



POLICY NO. LPP 1.6

INDUSTRIAL AND COMMERCIAL DEVELOPMENT

PURPOSE

To provide guidance for development in industrial, commercial, and mixed use zones within the City.

POLICY STATEMENT

1. OBJECTIVES

To ensure industrial, commercial, and other non-residential development achieves coordinated, quality development outcomes that contribute positively to the streetscape and surrounding area.

2. APPLICATION OF POLICY

This Policy applies to applications for development approval for industrial, commercial, and other non-residential development within the City. The policy does not apply to sites that are subject to an approved Precinct Plan, Local Development Plan or Local Planning Policy providing site specific requirements, where the specific provisions may conflict with this policy.

3. POLICY

3.1 Built Form

- a) The design of buildings in industrial and commercial zones shall address the Design Principles contained in Schedule 1 of State Planning Policy SPP 7.0 Design of the Built Environment.
- b) Broad facades are to be broken down into separate sections through different materials, colours and finishes to provide interest and enhance the streetscape. Large expanses of unrelieved sections of wall or roof where seen from the primary street and (if applicable) secondary street, shall be avoided.
- c) External boundary walls that are visible from the street shall be treated appropriately. This may be achieved through colour, score lines or similar. Where an adjoining site is vacant, the treatment shall be for at least half the length of the wall, measured from the portion of wall closest to the street.
- d) External fixtures and equipment such as roof ventilation, exhaust towers and plumbing pipes should be effectively screened from the primary street elevation using roof structures and/or architectural elements.

3.2 Setbacks and Height

- a) The minimum building setbacks and building height shall be in accordance with the Clause 32 (Table 7) of Local Planning Scheme No. 24 and any other site specific scheme provisions.
- b) A reduction in primary and secondary street setbacks may be considered where it can be clearly demonstrated that the reduction is consistent with the existing established streetscape, or the reduction is minor and will not detract from the streetscape.



- c) The primary and secondary street setback areas shall not be used for any purpose other than:
- i) A means of access.
 - ii) The daily car parking of vehicles and bicycles used by employees and customers/clients/visitors to the site.
 - iii) The loading and unloading of vehicles.
 - iv) Approved trade display.
 - v) Landscaping.
- d) The primary and secondary street setback areas shall not be used for the storage of motor vehicles, machinery, equipment or materials which are being wrecked or repaired, or for the stacking or storage of fuel, raw materials, products or by-products or waste from manufacturing.
- e) Where the site adjoins residential zoned land, the side and rear setbacks of any proposed building shall accord with those applicable to the residential zoned land.

3.3 Landscaping

A detailed landscape plan for development sites and adjoining verges shall be submitted with development applications for industrial and commercial development and shall include the following:

Landscaped Deep Soil Areas (DSA)*	<ul style="list-style-type: none">• 3m wide strip abutting the primary and secondary street (except for approved crossovers).• 5% site area provided as DSA.• Other landscaped areas with a minimum dimension of 750mm.• Medium** trees require a minimum DSA of 16m² and 3m minimum dimension.• Large trees*** require a minimum DSA of 36m² and 5m minimum dimension.• Use of DSAs for on-site drainage purposes may only be approved if it can be demonstrated that it will not reduce the density of planting.
Trees	<ul style="list-style-type: none">• Large trees shall be used where practicable, with a minimum of one medium tree for every six uncovered car parking bays, which may be dispersed across the site to avoid tree canopy overhand into adjoining properties.• If large trees are being used, the number of trees provided may be reduced where it can be demonstrated that a similar canopy may still be achieved.• Trees shall be a minimum of 2m in height (approx. 45 litre pot size at time of planting).• At least one verge/street tree per abutting street frontage.
Species	<ul style="list-style-type: none">• A diverse range of species of trees, shrubs and groundcover to be planted in accordance with the City of Gosnells Planting Palette available from the City's website.



	<ul style="list-style-type: none">• A minimum pot size of 140mm for shrubs and groundcovers, with a maximum mature height of 600mm, where located within vehicle and pedestrian sight lines.• A minimum 100mm of mulch in soil areas. A coarse chunky mulch is preferable as a more waterwise measure.• Lawn/turf should be minimised in landscaped areas, unless it is for a particular purpose (i.e. break out areas).
Water	<ul style="list-style-type: none">• Landscaping to be irrigated and maintained by landowner/occupier.• Waterwise designs including waterwise irrigation/reticulation systems shall be used, and this may include the use of greywater. The use of landscape design specialists with waterwise-accreditation from Watercorp for irrigation, landscaping design and installation is encouraged.• Planting of native species (in accordance with the City's Landscape Palette) and hydrozoning (grouping of plants with similar water requirements) are encouraged to reduce water and fertiliser use.
Paving/Deck	<ul style="list-style-type: none">• The extent of permeable paving or decking within a deep soil area shall generally not exceed 20% of its area and does not inhibit the planting and growth of trees.
Tree Retention	<ul style="list-style-type: none">• The City encourages the retention of established trees on development sites to maintain the existing tree canopy across the City. Tree assessment and design of the development should be in accordance with <i>AS4970 – Protection of trees on development sites</i>.• To incentivise tree retention, where the City determines an established tree is worthy of retention the City may reduce the number of trees required to be planted.• Where an incentive has been provided, a Tree Protection Zone as per Australian Standard AS4970 is to be provided to retained trees at the developer's cost.

*A Deep Soil Area is defined as a Soft landscape area on a lot with no impeding building structure or feature above or below, which supports growth of medium to large canopy trees and meets a stated minimum dimension. Used primarily for landscaping and open to the sky, deep soil areas exclude basement car parks, services, swimming pools, tennis courts and impervious surfaces including car parks, driveways and roof areas.

**A medium tree has an 8m minimum height at maturity and 6m minimum canopy diameter at maturity.

*** A large tree has a 12m minimum height at maturity and 9m minimum canopy diameter at maturity.

3.4 Waste Management

- a) Every proposal shall include internal or external bin storage provisions for each tenancy. An appropriately sized shared bin storage area for unit developments may be permitted according to the waste generation rates of the on-site activities.
- b) Internal bin storage, where proposed, shall be adequately sized to contain all waste bins and consist of a concrete wash-down pad of at least 2m² graded to



a 100mm diameter industrial floor waste with a hose cock, and connected to sewer where available. Where sewer is unavailable refer to (e) below.

- c) External bin storage enclosures shall be adequately sized to contain all waste generated in one week and be a minimum of 1.8m high, fitted with a gate and graded to a 100mm diameter industrial floor waste with a hose cock, and connected to sewer where available. Where sewer is unavailable refer to (e) below.
- d) External bin storage enclosures shall be located behind the building alignment and be screened from view of the street and roofed when greater than 20m².
- e) A secondary treatment system will be required where reticulated sewerage cannot reasonably be connected. Any wash down bays required will be constructed and maintained to the satisfaction of the City.

3.5 Staged Development

Future stages of any development shall be considered and included on the site plan along with any necessary expansion to vehicle parking.

3.6 Future Road Networks

- a) Proposals on land subject to a future road network shall ensure that provision of the future road network and vehicle access forms part of the proposal.
- b) Proposals on land which is required for a future road network shall ensure that road reserves are ceded as part of a development application or subdivision application, whichever comes first.
- c) Proposals incorporating road networks or as otherwise determined by the City, shall demonstrate integration with adjoining development.

3.7 Vehicle Crossovers

Crossovers are to be located, designed and constructed in accordance with the City of Gosnells standards and specifications.

3.8 Industrial and Commercial Development Adjoining/Within Residential Zones

On any land which is used for industrial or commercial purposes and which adjoins or is within land zoned for residential purposes, the industrial or commercial development shall be screened from the abutting residential land by a masonry or similarly constructed wall or fence not less than 2 metres in height and by trees and shrubs to the satisfaction of the City. This requirement is to be over and above any minimum acoustic fencing requirements.



3.9 Commercial/Non-Residential Development in Residential Zones

- a) Commercial/Non-Residential Development in residential zones shall comply with the following elements of the Residential Design Codes:
- i) Street setback
 - ii) Lot boundary setback
 - iii) Open space
 - iv) Building height
 - v) Street surveillance
 - vi) Street walls and fences
 - vii) Sight lines
 - viii) Landscaping
 - ix) Vehicular Access
 - x) Site works
 - xi) Solar access for adjoining sites

3.10 Development in Unsewered Areas

Where connection to a comprehensive reticulated sewerage system is not available, the proposed development must comply with the provisions of the Government Sewerage Policy.

3.11 Industrial/Commercial Units

- a) Any open yard associated with an industrial unit shall be screened from view from the street.
- b) Internal service roads shall be paved, drained and constructed to the satisfaction of the City and shall allow motor vehicles to exit the site in forward gear.

3.12 Industrial Fencing

- a) The minimum standard of fencing shall be black PVC coated chain/link mesh with black support posts and a height of 2m, or other type of fencing to the satisfaction of the City. Additional security may be provided through the provision of a maximum “3-barb” wire on top of chain/link mesh fence equivalent. All gates, posts, and fittings shall be black galvanised steel.
- b) Fencing which exceeds the minimum standard shall complement the building and landscaping design.

3.13 Variations

Variations to any provision may be considered, provided that the development meets the objectives of the policy.



GOVERNANCE REFERENCES

Statutory Compliance	<i>Planning and Development Act 2005</i> <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> City of Gosnells Local Planning Scheme No. 24
Industry Compliance	Advisory Committee and Assessment of Significant Developments
Organisational Compliance	
Process Links	Nil

LOCAL PLANNING POLICY ADMINISTRATION

Directorate		Officer Title		Contact:	
Development Services		Manager Development Services		9397 3000	
Risk Rating	Med	Review Cycle	Triennial	Next Due:	2028
Version	Decision To Advertise	Decision to Adopt		Synopsis	
1.	OCM 221/26/08/2025			Advertised for public comment for a period of 21 days.	
2.		OCM 299/28/10/2025		To provide guidance for industrial and commercial developments outside of MKSEA and ensure that such developments do not detract from the amenity of the area.	
3.	N/A	Memo Director of Planning and Development 8/01/2026		Minor amendments clarify that the policy also extends to other non-residential development that may be capable of approval within industrial and commercial areas.	