materials, however it is recommended that if a fenced service yard is required it should be located at the rear of the building.

Where a nil setback is proposed, appropriate building materials need to be used to meet the fire rating requirements of the Building Code of Australia.

Access and Parking Requirements

Standards relating to access and car parking aim to ensure industrial vehicles can safely enter and leave a site in a forward gear and have sufficient room to load and unload. There should be sufficient on-site car parking bays for management, staff and visitors, so as to prevent congestion on adjoining streets. The following standards apply to access and parking:

- 1 parking bay for every 2 employees and 25% for customer parking Industry Zoning;
- All vehicular access ways and parking bays are to be sealed, drained and marked to Council's satisfaction;
- A 5.0 metre access way is the minimum requirement to allow for two-way traffic flow;
- A separate paved area for loading and unloading is required being at least 3.5 metres in width, 7 metres in length and 3.5 metres in height;
- Parking bay dimensions to be in accordance with Council's Car Parking Policy;
- 1 disabled bay to be provided for every 100 car parking spaces or part thereof.

Landscaping

Landscaping is a requirement for all industrial development and should be maintained to enhance and frame the image of individual buildings, create a more pleasing business environment, providing shade and screening to parking areas.

10% of the site is to be landscaped, and the vast majority of this landscaping should be located at the front of the property in order to improve the amenity of the development from the streetscape.

Landscaping should be clearly shown on the site plan and details of plants and reticulation should be provided with the application. An information pack on Landscaping is available for perusal should you require additional information.

General Requirements (Both Town Planning Scheme 1A & 3)

What standards of building design are required?

Council encourages a standard of development that is structurally sound and attractive. Council requires that the front façade of the building be constructed of brick or other approved materials which enhance the visual appearance of the structure and streetscape.

Signage

Signs are required to be licensed in accordance with the City of Albany Local Laws. An application for a sign licence needs to be lodged and approved by Council prior to erecting or attaching the sign.

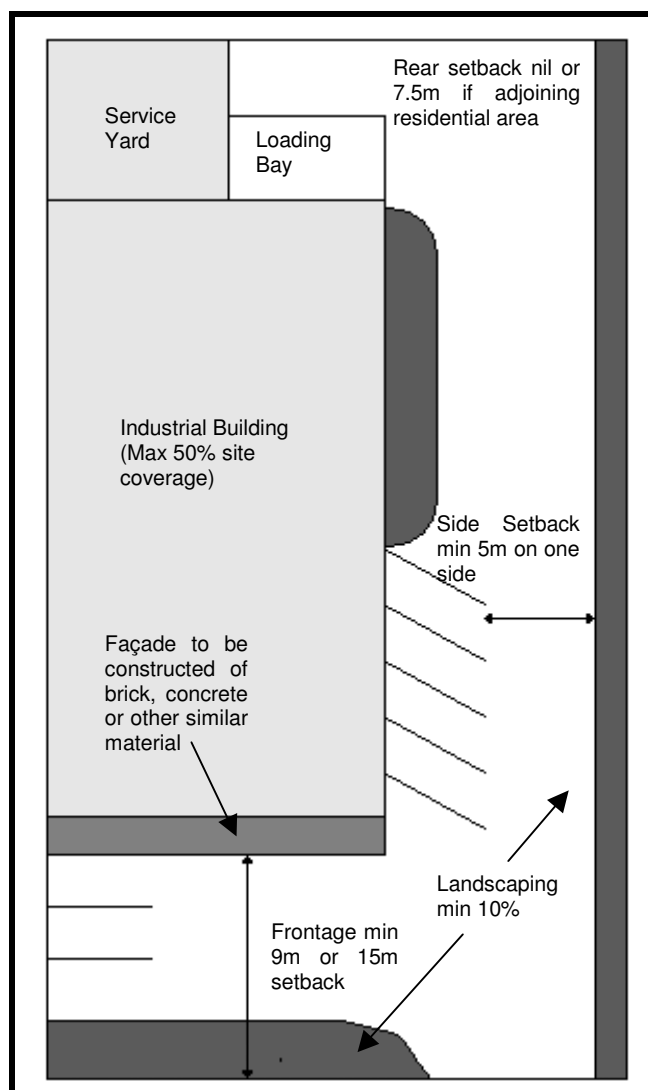
What about effluent disposal?

Industrial development is required to be connected to deep sewerage (where available) and a separate approval is required from the Water Corporation.

Where deep sewerage is not available, the developer will need to apply to Council for an on-site septic disposal system. The application will be forwarded to the Health Department of WA for approval (application forms and details on minimum standards for septic tanks are available from Council.)

- **Note:** Septic systems are inappropriate for industries that generate large volumes of waste water, or hazardous chemicals. Strong concentrations of some substances will inhibit the proper operation of a septic system.

This is what is required on a site plan for any Industrial Development.



Source: City of Albany Development Services Department

More Information

Should you have any questions or require any further information, please contact a member of the Development Services Team by either phoning on 9841 9383, by email planning@albany.wa.gov.au or in person at the City Offices.

**** DISCLAIMER ****

This information sheet is a guide only. Verification with original Local Laws, Acts, Planning Schemes, and other relevant documents is recommended for detailed references. The City of Albany accepts no responsibility for errors or omissions.

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