

HEDLAND JUNCTION WEDGEFIELD INDUSTRIAL ESTATE DEVELOPMENT GUIDELINES

LIGHT INDUSTRIAL AREA 3 (LIA 3)





CONTENTS

1.0 PURPOSE OF THIS DOCUMENT	1
1.1 PLANNING APPROVALS	2
1.2 HOW TO USE THIS DOCUMENT	2
1.3 VARIATIONS TO STANDARDS	2
2.0 LODGEMENT	3
2.1 LANDCORP PRE-APPROVAL LODGEMENT REQUIREMENTS	3
2.2 TOWN OF PORT HEDLAND LODGEMENT REQUIREMENTS	3
3.0 DESIGN REQUIREMENTS	4
3.1 INTRODUCTION	4
3.2 LAND USE	4
3.3 STREET SETBACKS	4
3.4 SIDE AND REAR BOUNDARY SETBACKS	4
3.5 SITE PLANNING	5
3.6 SITE COVER	5
3.7 VEHICLE PARKING AND MANOEUVRING AREAS	5
3.8 CROSSOVERS	6
3.9 WASH DOWN BAYS AND REFUSE COLLECTION AREAS	6
3.10 SIGNAGE	6
3.11 FENCING	6
3.11.1 Side and Rear Fencing	6
3.11.2 Front Fencing	7
3.12 ENERGY MANAGEMENT AND LIGHTING	7
3.13 LANDSCAPING AND STORMWATER MANAGEMENT	8
3.14 BUILDING CHARACTER AND ARTICULATION	9
3.15 MATERIAL FINISHES AND COLOUR	9
3.16 EXTERNAL FIXTURES	9
3.17 FLOOD WATER AND STORM SURGE	9



FIGURES

- FIGURE 1: DEVELOPMENT APPROVAL FLOWCHART
- FIGURE 2: LIGHT INDUSTRIAL AREA 3
- FIGURE 3: VISUAL SCREENING/FILTERING PLAN
- FIGURE 4: BUILDING ORIENTATION DIAGRAM
- FIGURE 5: FENCING PLAN / DIAGRAM (LIA)
- FIGURE 6: LANDSCAPE PLAN
- FIGURE 7: INDICATIVE DRAINAGE SWALE SECTION

APPENDICES

- APPENDIX 1: TPS 5 Zoning Table (current as at 20 May 2011)
- APPENDIX 2: Wedgefield Development Plan
- APPENDIX 3: Indicative Site Layout Plan
- APPENDIX 4: Plant List



1.0 PURPOSE OF THIS DOCUMENT

These guidelines provide the criteria for which all development within the Wedgefield Light Industrial Area 3 (LIA 3) must comply. Guidance on the design, layout and management of development within LIA 3 is necessary in order to create an efficient, functional and attractive industrial precinct.

The objectives of these Design Guidelines are to:

- Encourage a high standard of light industrial development which is appropriate to the climate and conditions of the Pilbara;
- Encourage innovative and sustainable building designs that reduce energy and water use while still maximising functionality and performance;
- To avoid unsightly and poorly planned development and thus enhance and protect the investment of all owners within the estate;
- Ensure that environmental impacts from development are minimised and contained; and
- Create an effective place to conduct business, and a safe and amenable place to work.

Proponents seeking to develop within LIA 3 must demonstrate consistency with the standards described in Part 3.

1.1 PLANNING APPROVALS

LIA 3 is zoned 'Light Industry' zone under the Town of Port Hedland's Town Planning Scheme No. 5 (TPS 5). Development within the Light Industry zone is therefore to be in accordance with the Light Industry zone provision of TPS 5 and land use is to be in accordance with the Zoning Table of TPS 5.

These guidelines should be read in conjunction with TPS 5, the policy provisions of the Wedgefield Industrial Estate Development Plan and any relevant Local Planning Policies adopted by the Town of Port Hedland.

1.2 HOW TO USE THIS DOCUMENT

Design requirements for development within the LIA 3 area are outlined within Part 3 of these guidelines. **All planning applications are to meet the standards set out in the design requirements to the satisfaction of LandCorp prior to submission to the Town of Port Hedland.**

The design requirements are divided into specific design elements, each with a number of mandatory requirements that must be met to satisfy conditions of purchase. Some design elements have additional best practise recommendations which are encouraged as part of the design process.

The design standards outlined within this document relate to planning requirements and do not provide comment in relation to building licence standards.

The following flow chart maps out the process for the development of the allotments within the estate.

1.3 VARIATIONS TO STANDARDS

The standards in these design guidelines are generally minimum requirements to ensure that individual lots are developed to a consistent and high quality standard, thereby ensuring the long term amenity and functionality of the estate.

Individual circumstances may require different standards to be applied in order to satisfy the specific needs of the end user(s) of the site. LandCorp may consider a departure from one or more of the mandatory standards where the applicant can satisfy LandCorp that the proposal will comply with the overall objectives of the guidelines, TPS5 and any other Town of Port Hedland requirement. In order to depart from any provisions, applicants must provide justification and describe the particular circumstances which have necessitated the departure from the standard.

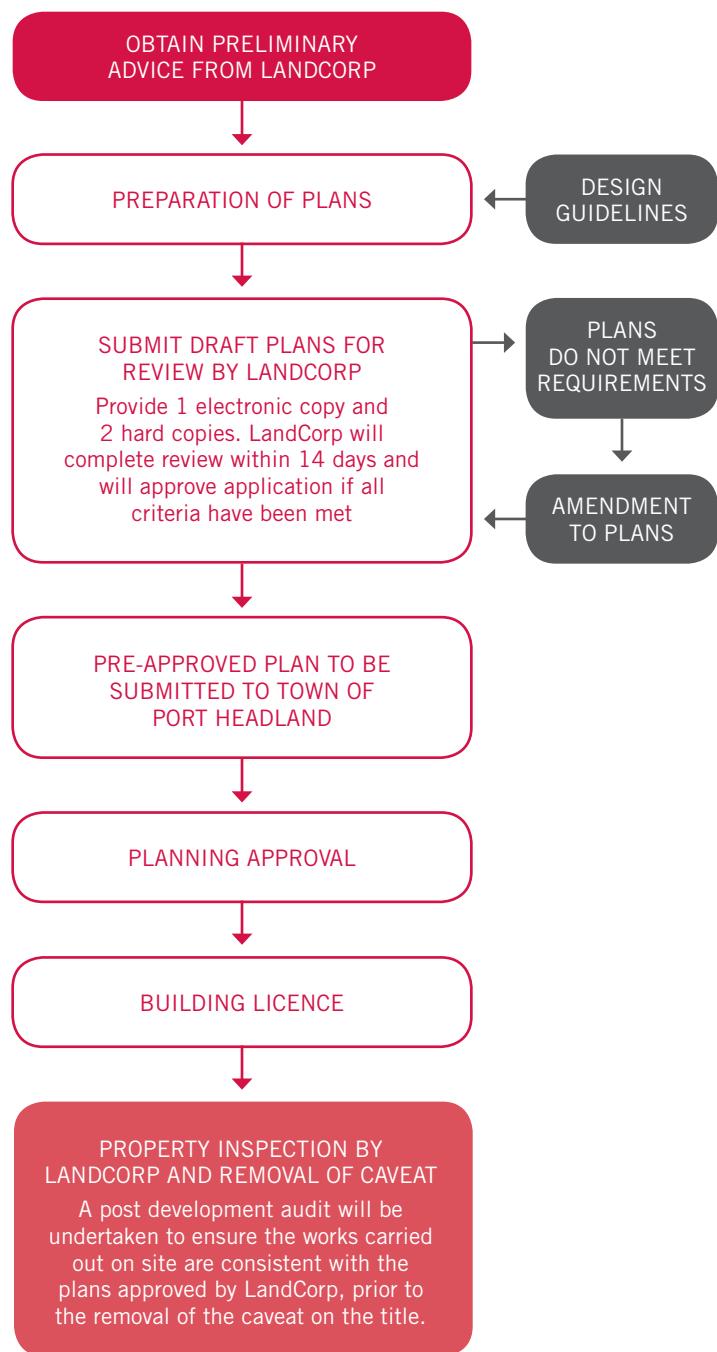


FIGURE 1 – DEVELOPMENT APPROVAL FLOWCHART



2.0 LODGEMENT

2.1 LANDCORP PRE-APPROVAL LODGEMENT REQUIREMENTS

One electronic and two hard copies of the application are to be submitted to LandCorp. The application must include TWO copies of the development plans with the following details:

- Site plan (1:200 preferred) of property with lot dimension and area, north point, contours (or levels), abutting street name(s), location of proposed building(s) including setbacks to boundaries, location of access/egress point(s), car parking and manoeuvring areas, infrastructure within the abutting road reserve (e.g. power poles, signage and Telstra pits);
- Floor plans of proposed building(s) (1:100 preferred);
- Elevations of proposed building(s) (1:100 preferred) including the existing and finished ground levels and the means to stabilise exposed sloping soil (e.g. batters, retaining walls);
- Landscaping concept plan for works forward of the building line (including species list);
- Stormwater management measures;
- Construction materials and colour scheme;
- Fencing details (type, location and height); and
- Any other information as necessary to demonstrate compliance with these guidelines.

2.2 TOWN OF PORT HEDLAND LODGEMENT REQUIREMENTS

Following receipt of pre-approval from LandCorp, an application is to be made to the Town of Port Hedland for planning approval. As a minimum, this application should comprise:

- Copy of pre-approval letter and stamped plans from LandCorp confirming that the proposal complies with the Design Guidelines.
- A completed ‘Application for Planning Approval’ Form, available from the Town of Port Hedland’s website;
- Site plans and associated details as required by the Town of Port Hedland;
- Application Fee (refer to the Town of Port Hedland’s Town Planning Fees schedule); and
- A copy of the Certificate of Title.

It should be noted that following the issue of planning approval, an application is then required to be submitted for issue of a building licence prior to the commencement of works.



FIGURE 2 – LIGHT INDUSTRIAL AREA 3

3.0 DESIGN REQUIREMENTS

3.1 INTRODUCTION

The following section outlines the mandatory development requirements and best practice principles for all industrial development within LIA 3 as identified in **Figure 2**.

3.2 LAND USE

Land use within LIA 3 is guided by the provisions of TPS 5 and the Wedgefield Industrial Estate Development Plan. Land use is to be in accordance with the Zoning Table which forms Part 3.2 of TPS 5. A copy of the Zoning Table current as of 20 May 2011 is provided as **Appendix 1**.

Copies of TPS 5 can be downloaded from www.porthedland.wa.gov.au or www.planning.wa.gov.au. The Wedgefield Development Plan is available on the Town of Port Hedland website and a copy of the Development Plan as endorsed by the WAPC is provided as **Appendix 2**.

Caretakers Dwellings are not permitted within the Light Industry zone.

3.3 STREET SETBACKS

MANDATORY REQUIREMENTS

- Buildings are to be setback a minimum of 6 metres from the primary street frontage in accordance with TPS 5 requirements.
- Buildings are to be setback a minimum of 3 metres from a secondary street frontage.
- For the purpose of determining the street setback requirements for Lots 217 – 219, the primary street frontage is to the internal subdivision street.

3.4 SIDE AND REAR BOUNDARY SETBACKS

MANDATORY REQUIREMENT

- Buildings may be constructed to side and rear boundaries. If buildings are not constructed to the boundaries, the setback is to be a minimum distance of 3.0 metres so as to ensure useable space is achieved where a setback is provided.



3.5 SITE PLANNING

MANDATORY REQUIREMENTS

- Developments shall be carefully designed to address public streets, car parking areas and pedestrian pathways. Building entrances, offices and other components that generate public movement are to be located facing the main street frontage to promote passive surveillance and to provide a corporate image. An indicative Site Layout Plan is provided as [Appendix 3](#).
- Loading bays, bin stores, outdoor storage, mechanical plant, and other operational requirements must be located so they are not directly visible on any street elevation. Where such facilities can only be provided to street frontages, they must be visually filtered through the use of landscaping, appropriate fencing or integrated into the building design (see [Figure 3](#)).
- On corner sites, building shall be designed such that they are located near the intersection and address both street frontages to enhance the streetscape and add visual interest (see [Figure 4](#)).

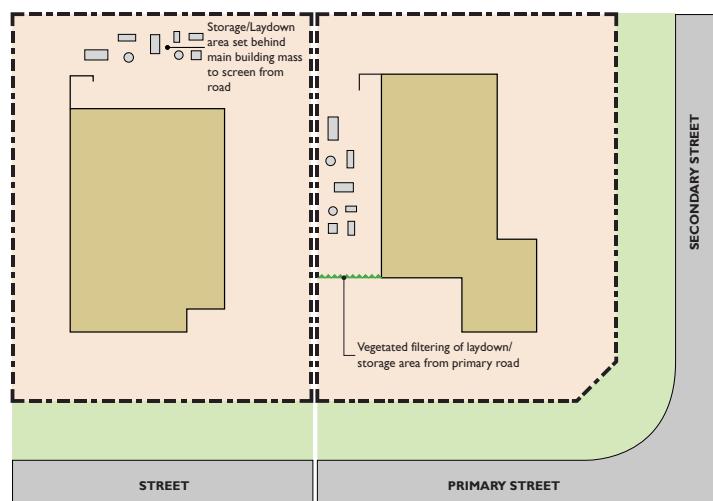


FIGURE 3 - VISUAL SCREENING PLAN/FILTERING PLAN

3.6 SITE COVER

MANDATORY REQUIREMENT

- A maximum of 50% site cover is allowed as per the requirements of TPS 5.

3.7 VEHICLE PARKING AND MANOEUVRING AREAS

MANDATORY REQUIREMENTS

- Car parking to be provided at rates for the nominated use in accordance with Appendix 7 of TPS 5.
- Adequate on-site car parking is to be provided to meet staff, visitor and operational needs.

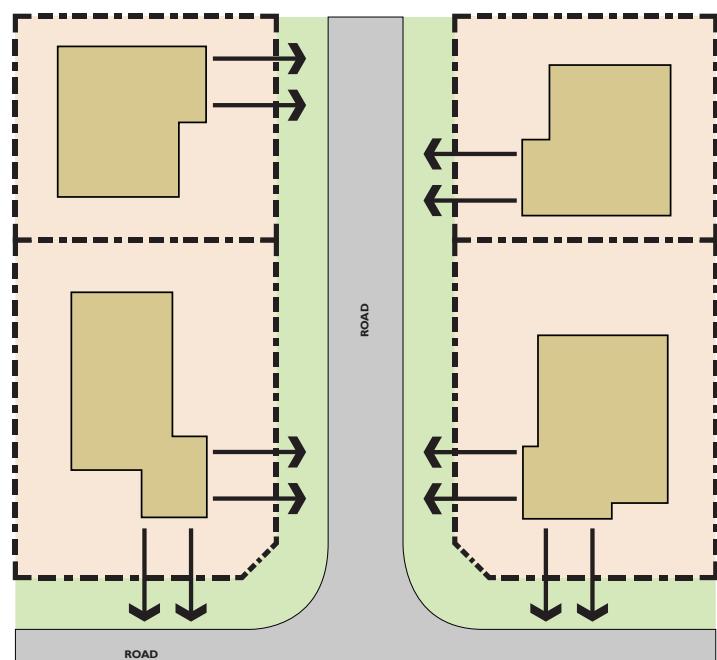


FIGURE 4 - BUILDING ORIENTATION DIAGRAM

- Visitor and staff parking areas are to be located adjacent to areas of the building that are commonly accessed, and a pedestrian pathway must be provided to the entrance of the building. Visitor parking to be located forward the building line with staff and spill-over parking permitted to be located on the side.
- Parking areas shall be avoided adjacent to intersections and within any secondary street frontages.
- Car parking bays and associated circulation and manoeuvring areas for standard vehicles must be designed in accordance with Appendix 8 of TPS 5 and are to be drained and sealed with bitumen to the satisfaction of the Town of Port Hedland.
- Visitor and/or staff parking shall be separated from operational areas such as truck manoeuvring areas, hard-stand and external storage.
- Vehicle access and on site manoeuvring shall be designed so that all vehicles (including heavy vehicles) are capable of entering and leaving the site in a forward gear.
- Buildings shall be separated from parking areas by landscaping and walkways.
- Car parks shall be overlayed with a regular grid of suitable species of shade trees between parking rows at a ratio of 1 per 4 car-bays. Please refer to [Appendix 4](#) for a list of appropriate plant species.

BEST PRACTICE

- Extensive areas of paved parking areas in excess of operational requirements are undesirable and are discouraged.

3.8 CROSSES

Purchasers are to construct crossovers to the Town of Port Hedland's technical specifications. The proposed location of crossovers must be discussed with LandCorp as well as the Town of Port Hedland. A single rebate will be paid to the purchaser by LandCorp to the value stipulated in the sale contract upon practical completion of the designated crossover to the satisfaction of both LandCorp and the Town of Port Hedland.

MANDATORY REQUIREMENTS

- a) All lots require the installation of crossovers prior to the commencement of building/site use. All crossovers shall be sealed with concrete to the satisfaction of the Town of Port Hedland.
- b) Vehicle crossovers shall not be located within 10 metres of a street intersection.
- c) Multiple access points may be constructed to facilitate the effective use of the land for the proposed purposes, however it must be demonstrated that it will not impact on the efficiency of the road network.

BEST PRACTICE

- a) Shared crossovers between adjoining lots are encouraged to minimise the number of potential traffic conflict points within the road and to reduce construction costs.
- b) All access driveways should be located so as to achieve maximum sight distances.
- c) Provide adequate separation between crossovers to improve traffic safety and the ease of vehicle movement.

3.9 WASH DOWN BAYS AND REFUSE COLLECTION AREAS

MANDATORY REQUIREMENTS

- a) Where petrol, benzine, grease/oily matter or other flammable or explosive substances are likely to be discharged, a sealed wash down area and a petrol and oil trap must be installed and operated in accordance with Council requirements and is to be connected to an approved on-site effluent system.
- b) Each site requires adequate refuse and recycling areas. These areas are to be:
 - Constructed with bonded concrete flooring graded to an industrial floor waste gully (bucket trap);
 - Connected to an on-site effluent system; and
 - Provided with a tap with adequate mains supply, to the satisfaction of the Manager Environmental Health at the Town of Port Hedland.

If not fenced or otherwise enclosed, tie down points or alternative means of securing bins during cyclones must be provided.

3.10 SIGNAGE

Signage approvals can be incorporated into the Planning Approval for the building, with the details of the signage to be provided with the Planning Application. If no signage information is received as part of the planning application, any proposed signage will be subject to a subsequent and separate application to the Town of Port Hedland in accordance with Council requirements.

BEST PRACTICE

- a) All signs must be designed and placed in accordance with the Town of Port Hedland's Local Law - Signs, Hoardings and Bill Posting.
- b) The number of signs is to be in accordance with the Town of Port Hedland's Local Law - Signs, Hoardings and Bill Posting. The location of the sign adjacent to the lot entry is preferred. Where multiple occupancy is proposed, a composite sign is recommended with one panel per occupancy.
- c) Flood lighting is not recommended to illuminate signage. Electron-luminescent strips and fluorescent side-lit panels are preferred. Halo lighting and/or indirect illuminations or internally illuminated signs are preferred to direct lighting.
- d) Signage should be of a high design standard and shall be integrated into the building design (e.g. recessed into the façade, fascia or awning) and should not adversely impact visual amenity or conflict with architectural features.
- e) Signage should not intervene with vehicle sightlines.
- f) The following signs are discouraged:
 - Intermittent flashing illuminated signs;
 - Signage which display information unrelated to the use of a site;
 - Rotating or moving signs; and
 - Sequined or glittering signs.

3.11 FENCING

3.11.1 SIDE AND REAR FENCING

MANDATORY REQUIREMENTS

Security fencing will be permitted along side and rear boundaries (with the exception of the rear boundary of lots 201 to 214 which will be fenced by LandCorp) but shall not be constructed beyond the building line (refer to Figure 5). The minimum standard for security fencing is 1800mm – 2000mm rail-less chain link or steel mesh incorporating black coloured PVC coating with black gates, posts and fittings.

3.11.2 FRONT FENCING

MANDATORY REQUIREMENTS

The requirement for the installation of front fencing is at the purchaser's discretion. Should the purchaser require front fencing, LandCorp will undertake at its cost, the installation of such fencing across the primary and secondary frontages of dual frontage and corner lots, in accordance with the standards noted below.

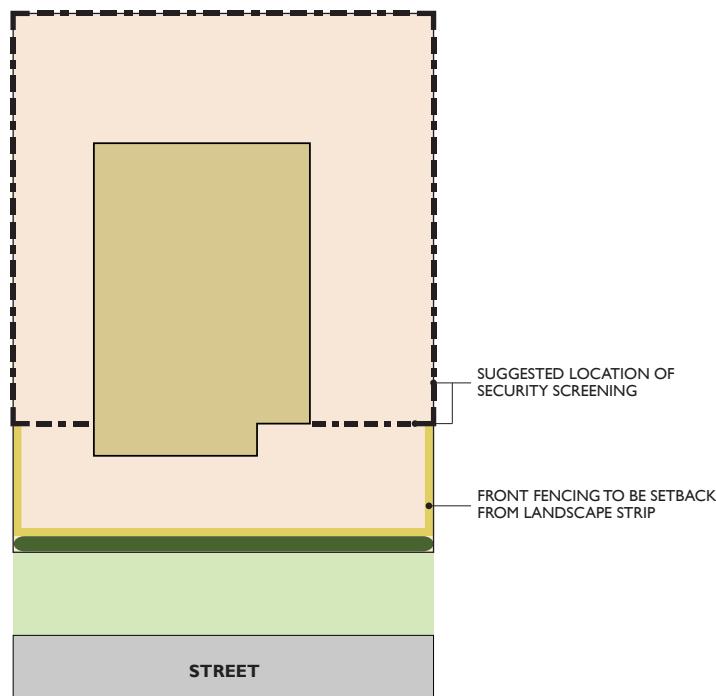


FIGURE 5 – FENCING PLAN

LandCorp will provide front fencing along all street frontages (setback behind the landscaping area) to the following specifications:

- Type: Garrison / Guardian
- Fence Panel : 1800mm High x 2000mm Wide
- Pickets : 25 x 25 x 1.6mm
- Rails : 40 x 40 x 1.6mm
- Posts : 65 x 65 x 2.5mm
- Gate Posts : 100 x 100 x 4mm
- Gate Frames : 50 x 50 x 1.6mm
- Gates : 6m, 8m or 10m (One (1) set of standard manual swinging gates provided)
- Colour : Dulux Powder Coated black
- Posts & Fitting : Dulux Powder Coated black
- Finish : Dulux Powder Coated black

3.12 ENERGY MANAGEMENT AND LIGHTING

BEST PRACTICE

- a) Site layout and building design should ensure:
 - Building orientation and openings maximise natural cross flow ventilation;
 - The length of any east and west facing facades is limited wherever possible; and
 - Provision of adequate shading of pedestrian and outdoor seating areas.
- b) Clerestory windows and/or roof vents should be provided within the building to ensure cross ventilation and heat purging.
- c) Glazing on east and west facades should be avoided or minimised, with the exception of street facing facades, which shall be appropriately shaded or treated to avoid solar glare.
- d) External lighting should be contained within the site and not be directed beyond the lot boundary in order to minimise adverse impacts on adjoining properties and passing motorists.
- e) External shading devices (overhangs, awnings, shutters and directional louvers) are encouraged for all north, west and east facing openings.
- f) Internal lighting should incorporate the following:
 - Use of natural daylight through skylights and clerestory windows;
 - Highly efficient light systems;
 - Ultrasonic ambient light/motion sensors; and
- a) Lighting management systems such as automatically timed sensor lights.
- g) High efficiency external lighting systems (e.g. T5 Triphosphor Fluorescent, motion sensors, time clock and/or photo sensitive cells to control operation hours) are encouraged.
- h) Down lights mounted on the façade should be avoided, while the up lighting of surface façades is to be encouraged.
- i) Provision of solar hot water systems (minimum 4 star rating), or 5 star gas or heat pumps system for all buildings that require hot water facilities.
- j) Buildings should maximise energy efficiency, through measures such as insulation, and low embodied energy materials.
- k) Developments should incorporate the following fit outs:
 - 4 star cooling/heating system;
 - AAA rated shower heads;
 - AAA rated tap ware and flow regulators; and
 - AAA dual flush toilets.



3.13 LANDSCAPING AND STORMWATER MANAGEMENT

All lots require a 3.0m wide landscape strip along all street frontage boundaries within the lot. Drainage management measures are to be integrated into this strip through the installation of vegetated allotment swales.

LandCorp shall undertake at its cost:

- landscaping to the verge areas to achieve a uniform quality streetscape within the Estate. LandCorp may undertake to maintain the verge landscaping until the Date of Practical Completion if required;
- landscaping and installation of reticulation infrastructure to the mandatory 3m landscaping strip across the frontages of lots located within the Estate and for corner lots, landscaping and the installation of reticulation infrastructure to secondary street frontages of the Landscaping Strip;

LandCorp will provide additional screening and landscaping adjacent to Great Northern Highway and key entry roads consistent with a Landscape Master Plan prepared by LandCorp.

The lot owner will be responsible for ongoing maintenance of the 3.0m landscape strip within the lot boundary and the verge landscaping in front of the lot.

MANDATORY REQUIREMENTS

- a) A minimum 3 metre landscaped strip is required to any street frontage, adjacent the property boundary to soften buildings and parking areas (refer **Figure 6**).
- b) Prior to discharging into the street drainage network, stormwater is required to be directed through a swale within the landscape strip along the front boundary (refer **Figure 7**).
- c) Native vegetation chosen for landscaping in the swales should be compatible with the use of that land.
- d) All new planting within the development shall comprise of species selected from those listed in **Appendix 4**.
- e) New planting areas (except for drainage swales) shall have 100% coverage of mulch to a minimum thickness of 75mm to retain moisture, control spread of weeds and reduce dust.
- f) Trees with high canopies and low growing shrubs should be adequately spaced and located within the front setback to allow views into and from the site. Landscape elements shall be less than 900mm or above 2000mm in height. Mature trees are to be pruned clear to a minimum of 1800mm above ground level.

Lot Frontage Landscape

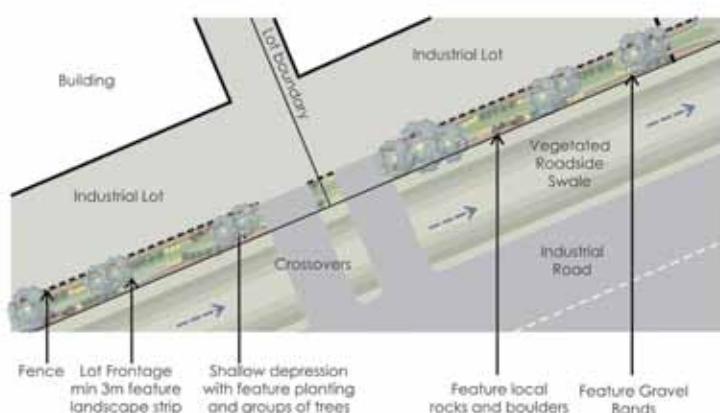


FIGURE 6 – LANDSCAPE PLAN

- g) Design landscape in the vicinity of the crossover into the site in a manner that preserves the sightlines for vehicles.
- h) When planning the site layout and landscaping, lot owners are required to provide for:
 - Best practice low flow/trickle irrigation;
 - Fully automated programmable water controller/timer system; and
 - Water sensitive landscaped areas that comprise of native vegetation species and vegetated drainage swales (refer **Appendix 4**).

BEST PRACTICE

- a) Site layout, building location, car parking, landscaping and setbacks should be established having consideration for on-site stormwater management.
- b) Landscaping is to be of an appropriate scale relative to the road reserve and building bulk.
- c) Take into account the provision of shade. Vegetation can be incorporated into a development's sustainable design features by reducing heat load through the shading of buildings.
- d) Where possible all site areas not required for operational needs should be mulched and vegetated to provide moisture retention, weed control and reduce dust, even as a temporary measure.
- e) Use of hardscape materials that are sympathetic to the colours of the local landscape.

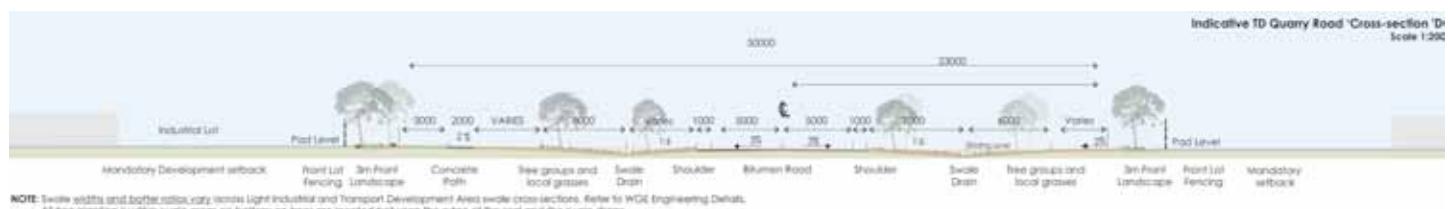


FIGURE 7 – INDICATIVE DRAINAGE SWALE SECTION



3.14 BUILDING CHARACTER AND ARTICULATION

MANDATORY REQUIREMENTS

- a) The front elevation shall be articulated to contribute to the streetscape. This may include but are not limited to:
 - Changes in wall planes and height;
 - Varied façade alignment;
 - Projections and/or recessions;
 - The use of different building materials and colours;
 - Incorporating horizontal or vertical elements such as recessed walls or banding;
 - Defining the window openings, fenestration, building entrances and doors;
 - Integrated signage;
 - The use of vertical, horizontal and/or angled grids. These could be expressed through feature joints in the building façade;
 - Emphasis of structural and functional elements such as sun shading devices, noise barriers, louvre vents and exposed braces; and
 - Feature roof forms, parapets and overhanging elements.
- b) Large expanses of highly reflective building materials and mirror glass windows shall be avoided to reduce heat and glare impacts on the adjacent public streets and properties.
- c) Representative areas such as office/administrative components are to be designed as focal points and must include a building element such as a verandah, canopy or colonnade facing the public street and parking areas with a minimum depth of 2.0 metres.
- d) Where possible side walls (where not located on a property boundary) are to include openings (such as windows, clerestory windows, doors, roller shutters) to promote cross ventilation.
- e) Materials used for the construction of walls on or near boundaries shall be of a similar standard to the materials used for the remainder of the building. These walls shall be rendered or painted and fully integrated into the building design.

BEST PRACTICE

- a) Entrance points to buildings are encouraged to be designed as focal points. Building entries are to be enhanced by landscape design and be clearly lit at night.
- b) The design of buildings should allow for the possibility of some adaption and flexibility. Ensure that the internal layout, position of entrances, stairs and methods of construction allows some flexibility in its use to enhance its life expectancy and long term value.
- c) The design of outbuildings should be considered with the whole of site planning so that they may present as an integrated development; where possible, future expansion and staging should be considered so as to integrate with existing buildings.

3.15 MATERIAL FINISHES AND COLOUR

MANDATORY REQUIREMENTS

- a) The following factors should be considered when selecting materials:
 - Suitability for the use and context;
 - Long term appearance of development;
 - Durability;
 - Environmental impacts; and
 - Thermal performance.

- b) All external building materials shall be cyclone resistant as required to comply with the building code of Australia.
- c) Light coloured roof and wall materials with a solar absorbency of less than 0.35 are encouraged to reduce heat gain.

BEST PRACTICE

- a) The visual impact of colours and finishes of wall and roof cladding materials should be considered in relation to the background and context of the building. Generally more subdued and non-reflective finishes are encouraged as they can reduce the overall impact of a building.
- b) The use of glazing on the street frontage is encouraged. Glazed areas are to be divided into sections to articulate large expanses of glass and to reinforce horizontal lines and built form. Glazing should be applied with consideration of solar heat impacts on internal areas.
- c) Building should incorporate the use of recycled and recyclable building materials where possible.
- d) All developments within a site should have consistent use of colours, form, and materials. Outbuildings and ancillary installations should be compatible with the design theme established by the primary building.

3.16 EXTERNAL FIXTURES

MANDATORY REQUIREMENTS

External fixtures and equipment such as roof ventilation, exhaust towers and plumbing pipes must be effectively screened from view using roof structures and architectural elements or be designed as an integral part of the building.

3.17 FLOOD WATER AND STORM SURGE

MANDATORY REQUIREMENTS

- a) The minimum fill level for any proposed development is RI 6.0m AHD and
- b) The minimum finished floor plan level for buildings is RI 6.3m AHD;

BEST PRACTICE

The area may be affected by storm surge or flood events. Landowners should therefore conduct all relevant enquiries and investigations in relation to implementing appropriate design measures to minimise the impact of any storm surge or flood events over the area.

In this regard, Landowners are encouraged to consider the use of the following best practice measures in order to minimise the impact of such events:

- a) Electrical fittings at least 1.2m above the Building Floor Level or minimum 7.5m AHD
- b) Storage of valuable or hazardous goods and materials at or above 7.5m AHD; and
- c) The use of water resistant building materials for foundation, footings floors and walls below 7.5m AHD

The above measures are provided for guidance purposes only and are not mandatory design guidelines. LandCorp will not be responsible for the impact of such events.

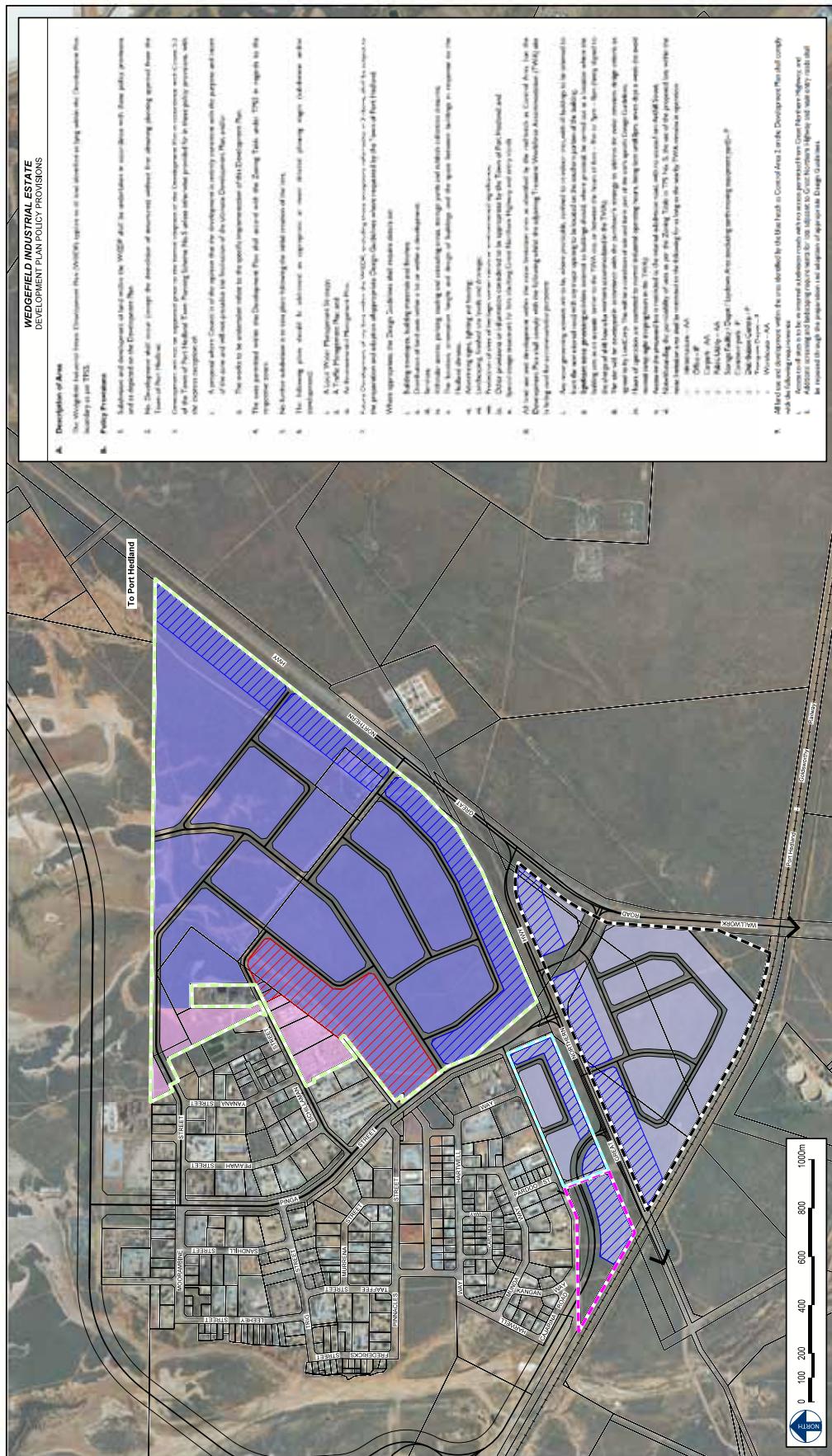
APPENDIX 1

TPS 5 ZONING TABLE (CURRENT AS AT 20 MAY 2011)

	ZONING TABLE AMD 24 GG 08/02/11																	
	Residential	Urban Development	Transient Workforce Accommodation	Town Centre	Commercial	Tourism	Mixed Business	Airport	Strategic Industry	Industry	Industrial Development	Rural	Rural Residential	Community	Health	Education	Transport Development	Light Industry
Residential																		
1 Aged or Dependent Persons Dwelling	AA	AA	~	AA	AA	AA	~	~	~	~	~	AA	SA	IP	IP	IP	~	~
2 Ancillary Accommodation	IP	IP	~	IP	~	~	IP	~	~	~	~	IP	IP	IP	~	~	~	~
3 Cabin <i>AMD 15 GG 24/3/09</i>	~	~	~	~	~	AA	~	~	~	~	~	~	~	~	~	~	~	~
4 Caretaker's Dwelling	IP	IP	IP	AA	AA	IP	IP	~	~	~	~	IP	~	IP	IP	IP	~	~
5 Chalet <i>AMD 15 GG 24/3/09</i>	~	~	~	~	~	AA	~	~	~	~	~	~	~	~	~	~	~	~
6 Grouped Dwelling	P	P	~	AA	AA	~	~	~	~	~	~	AA	~	IP	IP	IP	~	~
7 Guesthouse <i>AMD 15 GG 24/3/09</i>	~	~	~	~	~	AA	~	~	~	~	~	~	~	~	~	~	~	~
8 Holiday Accommodation	~	~	~	AA	~	AA	~	~	~	~	~	IP	~	~	~	~	~	~
9 Holiday Home <i>AMD 15 GG 24/3/09</i>	~	~	~	~	~	AA	~	~	~	~	~	~	~	~	~	~	~	~
10 Home Business <i>AMD 13 GG 15/02/11</i>	AA	AA	AA	AA	~	AA	~	~	~	~	~	AA	AA	~	~	~	~	~
11 Home Office <i>AMD 13 GG 15/02/11</i>	P	P	P	P	~	P	~	~	~	~	~	P	P	~	~	~	~	~
12 Home Occupation <i>DELETED BY AMD 13 GG 15/02/11</i>	AA	AA	AA	AA	~	AA	~	~	~	~	~	AA	AA	~	~	~	~	~
12 Hotel	~	~	~	AA	AA	AA	~	AA	~	~	~	SA	~	~	~	~	~	~
13 Lodge <i>AMD 15 GG 24/3/09</i>	~	~	~	~	~	AA	~	~	~	~	~	~	~	~	~	~	~	~
14 Motel	~	~	~	AA	AA	AA	~	SA	~	~	~	SA	SA	~	~	~	~	~
15 Movable Dwelling	~	~	AA	~	~	AA	~	~	~	~	~	AA	~	~	~	~	~	~
16 Multiple Dwelling	SA	SA	~	SA	SA	SA	~	~	~	~	~	~	~	~	~	~	~	~
17 Residential Building	AA	AA	AA	AA	~	AA	~	~	~	~	~	AA	AA	IP	IP	IP	~	~
18 Rural Settlement	~	~	~	~	~	~	~	~	~	~	~	AA	SA	~	~	~	~	~
19 Serviced Apartment <i>AMD 15 GG 24/3/09</i>	~	~	~	~	~	AA	~	~	~	~	~	~	~	~	~	~	~	~
20 Short Stay Accommodation <i>AMD 15 GG 24/3/09</i>	~	~	~	~	~	AA	~	~	~	~	~	~	~	~	~	~	~	~
21 Single House	P	P	~	AA	~	~	AA	~	~	~	~	AA	P	AA	IP	IP	~	~
22 Transient Workforce Accommodation	SA	AA	P	~	~	~	~	AA	SA	~	~	SA	~	~	~	~	~	~
23 Tourism Development <i>AMD 15 GG 24/3/09</i>	~	~	~	~	~	AA	~	~	~	~	~	~	~	~	~	~	~	~
24 Tourist Resort <i>AMD 15 GG 24/3/09</i>	~	~	~	~	~	AA	~	~	~	~	~	~	~	~	~	~	~	~
Industry																		
25 Abattoir	~	~	~	~	~	~	~	~	~	~	~	SA	SA	SA	~	~	~	~
26 Agriculture	~	~	~	~	~	~	~	~	~	~	~	P	AA	~	~	~	~	~
27 Arts and Crafts Centre	SA	SA	~	AA	AA	AA	AA	IP	~	~	~	AA	AA	AA	IP	IP	~	~
28 Container Park <i>AMD 24 GG 08/02/11</i>	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	P	~
29 Distribution Centre <i>AMD 24 GG 08/02/11</i>	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	P	AA
30 Fuel Depot <i>AMD 24 GG 08/02/11</i>	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	AA	~
31 Intensive Agriculture	~	~	~	~	~	~	~	~	SA	~	SA	~	AA	AA	~	~	~	~
32 Harbour Installation <i>AMD 24 GG 08/02/11</i>	~	~	~	~	~	~	~	~	P	AA	~	~	~	~	~	~	AA	~
31 Hire Service (Industrial) <i>AMD 24 GG 08/02/11</i>	~	~	~	~	~	~	AA	~	~	P	AA	~	~	~	~	~	P	AA
32 Industry - Cottage	SA	SA	~	AA	AA	~	P	~	~	~	~	AA	AA	AA	~	~	~	P
33 Industry - Extractive	~	~	~	~	~	~	~	~	AA	AA	AA	AA	AA	AA	~	~	~	~
34 Industry - General	~	~	~	~	~	~	~	~	IP	~	AA	AA	AA	~	~	~	~	~
35 Industry - Light	~	~	SA	~	~	AA	IP	~	P	AA	~	~	~	~	~	~	~	~
36 Industry - Noxious	~	~	~	~	~	~	~	~	SA	SA	SA	SA	SA	SA	~	~	~	~
37 Industry - Rural	~	~	~	~	~	~	~	~	AA	AA	P	SA	~	~	~	~	SA	~
38 Industry - Service	~	~	SA	~	~	AA	IP	~	P	AA	~	~	~	~	~	~	~	AA
39 Industry - Resource Processing	~	~	~	~	~	~	~	~	P	~	SA	SA	SA	~	~	~	~	~
40 Industry - Transport <i>AMD 24 GG 08/02/11</i>	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	AA	~
41 Infrastructure	AA	P	AA	AA	AA	AA	AA	AA	P	AA	P	AA	AA	AA	AA	AA	AA	AA
42 Stockyard	~	~	~	~	~	~	~	~	~	SA	AA	P	~	~	~	~	~	~
43 Storage facility/depot/laydown area	~	~	~	~	~	~	SA	IP	IP	AA	AA	AA	~	~	~	~	SA	~
44 Transport Depot <i>AMD 24 GG 08/02/11</i>	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	P	~
45 Truck Stop <i>AMD 24 GG 08/02/11</i>	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	SA	~
Commerce																		

APPENDIX 2

WEDGEFIELD DEVELOPMENT PLAN



WEDGEFIELD INDUSTRIAL ESTATE DEVELOPMENT PLAN
WEDGEFIELD INDUSTRIAL ESTATE

PLAN 14

RPS Environment and Planning Pty Ltd
ACN 018 000 977
ABN 45 008 680 977
PO Box 465 Subiaco WA 6804
38 Station Street
Subiaco WA 6808
T: +61 9 321 1111
F: +61 9 321 1122
W: rpsgroup.com.au

LandCorp : CLIE
1:15:000@A3 : SCA
20 May 2011 : DAT
3414_14-005e_DP.dwg : PLAN
e : REV
T.C. : PLA
L.W. : DRA
N.T. : CHE

Legend:

- LIGHT INDUSTRY
- TRANSPORT DEVELOPMENT INDUSTRY
- CONTROL AREA 1
- CONTROL AREA 2

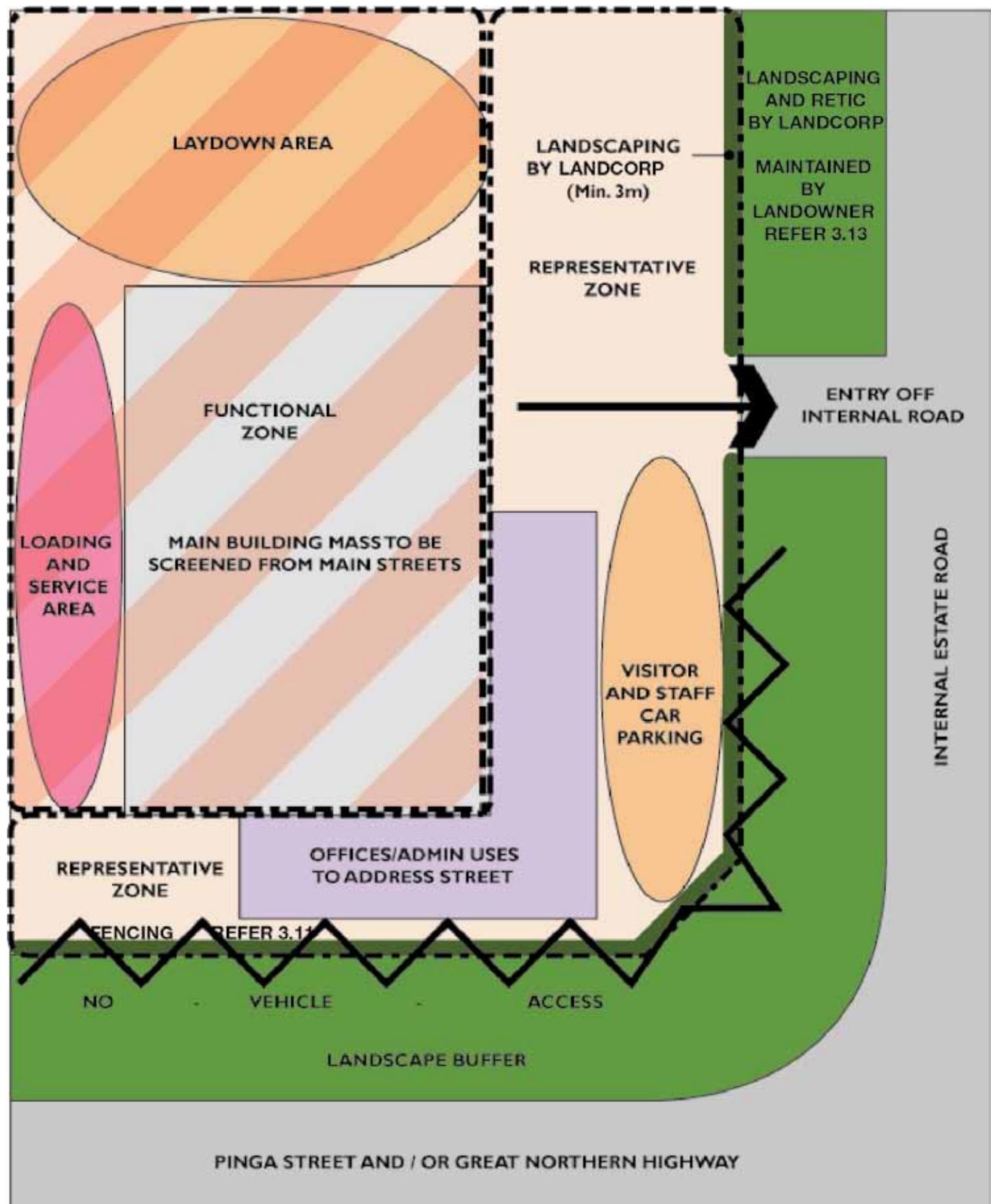
LIA 3
LIA 4
LIA 5
TRAN
DEVE

Base data supplied by L
Photography dated Octo
+/- 4m. Projection MGA
subject to final survey calc
are shown for illustrative p
ct to detailed engineering

Aeriel Accuracy
Areas and dimensions shown are subject to change.

APPENDIX 3

INDICATIVE SITE LAYOUT PLAN



APPENDIX 4

PLANT LIST



Hedland Junction, Wedgefield Industrial Estate Planting

TREES				FEATURE GROUNDCOVERS AND GRASSES			
Code	Scientific Name	Common Name	Height x Spread	Code	Scientific Name	Common Name	Height x Spread
Aci	<i>Acacia citrinoviridis</i>	Pilbara Jam	2-9m	Aad	<i>Acacia adoxa</i>	-	0.1-1.2 m
Aco	<i>Acacia coriacea</i>	Weeping Wirewood	7m	Cro	<i>Canavalia rosea</i>	Wild Jack Bean	spreading
Apr	<i>Acacia pruinocarpa</i>	Gidgee	3-12m	Imu	<i>Ipomoea muelleri</i>	Poison Morning Glory	0.2 x 2m
Cfl	<i>Corymbia flavescens</i>	Wrinkle-leaf ghost gum	3-15 m	Sfo	<i>Swainsona formosa</i>	Sturt Desert Pea	0.05-0.2 m x 3m
Cop	<i>Corymbia opaca</i>	Bloodwood	3-15m	T.sp	Triodia Species	Spinifex	0.25-2m
Eca	<i>Eucalyptus camaldulensis</i>	Red River Gum	15m	BUSH/REVEGETATION SHRUBS			
Elu	<i>Eucalyptus leucophloia</i>	Snappy Gum	8m	Abi	<i>Acacia bivenosa</i>	-	to 3m
Evi	<i>Eucalyptus viminalis</i>	Coolibah	15m	Aco	<i>Acacia coriacea</i>	Wirewood	1-10 m
Mar	<i>Melaleuca argentea</i>	Silver Cadjeput	3-18m	Asc	<i>Acacia sclerosperma</i> ssp. <i>Sclerosperma</i>	-	1-4(-6)m x spreading
Tca	<i>Terminalia canescens</i>	Wingnut Tree, Joolal	3-10m	Atr	<i>Acacia trachycarpa</i>	Minni Ritchi	1-4(-6) m x spreading
FEATURE SHRUBS				Mia	<i>Melaleuca laisiandra</i>	-	0.6-5 m
Code	Scientific Name	Common Name	Height x Spread				
Pca	<i>Ptilotus calostachyus</i>	Weeping Mulla Mulla	0.2-2 m				
Pex	<i>Ptilotus exaltatus</i>	Tall Mulla Mulla	0.3-1.2 m				
Efa	<i>Eremophila fraseri</i>	Burra	0.5-3(-4)m				
Pam	<i>Pimelea ammocharis</i>	Desert Pimelea	0.2-1.5 x 1.5m				
Sar	<i>Senna artemisioides</i> ssp <i>oligophylla</i>	Oval-Leaf Cassia	to 2m				

LANDCORP

Level 3 Wesfarmers House
40 The Esplanade Perth
Western Australia 6000

Postal Address Locked Bag 5
Perth Business Centre
Western Australia 6849

T (08) 9482 7499
F (08) 9481 0861

www.landcorp.com.au