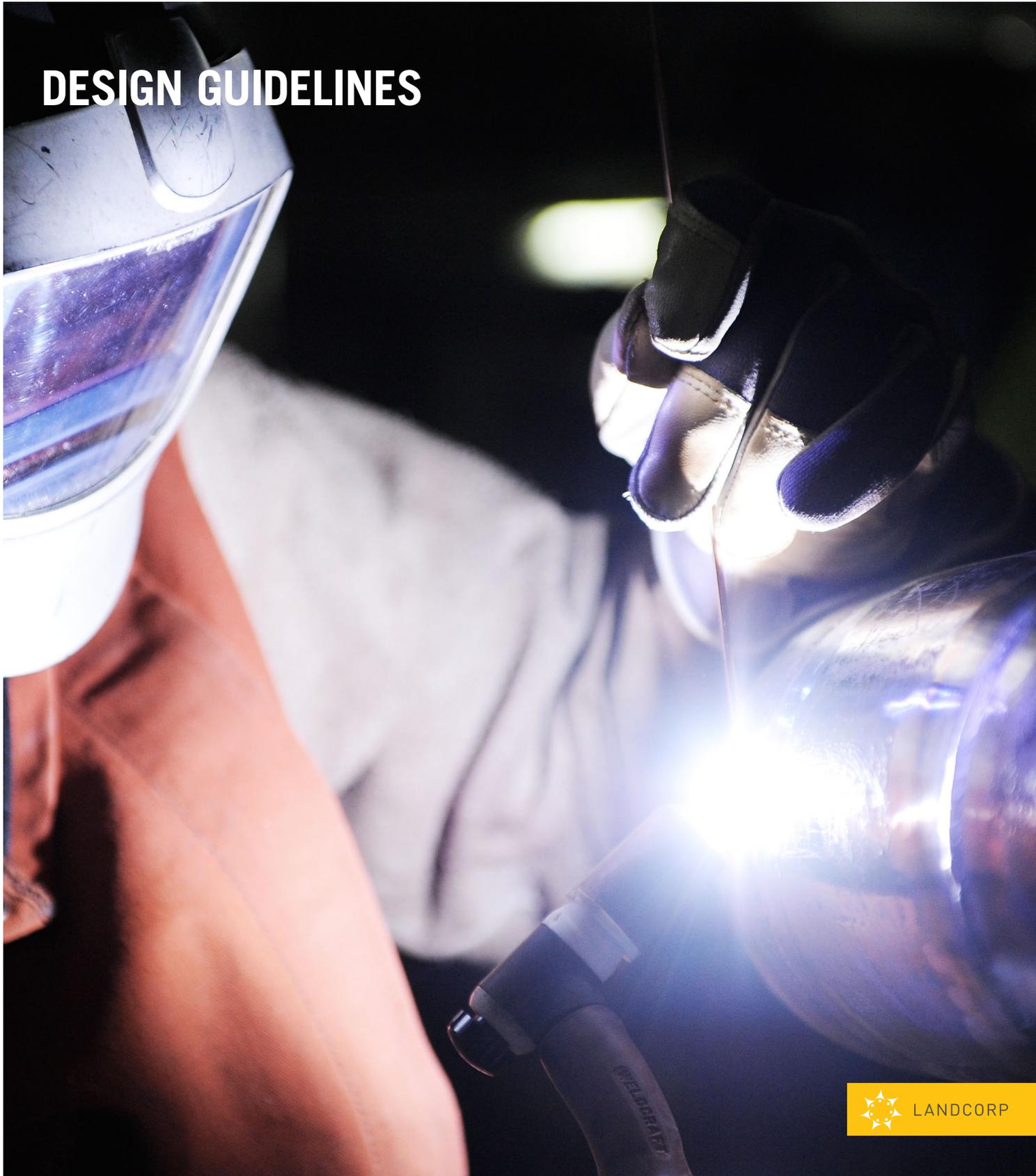


WEDGEFIELD LIA 2 INDUSTRIAL DEVELOPMENT

DESIGN GUIDELINES



PREFACE

This document has been structured to indicate a number of **Mandatory Requirements** which reflect the controls and conditions under the Town of Port Hedland Town Planning Scheme No. 5 and the Building Code of Australia. A number of additional **Mandatory Requirements** are specific to the LIA 2 area and have been imposed by LandCorp. This document also outlines a number of **Best Practice** requirements which should be addressed by landowners and will be used by LandCorp in the assessment of development applications within the LIA 2 area.

DEVELOPMENT APPROVALS

Prior to the commencement on site of any building works, two (2) sets of plans and specifications describing the proposed works in respect to that lot are to be submitted to LandCorp for assessment against the **Design Guidelines** prior to applications being submitted to the Town of Port Hedland for approval.

The Town of Port Hedland will not finalise applications unless the developer has LandCorp's prior approval. Each submission needs to include the following:

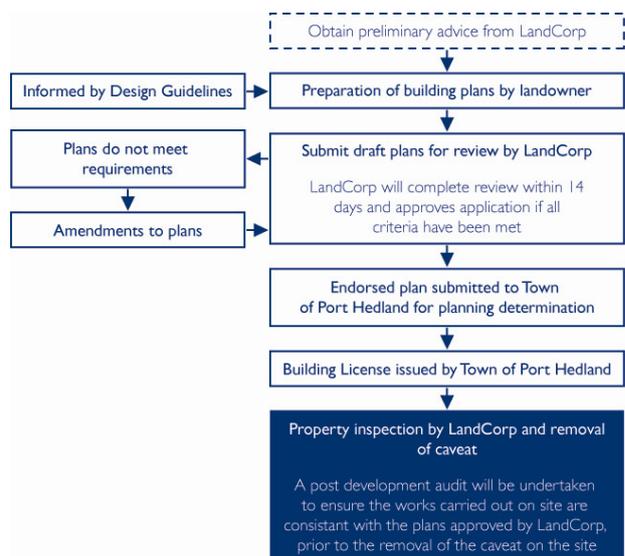
1. Brief Statement detailing the proposed operations.

2. Sketch Plans including:

- a) Site Plan with existing contours, flood level(s), building location, arrangement and dimensions of car parking areas, bin areas, loading and unloading areas and display areas;
- b) Building layout showing internal arrangement of building specifying floor space usage and areas, and the location of openings; and
- c) Elevations, sections and perspectives of the proposed buildings sufficient to describe the character of the proposal including internal details and signage concepts, plus a guide to anticipated use of materials, colours and finishes.

The information described above will be checked promptly by LandCorp to ascertain whether the concept adheres to the intent of the Design Guidelines. Adjustments may be required if the intent of the Guidelines is not observed.

The following flow chart maps out the process for the development process:



SITE LAYOUT AND BUILDING ORIENTATION

BEST PRACTICE

When planning for the highest and best use of a lot, the sensible orientation of buildings to take advantage of passive solar values and prevailing winds should be optimised. These simple and logical design factors can significantly reduce everyday running cost of buildings with little or no additional building cost.

A simple guide to passive solar building design is:

- Orientation and openings to maximise the north and south exposure;
- Orientation and openings to maximise natural cross flow ventilation, e.g. cooler winter breezes;
- Minimise east and west facing orientation, openings and windows, or provide adequate shading; and
- Well considered landscaping to provide valuable shade throughout summer and the use of winter sun.

SITE COVERAGE

MANDATORY REQUIREMENTS

Site coverage shall be in accordance with the Town of Port Hedland Town Planning Scheme No. 5.

BUILDING SETBACKS AND LOCATION

MANDATORY REQUIREMENTS

Building setbacks shall be in accordance with the Town of Port Hedland Town Planning Scheme No. 5.

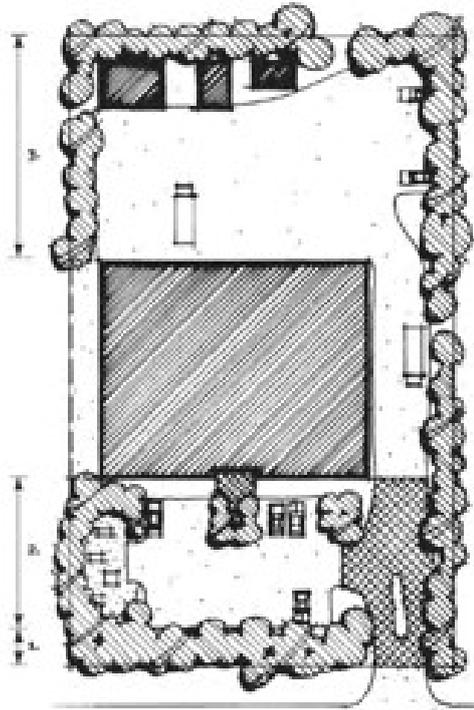
Additional setback requirements apply to the western edge of Lots 1, 4 and 5 in acknowledgment of the retaining wall as illustrated on the sales plan. The following setback requirements apply:

- Development shall be setback a minimum of three metres from the western boundary of Lots 101, 104 and 105;
- No parking of vehicles or storage of materials shall occur within three metres of the western boundary of Lots 101, 104 and 105; and
- Iron Ore Street is to be acknowledged as the primary frontage for Lot 110, with the building frontage to Oxide Way to be of an acceptable standard. The same setback and landscape requirements apply to both the primary and secondary frontages.

BEST PRACTICE

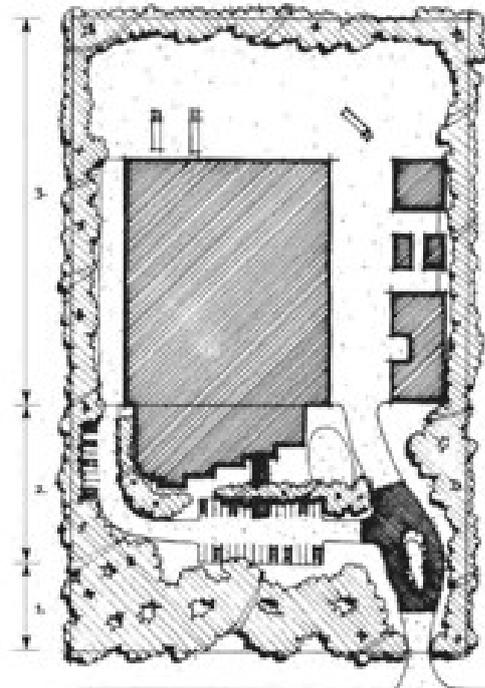
Between the main road frontage of a lot and the building line, land shall not be used for any purpose other than:

- Vehicle parking;
- Landscaping; and
- With the approval of the Council, the temporary storage of materials which are appropriately screened.



EXAMPLE 1
SMALL SCALE DEVELOPMENT
 Incorporates various principles of site planning, i.e;

1. Landscape buffer
2. Visitor parking, product display
3. Service areas, outbuildings



EXAMPLE 2
MEDIUM SCALE DEVELOPMENT
 Incorporates various principles of site planning, i.e;

1. Landscape buffer
2. Visitor parking, staff parking, product display administration & sales
3. Service areas, outbuildings & storage areas

CAR PARKING

MANDATORY REQUIREMENT

On site parking shall be provided in accordance with the Town of Port Hedland Town Planning Scheme No. 5.

BEST PRACTICE

Car parking can be placed between the landscape setback and the building line. Similarly, bay sizes, driveway widths and turning circles are to suit these and other functional requirements. On street parking is discouraged within the Industrial Area: the roads are likely to be used by large trucks and other heavy vehicles and street parking would impede manoeuvrability and safety.

Design Considerations

Roadways and parking within a development should be planned to achieve the following:

- Separation of service/haulage vehicles from visitor and staff parking areas;
- Siting of parking areas adjacent to areas of buildings that are commonly accessed;
- Provide suitable species of shade trees at a ratio of 1 tree per 4 car-bays, evenly throughout parking areas;
- Provide clear paths for pedestrian movement separate from areas of frequent vehicular movement; and
- Consider the visitor parking areas as an extension of the corporate/market image in terms of its presentation.

LANDSCAPING

MANDATORY REQUIREMENT

Landscaping shall be provided in accordance with the Town of Port Hedland Town Planning Scheme No. 5. Council will require the preparation and lodgement of a comprehensive Landscape Plan as a condition of development approval.

Design Considerations

The following requirements must be addressed prior to assessment by LandCorp:

- Development must provide a 2m landscaping strip to the front of the lot;
- Shade trees shall be provided one (1) tree per 4 car parking bays provided on the site.
- To retain the benefits of good quality landscaping, it is essential that maintenance is carried out regularly by a qualified landscape professional to both verge and lot areas.

In accordance with this provision when planning the site layout and landscaping lot owners are required to:

- Install best practice low flow trickle irrigation;
- Install programmable water controller/timer system; and
- Create water sensitive landscaped areas that comprise of native vegetation species and vegetated drainage swales.

EXTERNAL SERVICE & STORAGE AREA

BEST PRACTICE

Service and storage areas should be screened behind the front building line and from the street. Landscaping and fencing can be utilised to screen these areas.

FENCING

BEST PRACTICE

Security fencing is permitted along the side and rear boundaries. Where security fencing is required along the street frontage, it should be set back to the building line, but as a minimum, must be set behind the required landscaping and be in keeping with the character and design of the proposed built form.

The minimum standard for street frontage fencing is dark coloured PVC coated galvanised link mesh with dark coloured support members or dark coloured palisade fencing. A maximum fencing height of 1.8m applies.

CARETAKERS DWELLINGS

MANDATORY REQUIREMENT

Pursuant to the Zoning Table, Clause 3.2.7 and Appendix 2 of the Town of Port Hedland Town Planning Scheme No. 5, caretaker's dwellings are NOT a permitted use.

NATURAL RESOURCE MANAGEMENT

BEST PRACTICE OPTION

Water use

The supply of potable water in Western Australia is a critical issue. The following options for building fit out are consistent with the Building Code of Australia (BCA) Five Star Plus energy and water efficiency measures:

- Solar or five-star gas (or heat pump) hot water systems;
- Water efficient showerheads;
- Water efficient tap fittings in all kitchen sinks and bathroom basins; and
- Water efficient dual-flush toilets.

To support sustainability, by reducing unnecessary energy use, proposed designs should consider the use of the following which are complimentary to the passive design criteria included under "Site Layout and Building Orientation", are inexpensive to install, will help save electricity costs and promote the efficient use of resources:

Internal lighting

- Use of natural lighting to reduce energy usage;
- High efficiency light systems;
- Ultrasonic ambient light / motion sensors; and
- Lighting management systems.

External lighting

- High efficiency light systems (eg. T5 Triphosphor Fluorescent);
- Time clock and/or photo sensitive cells to control operation hours;
- Motion detectors where appropriate;
- No glare of light spill shall adversely impact adjoining properties; and
- No glare or light spill shall impact passing motorists.

Water use

- Plumbing to toilets to allow for alternative water supply at a later date; and
- Plumbing drainage to allow easy recycling of grey water at a later date;

BUILT FORM CHARACTER AND DETAIL

BEST PRACTICE

The following principles are a guide to the development of an appropriate architectural character and aim to achieve a higher standard of building design within the LIA 2 area.

Design Considerations

- The front elevation should be designed to address the street and to provide a corporate image and an inviting entrance;
- Architectural form, and character should avoid large unrelieved expanses of wall or roof;

- Where more than one building is planned for a site, their design should result in the creation of a group of integrated buildings presenting a harmonious image;
- The main entrance should be on the front elevation or close to the front of the building, clearly visible from the street; and
- Entrance points to buildings should be designed as focus points and must provide protection for pedestrians by means of a substantial integrated building element such as a veranda, canopy or colonnade (see below examples).

Flood Water and Storm Surge

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 minimum Building Floor Level of 6.3m Australian Height Datum (AHD);
- Electrical fittings at least 1.2m above the Building Floor Level or minimum of 7.5m AHD;
- Storage of valuable or hazardous goods and materials at or above 7.5m AHD; and
- 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.

MATERIALS, FINISHES AND COLOUR

MANDATORY REQUIREMENT

Building façades shall be constructed of materials in accordance with the Town of Port Hedland Town Planning Scheme No. 5.

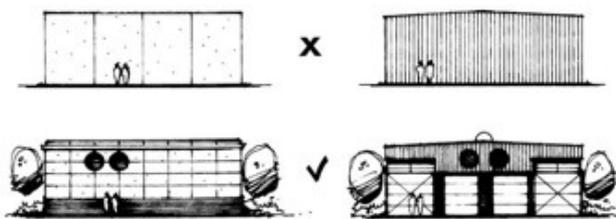
BEST PRACTICE

Broad facades of uniform material should be broken down into sections to create variety and interest. The aim is to give an impression of building articulation by girding, colour contrast, material variation or use of bracing, roller doors etc.

Design Considerations

Simple building structures need not be basic and unattractive; consideration should be given to 'breaking up' the facade to create interest:

- Use of elements such as vent louvres, bracing and placement of rollerdoors can break up non-articulated front facades.
- Consider jointing within precast / tilt-up panels of compressed sheet / metal and brick banding / rendered panels.



OUTBUILDINGS AND OTHER STRUCTURES

BEST PRACTICE

Where there are numerous separate buildings on the site, the design of each should be considered with the whole of site's planning so that they may present as an integrated development; where possible, future expansion and staging should be considered so as to integrate these buildings. Also, use of colours, form and materials should be consistent amongst all these buildings.

SIGNAGE AND GRAPHICS

MANDATORY REQUIREMENT

Advertising shall be constructed in accordance with the Town of Port Hedland Town Planning Scheme No. 5 and Council's Local Laws relating to Signs and Hoardings.

BEST PRACTICE

Design Considerations

Advertising and signage attached to the buildings shall be designed to be an integrated part of the building, eg. recessed into the facade, fascia or awning.

PLANT AND EQUIPMENT

BEST PRACTICE

All plant and equipment should be screened or remote from public areas, particularly from the street. The exception to this may be where stacks or ductwork that is necessary are used as a 'design element'.

LANDCORP
LEVEL 6 WESFARMERS HOUSE
40 THE ESPLANADE PERTH
WESTERN AUSTRALIA 6000
T (08) 9482 7499 F (08) 9481 0861
www.landcorp.com.au

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