

Light Industry Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A zone accommodating a range of light industrial, storage and warehouse land uses.
- 2 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone relates to land on the eastern periphery of Saddleworth – located to the north of the Industry Zone on the Saddleworth to Eudunda Road.

The zone is intended to offer a range of light industry, storage and warehousing development opportunities – associated with the existing commercial facility and to accommodate future development.

Buildings and structures will be located well back from public roads and behind landscaped areas.

Development in proximity to the creek line to the north shall incorporate conservation and environmental management measures with regard to site design, erosion control, landscaping, stormwater and wastewater disposal – and development shall not encroach within the 1 in 100 year ARI flood plain.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - light industry
 - office in association with and ancillary to industry
 - service industry
 - store
 - warehouse.
- 2 Development listed as non-complying is generally inappropriate.

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 4 There should be no retail or office development unless:
 - (a) associated with the industrial activity
 - (b) does not exceed 25 percent of the total floor area of the related activity.
- 5 Landscaping within a site should be provided so that:
 - (a) not less than 10 per cent of the site should be developed as landscaping

- (b) a landscaped setback area at least 3 metres in width is located along boundaries with any road or reserve and at least 2 metres wide at the rear of the site where it adjoins a zone boundary
 - (c) it is located along at least 50 per cent of the street alignment.
- 6 Advertisements and advertising hoardings should not include any of the following:
- (a) flashing or animated signs
 - (b) bunting, streamers, flags, wind vanes and similar
 - (c) roof-mounted advertisements projected above the roofline
 - (d) parapet-mounted advertisements projecting above the top of the parapet.
- 7 Buildings and structures should not exceed 50 per cent site coverage to enable sufficient area for access, parking, landscaping and services.

Land Division

- 8 Land division should create allotments that:
- (a) are of a size and shape suitable for the intended use
 - (b) have an area of not less than 4000 square metres, unless intended for a specific purpose consistent with the zone provisions and for which a lesser site area requirement can be demonstrated
 - (c) have a frontage to a public road of at least 40 metres

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

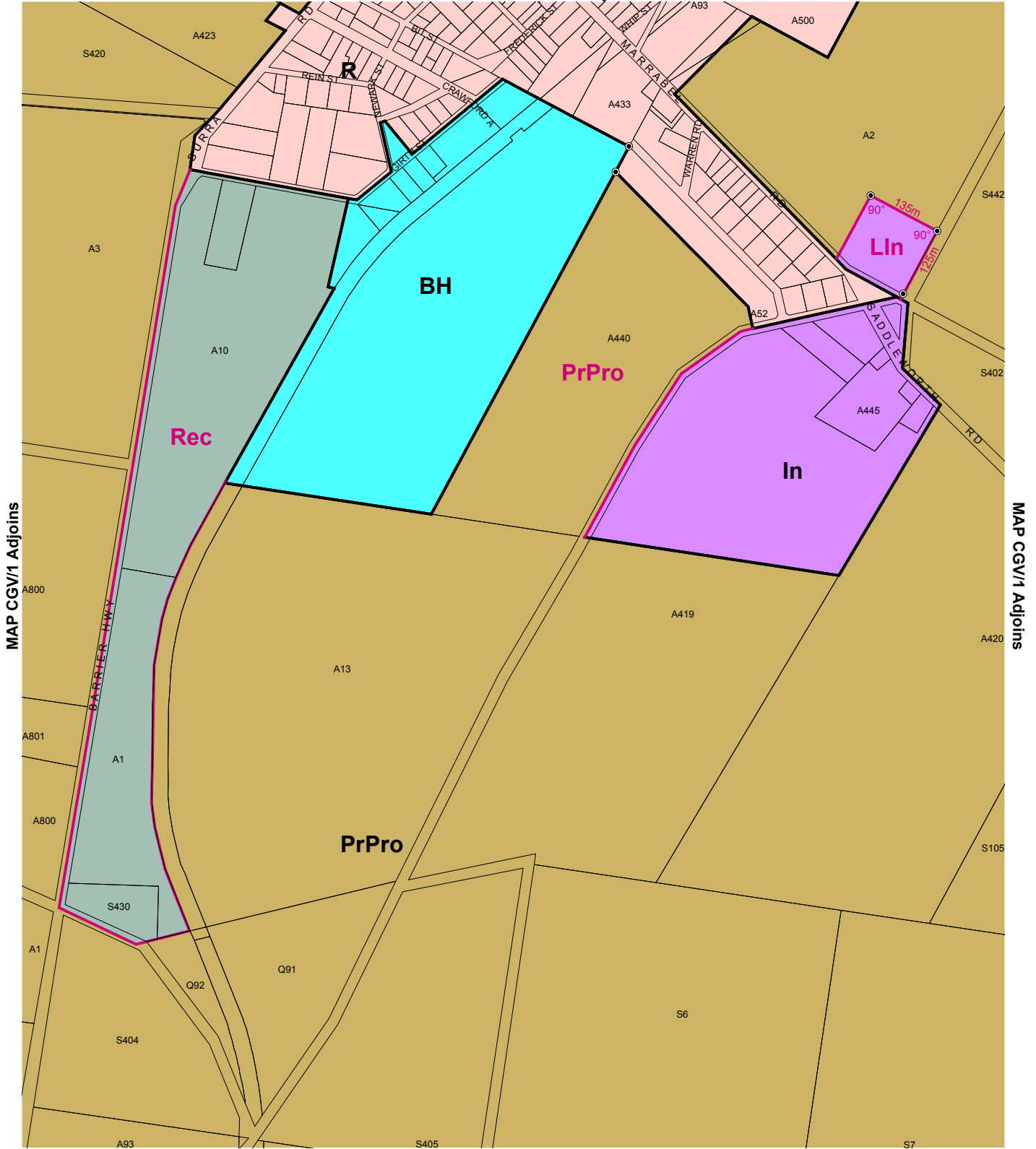
Form of development	Exceptions
Amusement machine centre	
Community centre	
Consulting room	
Dairy	
Dwelling	
Educational establishment	
General industry	
Horticulture	
Hospital	
Hotel	

Form of development	Exceptions
Intensive animal keeping	
Motel	
Nursing home	
Office	Except where: <ul style="list-style-type: none"> (a) ancillary to and in association with industrial development (b) located on the same allotment.
Place of worship	
Pre-school	
Residential flat building	
Restaurant	
Shop or group of shops	Except where: <ul style="list-style-type: none"> (a) ancillary to and in association with industrial development (b) located on the same allotment.
Special industry	
Stock sales yard	
Stock slaughter works	
Tourist accommodation	
Waste reception, storage, treatment or disposal other than in the form of a recycling collection depot	
Wrecking yard	

Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

MAP CGV/12 Adjoins



MAP CGV/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



0 500m

Zones

- BH** Bulk Handling
- In** Industry
- LIn** Light Industry
- PrPro** Primary Production
- Rec** Recreation
- R** Residential
- Zone Boundary

SADDLEWORTH

Zone Map CGV/13

CLARE AND GILBERT VALLEYS COUNCIL

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