

ROUS HEAD INDUSTRIAL PARK/HARBOUR

OBJECTIVE

These Development Guidelines prescribe minimum standards for any development within the Rous Head Industrial Park/Harbour sub-division in order to maintain an orderly and visually consistent pattern of development within the vicinity.

POLICY

1. Preliminary Approval

Prior to the commencement of any development, plans and specifications (including landscaping plans) shall be submitted to the Fremantle Port Authority, or appointed agents, for approval. The Authority approval may be withheld if, in the Authority's reasonable opinion, plans and specifications do not substantially comply with these Development Guidelines.

Written approval of the Authority shall be obtained prior to the issue of a Building Licence by the Fremantle City Council; however, the issue of an approval does not override the requirements of the Local Laws or the regulations of any other statutory authority where relevant to any proposed development within the subdivision.

2. Building Setbacks

In order to achieve a uniformity of building siting in relation to the roads, Rous Head Harbour and sea walls and to retain some views from the roads to the harbour, the following minimum building setbacks are required:

- (i) 10 metres from lot boundaries adjoining the Rous Head Harbour and sea walls;
- (ii) 6 metres from all other boundaries, except where Fremantle Port Authority may permit nil setback on a side boundary provided that a 6 metre setback is maintained on the opposite side boundary which should combine with a 6 metre setback on the adjoining site, giving a minimum clear distance of 12 metres where neighbouring buildings do not abut;
- (iii) For lots bordering the Rous Head Harbour there is a further requirement that the primary building on the lot or the office/showroom building (if separate from the primary building) shall not be setback more than 15 metres from the street boundary;
- (iv) For lots of 1,501m² to 2,500m², 4.5 metres from lot boundaries except where Fremantle Port Authority may

permit nil setback on a side boundary which should combine with a 4.5 metre setback on the adjoining site, giving a minimum clear distance of 9 metres, where neighbouring buildings do not abut;

- (v) For lots of 1,500m² or less, setback may be reduced from 4.5 metres to 3 metres subject to Fremantle Port Authority approval from lot boundaries except where Fremantle Port Authority may permit nil setback on a side boundary which should combine with a 3 metre setback on the adjoining site, giving a minimum clear distance of 6 metres where neighbouring buildings do not abut.

3. Car Parking

In order to contain projected numbers of cars associated with an activity within the lot upon which it is located the following is required:

- (i) Paved and marked car parking bays (2.5 x 5.5 metres) to be provided at a rate of 1 car bay per 100 m² of gross floor area with a minimum of 6 car bays to be provided on every lot;
- (ii) Where the gross floor area is in excess of 1,500 m², the Fremantle Port Authority may reduce the requirements to provide paved and marked car parking bays where projected staff and customer numbers demonstrate a lesser demand and provided that sufficient site area is set aside to accommodate the full requirement for car bays should there be a change in the circumstances leading to the reduction;
- (iii) All car parking areas, access roads and crossovers shall be paved with bitumen, paving blocks or other approved paving material.

4. Materials, Colour and Signage

Council encourages variety and individuality of materials, colours and signage treatments whilst achieving visual consistency within the Local Area and surrounding areas.

Buildings shall be designed with care and attention given to appearance and with material selection being of the highest quality, consistent with low maintenance and durability.

4.1 Materials and Colours

External surfaces shall comply with the following materials and colour restrictions:

- (i) Masonary - brick, concrete block and other masonry materials are permitted provided these are of a light shade of colour (e.g. cream, grey, pink, etc.). Dark

shades of colours (e.g. red, browns, blues, etc.) may be used for banding, trims, etc.;

- (ii) Lightweight cladding materials such as profiled sheet steel or aluminium or fibre cement sheet are permitted provided these are of light shade of colour (e.g. Lysaght Colorbond 'Bronze Olive' and 'Weathered Copper' are NOT permitted.);
- (iii) Reflective materials such as natural zincalume or aluminium shall not be used on vertical surfaces but are permitted for roofs of less than 15° pitch;
- (iv) Two tone colour schemes are permitted on lightweight wall cladding with a medium shade of colour (e.g. Lysaght Colorbond 'Mist Green', 'Light Brown', 'Gold' and 'Autumn Red') used for the first 2.7 metres of height and a light shade of colour (e.g. Lysaght Colorbond 'Off White', Beige and 'Shadow Grey') used for the remainder of the building's height.

4.2 Signage

Signage shall be for the purpose of identifying the development, its ownership, the occupant or the major activity within the development. Signs attached to buildings shall be designed to be an integral part of the building. One free-stand sign is permitted within the lot boundaries which shall be of a consistent appearance with the development.

Advertising devices such as flags and banners are permitted within the lot boundaries provided they are maintained in good order.

4.3 Landscaping

In order to ensure an uncluttered and well maintained public space between road and building line establishment of viable pockets of natural coastal vegetation to screen and shelter lots and to stabilise unpaved areas the following requirements are set out:

- (i) A minimum of 6% of the site area of all corner lots and 3% of the site area of other lots shall be planted with appropriate vegetation;
- (ii) Areas of planting shall be located on street boundaries and shall have a minimum width of 6 metres;
- (iii) Vegetation selected for planting shall be of a type suited to the coastal environment able to withstand saline soil conditions, salt spray and high winds and

shall require a minimum of watering after establishment;

- (iv) Vegetation selections and location, soil type and depth and irrigation shall be in accordance with the recommendations of a recognised horticulturist or landscape architect and these recommendations shall be attached to landscaping plans submitted for approval.

Landscaping can be achieved with both soft and hard landscape elements. A maximum of 50% of the required landscape area can comprise hard landscaping.

The lot owner shall be responsible for the verge (the area between the kerb of the road pavement and the street boundary of the lot). The verge and the first 15 metres of the lot within the street boundaries shall be either planted in accordance with the landscape planting requirements or paved with bitumen, paving bricks, crushed limestone or pea gravel or other approved paving material in order to minimise wind erosion.

The lot owner shall ensure that no refuse, raw materials, machinery or plant equipment, nor vessels or goods under construction, maintenance or repair, are stored within 15 metres of the street boundary or primary street boundary on corner lots.

The lot owner shall ensure that a lot is fenced and secure, however, no fence is permitted within 15 metres of the primary street boundary. Fences shall be 1.8 metres high black p.v.c. coated galvanised linkmesh plus 3 strands of barbed wire or masonry wall (or combination of both) to an equivalent height.

Landscape working drawings must accompany the development plans submitted for approval and shall show the following:

- General site plan;
- Species, location, number and size of proposed vegetation;
- Earthworks (existing and proposed) at contours of 0.5 metre intervals;
- Paved areas and type of paving;
- Fence line;
- Reticulated irrigation system layout.

All landscape treatment shall be completed in accordance with the approved working drawings within one month of practical completion of the development.

4.4 Waste Disposal and Site Run-Off

Disposal of waste matter, oils, noxious substances, waste water and detergents into the harbour is strictly prohibited. All waste products and site run-off must be contained on site and disposed of via storm water drains provided with adequate soil/petrol/oil traps, the public sewerage system or other means at their cost as appropriate under the relevant statutory regulations and as approved by the Fremantle Port Authority.

4.5 Nature of Business

The particular nature of business on a lot shall not create any restrictions on any adjacent lot.

Adopted: 8/97