

Local Planning Policy

Pinjarra Light Industrial Area

Prepared by Planning and Sustainability Services
May 2018

1. Background

Council approval is required before any use is permitted. Council may use its discretion to permit or refuse general industrial uses so as to secure a pleasant and efficient industrial environment, attractive to the workforce, fully equipped in terms of services to serve a wide range of industry whilst permitting optimum productivity from the industrial land resources.

2. Site – Pinjarra Light Industrial Area

- 2.1 Minimum subdivision provisions - 2,000m² area and 30 metre frontage. Development permitted on existing lots as subdivided. Strata titles in accordance with Strata Titles Act.

3. General Provisions

- 3.1 Finished floor level to be not lower than 150mm above crown of road.
- 3.2 Brick and/or masonry façade being provided to all street frontages, with colour coding to Council's satisfaction.
- 3.3 Open framed gantries and appurtenances to factories are 'buildings' within the definition of the Act.
- 3.4 Site coverage is restricted in industrial areas to 50% maximum and plot ratio 1.0 to provide for -
- 3.4.1 septic tank and effluent disposal;
 - 3.4.2 parking provision for employees' and owners' vehicles;
 - 3.4.3 stormwater disposal to be on site, unless other provisions are made through or in conjunction with Council.

4 Setbacks

- 4.1 All light industrial areas - 10 metres from any street, plus any road widening requirements. This applies to all street frontages.
- 4.2 If brick construction, parapet wall on one side boundary and 4.5 metre access to rear on the other side - provided industry is non-hazardous with relation to fire and explosive potential.
- 4.3 If steel frame or timber frame construction, the vertical height of the walls, from the walls to one side and rear boundary and 4.5 metre access to rear on the other side. If wall is higher than 4.5 metres then setback to be increased accordingly (Building Code relates).
- 4.4 Buildings on different lots shall not use a common parapet wall.

5 Land Uses

No material, products of manufacture, or materials offered for sale shall be placed, stored or stacked forward of the building setback line to any street frontage. Setback provision to have nearest three metres to street as landscaping strip. Balance of setback (seven metres) may be used for -

- 5.1 means of ingress and egress from site;
- 5.2 lawns and gardens, trade display to the satisfaction of Council;
- 5.3 loading and unloading of vehicles;
- 5.4 customer parking (not employee or staff parking); and
- 5.5 where frontage exceeds 30 metres in length, the balance may be used for employee parking, with special approval from Council.

6 Parking and Unloading

Off street parking and loading spaces shall be laid out to provide maximum safety and convenience to users, in accordance with the following -

‘one car parking space to every 50m² of gross floor area, or to every two persons employed, whichever is the greater.’

7 Bond

Council may, at its discretion, impose a bond of up to \$5,000 to ensure these conditions are provided for. Such funds to be placed in a trust account with current interest and refunded in total on satisfactory completion.

8 Retailing

Permitted as an ancillary use to warehousing in the Light Industrial Area, with 30% of the floor area being used as such.

9 Fencing

9.1 Generally, fences shall be constructed in accordance with the following specifications and shall be not less than 2100mm high, with galvanised link mesh not less than 1800mm high, surmounted by three rows of plain or barbed wire. All posts shall have either a straight extension or a cranked top at an angle of 45 degrees for the wire.

9.1.1 Struts shall be constructed of galvanised iron piping, having an internal diameter of not less than 30mm, set into concrete bases.

9.1.2 Corner posts shall have not less than two struts at right angles to each other, and gate posts not less than one strut.

9.1.3 Intermediate posts shall be constructed of galvanised iron piping, having an internal diameter of not less than 40mm and shall have caps to tops and be set into concrete blocks having a depth of not less than 450mm and sides of a width not less than 225mm, spaced at not more than 3600mm centres.

9.1.4 Cables shall be affixed to the top, centre and bottom of all posts and shall consist of two or more number 10 gauge wires twisted together.

9.1.5 Galvanised link mesh wire shall be not less than 1800mm high and constructed of 50mm mesh number 12 gauge galvanised link mesh and shall be strained, neatly secured and laced to the posts and affixed to the cables.

9.1.6 Gates shall provide an opening of not less than 3600 mm and shall be constructed of 25 mm tubular framework with one horizontal and one vertical stay constructed of 20 mm piping, and shall be covered with 50 mm mesh number 12 gauge galvanised linkmesh, strained and laced to framework. Gates shall be fitted with a drop bolt and locking attachment.

9.1.7 Corner and gate posts shall be constructed of galvanised iron piping, having an internal diameter of not less than 50mm and shall have caps to tops and be set into concrete blocks having a depth of not less than 600mm and sides of a width of not less than 225mm.



9.2 Any other fence to be approved by Council.

Administration

Directorate		Officer Title	
Planning and Sustainability		Director Planning and Sustainability	
Version	Decision to Advertise	Decision to Adopt/Amend	Current Status
1	OCM08/083 – 24/4/2008	OCM09/115 – 25/6/2009	Adopted

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