

# DIXON ROAD

## LIGHT INDUSTRIAL ZONE

between Mandurah Road and Ennis Avenue



Note: This information sheet only applies to the land shown within the Light Industry Zone

### LEGEND

 Light Industry	 Community Services
 Service Commercial	 Public Open Space

## OBJECTIVES

- To provide for a range of light industry businesses which have minimal off-site emissions with respect to noise, air quality and are environmentally acceptable
- To achieve an attractive and unified development that introduces quality landscaping and well-designed buildings
- To achieve a degree of consistency and compatibility in the built form while allowing for a well presented corporate and market image
- To increase the future value of industrial property within the area.

## LAND USE AND DEVELOPMENT POTENTIAL

The following land uses and development can be considered within the 'Light Industry' zone:

- Light Industry
- Showroom
- Warehouse
- Motor Vehicle Sales and Repair
- Landscape Supply Yard
- Plant Nursery
- Transport Depot
- Contractor's Yard
- Car Wash
- Lunch Bar
- Private Recreation
- Vet Clinic
- Veterinary Hospital

There are other land uses and developments that landowners have the opportunity to apply for as well and interested parties should contact the City's Planning Services for more information.

# BUILDING SETBACKS AND LOCATION

## Street Setbacks

A minimum front setback of 15m applies to the primary street, and minimum setback of 3m to a secondary street.

## Side and Rear Setbacks:

A standard setback of 3m applies to side boundaries, however a nil setback can be applied in some cases.

# LANDSCAPING

In order to achieve a desirable streetscape and increase the quality of redevelopment throughout the area, a minimum of 10% of the site is required to be landscaped and maintained to the City's satisfaction.

Landscaping must also include a minimum 5m wide planting strip along the primary street and 3m wide planting strip along a secondary street.

# SIGNAGE REQUIREMENTS

Signs attached to the buildings shall be designed to be an integrated part of the building.

A site can potentially have:

- One free standing or composite sign per lot; or
- Where multiple tenancies are proposed, the composite sign may have one panel per occupancy.

All queries should be directed to the City's Planning Services on (08) 9528 0341.

# TRAFFIC MOVEMENTS NEAR DIXON ROAD

Studies in 2014 show an increase of traffic into Dixon Road by 1,000 cars per day.

