



SHIRE OF DONNYBROOK BALINGUP

Town Planning Policy

9.17 Industrial & Commercial Development Control

1. Purpose

To provide developers and the general public with a guide to Council's objectives for the development of industrial and commercial areas and buildings in the Shire of Donnybrook-Balingup.

2. Aims

- a) To improve the quality of industrial and commercial development within the Shire of Donnybrook-Balingup; and
- b) Encourage aesthetically attractive built form and streetscapes.

3. Objectives

To establish guidelines which will:

- a) Result in the construction of industrial and commercial development which is attractive in appearance and provides a safe, pleasant and efficient working environment.
- b) Conserve and enhance the amenity of the locality and neighbouring developments.
- c) Ensure the orderly development of industrial and commercial sites to minimise their environmental impact.

4. Application

- a) This Policy applies to any development of land within the Shire of Donnybrook-Balingup zoned Commercial, Light Industry, General Industry and Tourist.
- b) This Policy is to be read in conjunction with and is in addition to the Shire of Donnybrook-Balingup Local Planning Scheme No. 7. Where there is found to be a discrepancy between the Scheme and this Policy in relation to specific development control requirements, the Scheme shall prevail.
- c) For land zoned Commercial within the Balingup Townsite that is included in the Balingup Village Centre Special Character Area Policy & Design Guidelines (Balingup Village Centre Policy), the provisions of the Balingup Village Centre Policy shall take precedent.

5. Approval Requirements

- 5.1 All proposals for development on land zoned Commercial, Light Industry, General Industry and Tourist require Planning Approval.



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- 5.2** Application is to be made on Council's standard Application for Planning Consent form together with the following information:
- a) A site plan or plans at a suitable scale (1:100 or 1:200 preferred) showing:
 - i. The boundaries of the site, with dimensions and direction of grid north indicated accurately.
 - ii. The outline of proposed buildings on the site and distances from the boundaries. The purposes for which areas are proposed to be used shall be indicated. The site plan shall also show the location of buildings on adjacent sites and crossovers adjoining or adjacent to the site.
 - iii. Where a building will form part of a future complex of buildings, a staging plan to indicate the location, orientation and proposed use of future buildings and their relationships one to another.
 - iv. Refuse and waste disposal areas and the treatment thereof.
 - v. The location of individual car parking spaces and access driveways, including maneuvering areas with all dimensions.
 - vi. The location and dimensions of all loading and unloading areas, the means of access, and the screening and landscaping thereof.
 - vii. The location of any adjoining kerb and gutter, concrete footpath, electricity supply, telephone conduit, etc. and street trees.
 - viii. Details of existing ground levels and proposed finished levels of the site.
 - ix. The location of all proposed paving of hard standing areas and driveways, specifying the materials to be used for the surface finishes.
 - x. Proposed methods of stormwater disposal, including all proposed drainage lines and existing drainage.
 - xi. The location and type of signage.
 - b) Floor plans and elevations of proposed buildings at a scale of 1:100 or other acceptable scale. The floor plan is to contain a concise description of the uses to which each section of each building is to be put.



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- c) Full details of the construction material and colour of external walls and roof materials. Submission of samples of materials may also be required.

- 5.3** An application for a building licence will not be processed until the development approval of the Council has been granted.

6. Development Guidelines

6.1 Building Appearance

In keeping with the Council's aim of achieving an attractive and quality environment for commercial and industrial areas, every encouragement will be given to applicants who produce innovative and attractive building designs that are sensitive to the existing and intended surroundings and adjoining development.

The facades of buildings visible from public roads are to maintain a high standard of visual amenity. Facades addressing public areas shall include at least 2 of the following features:

- A variety of materials, colours and treatments;
- Incorporation of architectural features including gables, porticos, verandahs, windows, doors;
- A roof form that includes points of interest; and
- Stepping of vertical and horizontal elevations.

For development within the Commercial zone, the following requirements shall apply:

- A minimum enclosed floor area of 40m² for the primary building on the site.
- Transportable or "donger" style structures will only be supported where they are ancillary to an established main building and where they are not visible or have very limited visibility from a public road or public place.
- Metal sheeting or other cladding that can reasonably be associated with shed style development being limited to a maximum surface area of 20% on any elevation fronting a street or public realm.
- Sheds and other ancillary structures only being supported where they are not visible or have limited visibility from the street or public realm.



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The primary building on site to reflect the bulk and scale of immediately surrounding properties. New buildings shall be no less than 70% of the scale of the smallest immediately abutting primary building.

6.2 Landscaping

Landscaped areas are to be provided to enhance the appearance of the development from adjoining land uses and public areas. A landscape plan or working drawing will be required to be submitted with the Planning Application and should show the following detail:

- (a) General site layout;
- (b) Species or plant type;
- (c) Earthworks and contours;
- (d) Paved and grassed areas;
- (e) Non-plant landscape elements; and
- (f) Areas to be landscaped, including verges.

The landscape plan will be assessed as an element of the Planning Application.

6.3 Energy Efficiency

The development of ecologically sustainable commercial and industrial environments which maximise energy efficiency and conservation of resources through building design and construction is encouraged by Council in the following ways:

- (a) Passive solar design measures are encouraged to be incorporated into a building's design where practicable.
- (b) Ceiling insulation should be provided.
- (c) Buildings are to have windows that are appropriately sized and shaded to reduce summer heat load while permitting entry of winter sun.
- (d) The use of solar collectors for hot water heating and power is encouraged to reduce energy consumption.
- (e) The provision of rainwater tanks for non-potable use.
- (f) The use of grey-water recycling systems to conserve water.

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