

CITY OF BUNBURY

**LOCAL PLANNING POLICY
'PRESTON RIVER TECHNOLOGY PARK PRECINCT
DEVELOPMENT DESIGN GUIDELINES'**

PURPOSE:

To ensure a high standard of development within the Preston River Technology Park Precinct. All development within the Preston River Technology Park Precinct shall be in accordance with the "*Preston River Technology Park Precinct Development Design Guidelines*".

OBJECTIVES:

1. To achieve a high quality of development within the Preston River Technology Park Precinct.
2. To improve the visual appearance of development along South Western Highway and Dodson Road to promote an attractive precinct.
3. To encourage a range of industrial and commercial uses within the Precinct in accordance with the scheme requirements.

GUIDELINES:

Refer attached

COUNCIL DECISION NO/DATE:

87/09 (19 May 2009)

SOURCE OF POLICY:

Development Services

REVIEW RESPONSIBILITY:

Development Services

REVIEW DATE:

To be confirmed

Disclaimer

While all care has been taken to portray an accurate depiction of the current Local Planning Policy, no responsibility shall be taken for any omissions or errors in this document

It is advised that the City of Bunbury, Development Services be consulted in regard to an up-to-date interpretation of the Local Planning Policy.

DESIGN GUIDELINES

'PRESTON RIVER TECHNOLOGY PARK DEVELOPMENT DESIGN GUIDELINES'

1.0 INTRODUCTION

These guidelines set out the desired approach to factors that may influence the development of the Preston River Technology Park Precinct.

These Development Design Guidelines shall apply to all land contained in the Service Industry and Mixed Business Precinct and the Light Industrial Precinct of Special Use Area No. 36 as described on the attached *Figure 1*.

1.1 Purpose of the Development Design Guidelines

- To provide the Council, the Western Australian Planning Commission (WAPC) and the community with comprehensive design guidelines to ensure that a high standard of development occurs within this locality.
- To promote a coordinated approach to built form, streetscape, landscaping, building orientation and pedestrian and vehicular access to ensure a strong relationship between proposed development and the existing built and natural environment.

1.2 Statutory Requirements

Council shall consider all land use and development proposals in the Preston River Technology Park Precinct generally in accordance with an approved Development Guide Plan and the 'Special Use' zone and relevant provisions of Council's Town Planning Scheme No. 7.

2.0 APPLICATION OF GUIDELINES

- These guidelines are to be read in conjunction with the approved Development Guide Plan, the relevant scheme requirements and applicable policies.
- These guidelines apply to the two Precinct Areas detailed in *Figure 1* that forms part of this policy.
- These guidelines prescribe specific design guidelines for the Precinct Areas.
- These guidelines prescribe the standards and recommendations that will ensure appropriate development occurs that meets the community needs and integrates with the built and natural environmental that adjoins the site.
- The guidelines will be given full regard by the Council in any development application. To depart from these guidelines, Council will require a comprehensive justification.
- Planning approval is required for all development or change in use within the Precinct Areas.
- These guidelines are to be read in conjunction with the relevant Scheme provisions and policies related to the site.

2.1 Detailed Objectives

- To promote a coordinated approach to built form, streetscape, landscaping, pedestrian and vehicular accessibility and building orientation to ensure compatibility and synergy between the proposed uses and surrounding natural and built environment.
- To ensure consistent and high quality development standards that reflects the existing character of the locality.

3.0 SPECIFIC PRECINCT AREA REQUIREMENTS

3.1 *Service Industry and Mixed Business Precinct*

3.1.1 *Application of Guidelines*

These guidelines apply to lots within the Service Industry and Mixed Business Precinct as delineated in *Figure 1*.

3.1.2 *Land Use*

Council shall consider all land use and development proposals in accordance with the approved Development Guide Plan (DGP) and the 'Special Use' zone and relevant provisions of Council's Town Planning Scheme No. 7.

3.1.3 *Setbacks, Plot Ratio and Site Coverage*

- The minimum setbacks for corner lots to be as per clause 5.9.5.2.2 of Council's Town Planning Scheme No. 7.
- The minimum front setback shall be 7.5 metres along Olive Road.
- The minimum front setback shall be 13.5 metres fronting South Western Highway and 9.0 metres to Dodson Road to provide for landscaping and vehicle circulation.
- The maximum plot ratio shall be 1.5 and the site coverage shall not exceed 70%.

3.1.4 *Building Heights and Levels*

A maximum building height of 8 metres for single wall shall be permitted. Building height is to be measured from the natural ground level immediately below the relevant point on the wall of roof. Natural level may be taken as those levels resulting from development carried out as part of an approved subdivision, or as a result of pre-existing development and to the satisfaction of the City.

3.1.5 *Fencing/Walls*

- All fencing shall complement/improve the amenity of the Precinct Area and contribute positively to the streetscape.
- Only masonry, timber or decorative metal fencing of an open style is permissible along South Western Highway and Dodson Road and to the satisfaction of the City.
- The maximum height of fencing along the boundary frontages to South Western Highway and Dodson Road shall be 1500 mm with the solid portion of fencing, apart from piers, being restricted to a maximum height of 1200mm and the remainder of fence being visually permeable.
- All other fencing shall be constructed from any of the following materials and shall be restricted to a maximum height of 2000 mm:
 - PVC coated Ringlock/Cyclone fencing;
 - Timber;
 - Colorbond;
 - Open Pool Style Fencing; or
 - Masonry/Brick/Render.

3.1.6 *Car Parking Provisions*

- Car parking is required to be provided in accordance with Table 2 of the Car Parking Guidelines under Council's Town Planning Scheme No. 7.
- Clientele and staff parking (including parking for persons with disabilities) should be provided within the front setback area (where necessary).

- Where more extensive parking is required for large work forces, trucks and other machinery, it shall be located at the side or rear of buildings.
- All car parking areas are to be sealed or paved, marked and drained.

3.1.7 *Storage, Loading and Unloading and Service Areas*

- The location and design of loading and unloading areas and the movement of service vehicles on-site must not interfere with on-site amenity and the safe and convenient movement of other vehicles and pedestrians visiting the site.
- Screening of loading docks and service areas is to be carried out by the use of the concrete, stone, brick or masonry walls, and landscaping or an approved combination of materials to the satisfaction of the City.
- Where lots back onto the South Western Highway, Council will assess the location of loading and unloading areas on their merits but with the clear intention of maintaining a high level of visual amenity from South Western Highway.

3.1.8 *Access*

- Vehicular access from the South Western Highway and Dodson Road north of Olive Road is not permitted.
- All accessways shall be either paved or sealed.

3.1.9 *Lighting and Noise Suppression*

- Council will require developers to demonstrate that the lot area in front of the building can be lit and proprietors are encouraged to keep this area lit at night for security purposes.
- Council will require developers to demonstrate that appropriate noise attenuation measures have been developed to minimise impacts on neighbouring recreational users and residents in the locality.

3.1.10 *Signage*

- Advertising signage along South Western Highway is not permitted without Main Roads approval.
- All signs, with respect to their scale, location, design and content require the approval of the City of Bunbury.
- Signage that is integrated into the built facades is encouraged.
- Signs attached to buildings are to be aligned with and relate to the architecture of the building and not obscure architectural features.
- In buildings with numerous tenants, consolidated, shared signage is required.
- Pylon signs are not permitted unless they specifically relate to the architecture of the building and to the satisfaction of the City.

3.1.11 *Safety and Security*

- Any on-site lighting should be directed away from the South Western Highway and Dodson Road intersection.
- Carparking areas and accessways:-
 - are clearly designated;
 - are visible from the street;
 - are well-lit; and

- are designed to reduce opportunities for concealment areas/spaces (i.e. landscaping provided does not completely screen the carparking spaces and the accumulation of objects, such as rubbish bins, are avoided).
- Lighting is focused to illuminate concealment areas/spaces and entrances. Lighting shall be directed and shielded to minimise adverse off-site impacts.
- Walkways, footpaths, building recesses and external stairs shall be designed and located such that they are visible from the street or public spaces, containing no blind corners and are well lit at all times.
- Trees in public areas shall be tall branching to maintain clear pedestrian and vehicular sightlines.
- Security grills and grates are to be designed as an integral part of the architecture of the Precinct Area.

3.1.12 *Outbuildings and Other Structures*

- All ancillary structures at the front of buildings such as signage, plant rooms, service areas, garages, collection areas and bin enclosures are to be an integral part of the building design.
- Building design shall ensure that all plant and equipment is not visible from a public space. Screening devices, including the use of the roof form shall be designed as an integral part of the design theme for the building.
- Storage of any goods, materials or the like will not be permitted on driveways, car parking areas, landscaped areas or public space.
- All service fittings, fixtures and rubbish bin storage are to be screened from public view.
- All piped and wired services, air conditioning and hot water storage units are to be concealed from the street and public view.

3.1.13 *Architectural Form and Building Appearance*

- The appearance of the built form from public streets and adjoining sites is to be attractive and visually compatible with the identified character of the locality.
- The front façade of the buildings are to be orientated to the street.
- All facades to South Western Highway and Dodson Road and the entrance to Olive Road shall be constructed in brick, concrete, masonry or other materials acceptable to the Manager Development Services (or the person acting in that capacity during his/her absence). Metal cladding will not be accepted.
- Large areas of blank walls without relief by way of major openings or other measures to diminish building bulk will not be accepted on the front and/or street façade or where visible from the street or other public spaces.
- To improve street facades, Council will discourage the use of face brick or concrete tilt panels in large expansive areas without relief by way of major openings or measures to diminish building bulk.
- Building materials to consist of masonry concrete tilt up panels, brick, limestone, colorbond or any other materials deemed appropriate by Council that is in keeping with the character and amenity of the locality.
- Building colours are to be appropriate to the contemporary mixed use theme of the Precinct Area and contribute to the visual interest of the precinct.

3.1.14 *Landscaping*

- The minimum % of the site required to be landscaped is 8%.
- Minimum 2 metre landscaping strip is to be provided along the road frontages along South Western Highway and Dodson Road within the respective lot boundary and maintained to the satisfaction of Council.
- The landscaping master plan titled “Figure 2. Landscape design for Technology Park subdivision, Dodson Road, Bunbury” as approved by City’s Parks and Urban Design to be amended to include landscaping along Dodson Road (south of Olive Road) and the landowner at the early stage of the development of the site (the original landowner) to undertake and complete the required landscaping works as indicated on Figure 2 (as amended).
- The construction of a visual feature and entry statement is not permitted within the South Western Highway road reserve.

3.2 *Light Industrial Precinct*

3.2.1 *Application of Guidelines*

These guidelines apply to lots within the Light Industrial Precinct as delineated in *Figure 1*. The applicant is required to incorporate the general provisions applicable to the precinct to the satisfaction of Manager Development Services.

Specific design guidelines applying to this Precinct are:

3.2.2 *Setbacks, Plot Ratio and Site Coverage*

- The minimum setbacks for corner lots to be in accordance with clause 5.9.5.2.2 of the Council’s Town Planning Scheme No.7.
- The minimum front setback shall be 9 metres fronting Dodson Road and all other public internal roads to provide for landscaping and vehicle circulation.
- The maximum plot ratio shall be 0.8 and the site coverage shall not exceed 65%.

3.2.3 *Landscaping*

- The minimum % of the site required to be landscaped is 5%.
- Minimum 2 metre landscaping strip is to be provided along Dodson Road and maintained to the satisfaction of Council.
- The landscaping master plan titled “Figure 2. Landscape design for Technology Park subdivision, Dodson Road, Bunbury” as approved by City’s Parks and Urban Design to be amended to include landscaping along Dodson Road (south of Olive Road) and the landowner at the early stage of the development of the site (the original landowner) to undertake and complete the required landscaping works as indicated on Figure 2 (as amended).

4.0 WATER SENSITIVE URBAN DESIGN REQUIREMENTS

Council will require developers to demonstrate the incorporation of applicable water sensitive urban design elements in the proposal.

(Note: for details of best urban water management practices, refer Element 5 Liveable Neighbourhoods (WAPC 2007) and Stormwater Management Manual for Western Australia (DoE now DEC 2004)



**PRESTON RIVER TECHNOLOGY PARK
PRECINCT PLAN**

A1	CONCEPT	PLANNER	DATE
		G. PENNINGTON	07.08.2006
		SCALE: 1:5000 @ A3	PROJECT: 06068P-10
<p><small>NOTES: THIS PLAN HAS BEEN PREPARED FOR THE PRESENT PURPOSES. THE AUTHOR ACCEPTS NO LIABILITY FOR ANY USE OF THIS PLAN FOR ANY OTHER PURPOSES. THE PROVISIONS OF THIS PLAN SHALL BE SUBJECT TO THE PROVISIONS OF THE PRESTON RIVER TECHNOLOGY PARK DEVELOPMENT AGREEMENT. THE AUTHOR ACCEPTS NO LIABILITY FOR ANY USE OF THIS PLAN FOR ANY OTHER PURPOSES. THE PROVISIONS OF THIS PLAN SHALL BE SUBJECT TO THE PROVISIONS OF THE PRESTON RIVER TECHNOLOGY PARK DEVELOPMENT AGREEMENT.</small></p>			

FIGURE 1

110352501 MAR 08 08:48 EDG 08/08/08 25 Williams Street, Dunsborough WA 6313 Telephone (08) 9771 4111 Email: tech@cityofperth.wa.gov.au

Appendix 1 – Plant Species

River Channel Embankments and Foreshore and Wetland areas

Eucalyptus rudis
flooded gum
swamp paperbark
Melaleuca rhaphiophylla
paperbark
*Melaleuca incana**
Astartea fascicularis
shorerush (tidal areas)
Juncus kraussii
loose floxer rush
Juncus nauciflorus
finger rush
Juncus subsecundatus
tall sedge
Carex appressa
pale rush
Juncus pallidus
knotted club rush
Ficinia nodosa

Flooded Plain

Eucalyptus rudis
flooded gum
Agonis flexuosa
peppermint
*Melaleuca incana**
paperbark
Juncus pauciflorus
rush
Banksia littoralis
swamp banksia
Banksia seminosa
river banksia

Wet Flood Plain Depressions

Eucalyptus rudis
flooded gum
Melaleuca rhaphiophylla
swamp paperbark
*Melaleuca lateralis**
robin red breast bush
*Baumea articulata***
jointed twig rush
Baumea riparia
sedge
Juncus nauciflorus
rush
Carex appressa
sedge
Yiminaria luteica
swish bush
Hardenbergia comptoniana
native wisteria

Flood Plain, Wet flood Plain and Foreshore

Hardenbergia comptoniana
native wisteria
Kennedia prostrata
running postman
Acacia pulchella
prickly Moses
Kunzea ericifolia
spearwood
Melaleuca pressiana
modong (swamp areas)
Melaleuca terrellifolia
Banda
Agonis limigama
wattle shrub
Calothamnus lateralis
swamp blood flower
Halimolobos lateralis
one sided bottlebrush
Halimolobos lateralis
variable-leaved halimolobos
Halimolobos lateralis
cullett ribbertia
Halimolobos lateralis
green kangaroo paw
Halimolobos lateralis
yellow kangaroo paw
Agonis limigama
swamp peppermint

River Valley Embankments

Eucalyptus rudis
flooded gum
Melaleuca rhaphiophylla
paperbark
Agonis flexuosa
peppermint
Hardenbergia comptoniana
native wisteria

Associated Wet depressions

Melaleuca rhaphiophylla
swamp paperbark (inundated areas)
Eucalyptus rudis
flooded gum (fringing areas)
common sword sedge
*Lepidosperma longitudinale***
twig rush
*Baumea juncea**
jointed twig rush (inundated areas)
*Schoeroplectus validus***
lake club-rush
Melaleuca lateralis
robin red breast bush

High Sandy Rises

Eucalyptus calophylla
marr
Eucalyptus gomphocephala
tuart
Eucalyptus marginata
jarrah
Agonis flexuosa
peppermint
Nyctea floribunda
Christmas tree
Banksia attenuata
candle banksia
Banksia grandis
bull banksia
Acacia pulchella
prickly Moses
Maczornia reidii
Zamia palm
Xanthorrhoea preissii
grass tree
Kennedia prostrata
running postman

- * Denotes species, which are rare or restricted in distribution that should receive special attention.
- ** Denotes sedges that are of considerable cost and may be substituted for more *Juncus* or *Ficinia nodosa* (knotted club bush), both of which are good for direct seeding.

City of Bunnbury
Parks & Urban Design
Landscaping Plan Approved
Date 23/11/2011
Signed [Signature]
Manager Parks & Urban Design