

POL	INDUSTRIAL SUBDIVISION	LPP 3.8
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POLICY CODE:	LPP 3.8
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Planning and Development
SERVICE UNIT:	Statutory Planning Services
RESPONSIBLE OFFICER:	Manager, Statutory Planning
FILE NO.:	182/001
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Dates of Amendments / Reviews:		
DAPPS Meeting:	27 September 2012 22 August 2013 26 February 2015 2 June 2015	26 November 2015 23 February 2017 23 November 2017
OCM:	17 September 2002 11 October 2012 12 September 2013 12 March 2015	11 June 2015 10 December 2015 9 March 2017

BACKGROUND:

The City is required to make recommendations to the Western Australian Planning Commission (WAPC) regarding applications to subdivide land within the industrial zones of Town Planning Scheme No. 3 (TPS 3). However, TPS 3 contains no standards or guidance on industrial subdivision. This policy provides relevant criteria and standards as the basis for consistent responses to the WAPC.

PURPOSE:

To provide guidelines for Council recommendations for industrial subdivision applications with regard to minimum lot area and dimensions, fencing and access. The policy is not applicable to build strata proposals where development has already occurred on the land.

POLICY:

- (1) Where reticulated sewerage is available, the minimum recommended lot size is 1000m², with a minimum frontage width of 25m.
 - 1. NB: Requirements for the provision of deep sewer are determined by the WAPC on advice from the Water Corporation and Department of Health.

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- (2) Where proposed lots have frontage to a road from which there is no access restriction, reciprocal or shared access points may be recommended. This form of access will generally be required for roads designated in Council's Functional Road Hierarchy (date) as District Distributor B -District Distributor A, Primary Distributor or Regional Distributor (refer to attachment A).
- (3) Where an industrial subdivision is adjacent to a residential zone, an adequate separation distance should be provided within the industrial land. Permanent buffer strips should retain all existing vegetation or alternatively, be planted with fast growing species to provide adequate screening. Where the buffer is required for public usage, the land should be ceded free of cost for public open space. Where the land is required for buffer purposes alone, an alternative method such as a Certificate of Title restriction may be required as a subdivision condition for the purpose of protecting the buffer.
- (4) The Subdivider will be required to construct uniform fencing of a type deemed appropriate by the City as part of the subdivision where proposed lots back onto a road reserve or public open space reserve.

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