

16.4 Industrial Precinct

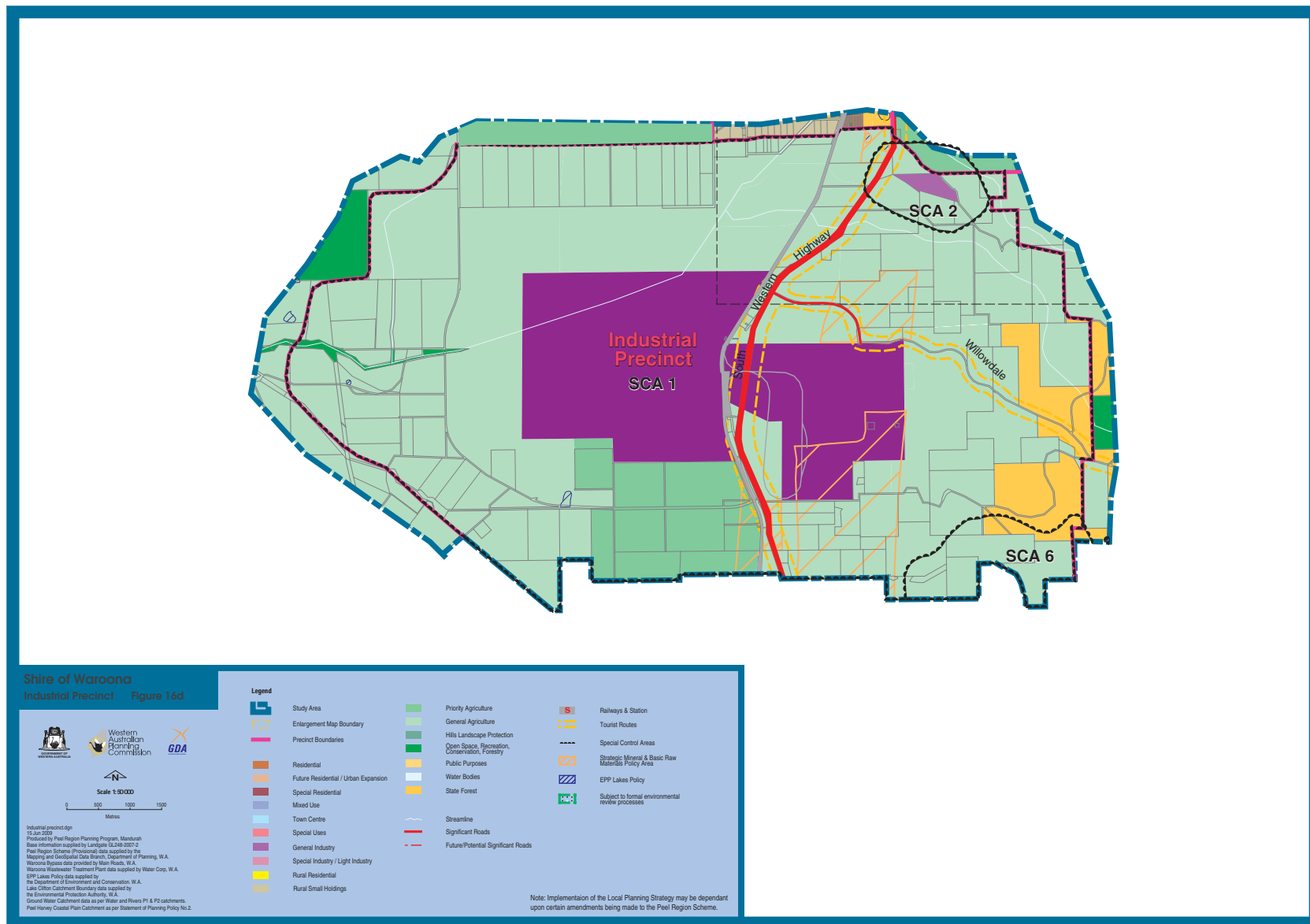
This Precinct includes the industrial area for the Wagerup alumina refinery and the Waterous Road Abattoir site.

The Precinct includes the Land Use Categories of Special Industry, General Industry, Priority Agriculture, and General Agriculture.

Special Industry	
Objective	To provide land for the operations of the Wagerup alumina refinery.
Uses	Wagerup Alumina Refinery, Residue Disposal Areas and associated operations.
Lot sizes	N/A
Setbacks	As determined by Shire
<p><u>Considerations</u></p> <p>Operations are subject to the State Agreement Act.</p> <p>The off-site impacts of the operations are to be minimised.</p> <p>Residue Disposal Areas are to be progressively planted and rehabilitated to control dust emissions and improve visual amenity.</p> <p>The Shire to consider a future Scheme amendment to formalise the buffer, subject to the operator completing the buffer definition work and providing the Shire is satisfied regarding the permitted uses and the compensation implications.</p> <p>Some future expansion of the Special Industry zone may be required in order to accommodate expansion of the future Residue Disposal Areas.</p>	

General Industry		
Objective	To provide areas for general industry of regional and local significance and to protect those industries from encroaching land uses and developments that could jeopardise their establishment and operation.	
Uses	Primary	Discretionary
	Industry – General Industry – Light Industry – Service Motor Vehicle Repair Transport Depot Warehouse Office	Industry – Rural
Lot sizes	Minimum lot size of 2,000m ² .	
Setbacks	Road	Side/Rear
	20 metres	10 metres
<p><u>Considerations</u></p> <p>The front setbacks to contain a high standard of landscaping.</p> <p>Adequate on-site parking is to be provided for new developments.</p> <p>The Shire has the right to impose conditions relating to the hours of operation of a business.</p> <p>The Shire to give consideration to the establishment an appropriate buffer surrounding the Waterous Road Abattoir site in the future Town Planning Scheme.</p>		

Figure 16d – Industrial Precinct



General Agriculture		
Objective	To provide for the continued use of the area for a range of agricultural pursuits.	
Uses	Primary	Discretionary
	Agriculture – Extensive	Agriculture – Intensive Plantation Agroforestry Industry – Extractive
Lot sizes	Minimum lot size of 80 hectares.	
Setbacks	Road	Side/Rear
	20 metres	10 metres
<p><u>Considerations</u></p> <p>Applications for Intensive Agriculture shall be referred to the Department of Water and Department of Agriculture for comment.</p> <p>Applications for Intensive Agriculture shall have regard to groundwater quality and availability.</p> <p>Applications for Intensive Agriculture shall have regard to stocking rates and nutrient management.</p> <p>Ecologically viable areas of priority vegetation are to be considered for protection.</p>		

Priority Agriculture		
Objective	To protect from lifestyle subdivision and other non-compatible development an area which has, or is capable of having, irrigation infrastructure to allow for a range of diverse agricultural.	
Uses	Primary	Discretionary
	Agriculture – Extensive	Agriculture – Intensive Industry – Extractive
Lot sizes	Minimum lot size of 40 hectares subject to each lot having at least 30 hectares of suitable horticultural land.	
Setbacks	Road	Side/Rear
	20 metres	10 metres
<p><u>Considerations</u></p> <p>Applications for Intensive Agriculture shall be referred to the Department of Water and Department of Agriculture for comment.</p> <p>Applications for Intensive Agriculture shall have regard to groundwater quality and availability.</p> <p>Applications for Intensive Agriculture shall have regard to stocking rates and nutrient management.</p>		