The MRA acknowledges the traditional owners of the land within its Redevelopment Area.

ARTIST: Shane Pickett and Stuart Green

The Aboriginal Interpretive Centre is a place where Nyoongar culture and heritage can be celebrated, discussed, strengthened and understood. Three public art commissions were produced by Nyoongar artists for the canopy (Shane Pickett and Stuart Green), walkway (Sandra Hill) and the interpretive wall (Norma MacDonald).
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Chapter 1 Introduction

1.1 FORRESTDALE BUSINESS PARK VISION

THE VISION OF THE FORRESTDALE BUSINESS PARK IS TO:
Create a major new business and industrial hub, featuring coordinated, consistent, and high-quality design, landscaping and standards of presentation. The Forrestdale Business Park will generate local jobs and provide a highly credible business address for new industries and a diversity of enterprises, performing both on a functional and an aesthetic level with a defined identity and sense of place.

REDEVELOPMENT OBJECTIVES
The Metropolitan Redevelopment Authority (the Authority) aims to build a sense of place by supporting high quality urban design, heritage protection, public art and cultural activities that respond to Perth’s environment, climate and lifestyle. The redevelopment objectives are:

• To promote economic wellbeing by supporting, where appropriate, development that facilitates investment and provides opportunity for local businesses and emerging industries to satisfy market demand;

• To promote urban efficiency through infrastructure and buildings, the mix of land use and facilitating a critical mass of population and employment;

• To enhance connectivity and reduce the need to travel by supporting development aimed at well-designed places that support walking, cycling and public transit;

• To promote social inclusion by encouraging, where appropriate, a diverse range of housing and by supporting community infrastructure and activities and opportunities for visitors and residents to socialise;

• To enhance environmental integrity by encouraging ecologically sustainable design, resource efficiency, recycling, renewable energy and protection of the local ecology.

THE KEY PRINCIPLES FOR THE DEVELOPMENT OF THE FORRESTDALE BUSINESS PARK ARE:

• To deliver a well-designed, unified, high quality, and sustainable business park with opportunities for a wide array of uses including service commercial, light and general industry.

• To establish a western entrance and ‘gateway’ to Armadale that responds to the location of the site with direct frontage to Ranford Road and Armadale Road and exposure to Tonkin Highway.
• To encourage a variety of enterprises and generate local jobs consistent with the Authority’s objectives to stimulate economic activity and employment opportunity in the Armadale region.

• To support a range of different scales of business activity, from smaller start-up businesses to major space users, and for the limited development of local-scaled retail and service uses that will meet the day-to-day needs of local employees without competing with more major facilities elsewhere.

• To encourage innovative and imaginative designs that aesthetically enhance the quality of the Forrestdale Business Park whilst still maximising functionality.

• To establish a balance between environmental and development requirements for a major industrial precinct and ensure that development is ecologically sustainable in terms of drainage/runoff, low-maintenance landscaping, and efficient water usage.

1.2 THE DESIGN GUIDELINES

The Forrestdale Business Park Design Guidelines (the Design Guidelines) have been prepared to guide landowners and assist the Authority in achieving a high standard of development within both the Forrestdale Business Park East Precinct and Forrestdale Business Park West Precinct (as defined in the Armadale Redevelopment Scheme). Design Guidelines are adopted by the Authority under the provisions of the Armadale Redevelopment Scheme and have the same status as Planning Policies adopted under the Scheme.

The Authority requires development proposals in the Forrestdale Business Park Precincts to deliver high quality and innovative design outcomes.

The Authority encourages innovation in architectural design through the exploration of new building typologies, the use of new materials, and the unconventional use of existing materials.

The Design Guidelines set out the design objectives for the built form and other development standards for land within the Precincts that must be achieved. It is acknowledged that a high quality architectural design outcome cannot be achieved solely by the application of a set of standard rules, and that simply meeting prescriptive criteria does not necessarily result in an exceptional outcome.

Therefore, in addition to meeting the prescriptive criteria in the Design Guidelines all proposals for development in the Forrestdale Business Park Precincts are required to demonstrate application of the ‘principles of good design’. These are defined by the Western Australian Office of the Government Architect as:
Chapter 1 Introduction

- Innovation and creativity.
- Functionality and build quality.
- Efficiency and sustainability.
- Responsiveness to context.

These ‘principles of good design’ are embedded into the Design Guidelines through performance based provisions which address issues relating to good design and provide guidance through inclusion of;

OBJECTIVE
Describes the main goal which must be achieved. It is mandatory to meet the Objective.

AUTHORITY POLICY
If an Authority policy exists in relation to the Objective, then it will be stated and a reference given. It is mandatory to adhere to Authority policies.

ACCEPTABLE DEVELOPMENT CRITERIA
Performance standards identify design criteria which will satisfy the specific Objective. Compliance with all of the criteria will, through whatever method, achieve the Objective. However, individual criteria are not mandatory and alternative solutions for complying with the Objective may be considered.

1.3 APPLICATION OF PLANNING POLICIES
The Design Guidelines have been adopted by the Authority under the Armadale Redevelopment Scheme (the Scheme). In determining any application for development approval, the Authority will utilise the Design Guidelines in conjunction with the Scheme and Development Policies adopted under the Scheme.

As such the Design Guidelines are to be read in conjunction with the Scheme and Development Policies, as well as the Building Code of Australia (BCA), Disability Discrimination Act 1992 and all relevant legislation and Australian Standards. The Armadale Redevelopment Scheme is available from the Authority’s website.
1.4 DISCRETIONARY CLAUSE
An important provision within the Design Guidelines is the opportunity for the applicant(s) or owner(s) to meet the Objective through an alternative solution.

The Authority may approve a development application where the applicant(s) or owner(s) has departed from the recommended Acceptable Development Criteria where, in the Authority’s opinion, the applicant(s) or owner(s) has demonstrated that the alternative solution(s) is consistent with the Scheme Vision and Principles and meets the Design Guideline Objective(s) and the intent of the Acceptable Development Criteria. Compliance with the recommended performance standards does not guarantee approval.

The Authority may refuse development applications that are considered not to be in keeping with the objectives of the Design Guidelines.

Each application for development approval will be assessed on an individual basis and the approval of an alternative solution will not set a precedent for other developments.

1.5 DEVELOPMENT APPLICATION PROCESS
In providing an efficient and effective assessment and determination process the Authority aims to ensure that the built form and architectural outcomes are of a high standard.

A staged review, assessment and determination process for development applications will permit the efficient processing of applications whilst ensuring developments achieve the required high quality architectural and built form outcomes.

This assessment takes into consideration leading edge sustainability, activation and accessibility standards, in addition to the Authority’s objectives.
<table>
<thead>
<tr>
<th>Pre DA Submission</th>
<th>Development Application</th>
<th>Documentation</th>
<th>Construction</th>
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<tr>
<td><strong>Step 1.</strong> Developers and their project team meet with the Authority to discuss design and sustainability concepts</td>
<td><strong>Step 4.</strong> Developers lodge a development application with the Authority, addressing the objectives and applicable specific elements of these design guidelines</td>
<td><strong>Step 8.</strong> Developers lodge Working Drawings to the Authority demonstrating compliance with the development approval (plans and conditions)</td>
<td><strong>Step 13.</strong> Developers undertake construction</td>
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<tr>
<td><strong>Step 2.</strong> Developers provide the Authority with indicative plans</td>
<td><strong>Step 5.</strong> Developers provide the Authority with Sustainability Performance Documentation certified by a suitably qualified Sustainability Consultant so that the Authority can conduct a Sustainability Performance Review</td>
<td><strong>Step 9.</strong> The Authority refers the Working Drawings to agencies or consultants as required</td>
<td><strong>Step 14.</strong> Ongoing monitoring and building management to ensure compliance with development approval</td>
</tr>
<tr>
<td><strong>Step 3.</strong> The Authority provides developers with focused feedback</td>
<td><strong>Step 6.</strong> The Authority refers the development application to the City of Armadale, and/or other agencies as necessary</td>
<td><strong>Step 10.</strong> The Authority assesses and certifies the Working Drawings are compliant and refers its advice to the City of Armadale.</td>
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<td><strong>Step 7.</strong> The Authority assesses and determines the application, having regard to the advice received from referral agencies and public advertising</td>
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<td></td>
<td><strong>Step 11.</strong> Developers lodge a Building Permit application with the City of Armadale</td>
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<td><strong>Step 12.</strong> City of Armadale issues a Building Permit</td>
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Chapter 2 Land Use and Industrial Design

2.1 LAND USE
The use permissibility is outlined in the Armadale Redevelopment Scheme and the approved Structure Plans for both the Forrestdale Business Park East and Forrestdale Business Park West precincts.

2.2 INDUSTRIAL DESIGN
The design of industrial buildings will be guided by the applicable land use, the proposed use, and the constraints and opportunities associated with the site. Figure 1 - Forrestdale Business Park, identifies industrial zones generally in accordance with the Armadale Redevelopment Scheme and Approved Structure Plans, being Industry - General, Industry - Light, and Industry - Service. It should be noted that design requirements may differ between zones.
LEGEND

INDUSTRIAL ZONES
- Industry - general
- Industry - light
- Industry - service

- Site subject to environmental investigation

- POS/Conservation Area

- Conservation Category Wetland

- Bush Forever

- Marri Woodland Conservation

- Drainage Corridor

- Road

- dotted line: Future Road

- green dotted line: Anstey Road Boulevard

- green star: Landscaped Entry Statement

- red star: Landmark Building

- yellow star: Haydock’s Place (municipal heritage)
Chapter 3 Site Planning

3.1 SITE COVER

OBJECTIVE
Development will contribute to the desired streetscape in order to create an attractive and high quality Business Park.

ACCEPTABLE DEVELOPMENT CRITERIA
3.1.1 Built form development shall be designed to achieve a minimum site cover of 20% of the total lot area.

3.2 STREETSCAPE

OBJECTIVE
Development is to address and activate the street in order to create an attractive and safe Business Park environment.

ACCEPTABLE DEVELOPMENT CRITERIA
3.2.1 Development should be setback a minimum of 15 metres from the primary street and 6 metres from any secondary street.

3.2.2 Development on lots located within an area designated Industry - Service (including Highway Commercial and Mixed Business on the Forrestdale Business Park East Structure Plan) must be setback a minimum of 15 metres to a maximum of 21 metres from the primary street.

3.2.3 The street setback area should only be used for landscaping, vehicular access, and parking. The setback area must not be used for the parking of vehicles which are being wrecked, repaired or stored, or for the storage of any materials.

3.2.4 Development should include active building frontages which are predominately glazed and with visible access points.

3.2.5 A trade display may be permitted within the street setback area subject to it being of a high design standard and not impacting on the required landscaping area. The trade display should not occupy more than 20% of the street setback area.
3.3 STORMWATER MANAGEMENT

OBJECTIVE
Stormwater will be managed appropriately and in accordance with the approved Urban Water Management Plan, to minimise stormwater runoff and impacts on surrounding land.

ACCEPTABLE DEVELOPMENT CRITERIA
3.3.1 All development shall be consistent with the approved Urban Water Management Plan.

3.3.2 All lots shall contain the 1 year 1 hour Annual Recurrence Interval (ARI) event onsite. Retention of stormwater should be achieved via soakwells, rainwater tanks or other appropriate method. Lots should also retain the 5 year ARI event.

SUBMISSION REQUIREMENTS
A Stormwater Management Plan shall be prepared by a suitably qualified Engineering professional and submitted as a part of a complete development application.

3.4 FENCING

OBJECTIVE
Fencing is to promote passive surveillance of the public realm and ensure safe, attractive and coordinated streetscapes.

ACCEPTABLE DEVELOPMENT CRITERIA
3.4.1 Fencing within the street setback area is to be Powder Coated Garrison style fencing or similar high quality open fencing.

3.4.2 Walls and fences within the primary street setback area shall be a minimum 50% visual permeable above 1.2m of natural ground level, measured from the primary street side of the front fence.

3.4.3 For lots located within an area designated Industry - Service (including Highway Commercial and Mixed Business on the Forrestdale Business Park East Structure Plan), no fencing is to be installed forward of the building line.

3.4.4 Fencing to the remainder of the property, behind the street setback area, may consist of alternative fencing materials including link mesh fencing.
Chapter 3 Site Planning

3.5 LANDSCAPING

OBJECTIVE
Developments are to incorporate quality native landscaping that performs on a functional, aesthetic and sustainable level.

ACCEPTABLE DEVELOPMENT CRITERIA
3.5.1 Developments are required to have a minimum 3 metre wide landscaping strip along all street frontages.
3.5.2 Landscaping shall utilise low water usage plants and group plants with similar water requirements.
3.5.3 One tree is required for every 10 metres of lot frontage and one tree for every four parking bays within the lot.
3.5.4 All landscaping shall have regard to the Landscaping Guidelines included as Appendix A to this document in relation to preferred species, bag size, planting density, mulching and irrigation.

SUBMISSION REQUIREMENTS
A landscape plan shall be prepared by a suitably qualified professional Landscape Architect and submitted at development application stage.

3.6 SIGNAGE

OBJECTIVE
Signage will be sensitively designed and located so as not to detract from the façade or streetscape and not be excessive in scale or quantity.

ACCEPTABLE DEVELOPMENT CRITERIA
3.6.1 All signage shall be in accordance with the requirements of the Signage Guidelines included as Appendix E to this document.
3.7 CAR PARKING

OBJECTIVE
Developments will incorporate sufficient on site car parking to be designed and located to minimise any adverse impact on the streetscape.

ACCEPTABLE DEVELOPMENT CRITERIA

3.7.1 Car Parking will be provided on site in accordance with the Armadale Redevelopment Scheme.
3.7.2 Parking spaces and manoeuvring areas will be designed in accordance with the Australian Standard for off-street parking and paved, kerbed, drained and marked to the satisfaction of the Authority.

3.8 VEHICLE ACCESS

OBJECTIVE
The design and location of vehicle access points to meet the needs of businesses whilst not compromising safety, building design or drainage swale functionality.

ACCEPTABLE DEVELOPMENT CRITERIA

3.8.1 Crossovers are generally limited to one per lot. A maximum of two crossovers may be considered taking into account the size and width of the lot; whether it is a corner lot; the proposed development/use of the lot; and the location of and impact on any drainage swales.
3.8.2 Road side drainage swale crossovers shall be designed in accordance with specifications outlined at Appendix B to this document.
3.8.3 The vehicle access and circulation space shall be designed to ensure that all vehicles can leave the site in a forward gear.
3.8.4 Adequate loading zones shall be provided within each lot if required by the land use, to ensure that loading/unloading does not occur within the road reserve. The loading zone is to be located behind the street setback area, screened from public view, and appropriately marked.
Chapter 3 Site Planning

3.8.5 Direct driveway access will not be permitted to Tonkin Highway, Armadale Road or Ranford Road. Direct driveway access to Keane Road and the boulevard section of Anstey Road (identified in Figure 1) may be restricted to left in/left out or limited to strategic locations. Detailed design in consultation with the Authority and City of Armadale will be necessary.

3.8.6 The use of reciprocal access ways and parking areas may be supported to minimise crossovers and maximise developable land. A reciprocal rights of access agreement between landowners and the City of Armadale will be required.

Note: All standard crossovers shall be designed in accordance with the City of Armadale’s Concrete Crossover Specifications. All crossovers are required to be approved by the City prior to construction.

3.9 STORAGE AND HARD STAND AREAS

OBJECTIVE
Storage and hard stand areas to be located and constructed to minimise any adverse visual impacts and to protect the amenity of the precinct from dust, run off and contaminated stormwater.

ACCEPTABLE DEVELOPMENT CRITERIA

3.9.1 Hard stand areas will be paved, kerbed, and drained in accordance with the Authority’s requirements, on advice from the City of Armadale.

3.9.2 Appropriate processing systems or pollutant traps may be required to be installed to ensure contaminated stormwater does not enter into the district drainage system.

3.9.3 Storage areas are to be located behind the street setback area and appropriately screened from public view. Screening of these areas should take the form of either:

a) 1.8 metre high solid wall or fencing, to be constructed in materials and colours compatible with the main built form; or

b) Mature landscaping that has the same effect as a 1.8 metre high wall. The landscaping should be consistent with Table 1 of the Landscaping Guidelines included as Appendix A to this document in relation to preferred species, bag size, planting density, mulching and irrigation.
Chapter 4 Building Design

4.1 BUILDING DESIGN

OBJECTIVE
To create high quality industrial developments which provide visual interest, demonstrate excellence in architectural design, contribute positively to the streetscape, and create a sense of place.

ACCEPTABLE DEVELOPMENT CRITERIA
4.1.1 Buildings shall be designed to address the street, providing a visible and legible entrance for pedestrians and active frontages that contribute to the streetscape. The building facade shall run parallel to the street edge to create a sense of uniformity and enclosure.

4.1.2 Development is to respond to the alignment and proportion of adjacent properties and integrate appropriately into the site and its context.

4.1.3 Building facades that address the street or other public areas shall be well articulated. Development is to provide variation in building plane, texture, materials and colour to reduce overall building bulk and massing and to create visual interest. Large expanses of blank wall are to be avoided.

4.1.4 Developments of more than one building must be complimentary to each other in terms of scale and present a harmonious image.

4.1.5 Secondary street facing facades on corner lots are to be of similar architectural quality as the primary street facade.

4.1.6 Where ‘lean to’ structures are added to the predominant building they must be appropriately incorporated into the design to ensure a high quality design standard.

4.1.7 Servicing of the business shall be conducted at the rear and customer service areas shall be located on the street facade.

4.1.8 The building design should contribute to the surveillance of the public realm and be in accordance with Crime Prevention Through Environmental Design principles.

4.1.9 The maximum height for all buildings and structures is 4 storeys, or up to a maximum of 17 metres to the roof ridge.

4.1.10 All walls, including boundary walls, are to be finished to the same standard and in a manner complimentary to the primary facade.
4.2 SUSTAINABLE DESIGN

OBJECTIVE
Buildings will be designed to achieve excellence in environmental sustainability through innovative design, construction and management. Buildings should achieve reduced energy and water usage rates when compared to a Building Code of Australia base compliant building.

ACCEPTABLE DEVELOPMENT CRITERIA

Energy efficiency
4.2.1 All developments are to optimise the application of passive solar design including building orientation, shading, natural lighting and cross-flow ventilation.
4.2.2 The utilisation of natural light through the provision of windows, openings and skylights, which must be designed and oriented to minimise heat gain in summer months.
4.2.3 A minimum of 70% of all lighting used throughout the building should be high efficiency lighting (>70 lumens/watt).

Water Efficiency
4.2.4 All fittings and appliances have at least a minimum star rating of 4 Stars in accordance with the Australian Government’s Water Efficiency Labelling and Standards (WELS) scheme.
4.2.5 Install at least 5 Star rated dual flush toilets, 6 Star rated urinals or waterless urinal in accordance with the WELS scheme.

End of trip facilities
4.2.6 All developments shall make provision for on-site bicycle parking facilities.
4.2.7 End of trip facilities, incorporating showering facilities, change room and lockers, are to be incorporated into all developments with a GFA in excess of 1000 square metres.

SUBMISSION REQUIREMENTS
An Environmental Sustainable Design (ESD) report shall be compiled by a Greenstar accredited assessor and submitted at development application stage. The report should include energy performance and water performance information.
Chapter 4 Building Design

4.3 UNIVERSAL DESIGN

OBJECTIVE
To provide safe, equitable and dignified access to buildings, and facilities and servicing within buildings.

ACCEPTABLE DEVELOPMENT CRITERIA
4.3.1 All buildings to be compliant with the Building Code of Australia (BCA) and Australian Standards (AS 1428) Design for Access and Ability (to the extent required by the BCA).

4.4 LANDMARK BUILDINGS

OBJECTIVE
To create very high quality built form on key sites that form the gateways to the precinct that are visually distinctive and assist in wayfinding.

ACCEPTABLE DEVELOPMENT CRITERIA
4.4.1 All development on lots identified for a landmark building in Figure 1 shall be of a high quality which achieves a distinct built form outcome commensurate with the sites landmark status using the following design elements as appropriate:

- The building should establish an appropriate street presence through the use of articulation, strong corner elements and unique architectural design details.
- The use of additional height is encouraged where it serves to provide a point of reference or enhance the landmark status of the site.
- Setback variations will be considered where it is demonstrated that they contribute to establishing the site as a landmark.
- Parking areas should be minimised in the street setback areas particularly in locations visible from precinct entry points.

4.5 PUBLIC ART

OBJECTIVE
Develop a stimulating and creative industrial environment through the integration of public art.

AUTHORITY POLICY
Refer to Authority’s Public Art Policy.
Chapter 5 General Requirements

5.1 INFRASTRUCTURE CORRIDORS

OBJECTIVE

All development with the Forrestdale Business Park is to be designed and constructed to protect the Dampier Bunbury Pipeline Corridor (DBNGP), Western Power easements and restriction zones and Forrestdale Main Drain from inappropriate development.

ACCEPTABLE DEVELOPMENT CRITERIA

5.1.1 No development (including fill, drainage, storage or parking) will be permitted within the Dampier Bunbury Pipeline Corridor without the prior approval of the pipeline owners or relevant government agency (Department of Lands).

5.1.2 Any development proposals outside the DBNGP corridor is to take into account the restrictions relating to setback distances under the Western Australian Planning Commission document Planning Bulletin 87.

Note: Further information is available in the Land Use Guidelines prepared by the Infrastructure Corridors section of the Department of Lands. A Section 41 Approval and a comprehensive risk assessment may be required. All development on lots adjoining the DBNGP will be referred to the Department of Lands for comment.

5.1.3 No development (including fill, fencing, storage or parking) is permitted within the Western Power easements or restriction zones without the prior written approval of Western Power or the relevant power line operator.


5.1.4 No development (with the exception of stormwater drainage infrastructure as outlined in any approved Local Water Management Strategy or Urban Water Management Plan) is permitted within the Forrestdale Main Drain reserve without the prior support of the Water Corporation.
5.2 CONSERVATION AREA INTERFACE

OBJECTIVE
To protect designated conservation areas, including Bush Forever sites, Conservation Category Wetlands and vegetation protection areas from inappropriate impacts associated with adjacent development.

ACCEPTABLE DEVELOPMENT CRITERIA
5.2.1 Any lot with a common boundary with a Bush Forever site, Conservation Category Wetland and vegetation protection area must provide a ‘hard edge’ and fencing as the interface between any subdivision/development and the Bush Forever site.
5.2.2 The ‘hard edge’ interface to any designated Conservation Area is to be a road reservation as a minimum.
5.2.3 The drainage of any ‘hard edge’ must be accounted for within the redevelopment area, and not within the Bush Forever site.

5.3 OFF-SITE ENVIRONMENTAL IMPACTS

OBJECTIVE
To preserve the amenity of the locality by preventing or minimising any adverse impacts arising from development within the Forrestdale Business Park.

ACCEPTABLE DEVELOPMENT CRITERIA
5.3.1 Developments shall be designed to avoid or minimise any adverse off-site impact relating to noise, odour or gaseous emissions.

SUBMISSION REQUIREMENT
In the event that proposed development has the potential for adverse off-site impacts, the Authority may require additional information, such as acoustic or environmental impact assessment reports, to be provided at the development application stage.
Chapter 5 General Requirements

5.4 BUSHFIRE MANAGEMENT

OBJECTIVE
Development will be designed and located to take into account fire protection requirements where there is any risk from bush fires.

ACCEPTABLE DEVELOPMENT CRITERIA

5.4.1 All development is to comply with the recommendations outlined in the approved Fire Management Plan for Forrestdale Business Park West and East taking account of the Bushfire risk map included as Appendix D.

5.5 HAYDOCKS PLACE

OBJECTIVE
The heritage significance of Haydocks Place will be assessed and acknowledged.

ACCEPTABLE DEVELOPMENT CRITERIA

5.5.1 A heritage assessment of ‘Haydocks Place’ will be required to be prepared and approved prior to the consideration of any major redevelopment of the subject site (see Figure 1).

5.5.2 Proposed development should incorporate and implement any recommendations made in an approved heritage assessment.

SUBMISSION REQUIREMENTS

A heritage assessment shall be prepared by a suitably qualified Heritage Architect and submitted at the development application stage.
Chapter 6 Subdivision Requirements

NOTE: This section will apply to development applications in the event that subdivision of the original lot is unlikely to occur prior to development.

6.1 SUBDIVISION DESIGN

OBJECTIVE
To ensure the creation of a well designed, unified and sustainable business park style development serving a range of service commercial and industrial needs.

ACCEPTABLE DEVELOPMENT CRITERIA
6.1.1 The design and construction of a subdivision shall be consistent with any Structure Plan approved under the Armadale Redevelopment Scheme.

6.2 MINIMUM SITE AREA

OBJECTIVE
To ensure all proposed lots have sufficient site area and dimensions to accommodate built form, access, parking and servicing requirements of the intended land use in a manner that contributes to a high quality development outcome.

ACCEPTABLE DEVELOPMENT CRITERIA
6.2.1 The following minimum lot sizes are required to be achieved:
   - Industry - Service: 1,000 square metres
   - Industry - Light: 1,800 square metres
   - Industry - General: 3,000 square metres

6.2.2 Smaller lot sizes may be supported where acceptable justification is provided to demonstrate that minimum lot sizes cannot be accommodated and appropriate development will be achievable.

6.3 FORRESTDALE MAIN DRAIN

OBJECTIVE
To ensure that sufficient land is set aside to accommodate the Forrestdale Main Drain reserve as recommended in the Forrestdale Main Drain Arterial Drainage Strategy (FMDADS) to ensure sufficient capacity to deal with appropriate storm events.

ACCEPTABLE DEVELOPMENT CRITERIA
6.3.1 The area identified on the approved Forrestdale Business Park Structure Plan as the ‘Forrestdale Main Drain Corridor’ is to be ceded to the Water Corporation as drainage reserve at the time of subdivision in accordance with the FMDADS.

6.4 STORMWATER MANAGEMENT

OBJECTIVE
To ensure stormwater is managed appropriately and in accordance with the approved Local Water Management Strategy.

ACCEPTABLE DEVELOPMENT CRITERIA
6.4.1 An Urban Water Management Plan (UWMP) is required to be prepared and approved for all subdivision proposals and development applications where no subdivision has occurred and prepared generally in accordance with the approved Local Water Management Strategy.

6.4.2 The UWMP is to be in accordance with the approved Local Water Management Strategy.
6.4.3 All site works shall be carried out in accordance with the provisions of the approved Urban Water Management Plan.

6.5 WESTFIELD WASTEWATER TREATMENT PLANT

OBJECTIVE
To identify the Westfield Wastewater Treatment Plant buffer and ensure that current and prospective landowners of lots within the buffer are notified of the hazard.

ACCEPTABLE DEVELOPMENT CRITERIA
6.5.1 A notification, pursuant to section 165 of the Planning and Development Act 2005 is to be placed on the Certificates of Title of proposed lot(s) advising of the existence of a hazard or other factor. Notice of this notification is to be included on any new Deposited Plans. The notification is to state as follows:

“This lot may be affected by potential odour from the nearby Westfield Wastewater Treatment Plant carrying out normal practices.”

6.6 DAMPIER BUNBURY NATURAL GAS PIPELINE (FBP WEST PRECINCT ONLY)

OBJECTIVE
To identify and protect the Dampier Bunbury Natural Gas Pipeline (DBNGP) corridor ensure current and prospective landowners of lots adjoining the DBNGP corridor are notified of the hazard and associated restrictions.

ACCEPTABLE DEVELOPMENT CRITERIA
6.6.1 A notification, pursuant to section 165 of the Planning and Development Act 2005 is to be placed on the Certificates of Title of proposed lot(s) advising of the existence of a hazard or other factor. Notice of this notification is to be included on any new Deposited Plans. The notification is to state as follows:

“This lot is adjacent or in relatively close proximity to the Dampier to Bunbury Natural Gas Pipeline (DBNGP) corridor established under the Dampier to Bunbury Pipeline Act 1997. Approval from the DBNGP
Chapter 6 Subdivision Requirements

6.7 ROAD DESIGN

OBJECTIVE
The road network is designed to ensure safe and efficient movement of traffic to and from each site within the business park area.

ACCEPTABLE DEVELOPMENT CRITERIA
6.7.1 The subdivision of lots adjoining major roads should be designed to achieve access via a side street, service road or coordinated reciprocal access ways.
6.7.2 All subdivisional roads and intersections are to be designed to accommodate Restricted Access Vehicles (Category 4) (RAV4).
6.7.3 Subdivisional roads will incorporate a 10 metre carriageway within a 20 metre reserve or up to 30 metre reserve where drainage swales are included. See cross section in Appendix C.
6.7.4 Dual use path is to be provided on one side of all subdivisional local roads.
6.7.5 Landscaping of the road reserve is to be installed and maintained in accordance with the Landscaping Guidelines included as Appendix A.

Note: RAV 4 vehicles include a Prime Mover, Semi-Trailer towing 6 axle Dog Trailer 27.5 total length.

6.8 CONSTRUCTION MANAGEMENT PLAN

OBJECTIVE
To ensure that off-site environmental impacts from subdivision and development works are minimised.

ACCEPTABLE DEVELOPMENT CRITERIA
6.8.1 A Construction Management Plan shall be prepared by the proponent and approved by the Metropolitan Redevelopment Authority prior to commencement of any works on site. The Construction Management Plan shall include measures to control erosion, sedimentation, dust, noise and vibration and include details of when construction work will be undertaken, vehicle movements and traffic control.

6.9 ACID SULFATE SOILS

OBJECTIVE
To ensure Acid Sulfate Soils are appropriately identified and managed in accordance with the approved Structure Plan

ACCEPTABLE DEVELOPMENT CRITERIA
6.9.1 Proponents of lots identified as high risk for Acid Sulfate Soils shall prepare a preliminary site investigation to determine whether acid sulfate soils are present.
6.9.2 Where Acid Sulfate Soils are found a Management Plan shall be submitted and approved prior to the commencement of any site works.
6.9.3 All site works shall be carried out in accordance with the provisions of the approved Management Plan.
6.10 SOIL AND GROUNDWATER CONTAMINATION (FBP EAST PRECINCT ONLY)

OBJECTIVE
To ensure Soil and Groundwater contamination are appropriately identified and managed in accordance with the approved Structure Plan

ACCEPTABLE DEVELOPMENT CRITERIA
6.10 Prior to any site works, investigation for soil and groundwater contamination shall be carried out on the advice of the Department of Environment Regulation (DER) to ensure that the lots created can accommodate the proposed development.

Note: The investigation should be carried out in accordance with the Contaminated Sites Guidelines adopted by DER.

6.11 SITE WORKS (FBP EAST PRECINCT ONLY)

OBJECTIVE
To ensure that all site works are completed in a manner that supports and implements the Forrestdale Business Park East stormwater drainage strategy.

ACCEPTABLE DEVELOPMENT CRITERIA
6.11.1 Finished levels of lots shall be consistent with the requirements of the Forrestdale Business Park East Structure Plan.

6.12 OPEN SPACE

OBJECTIVE
To ensure significant environmental features, public open space and drainage corridors are retained and managed.

ACCEPTABLE DEVELOPMENT CRITERIA
6.12.1 All Conservation Category wetlands, remnant vegetation (including Bush Forever), public open space and drainage corridors identified on approved Structure Plans are to be ceded at subdivision stage.
Appendix A

A1 LANDSCAPING GUIDELINES

A1.1 LANDSCAPE VISION
The vision of this development is to create a flexible, well designed business park that maintains quality landscape standards and performs both on a functional and an aesthetic level with a defined identity and sense of place.

A1.2 LANDSCAPE OBJECTIVES
The objectives of these Landscape Guidelines are to:

- Encourage a high standard aesthetically pleasing, suitably scaled and functional landscape that is appropriate in the Western Australian context;
- Ensure that development is ecologically sustainable in terms of native planting, low maintenance, water usage and drainage/runoff;
- Encourage innovative and imaginative designs that aesthetically enhance the quality of the Business Park, whilst still maximising functionality; and
- Provide pleasant, safe and amenable working environments for employees and create an effective place to conduct business.

A1.3 APPLICATION OF LANDSCAPE GUIDELINES
The requirements of these Guidelines apply to all the individual lots/sites with the Forrestdale Business Park East and Forrestdale Business Park West precincts. The Guidelines also include advice on verge landscaping and swale planting.

The Guidelines are generally minimum requirements to ensure the landscape as a whole is developed to an appropriate standard and quality.

A2 ON-SITE LANDSCAPING PROVISIONS

A2.1 LANDSCAPING PROVISION
A2.1.1 All lots are required to have a 3 metre landscaping strip along the street frontage boundary running the entire length. Where lots have two (or more) street frontages, a 3 metre landscaping strip is required along all street frontages, running the entire length.

A2.2 Planting Scheme
A2.2.1 The 3 metre landscaping strip are to receive a minimum of 50% Planting coverage and 50% unplanted mulch area utilising the following plant and tree species, installation sizes and planting densities.
### Preferred Tree Species

<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Common Name</th>
<th>Mature Size</th>
<th>Installation size</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corymbia calophylla</td>
<td>Marri</td>
<td>To 25m</td>
<td>45ltr</td>
<td>1 tree for every 10m of lot frontage</td>
</tr>
<tr>
<td>Eucalyptus wandoo</td>
<td>Wandoo</td>
<td>To 30m</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Eucalyptus todtiana</td>
<td>Coastal Blackbut</td>
<td>To 8m</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Preferred Shrub Species

<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Common Name</th>
<th>Mature Size</th>
<th>Installation size</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acacia pulchella</td>
<td>Prickly Moses</td>
<td>To 1.5m</td>
<td>130mm Pot</td>
<td>Average planting density of 4 plants per 1/sqm</td>
</tr>
<tr>
<td>Baeckea camphorosmae</td>
<td>Camphor myrtle</td>
<td>To 0.5m</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Banksia dallannevi</td>
<td>Couch honeypot</td>
<td>To 2m</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hypocalymma robustum</td>
<td>Swan River Myrtle</td>
<td>To 1m</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lechenaultia bilboa</td>
<td>Blue Lechenaultia</td>
<td>To 0.5m</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lechenaultia floribunda</td>
<td>Free Flowering</td>
<td>To 0.5m</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Macrozamia riedil</td>
<td>Zamia Palm</td>
<td>To 2m</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pattersonia occidentalis</td>
<td>Purple Flag</td>
<td>To 0.8m</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Petrophile linearis</td>
<td>Pixie Mops</td>
<td>To 1m</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ptilotus manglesii</td>
<td>Pom Poms</td>
<td>To 0.3m</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Synaphea petioralis</td>
<td>Synaphea</td>
<td>To 0.6m</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Xanthorrhoea preissii</td>
<td>Balga Grass Tree</td>
<td>To 2m</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Preferred Groundcover Species

<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Common Name</th>
<th>Mature Size</th>
<th>Installation size</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Banksia blechnifolia</td>
<td>Southern blechnum</td>
<td>4/sqm</td>
<td>130mm Pot</td>
<td>Average planting density of 4 plants per 1/sqm</td>
</tr>
<tr>
<td>Eremophila giabra</td>
<td>Kalbarri carpet</td>
<td>4/sqm</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grevillea guercifolia</td>
<td>Oak Leaf Grevillea</td>
<td>4/sqm</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hemiandra pungens</td>
<td>Snakebush</td>
<td>4/sqm</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hibbertia racemosa</td>
<td>Stalked Guinea flower</td>
<td>4sqm</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Appendix A

A2.3 Edging
A2.3.1 At intersections between mulched areas and paving areas, or turf areas edging shall be used to aid maintenance.

A2.4 Understory Planting
A2.4.1 Within the 3 metre landscaping strip, understory planting shall promote visibility into the development lots and will be planted to enhance, veil or frame views, but not to screen frontages. This is important to promote safety and security and for allowing business viability of the development lots. Plant species lists have been selected for their native, water-wise properties in order to promote ecological sustainability and ensure low maintenance. Understorey planting is to be installed according to the Type Specific provisions contained within this document.

A2.5 Tree Planting
A2.5.1 Tree planting is required in accordance with the Planting Scheme outlined in A2.2.
A2.5.2 Trees are to be planted as an avenue with a minimum density of 1 x 45 litre tree for every 10 linear metres of lot frontage.
A2.5.3 Shade trees are required to be planted at a ratio of 1 x 45 litre is to be planted for every four parking bays.
A2.5.4 Trees to be setback from crossovers at a minimum of 4 metres to maintain sightlines.
A2.5.5 Trees located within 1 metre of services will require root barriers.

A2.6 Mulch
A2.6.1 All planting areas are to receive a 75 millimetres thick layer of mulch, which shall be topped up on an annual basis.
A2.6.2 All mulch is to be:

- Free from perennial weeds and their roots, bulbs or rhizomes;
- Free from building rubble, including bricks, concrete, plaster, timber, oil or any other matter deleterious to plant growth;
- Free from rocks or stones;
- Free from detrimentally high salt content levels;
- Certified Dieback free; and
- Comprised totally of organic matter and free from silt material.
A2.7 Irrigation
A2.7.1 A fully automated, sacrificial irrigation system shall be installed and used to irrigate all planting for a period of two years to allow the planting time to establish.
A2.7.2 Irrigation systems shall be divided into two valve zones, one zone for trees with a bubbler per tree and the other zone for planting based on a dripper system.

A3 DRAINAGE SWALES
A3.1 Construction
A3.1.1 Drainage swales are to be installed in accordance with the approved Stormwater Management Plan/or Urban Water Management Strategy.
A3.1.2 Planted slopes equal to or greater that 1:5 are to be covered with erosion control matting and planted into.

A3.2 Planting Scheme
A3.2.1 The swale landscaping should utilise the following plant and tree species, installation sizes and planting densities:

A3.2.2 Swale Landscaping Species provisions

<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Common Name</th>
<th>Mature Size</th>
<th>Installation size</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dampiera linearis</td>
<td>Common Dampiera</td>
<td>To 0.6m</td>
<td>130mm Pot</td>
<td>Average planting density of 4 plants per 1/sqm</td>
</tr>
<tr>
<td>Hemiandra pungens</td>
<td>Snakebush</td>
<td>To 1.0m</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hibbertia racemosa</td>
<td>Stalked Guinea Flower</td>
<td>To 0.5m</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hypocalyymma angustifolium</td>
<td>White Myrtle</td>
<td>To 1.5m</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Common Name</th>
<th>Mature Size</th>
<th>Installation size</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ficinia nodosa</td>
<td>Knotted Club Rush</td>
<td>To 0.8m</td>
<td>130mm Pot</td>
<td>Average planting density of 4 plants per 1/sqm</td>
</tr>
<tr>
<td>Hypocalymma robustum</td>
<td>Swan River Myrtle</td>
<td>To 1.5m</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lepidosperma longitudinale</td>
<td></td>
<td>To 2.0m</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Juncus pallidus</td>
<td>Pale Rush</td>
<td>To 2.0m</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Baumea juncea</td>
<td>Bare Twigrush</td>
<td>To 1.2m</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Baumea preissii</td>
<td></td>
<td>To 2.0m</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lobelia anceps</td>
<td>Angled Lobelia</td>
<td>To 1.2m</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Meeboldina coangustata</td>
<td></td>
<td>To 1.0m</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Appendix A

A4.1 Landscaping Provision
A4.1.1 Verge landscaping is to be setback a minimum of 1.2 metres from the road edge.
A4.1.2 Verge landscaping to be a minimum 50% planting. Loose aggregate and turf are not preferred treatments.
A4.1.3 Establishment irrigation to verge landscaping should be provided from the adjacent landholding.

LANDSCAPING PLAN SUBMISSION REQUIREMENTS
A landscape plan shall be prepared by a suitably qualified professional and submitted as a part of the development application. The plan shall include:

- Identification of plan scale;
- Date drawn;
- North point;
- Site boundaries
- Location of buildings, car parks, retaining walls, fencing and paving;
- Species key showing species, quantity and size;
- Identification of hard and soft landscape materials; and
- Existing vegetation (species and location), including those proposed to be removed.

A5.1 Local Water Management Strategy and Urban Water Management Plans
A5.1.1 All landscaping requirements outlined in an approved Local Water Management Strategy (LWMS) or Urban Water Management Plan (UWMP) are to be included in Landscaping Plans and implemented as part of either subdivision or development works as appropriate.

A5.2 Fire Management Plan
A5.2.1 All landscaping requirements outlined in an adopted Fire Management Plan for Forrestdale Business Park West are to be included in Landscaping Plans and implemented as part of either subdivision or development works as appropriate.
Appendix B

B1 DRAINAGE SWALE CROSSOVER SPECIFICATION
Appendix C

C1 Typical Subdivisional Road Cross Sections

20 Metre Standard Industrial Access Road

Anstey Road Dual Carriage Road Reserve
Appendix D

D1 FIRE MANAGEMENT PLAN - BUSHFIRE HAZARD LEVEL MAP

Legend
- Site Boundary
- Assessment Area

Bushfire Hazard
- Low
- Moderate
- Extreme
Appendix E

E 1 SIGNAGE GUIDELINES

E1.1 INTRODUCTION
The purpose of this guideline is to provide a reasonable scope for advertising and information signs for each property in a manner which does not overwhelm or compromise visual amenity within the Forrestdale Business Park (FBP). This Design Guideline clarifies the range and extent of signage that is allowable, within the FBP (East and West).

E1.2 SIGNAGE OBJECTIVES
The objectives of this design guideline are to:

- Provide adequate opportunities for commercial advertising to support and encourage business activity.
- Ensure the type and size of signs is appropriate for their location.
- To Minimise the proliferation of advertisements.
- Ensure that advertisements do not adversely impact on traffic circulation and management, or pedestrian safety.
- Ensure advertisements are erected on land where the advertised business, sale of goods or service is being carried out.
- Coordinate multiple signage on buildings through the establishment of an approved signs regime for the site.

E1.3 APPLICATION OF THE DESIGN GUIDELINES
E1.3.1 The provisions of this Design Guideline apply to the erection of all signage within the Forrestdale Business Park as defined in Appendix 1 of the Armadale Redevelopment Scheme 2004. Other than Exempt signs, all signs require the approval of the Authority.

E1.3.2 Sign Types are defined by this Design Guideline and have a designated status: Exempt, Permissible, Discretionary or Prohibited.

E1.3.3 Exempt signage is listed under section E5 of this Design Guideline. Such signs do not require an approval if the conditions specified are met.

E1.3.4 Acceptable solutions are provided for a number of signs in “section E7 - Acceptable Solutions and Performance Criteria”. If the signs specified in section E7 meet the nominated “Acceptable Solution”, they are Permissible.

E1.3.5 Discretionary signs are those signs that may be approved (with or without conditions) or refused. Such signs include those that do not meet the Acceptable Solutions and Performance Criteria in section E7 or for which no acceptable solution is specified. Signs which do not meet either the Acceptable Solution or Alternative Performance Criteria set out in section E7 shall be subject to public notification and may be refused or approved (with or without conditions) at the discretion of the Authority.

E1.3.6 Every site with more than one sign must have an approved signage strategy (see diagram E3)
3.5 Discretionary signs are those signs that may be approved (with or without conditions) or refused. Such signs include those that do not meet the Acceptable Solutions and Performance Criteria in Appendix 1 or for which no acceptable solution is specified. Signs which do not meet either the Acceptable Solution or Alternative Performance Criteria set out in Appendix 1 shall be subject to public notification and may be refused or approved (with or without conditions) at the discretion of the Authority.

3.6 Every site with more than one sign must have an approved signs regime (see Appendix 2).

3.7 Each sign in an approved signs regime (see Appendix 2) must comply with the signage requirements in clauses 4 and Appendix 1 – Acceptable Solutions and Performance Criteria.

3.8 Conditions may be placed on approvals for permissible and discretionary signs and approved signage regime to ensure that the objectives of this Design Guideline are met.

3.9 Notwithstanding, the general provisions of this Design Guideline, a sign shall be 'prohibited' if it does not conform with the General requirements for Signage in clause 4.

3.10 The dimensions indicated on Figure 1 are those applicable where referred to in the Signage Requirements.

E2 GENERAL REQUIREMENTS FOR SIGNAGE

E2.1 All signs must comply with the following:

i. Signs should relate directly to the activity, business, product or service undertaken on the premises.

ii. Signs shall not obscure a portion of another sign.

iii. Signs shall not protrude over a lot boundary or a carriageway or within 600mm of a kerb line.

iv. The bottom of any sign shall have a minimum clearance of at least 2.75 metres above a footpath or pedestrian access way.

v. Every sign shall be located or positioned so as not to detrimentally affect the safety or impede the movement of vehicular or pedestrian traffic or conflict with or obscure any statutory or directional sign.

vi. Signs shall be constructed and located in sympathy with street planting. No trees should be felled or lopped or pruned to allow for greater sign visibility.

vii. Signs should be in harmony with the design, scale and character of the buildings, which form their background.

viii. Signs must be structurally and electrically safe.

ix. The principal sign on the premises should relate to the name and nature of the business or occupier. Identification of goods and services should be secondary.

x. Sign supports should be minimal and as unobtrusive as possible.

xi. Signage affixed to a building should not exceed a maximum of 25% of total exposed wall area for any one wall.
Appendix E

E3 INFORMATION TO BE SUBMITTED
E3.1 The following information must be submitted with all signs and signage strategy proposals:

- Detailed drawings showing dimensions, location in plan or position on a building or site and the method of attachment to the ground or to the building.
- Graphic content of the sign or a graphics concept, showing a range of colours and lettering style.
- Specifications of construction materials of the sign and its supporting structure.
- Method of lighting (if applicable).

E4 DEFINITIONS (INCLUDES SIGN TYPES)
E4.1 For the purpose of this Design Guideline, the different sign types are defined as follows and illustrated in Diagram E2:

**Sign** means any graphic, pictorial or written display when viewed from a public street regardless of its location (whether on street furniture, public telephones, vending machines, automatic teller machines and the like) and includes, but is not limited to the following:

<table>
<thead>
<tr>
<th>Term</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arcade sign</td>
<td>A sign suspended from or attached to the ceiling of an internal pedestrian area.</td>
</tr>
<tr>
<td>Awning fascia sign</td>
<td>A sign on the fascia or return ends of suspended awnings.</td>
</tr>
<tr>
<td>Above awning sign</td>
<td>A sign attached to and supported above an awning.</td>
</tr>
<tr>
<td>Below awning sign</td>
<td>A sign attached to and suspended below an awning.</td>
</tr>
<tr>
<td>Banner sign</td>
<td>A vertical or horizontal fabric sign attached at one or both ends.</td>
</tr>
<tr>
<td>Bunting</td>
<td>A string of small flags, or streamers strung in a line from or otherwise attached to a building or other structure.</td>
</tr>
<tr>
<td>Business directory</td>
<td>A sign for a building in multiple tenancies which identifies the name of the business and its location within the building and does not contain any product or other advertising.</td>
</tr>
<tr>
<td>Cabinet sign</td>
<td>A cabinet with a transparent face attached to the wall of a building or structure for the display of information within (e.g. Menus).</td>
</tr>
<tr>
<td>Ground base sign</td>
<td>A sign permanently attached to the ground on its own supportive structure independent of any building, but not including a pole or pylon sign, or a business directory, or public event and cultural directory signage.</td>
</tr>
<tr>
<td>Internal display</td>
<td>Generally display of goods, services, or produce within a building or structure. Note: these are not regarded as a sign unless they involve the display of proprietary logos or other, text or graphics, within 150mm from the internal surface of glass.</td>
</tr>
<tr>
<td>Interpretative sign</td>
<td>Provides information for visitors, plans, historic information, location of services, features and businesses, includes artworks which convey meaning. This type of sign can be private (i.e. Placed by and for the benefit of a private business) or public (i.e. Placed by a public agency in the public interest).</td>
</tr>
<tr>
<td>Term</td>
<td>Description</td>
</tr>
<tr>
<td>------------------------------</td>
<td>---------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Name plate</td>
<td>A single sign identifying one of the occupants of a property used for professional rooms, attached flush to the wall of a building (e.g. A traditional doctors or lawyers brass plate).</td>
</tr>
<tr>
<td>Pole or pylon sign</td>
<td>A sign erected on a pole, poles or a pylon independent of any building, provided it is not designed or used as a poster panel (billboard).</td>
</tr>
<tr>
<td>Portable sign (sandwich board)</td>
<td>A sign not on a public reservation and not permanently attached to the ground or to a building or other structure.</td>
</tr>
<tr>
<td>Poster panel (bill board)</td>
<td>A structure either freestanding or attached to a building designed to accommodate standard Poster Panels, the message of which may be changeable and variable.</td>
</tr>
<tr>
<td>Public event and cultural directory signage</td>
<td>A structure permanently attached to the ground, designed to accommodate small bill posters and public notices, the messages of which may be changeable and variable. This type of signage may also full fill the dual function of an item of public artwork.</td>
</tr>
<tr>
<td>Real estate sign</td>
<td>Temporary sign erected for purposes of selling/leasing of real estate for the duration of the period the real estate is on the market, which may be more than five days and which is not separately affixed by bolt, nail, adhesive or screw to masonry, brickwork or other face building material.</td>
</tr>
<tr>
<td>Roof sign</td>
<td>A sign erected on the roof or parapet of a building with the highest point of its base not exceeding a vertical distance of 300 mm above the roof or parapet.</td>
</tr>
<tr>
<td>Signage Strategy</td>
<td>A comprehensive plan of sign types, sizes, location and restrictions approved by the Authority for an entire site.</td>
</tr>
<tr>
<td>Statutory sign</td>
<td>A sign required or specified by statute; and a sign relating to safety of pedestrians, traffic and shipping; including but not limited to a hazard sign, hazchem; traffic control sign; maritime purposes sign; international/national signposting conventions for service provisions and toilets. Does not include the use of standardised logos where it is voluntary to supply information; e.g. State visitor information standards, international/national information regarding items other that essential services, parking as opposed to traffic control.</td>
</tr>
<tr>
<td>Sun blind sign</td>
<td>A sign incorporated into the fabric or structure of a sun blind or canopy situated over a door or window.</td>
</tr>
<tr>
<td>Tethered Sign (Balloons and Blimps)</td>
<td>A sign which is suspended from, tethered or (tied) to any structure or other object (with or without supporting framework). The sign may be made of paper or plastic or fabric or a similar material. The term includes lighter-than-air devices, inflatables such as balloons and blimps, bunting, banners, flags and kites.</td>
</tr>
<tr>
<td>Temporary sign</td>
<td>A sign displayed for a total of more than five days but less than four months in any given year.</td>
</tr>
<tr>
<td>Vertical projecting wall</td>
<td>A sign projecting from the wall of a building with a vertical dimension greater than or equal to its horizontal dimension.</td>
</tr>
<tr>
<td>Wall sign</td>
<td>A sign fixed or painted on the wall of a building or structure.</td>
</tr>
<tr>
<td>Window sign</td>
<td>Sign on a glass surface of a window or located less than 150 mm behind a surface. Also includes signs on any window which has been painted opaque.</td>
</tr>
</tbody>
</table>
Appendix E

DIAGRAM E2: SIGN TYPES

1. Ground base sign
2. Temporary sign
3. Wall sign
4. Transom sign
5. Name plate
6. Cabinet sign
7. Arcade sign
8. Banner sign
9. Roof sign
10. Projecting wall sign horizontal
11. Wall mural
12. Decorative elements
13. Flag sign
14. Portable sign
15. Pole or Pylon sign
16. Poster panel
17. Projecting wall sign vertical
18. Sun blind
19. Awning facia sign
20. Below awning sign
21. Above awning sign
E5 EXEMPT SIGNS
E5.1 The following types of signs meet the requirements for development approval by the Authority and do not require an application for approval and can be part of a signage regime, providing the specific conditions are met:

N.B. Approval is not required to change the content of an existing approved sign provided that any changes do not result in it being less consistent with the objectives of the Design Guideline than the previous sign and also that it is not inconsistent with the associated signage regime.

<table>
<thead>
<tr>
<th>Sign Type</th>
<th>Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any sign</td>
<td>The sign must form part of an approved signs regime.</td>
</tr>
<tr>
<td>Building Site Sign</td>
<td>Nil.</td>
</tr>
<tr>
<td>Bunting</td>
<td>Erected for a temporary period not exceeding 30 days in association with a special event such as a sale, exhibit, auction etc and the Authority has been advised in writing of the commencement date and relevant details.</td>
</tr>
<tr>
<td>Business Directory</td>
<td>One sign per building. Maximum horizontal dimension 1200 mm.</td>
</tr>
<tr>
<td>Direction or Interpretative signage</td>
<td>Must form part of an agreed (public) or approved (private) signage framework.</td>
</tr>
<tr>
<td>Flags</td>
<td>Must show only the natural symbol of any country, state, territory, ethnic group, the standard of a representative of a royal family or visiting dignitaries or an international institution (e.g. United Nations, Red Cross).</td>
</tr>
<tr>
<td>Real Estate Sign</td>
<td>Must be less than 5 square metres in area and not contain fluorescent or iridescent colours or finishes.</td>
</tr>
<tr>
<td>Name Plate</td>
<td>A single plate per building of maximum dimensions 1200mm horizontal by 800 mm vertical. Shall not be allowed where a business directory is provided on the face of the building.</td>
</tr>
<tr>
<td>Special event signage/ sponsorship</td>
<td>Must be for a defined period not exceeding 60 days.</td>
</tr>
<tr>
<td>Statutory signs.</td>
<td>nil.</td>
</tr>
<tr>
<td>Window sign</td>
<td>Shall not cover more than 20% of the surface area of the window. Limited to ground floor/street level windows or doors only.</td>
</tr>
</tbody>
</table>

E6 PUBLIC LIABILITY INSURANCE AND INDEMNITY
E6.1 Where a sign or advertisement will be placed in, or overhang, a public place or street, the owner of the property/applicant will be required, where appropriate, to provide a public liability insurance policy indemnifying the Authority against all actions, suits, claims, damages, losses and expenses made against or incurred by the Authority arising from the approval. The applicant and/or land owner may be required by the Authority to:

i. take out a public liability insurance policy in the name of the owner or applicant and the Authority, for a minimum value of $10 million or such other amount as considered appropriate to the risk involved;

ii. keep that insurance policy current for the duration of the approval;
iii. include a clause in the policy which prevents the policy from being cancelled without the written consent of the Authority;

iv. include a clause in the public liability insurance policy, which requires the owner or applicant and the insurance company, to advise the Authority if the policy lapses, is cancelled or is no longer in operation;

v. on the request of an authorized person, provide for the inspection of a certificate of currency for the required insurance policy.

E7 ACCEPTABLE SOLUTIONS AND PERFORMANCE CRITERIA

Note: Signs meeting ‘Acceptable Solution Criteria’ shall be considered as “Permissible” applications. Signs meeting ‘Alternative Performance Criteria’ or for which no performance criteria are specified, will be considered as ‘Discretionary’ Applications.

<table>
<thead>
<tr>
<th>Sign type</th>
<th>Acceptable Solutions (Permitted)</th>
<th>Alternative Performance Criteria (Discretionary)</th>
</tr>
</thead>
</table>
| Arcade signs            | - Max Depth 500mm.  
- Max Width 300mm.  
- Min. clearance from ground level 2400mm.  
- Not sited in conjunction with any other arcade sign or horizontal projecting wall sign.                                                                                      | - Max Depth 750mm.  
- Max Width 300mm.  
- Min clearance from ground level 2400mm.  
- Min distance from any other arcade sign or horizontal projecting wall sign 2400mm.  
- Multiple Arcade signs shall only be considered as part of an approved signs regime.                                                                                               |
| Awning fascia sign      | - Shall not project beyond the fascia line of an approved or existing awning.  
- Shall not project above or below the fascia of the awning.                                                                                                                                                                      | - Shall not project beyond the fascia line of an approved or existing awning.  
- Maximum height of 500mm.                                                                                                                                                                                                                |
| Above awning sign       | - Attached to an awning construction above ground floor; and  
- Single blade design; and  
- Maximum height 500mm.  
- Shall not project beyond the width of the awning or exceed 2700mm in length whichever is the shorter.  
- Minimum distance between any other Above Awning Sign or Horizontal Projecting Wall Sign 2400mm.  
- Min. distance from side boundary of the lot or site 1200mm.                                                                                                                | - Attached to an awning construction above ground floor; and  
- Maximum height 1 metre.  
- Minimum distance between any other Above Awning Sign or Horizontal Projecting Wall Sign 2400mm.  
- Min. distance from side boundary of the lot or site 1200mm.                                                                                                                |
<p>| Below awning sign       | - As for above awning sign                                                                                                                                                                                                          | - As for above awning sign                                                                                                                                                     |</p>
<table>
<thead>
<tr>
<th>Sign Type</th>
<th>Description</th>
<th>Rules</th>
</tr>
</thead>
<tbody>
<tr>
<td>Banner sign</td>
<td>- One sign per building.</td>
<td>- May be placed on the face of the building at street level providing it can be demonstrated that it meets the requirements specified under section E2.</td>
</tr>
<tr>
<td></td>
<td>- May be placed on the face of the building at street level providing it can be demonstrated that it meets the requirements specified under section E2.</td>
<td>- Must not project beyond the face of the building.</td>
</tr>
<tr>
<td></td>
<td>- Maximum height is 1.5 metres.</td>
<td>- Maximum height is 1.5 metres.</td>
</tr>
<tr>
<td></td>
<td>- Maximum length is 3 metres.</td>
<td>- Maximum length is 3 metres.</td>
</tr>
<tr>
<td>Business directory</td>
<td>Exempt - subject to conditions in section E5</td>
<td></td>
</tr>
<tr>
<td>Cabinet sign</td>
<td>- Maximum projection from face of wall 40mm.</td>
<td>- Maximum projection from face of wall exceeds 40mm.</td>
</tr>
<tr>
<td></td>
<td>- Maximum dimensions 1 metre height x 1 metre length.</td>
<td>- May be internally illuminated.</td>
</tr>
<tr>
<td></td>
<td>- May be internally illuminated.</td>
<td></td>
</tr>
<tr>
<td>Ground base sign</td>
<td>- Maximum height above ground 2500mm.</td>
<td>- The sign shall not encroach on any road or other public reservation.</td>
</tr>
<tr>
<td></td>
<td>- Maximum area of each face 2.5 square metres.</td>
<td>- May be illuminated</td>
</tr>
<tr>
<td></td>
<td>- The sign shall not encroach on any road or other public reservation.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- May be externally illuminated</td>
<td></td>
</tr>
<tr>
<td>Flag sign</td>
<td>Exempt - subject to meeting the conditions in section E5.</td>
<td>- Maximum dimensions 1800mm x 1000mm.</td>
</tr>
<tr>
<td>Horizontal projecting wall sign</td>
<td>- Single blade design; and</td>
<td>- Maximum height 1 metre.</td>
</tr>
<tr>
<td></td>
<td>- Maximum height 500mm.</td>
<td>- Maximum width 300mm.</td>
</tr>
<tr>
<td></td>
<td>- Maximum width 300mm.</td>
<td>- Attached at height equivalent to roof/first floor construction above ground floor.</td>
</tr>
<tr>
<td></td>
<td>- Maximum length 2700mm</td>
<td>- Is not located in conjunction with any other Above Awning or Below Awning Sign on the same site.</td>
</tr>
<tr>
<td></td>
<td>- Attached at height equivalent to floor roof/first floor construction above ground floor.</td>
<td>- Min. distance from side boundary of the lot or site 1200mm.</td>
</tr>
</tbody>
</table>
| Pole or Pylon Sign | - Max height 5 metres -
|                   | - Total area of each sign face should not should not exceed 6m² -
|                   | - Double sided signs should be identical in dimension and both sides should be less than 300mm apart.
|                   | - Only one pole or pylon sign per site (land parcel)
|                   | - May be internally illuminated
|                     | - Max height 8 metres.
|                     | - Total area of each sign face should not should not exceed 10m².
|                     | - Multiple pole or pylon signs may be erected on site where the frontage of the site exceeds 40 metres;
|                     | - May be illuminated
| Portable signs      | Not Permitted
| Real Estate Sign    | Exempt- see section E5
|                     | Greater than 5 metres square in area:
|                     | - Does not have a deleterious effect on the streetscape or on any outlooks or views from adjoining buildings or places.
|                     | - Does not obscure any windows.
| Roof Signs          | - Maximum height of sign above roof or parapet is 2 metres.
|                     | - Maximum length is 4 metres.
|                     | - Message may be on a maximum of two faces.
|                     | - Limit of one Sky Sign per site.
|                     | - Maximum height of sign above roof or parapet is 3 metres.
|                     | - Maximum length is 5 metres.
| Sun Blind Sign      | - Minimum clearance above ground level 2500mm.
|                     | - Shall not project beyond a point within 450mm. of the kerb alignment.
|                     | - May not be illuminated.
|                     | - Minimum clearance above ground level 2500 mm.
|                     | - Shall not project beyond a point within 450mm. of the kerb alignment.
|                     | - May be illuminated.
| Temporary Sign      | Max. period in place of 2 months.
|                     | Max. dimensions 1 metre by 2 metres.
|                     | - Maximum period in place greater than 2 months and less than 4 months.
| Tethered Sign       | Located wholly within boundaries of subject lot.
| (balloons and blimps) | Not be less than 2.7 metres or greater than 8 metres from ground level.
|                     | Not be with 10 metres of a pylon sign or service structure
|                     | - Not exceed 7 metres in diameter or 9m in height
|                     | - Not be displayed for more than 30 days in aggregate for any one calendar year.
|                     | Located wholly within boundaries of the subject lot.
|                     | Not be less than 2.7 metres from ground level.
|                     | Not be within 10 metres of a pylon sign or service structure.
<table>
<thead>
<tr>
<th>Sign Type</th>
<th>Max. Height Constraints</th>
<th>Max. Projection Constraints</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vertical Projecting Wall Sign</td>
<td>Maximum height of 1 metre or 20% height of building wall.</td>
<td>Maximum height 30% of building wall height.</td>
</tr>
<tr>
<td></td>
<td>Maximum projection 450mm.</td>
<td>Maximum projection 1 metre.</td>
</tr>
<tr>
<td></td>
<td>Limit of one such sign per building/site unless part of an approved signs regime. Shall not be approved if there is a horizontal projecting wall sign on the same site.</td>
<td></td>
</tr>
<tr>
<td>Wall Sign</td>
<td>A single sign per building.</td>
<td>Maximum area of sign or combination of signs shall not exceed 45% of the area of the wall to which it is affixed.</td>
</tr>
<tr>
<td></td>
<td>Maximum height 2 metres.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Maximum length 5 metres.</td>
<td></td>
</tr>
<tr>
<td>Window Sign</td>
<td>Exempt - see section E5.</td>
<td>Signs shall occupy less than 50% of the surface area of a window.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>May be located on other than ground floor/street level windows.</td>
</tr>
</tbody>
</table>

**Diagram E3: Example of Signage Strategy**

**Key to Signs**

<table>
<thead>
<tr>
<th>Ref N</th>
<th>Sign Type</th>
<th>Max. Width (mm)</th>
<th>Max. Height (mm)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Window Sign</td>
<td>1200</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Hanging Sign</td>
<td>600</td>
<td>500</td>
</tr>
<tr>
<td>3</td>
<td>Wall Sign</td>
<td>1600</td>
<td>900</td>
</tr>
<tr>
<td>4</td>
<td>Street Number</td>
<td>200</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Nameplate</td>
<td>300</td>
<td>600</td>
</tr>
<tr>
<td>6</td>
<td>Portable Sign</td>
<td>600</td>
<td>800</td>
</tr>
</tbody>
</table>

(Note- Dimensions need to be specified as well as sign type and location)
<table>
<thead>
<tr>
<th>Adoption Date:</th>
<th>26 March 2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amendment Date:</td>
<td>Nature of Amendment:</td>
</tr>
<tr>
<td></td>
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