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Legal (Parent):
1. Metropolitan Region Town Planning Scheme Act 1959-1982.

Legal (Subsidiary):
1. Town Planning Scheme No 40 – Subclause 2.7.12.

ADOPTED POLICY	
Title:	ASSESSMENT OF SUBDIVISION AND DEVELOPMENT IN THE CANNING VALE INDUSTRIAL AREA IN PROXIMITY TO THE CANNING VALE RESIDENTIAL AREA
Objective:	To ensure that the scale and nature of development in the Canning Vale Industrial Estate is compatible with and minimises any potential impact on the Canning Vale residential area.

1.0 Subdivision

Future subdivision of the area needs to be assessed in the context of the potential impact of such subdivision and future development of lots on the surrounding residential areas. In this regard, larger lots should be encouraged, which have the ability to provide for adequate buffering of buildings and outdoor work areas. If smaller lots are proposed, the possibility of providing road access to the smaller lots between the railway reserve and the industrial area should be investigated in order to provide the opportunity for future development to face the residential area rather than to back onto it.

2.0 Development

2.1 Preferred Uses:

The type of uses to be encouraged in the area should include distribution warehouses, wholesalers and generally those industries that do not include a noisy manufacturing component, or any activity likely to cause a prejudicial effect on the residential areas by the emission of light, noise, dust, smell, vibration or other nuisance.

3.0 Planning and Environmental Assessment Applications

Any development proposal likely to have an environmental impact may be referred to the Environmental Protection Authority for assessment.

4.0 Assessment of applications to be based on criteria which assess the potential impact on the surrounding area, including the following:

- 4.1 The ability of the use or the development to satisfy the recommended buffer distances outlined in the Environmental Protection Authority Guidelines for Environment and Planning 1997.
- 4.2 The scale and nature of the proposed use including hours of operation.
- 4.3 The impact of vehicle truck movements associated with the activity both on and off the site.
- 4.4 The location and separation of vehicle servicing and loading and off loading facilities from visitor and staff parking.
- 4.5 The impact of lighting on external areas.
- 4.6 Proposed potential for creating waste and methods of waste disposal.
- 4.7 The design, layout and appearance of buildings, materials, colour schemes and advertising and arrangement used.



- 4.8 The screening and location of outdoor storage areas, the location of machinery service areas and vehicular access.
- 4.9 Potential for landscaping and planting on the site to screen and minimise the impact of the development.

5.0 Consultation Criteria

The following consultation criteria shall be applied to prospective purchasers or developers:

- 5.1 Prospective purchasers to be made aware of Council's policy prior to purchase of land from Landcorp and to be encouraged to discuss preliminary development proposals with the Council.
- 5.2 Where a proposed development departs from this policy framework, consultation should occur with the Canning Vale Progress Association or other residential representative bodies prior to the purchase of land from Landcorp.