

4.3 INDUSTRIAL DESIGN GUIDELINES

INTRODUCTION

Where this Policy is inconsistent with the provisions of a specific Policy or Guidelines applying to a particular site or area, the provisions of that specific Policy or Guidelines shall prevail.

Applications Subject of this Policy

All development within the Industry Zone shall be subject to these guidelines.

Guideline Area

The Guideline encompasses all land within the Industry Zone.

Precincts

The Industry Zone is divided into precincts; each precinct also has a specific Statement of Intent as outlined in the map and precinct descriptions below:



Figure 1: Map of Osborne Park Industrial Precincts

Note: Dianella and Balcatta Precincts are as per Industry Zone in those areas.

Balcatta Precinct

The Balcatta Precinct is designed to allow for larger lots set in landscaped surroundings with greater building setbacks to soften the traditional unsightly appearance of industrial areas. Balcatta is situated within the Gwelup Underground Water Protection Area and developments need to comply with the DoW's Water Quality Protection Note No.25, *Land Use Compatibility in Public Drinking Water Source Areas*.

Herdsman Precinct

The Herdsman Precinct is designed to allow for a broad range of high amenity, employment-generating land uses set in landscaped surroundings. New development proposals should protect the amenity of existing land uses and enhance the streetscape.

Development of the Precinct away from predominantly industrial uses to a greater mix of uses is intended for the future. In the short term, large-scale office uses shall be permitted within 500 metres of Glendalough Train Station, while the remainder of the area will have limited office uses amongst other permitted uses.

Road connectivity should be improved through the provision of new access roads linking Walters Drive to Scarborough Beach Road, in order to improve pedestrian access to the bus services provided along this activity corridor, and improve the economic efficiency of the area.

Osborne Precinct

The Osborne Precinct is all the remaining industrial land not contained within any of the above precincts. This area is designed to allow for a broad range of large scale and small scale industrial uses on a variety of lot sizes. In the short term, large-scale office uses shall be permitted within 500 metres of Glendalough Train Station.

Dianella Precinct

The Dianella Precinct is designed to allow for a broad range of low scale industrial uses on relatively small lots. However, the transition of this Precinct towards a mix of uses is being investigated.

SUBMISSION REQUIREMENTS

- A Water Protection Management Plan may be required for applications for 'Noxious Industry' or 'General Industry' within the Osborne Park and Balcatta Precincts for sites that are unsewered or contained within the Water Protection Area; and
- An Acoustic Report prepared by a qualified noise consultant may be required for applications in the Herdsman Business Park Precinct, where the City deems this to be important.

GENERAL DESIGN GUIDELINES

Lot Layout

Minimum Lot Area

Balcatta & Herdsman Precincts

- Green title lots shall have a minimum lot size of 3000m².

Other Precincts

- Green title lots shall have a minimum lot size of 2000m².

Minimum Width of Lot

- 30m minimum for green title lots.

Built Form & Design

Street Setbacks

Balcatta Precinct

- 6.0m landscaping strip on all street frontages; and
- 18.0m building setback on primary street frontages.
- Secondary Street setbacks to be 9.0m.

Other Precincts

- 1.5m landscaping strip on all street frontages; and
- 9.0m buildings setback on primary street frontages.
- Secondary Street setbacks to be 9.0m and may be reduced to 6.0m on lots less than 2000m² in area.

Street Façade

All Precincts

- The street façade shall be articulated to break-up straight plain facades through the use of at least four of the following in the Herdsman Precinct and three of the following in all other precincts:
 - Openings;
 - Awnings over windows;
 - Use of different colours and textures; and
 - Indentations and extrusions with details to break the building into individual elements.

- The facades of buildings facing the street shall be constructed of brick, stone, glass or painted or rendered concrete;
- Alternative materials may be approved for the portion of the facade above 3.6m from the ground level; and
- The use of taller parapets and/or awnings is encouraged above the entrance to buildings to clearly identify the entry point;

Roof Features

Objective

To ensure that taller buildings within centres provide landmark features.

- Developments above 6 storeys in height shall include distinguishable roofing to a height of 3 metres and above from the highest point of the wall to which it relates and which is in proportion to the scale of the building.

Corner Sites

Buildings located on corner sites are encouraged to give additional prominence to the street corner by using landmark features such as:

- Architectural roof features that protrude above the normal roof line;
- Increased parapet heights with additional detail, colour and textures; and
- Increase the number of storeys at the street corner.

Multi-Storey Car Parks

- Stand alone multi-storey car parks accompanying other uses on a site shall not be visible from the street and shall be located behind buildings.
- Multistorey car parks included within the main building shall not be visible from primary streets and shall be located behind buildings.
- Where fronting secondary streets, they shall be screened/treated so as to provide a seamless appearance between the car park and other floors.
- Designers are to provide ground level awnings and landscaping in order to soften the visual impact of these structures in line with the provisions applying to building facades, above.

Streetscape Relationship

Activity and Uses

Herdsmen Precinct

- Office developments with a plot ratio greater than 1.0 shall only be permitted within 500 metres radius of Glendalough Train Station. This applies to existing lots predominantly within the 500m radius area as shown on Figure 2. Office uses outside this 500m catchment area shall not exceed a maximum plot ratio of 1.0; shall have a maximum building height of two storeys; and shall have a maximum gross floor area of 2,000m². In circumstances where an application for a minor amendment to a current approval is lodged, the City may consider variations to these standards subject to a justification being provided to the satisfaction of the City addressing amenity, streetscape, scale, bulk and building design.
- For the purpose of the above provision, minor amendments may be considered provided the maximum allowable gross floor area, and plot ratio is not exceeded by 10%.
- Active commercial uses (such as cafes, restaurants) shall be located on the ground level facing the street;
- Offices and other non active commercial spaces shall be located on upper levels;
- Industrial and commercial uses and buildings shall be located at the rear of buildings; and
- Service vehicle pickup/drop off points are to be clearly demarked and shall not be visible from the street.



Figure 2: 500 metre radius area from Glendalough Station

Other Precincts

- Office uses shall only be incidental to the predominant use of each tenancy and no greater than 30% of gross floor area of each tenancy. This will enable industrial businesses to provide on-site and “in-house” services such as reception/customer service, payroll/human resources, drafting, and a venue for meeting business customers, while safeguarding the predominantly industrial character of these areas.
- Notwithstanding the above, office developments as a predominant use shall only be permitted within 500 metres radius of Glendalough Train Station. This applies to existing lots predominantly within the 500m radius area as shown on figure 2. A plot ratio of greater than 1.0 is permitted for office developments within the 500m catchment area.
- In regards to office developments within the 500 metres radius of Glendalough Train Station, active commercial uses (such as cafes, restaurants) shall be located on the ground level facing the street.
- In regards to office developments within the 500 metres radius of Glendalough Train Station, offices and other non active commercial spaces shall be located on upper levels.

Use of Setback Area

- Setbacks shall not be used for the parking of vehicles that are being wrecked or repaired, the storage of materials, products, by-products or wastes or the storage of fuel, except in underground tanks; and
- The primary and secondary setback areas (excluding the landscaping strip) shall only be used for the parking of vehicles, loading/unloading, trade display, landscaping and access, and not for the storage of materials.

Fencing & Gates

Fencing in the Street Setback Area

- Shall not be permitted.
- Fences along secondary streets must be setback behind the required landscaping strip and the primary street building line.

Fencing Behind the Setback Line

- Solid fencing up to a height of 2.0 metres;
- Fencing up to a maximum height of 2.5m (measured from natural ground level), provided that any fencing above 2.0m is of an open-style. Barbed, razor or electric wire can be considered behind the building setback line, but must be mounted on the inside of the fence, so as not to be significantly visible from the street. Electric fencing must display appropriate warning and otherwise comply with all relevant legislation and standards; and
- Service yards visible from a street must be adequately screened.

Non Permitted Fencing Materials

- The use of fibre-cement and timberlap is not permitted in view of the inherent proneness to damage to these materials in an industrial environment.

Fencing on Sites Abutting Non - Industrial Lots

- Fencing shall comply with the standard fencing requirement of the use abutting the site, except for the following instance:
- Where an industrial property abuts a residential zone site, the fencing separating the two properties shall:
- Maintain a minimum height of 2.0m;
- Be constructed of masonry, concrete or the like,
- Have a finish to the satisfaction of the City, and
- Shall not obstruct vehicle sightlines.

Landscaping

A landscaping plan shall be submitted for all Industrial Developments in accordance with the City's Landscaping Policy.

Levels

- On sloping sites new developments shall be stepped so as to avoid large differences between the footpath level and the finished level of the building; and
- Filling up to 1000mm shall be permitted.

Weather Protection

Herdsmen Precinct

An awning shall be provided along the frontage of all buildings facing the primary street covering the 1.5m wide footpath in order to afford weather protection for pedestrians.

Access & Parking

- All parking is to be provided in accordance with the City's Parking Policy. The following requirements apply in addition to the provisions of the City's Parking Policy.

Vehicle Access

- All vehicle movements shall be able to enter and exit the site in a forward gear;

Pedestrian Access

- Pedestrian access, in the form of a footpath, shall be provided from the parking area to the entry point of the proposed development.

Crossovers

- A maximum of two crossovers shall be permitted for all sites, one for entry and one for exiting.

New Major Road & Access Road Connections

Herdsmen Precinct

The City is providing development incentives to achieve new major and access road connections between Walters Drive and Scarborough Beach Road as identified in the Herdsmen Glendalough Concept Structure Plan.

Specific locations for these roads need detailed assessment by the City's Engineering Department prior to any concessions being granted.

New access roads shall incorporate the following:

- Two traffic lanes (one in each direction), generally within a maximum reservation width of 20 metres;
- Footpath of 2.0m;
- Street lighting; and
- Dedicated cycle lane.

The following development incentives are available to sites that can provide new access road connections:

- 1000m² lot sizes (must front new access road);
- Nil front setback to new access roads; and
- Additional 10 % parking concession.
- For office developments within the Herdsmen precinct and outside a 500m radius of Glendalough Train Station, a plot ratio limit of 2.0 shall apply and the building height limit of 2 storeys and the gross floor area limit of 2000m² shall not apply.

New major roads shall incorporate the following:

- Four traffic lanes (two in each direction), generally a dual carriageway configuration within a minimum reservation width of 20 metres.
- Footpath of 2.0m;
- Street lighting; and
- Dedicated cycle lane

The following development incentives are available to sites that can provide new major road connections:

- 1000m² lot sizes (must front new access road);
- Nil front setback to new access roads; and

- Additional 20% parking concession.
- For office developments within the Herdsman precinct and outside a 500m radius of Glendalough Train Station, a plot ratio limit of 3.0 shall apply and the building height limit of 2 storeys and the gross floor area limit of 2000m² shall not apply.

Any road connection is to be constructed at the owners/applicants cost.

Bin Storage

Shall be in accordance with the City's Bin Storage Area Policy.

Other Considerations

Sustainability Design Standards

In order to optimise the sustainability of buildings, applicants are required to provide the following features in new buildings:

- AAA rated showerheads, tap ware and low flow regulators, dual flush toilets;
- Low flow triple dripper or coarse sprays and timer connection;
- High efficiency lighting; and
- Gas/solar hot water system.

Safety & Surveillance

Objective

To ensure that public and private areas are either visible and safe or screened and illuminated in such a way as to ensure a high quality safe and comfortable outdoor environment prevails.

The following design features shall be avoided to improve safety and reduce graffiti:

- Entrapment areas, blind corners and narrow pathways;
- Long expanses of blank walls (treatment with anti graffiti paint required where permitted);
- Dead ends and hidden recesses shall be avoided;
- Landscaping and other elements shall not create a visual barrier between 0.5 and 2.0m above finished floor levels or ground level as applicable;
- Rear loading shall be secure at night and preferably enclosed to reduce light and noise spill during night loading;
- Loading bay access lanes and other areas that may be dead ends at night shall be secured; and
- Rear parking and pick-up/delivery areas shall be under passive surveillance from active indoor areas.

SPECIFIC PROVISIONS FOR INDUSTRIAL UNITS

Permitted Uses

- No industrial unit shall be used for Wrecking or Industry Noxious without the approval of the Council.

Unit Sizes

- The floor area of any unit is not less than 150m²; and
- Neither the width nor the length of any unit is less than eight metres.

Bin Enclosures

- Each unit shall be provided with a bin storage area in accordance with the City's Bin Storage Policy.

Internal Walls

Industrial units shall be separated from each other by an internal wall or walls constructed of brick, stone or concrete in accordance with the Building Code of Australia. Where Strata Titles are involved these walls shall form a parapet through the roof.

Internal partitions within an industrial tenement building are not altered or removed without the consent of the Council.

Common Facilities

Each unit the subject of a Strata Title contains its own toilets within the "lot" and not in the "common property" ("lot" defined as per Strata Titles Act). Communal facilities such as a canteen may be provided as part of the "common property" with the consent of the Council, but the common property shall not be used for that purpose without that consent.

SPECIFIC PROVISIONS FOR SHARED WORKSPACE UNITS

To encourage and support new business enterprises to establish and operate at minimal cost utilising shared management and administrative facilities through the development of Shared Workspace Centres in industrial areas.

Permitted Uses

Council will not consider uses that pose a general health risk or are prone to generating excessive noise (e.g. fibre-glassing, panel beating/ spray painting) or uses which require large storage areas (e.g. motor wreckers).

Unit Sizes

Workspaces should not be less than 10m² nor greater than 100m² in area. The majority of workspaces should fall within the range of 30m² to 75m². Council is prepared to consider purpose built workspaces for motor vehicle trades (other than panel beating / spray painting) provided that adequate provision is made for customer vehicles and the storage of vehicles being worked upon. In such cases, the spaces required shall be in addition to the minimum parking requirement. Provision should also be made for the storage of raw materials of a bulky nature and particularly for heavier fabrication industries. Tenant storage may be achieved by the provision of a shared storage yard.

Storage Units

Council will encourage the provision of a limited number of small storage units, ranging in size from 5m² to 15m², for the purpose of leasing to persons other than those in occupancy within the Centre. Such units will not be included in the calculation of parking.

Support Services

The applicant will be required to provide and maintain the following support services to all occupants:

- Reception services;
- Telephone answering, particularly in the absence of the occupant;
- Typing, document reproduction and general secretarial services;
- Meeting room and product display facilities; and
- Central management, security, maintenance, insurance and cleaning of all common areas within the building and all areas external to the building.

Provision should also be made for accommodating business management and advisory services, either as a direct support service or as individual tenancies within the Centre.

Strata Title

As a general principle, Council will not support the Strata Titling of Shared Workspaces.

Legal Agreement

Approval for shared workspace units shall be subject, inter alia, to the applicant entering into a Legal Agreement with the Council in respect of:

- The provision and maintenance of Support Services; and
- Agreement that Strata Titles will not be sought over the Centre.

It will be a requirement that the Agreement be entered into prior to the issue of a Building Licence and the Agreement shall be supported by a Caveat and Bank Guarantee of not less than \$10,000. The Bank Guarantee shall not be refundable until such time as the support services have been established and are operational.

VARIATIONS

Variations to this policy will be assessed against the relevant statements of intent for each precinct of this policy and the objectives of the zone as contained within Local Planning Scheme No.3.

OFFICE USE ONLY:

Local Planning Scheme No.3 – Local Planning Policy History:

Action	Resolution Number	Effective Date
Modified	0311/058	12 Apr 2011
Modified	0512/009	22 May 2012
Modified	0814/041	2 Sep 2014