



## INDUSTRIAL DEVELOPMENT – INFORMATION SHEET

The following is provided as information to guide sustainable industrial development in the Shire.

At all times, statutory requirements pertaining to building development, design and construction take precedence, including but not limited to: Local Planning Scheme No. 9 (LPS 9), Building Code of Australia, Shire Fencing Local Law etc.

Advice should be sought from the Shire prior to undertaking any development, as in most cases both Development Approval and Building Approval will be required.

### **Building Form, Character, Materials and Colours:**

- The front elevation of all new buildings should be designed and/or complemented with landscaping to present an attractive façade to the street.
- The main entrance is to be on the front elevation or close to the front of the building, clearly visible from the street.
- Entrance points to buildings should provide protection for pedestrians by way of a fixed awning, verandah or canopy.
- All buildings should accord with the following minimum boundary setback distances, unless otherwise specified in the Building Code of Australia (BCA):
  - Front (street) boundary: 9 metres
  - Side and Rear boundary: 5 metres
- The use of roof colours with a solar absorbency rating greater than 0.55 (most dark colours) is not recommended.
- The use of light coloured materials with a solar absorbency of less than 0.35 is encouraged. This includes the following colorbond colours: Classic Cream, Surfmist, Paperbark, Evening Haze, Shale Grey and Dune.
- Wherever practical, mechanical ventilation should be incorporated into the building design.

### **Sustainability:**

#### Lighting:

- Lighting for all new development should be based on high efficiency systems.

#### Water Heating:

- Water heating systems should be high efficiency solar, heat pump or gas.

#### Water Management:

- Tap fittings, other than bath outlets and garden taps should be a minimum 4 stars WELS rated.
- All sanitary flushing systems should be a minimum 4 stars WELS rated dual flush.
- Water reticulation for landscaped areas should be low flow trickle dripper systems or coarse sprays on a programmable controller or timer system.

#### Rainwater Tanks:

- Rainwater tanks may be installed to collect runoff from roof surfaces, which may be used for irrigation or plumbed for toilet flushing.
- Rainwater Tanks should be designed to prevent the harbourage of mosquitoes.

#### Air Conditioning:

- Air conditioning systems should have a minimum energy rating of 5 stars and preferably be inverter types.



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- Consideration should be made to zoning areas for air conditioning, to allow rooms not being used to be closed off and only air conditioned when in use.

## **Office:**

- Where an office is incorporated into the development, it is recommended that windows be installed on at least two sides to allow breeze paths and remove heat build up.
- Windows should be provided with an adequate form off shade protection (e.g. Fixed awning or canopy, verandah, mature vegetation).
- All office buildings should be insulated to the standards of the BCA climate zone.

## **Caretaker's Dwelling:**

- The development of a caretaker's dwelling (subject to Shire approval) should be consistent in materials choice to all existing industrial buildings on a lot and take the form of a residential building located to the rear portion of the property.

## **Outbuildings and other Structures:**

- Where numerous buildings are proposed on the site, the design of each should be considered with the whole of site planning, so they present as an integrated development.
- Use of colours, form and materials should be consistent amongst all these buildings.
- Shipping (sea) containers should comply with the relevant Local Planning Policy and be:
  - Located behind the prescribed front boundary setback (where practicable they should be placed to the side or rear of an existing building); and
  - Painted in a colour that is similar to or complimentary to the colour of existing buildings on the property; and
  - Located to not impinge on any car parking spaces or obstruct access to pedestrians or traffic.

## **Landscaping:**

- A minimum 3 metre wide landscaping strip is to be provided across the frontage of the property.
- Plants species should be selected from the Shire's Recommended Species List.
- A minimum of 2 shade trees should be included in the primary frontage landscaping.
- Landscaped areas should be maintained on a regular basis and any dead/diseased plants are to be removed and replaced.

## **Fencing:**

- Security fencing is permitted along side and rear boundaries, which complies with the Shire's Fencing Local Law.
- Black PVC coated galvanised link mesh with black support members is encouraged in industrial areas.

## **Car Parking:**

- Car parking spaces are to be provided in accordance with the Local Planning Scheme requirements.
- Car parking and hard stand areas are encouraged to the side and rear of developments, to aid in the achievement of a harmonious streetscape.
- Car parking spaces are to be provided on individual lots, street parking is discouraged.



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## **Outdoor Areas:**

- All impervious areas including vehicle crossovers and internal car parking services, manoeuvring and lay down areas should be constructed paved and suitably drained standard to the Shire's specifications.
- All service, storage and bin areas are not to be located within the front boundary setback distance and should be screened from public view. Landscaping, fencing and gates are suitable options for screening these areas.
- All outdoor, carpark or security lighting is to be directed downwards with no light spill above the horizontal plane.
- All plant and equipment should be screened or remote from public areas, particularly from the street.

## **Signage:**

- All signage should comply with the Local Planning Scheme and any Local Planning Policy.
- Signs attached to the buildings should be designed to be an integrated part of the building (e.g. recessed into the façade, fascia or awning).
- Only one free standing or composite sign per lot.
- Where multiple occupancy is proposed, the composite sign may have one panel per occupancy.

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