

# Development of Industrial Zoned Land

(Kwinana Beach, Naval Base, Medina)

## Requirement for Council Planning Approval

- *“A person shall not commence or carry out development of any land zoned or reserved under the Scheme without first having applied for and obtained the Planning Approval of the Council under the Scheme.”*

(Clause 6.1 of Council's Town Planning Scheme No.2)

- Planning Approval of the Council is **not** required for the following development of land:
  - (a) the erection of a boundary fence except as otherwise required by the Scheme;
  - (b) the carrying out of any works on, in, over or under a street or road by a Public Authority acting pursuant to the provisions of any act;
  - (c) the carrying out of works for the maintenance, improvement or other alteration of any building, being works which affect only the interior of the building or which do not materially affect the external appearance of the building;
  - (d) the carrying out of works urgently necessary in the public safety or for the safety or security of plant or equipment or for the maintenance of essential services.

(Clause 6.1.1 of Council's Town Planning Scheme No.2)

- All development not exempted by the above clause requires **Planning Approval** from Council prior to the commencement of site works and construction.
- All applications are to be submitted using Council's application form and include plans and details of the development as per Council's - Industrial Development Information Handout.

## Zoning and Land Use Table

The symbols used in the Zoning Table have the following meaning:

“**P**” A use that is permitted provided it complies with the relevant Scheme requirements and all conditions imposed by the Council in granting planning approval;

“**AA**” A use where by Council exercising its discretionary powers may approve;

“**SA**” A use where by Council exercising its discretionary powers may approve after advertising the application;

“**IP**” A use which will not be approved unless the Council can be satisfied that the proposed use will be dependent upon and incidental and subservient to the predominant use of the land;

“**X**” A use that is not permitted.

<b>LAND USE</b>	<b>ZONE</b>		
	<b>GENERAL INDUSTRY</b> (Kwinana Beach & Naval Base)	<b>SERVICE COMMERCIAL</b> (Rockingham Rd, Naval Base)	<b>LIGHT INDUSTRY</b> (Medina)
Amenity Building	AA	P	AA
Amusement Centre	X	AA	X
Boat Sales	P	P	P
Boatel	AA	X	AA
Bus Station	P	AA	AA
Car Park	AA	AA	AA
Caravan Park	X	X	AA
Caretakers House/Flat	IP	IP	IP
Chicken Farm	SA	X	X
Civic Building	X	P	P
Club	AA	AA	AA
Commercial Hall	X	AA	AA
Consulting Rooms	AA	AA	AA
Dog Kennels	X	X	SA
Drive In Takeaway Food Shop	X	SA	SA
Drive In Theatre	X	AA	P
Dry Cleaning Premises	SA	P	P
Eating House	AA	AA	AA
Educational Establishment	AA	X	AA
Extractive Industry	SA	X	AA
Factory Units	AA	X	P
Family Day Care Centre	AA	P	AA
Fish Shop	X	AA	X
Fuel Depot	P	AA	AA
Funeral Parlour	AA	AA	AA

General Industry	P	X	X
Hazardous Industry	SA	X	X
Health Centre	AA	P	AA
Health Studio	X	P	AA
Holiday Accommodation	X	X	AA
Home Occupation	X	X	AA

<b>LAND USE</b>	<b>ZONE</b>		
	<b>GENERAL INDUSTRY</b> (Kwinana Beach & Naval Base)	<b>SERVICE COMMERCIAL</b> (Rockingham Rd, Naval Base)	<b>LIGHT INDUSTRY</b> (Medina)
Hospital	X	P	AA
Laundry (Industrial)	P	AA	P
Laundry (Laundrette)	AA	AA	P
Licensed Restaurant	X	P	SA
Light Industry	P	X	P
Liquor Store	X	AA	X
Local Shop	P	AA	P
Lodging House	X	X	AA
Marina	P	X	P
Medical Clinic	X	P	AA
Motel	X	AA	AA
Motor Racing Track	SA	SA	X
Motor Repair Station	P	AA	P
Museum	X	P	X
Non-Residential Health Centre	AA	AA	AA
Noxious Industry	SA	X	X
Office	IP	P	IP
Open Air Display	AA	AA	AA
Open Air Storage Yard	AA	X	AA
Petrol Filling Station	P	AA	P
Piggery	SA	X	X
Private Hotel	X	AA	X
Private Recreation	X	AA	AA
Private Utility	P	AA	AA
Professional Office	X	P	X
Public Amusement	X	P	X
Public Assembly - Place of	AA	AA	AA
Public Recreation	P	P	P
Public Utility	P	P	P
Public Worship	AA	P	P
Recreation Facilities	AA	P	AA
Restricted Premises	X	AA	AA
Retail Plant Nurseries	X	P	AA
Rural Industry	AA	X	AA
Service Industry	AA	P	AA
Service Station	AA	AA	AA
Showroom	AA	P	AA

Single House	IP	IP	IP
Tavern	X	SA	X
Telecommunications Infrastructure	P	AA	AA
Trade Display	AA	AA	AA
Transport Depot	P	X	P
Vehicle Sales	X	P	AA
Vehicle Wreckers	AA	X	SA
Veterinary Clinic	P	AA	P
Veterinary Hospital	AA	SA	AA
Warehouse	P	IP	AA

## Development Requirements

- The Town Planning Scheme prescribes the following minimum development standards for all industrial development.

### i) Plot Ratio and Site Coverage

	Plot Ratio	Site Coverage
General Industry	0.8	65%
Light Industry	1.0	70%

### ii) Minimum Setbacks from Boundaries

	Front	Side	Rear	Secondary Street Frontage
General Industry	15	6	9	6
Light Industry	9	3	6	4.5

### iii) Landscaped Areas

All industrial zones require area of **at least 5%** percent of the site to be developed and maintained as a landscaped area.

### iv) Car Parking & Crossovers

Factory / Workshop (General Industry)	1 for every 100m <sup>2</sup> of GLA or 1 per employee (whichever is the greater)
Factory / Workshop (Light Industry)	1 for every 50m <sup>2</sup> of GLA or 1 per employee (whichever is the greater)
Showroom / Warehouse (excluding factory unit building)	4 for up to the first 200m <sup>2</sup> gross floor area and thereafter 1 for every additional 100m <sup>2</sup> gross floor area or part thereof.

Factory Unit Building	As for showroom, warehouse Or 2 for every factory unit whichever produces the greatest number of car parking spaces.
Open Air Display	1 for every 200m <sup>2</sup> of display area or sales area.

Parking areas and crossovers shall be constructed and drained to ensure that storm water is disposed of on-site.

**v) Waste Water and Effluent Disposal**

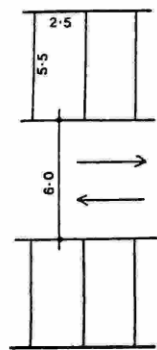
All effluent disposal systems are required to be nutrient retentive. Standard septic systems are not permitted within the Industrial Zones.

**vii) Facade**

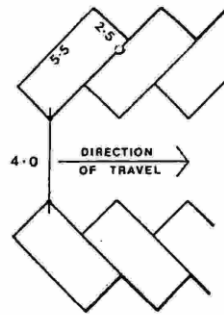
The facade on the principal frontage shall be constructed of brick, stone, masonry or such other material as may be approved by Council.

# Attachment 1

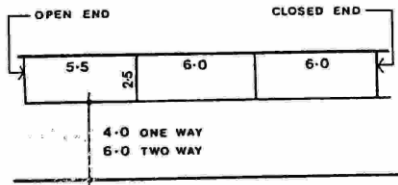
- Minimum dimensions of car parking spaces, parking angle, driveway widths and landscaping detail.



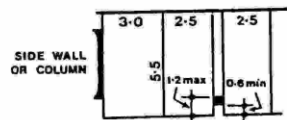
90° PARKING



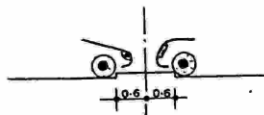
45° PARKING



PARALLEL PARKING

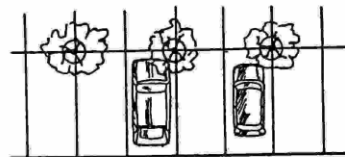


OBSTRUCTIONS



WHEEL STOP MODIFICATIONS

Not to affect drainage



SHADE TREE LANDSCAPING  
Kerb ring not to exceed 900 mm dia

## CAR PARKING LAYOUT

90° & 45° Parking - 5.5 x 2.5 m  
 Parallel Parking - 6.0 x 2.5 m  
 OR 5.5 x 2.5 m where OPEN ENDED

Driveway Widths    90° - 6.0 m    access  
                           45° - 4.0 m    one way    "  
                           Parallel - 4.0 m    one way    "  
   - 6.0 m    two way    "

FIG  
3