

POLICY NO:

LPP 3

DIVISION:

Development Services

SUBJECT:

Weaber Plain LIA Design Guidelines

ENABLING LEGISLATION:

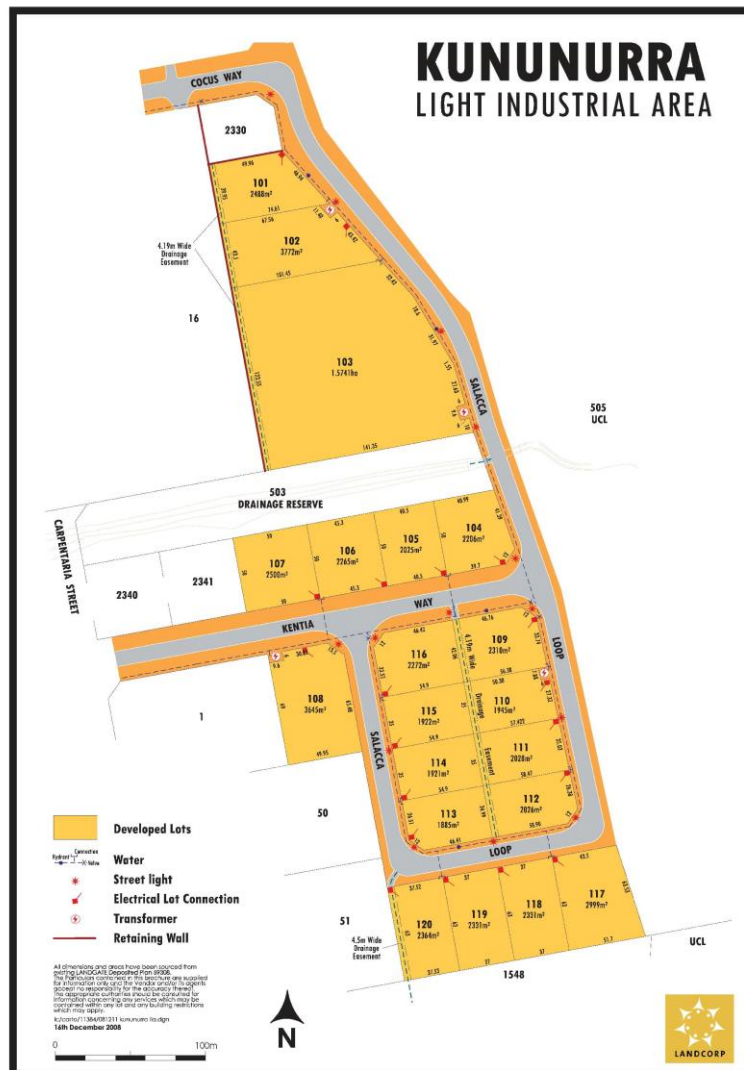
Town Planning Scheme No 7 - Kununurra & Environs

**OBJECTIVE:**

These guidelines apply to the Weaber Plain Light Industrial Area Design Guidelines and effectively form the basis for the design of buildings and quality landscaping to ensure an appropriate standard of development is achieved.

These Guidelines have been prepared to provide:

- Best practice standards for industrial development is applied given the close proximity of the Mirima National Park;
- Industrial Development is neither unsightly or poorly planned;
- Development is of a high standard in the interests of protecting the investment of developers and owners;
- All development is based of climate responsive siting. Energy and water efficient design and fit out.



## **POLICY:**

### **1.0 Introduction**

These guidelines are “in addition” to all other statutory requirements pertaining to building development, design and construction. For any instances where these design guidelines are found to conflict with the statutory requirements of other authorities i.e. requirements of the Local Authority in accordance with Town Planning Scheme No 7 or Building Code of Australia, the statutory requirements are to take precedence. These design guidelines apply to the current and future stages of development within the Weaber Plain Light Industrial Area.

### **2.0 Development Standards**

- 2.1 The front elevation of all new buildings shall be designed and/or complimented with landscaping to present an attractive façade to the street to the satisfaction of the local authority.
- 2.2 The entrance points to buildings must provide protection for pedestrians by way of a fixed awning, verandah, canopy or colonnade.
- 2.3 The development of a caretakers dwelling (subject to Shire approval) shall be consistent in materials choice to all industrial buildings on a lot and take the form of a residential building located to the rear portion of the property.
- 2.4 All building shall accord with the following minimum boundary setback distances, unless otherwise specified in the Building Code of Australia (BCA):
  - Minimum front (street) boundary distance - 9 metres
  - Minimum side boundary distance - 3 metres
  - Minimum rear boundary distance - 3 metres
- 2.5 Lighting for all new development shall be based on high efficiency systems (ie T5 Triphospor Fluorescent lighting).
- 2.6 Where offices are incorporated into the development windows shall be installed on at least two sides to allow breeze paths and remove heat build up. Furthermore, all windows must be provided with an adequate form of shade protection (ie fixed awning or canopy, verandah, mature vegetation) to avoid direct sunlight entering the office building.
- 2.7 All office buildings shall be insulated to the standards of the BCA climate zone 1.
- 2.8 The use of roof colours with a solar absorbency rating greater than 0.55 (most dark colours) is not supported.
- 2.9 All impervious areas including vehicle crossovers and internal car parking, service, manoeuvring and lay down areas must be constructed paved and suitably drained standard to the local government specifications.
- 2.10 All service, storage and bin areas are not to be located within the front boundary setback distance.

- 2.11 A minimum 3 metre (wide) landscaping strip shall be provided across the frontage of the property.

### **3.0 Suggested Design Solutions**

- 3.1 The use of light coloured materials with a solar absorbency of less than 0.35 is encouraged. This includes colourbond colours including Classic Cream, Surf-mist, Paperbark, Evening Haze, Shale Grey, Sandbank and Dune.
- 3.2 If installing air-conditioning an inverter split system is recommended to an energy rating of 5 stars.
- 3.3 Where practical mechanical ventilation should be incorporated into the building design.
- 3.4 For advice on appropriate selection of native plants advice should be sought from the Shire's Environmental Officer.

**ADOPTED:** 18/8/09  
**REVIEWED:**  
**AMENDED:**