

APPENDIX I

Draft Development Guidelines (July 2012)



Rockingham
Industry Zone

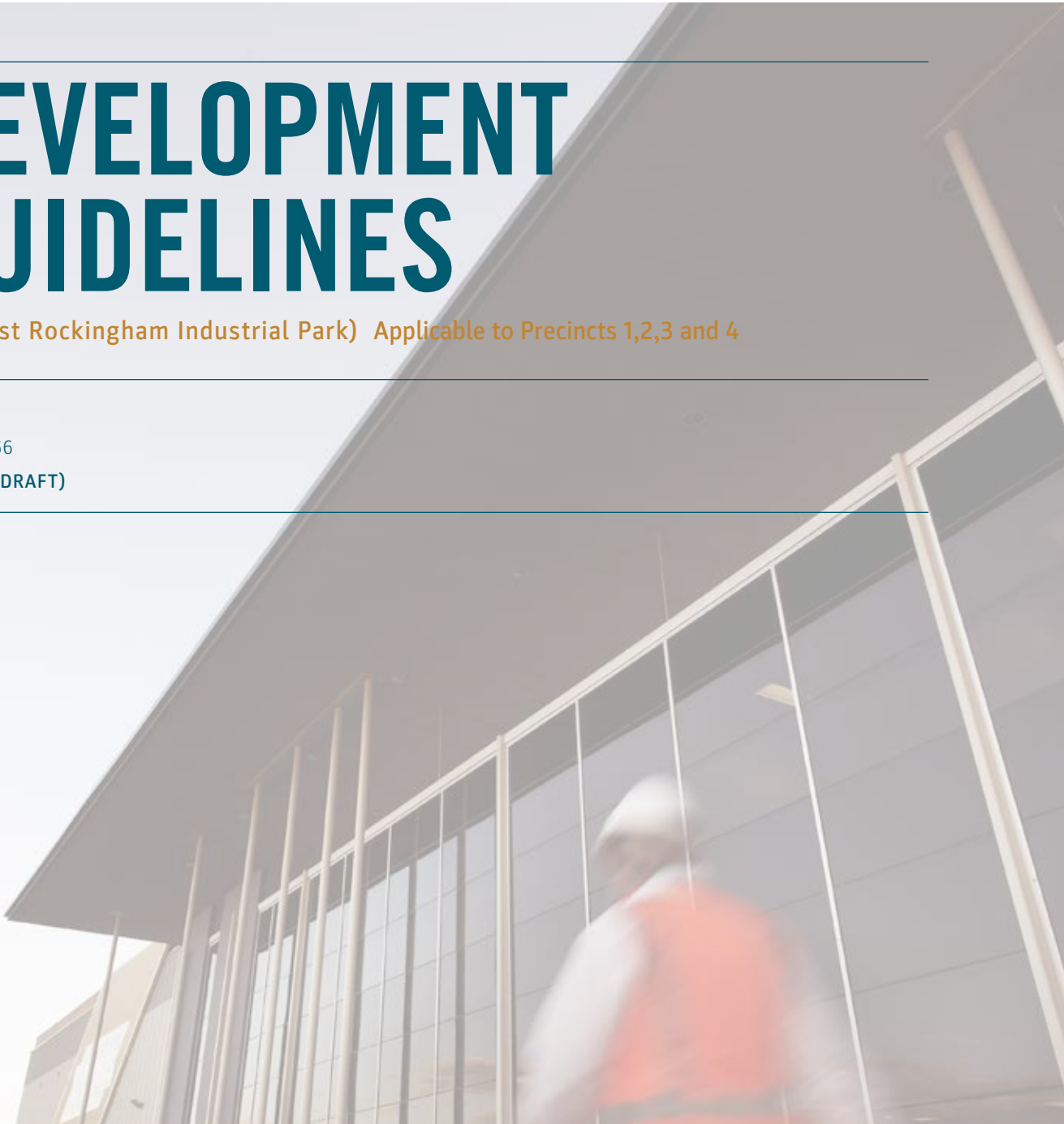
DEVELOPMENT GUIDELINES

(The East Rockingham Industrial Park) Applicable to Precincts 1,2,3 and 4

July 2012

Ref: 712-166

Version 1 (DRAFT)



PRECINCTS 1, 2, 3, AND 4

(THE EAST ROCKINGHAM INDUSTRIAL PARK)



Schedule of Amendments:

DATE	DETAILS	STATUS	COMMENT

CONTENTS

1.	INTRODUCTION	5	3.	SITE WORKS	36
1.1	THE ROCKINGHAM INDUSTRY ZONE	5	3.1	Prior to construction – Mandatory Requirements	36
1.2	PROJECT VISION	5	3.2	During Construction – Mandatory Requirements	36
1.3	OBJECTIVES	5	3.3	Post Construction – Mandatory Requirements	37
1.4	PURPOSE OF THIS DOCUMENT	7		APPENDIX A	39
1.5	APPLICATION OF DEVELOPMENT GUIDELINES	7		DOCUMENTS AND INFORMATION TO BE SUBMITTED WITH A DEVELOPMENT APPLICATION AND BUILDING LICENCE	39
1.6	DETERMINING AUTHORITY	7		APPENDIX B	43
1.7	STATUS OF THE DEVELOPMENT GUIDELINES	7		CITY OF ROCKINGHAM PLANNING POLICY NO. 7.1 – EAST ROCKINGHAM INDUSTRIAL PARK: ENVIRONMENTAL PLANNING POLICY	43
1.8	REFERENCE DOCUMENTS	8		APPENDIX C	45
1.9	APPROVAL PROCESS	10		DESIGN AND DEVELOPMENT CHECKLIST	45
1.10	STRUCTURE OF DOCUMENT	12		APPENDIX D	47
1.11	APPROPRIATE LAND USES (MANDATORY REQUIREMENTS)	13		PLANNING APPLICATION FORMS	47
				APPENDIX E	49
2.	GENERAL DEVELOPMENT PRINCIPLES	17		SCHEDULE 1 OF THE ENVIRONMENTAL PROTECTION REGULATIONS – APPLICABLE TO ‘GENERAL INDUSTRY – LICENSED’ LAND USES 49	
2.1	SITE LAYOUT AND BUILDING ORIENTATION	17		APPENDIX F	51
2.2	BUILDING FORM AND LEGIBILITY	18		USE CLASS PERMISSIBILITY	51
2.3	ANCILLARY STRUCTURES AND EQUIPMENT	20		APPENDIX G	55
2.4	CPTED (CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN)	21		LANDSCAPING STRATEGY	55
2.5	SITE SETBACKS AND LANDSCAPING COVERAGE REQUIREMENTS	22		APPENDIX H	57
2.6	LANDSCAPING	24		PREScribed SPECIES PLANTING LIST	57
2.7	SITE COVERAGE	26		APPENDIX I	59
2.8	PARKING AND ACCESS DESIGN	26		WATER MANAGEMENT STRATEGY	59
2.9	EXTERNAL SERVICE AND STORAGE AREAS	27			
2.10	FENCING	28			
2.11	WATER AND DRAINAGE MANAGEMENT	29			
2.12	ENERGY MANAGEMENT	31			
2.13	MATERIALS, FINISHES AND COLOURS	33			
2.14	SIGNAGE	34			
2.15	CONSTRUCTION AND WASTE MANAGEMENT	34			

PRECINCTS 1, 2, 3, AND 4

(THE EAST ROCKINGHAM INDUSTRIAL PARK)



PROJECT VISION:

**A WORLD CLASS INDUSTRIAL
ECOLOGY PARK ESTATE THAT
SUPPORTS AND PROVIDES FOR
REGIONAL ECOLOGICAL LINKAGES,
MAXIMISES POTENTIAL SYNERGIES
AND OPPORTUNITIES BETWEEN
INDUSTRY AND EXISTING
INFRASTRUCTURE WITH A FOCUS
ON LOCAL EMPLOYMENT.**



1. INTRODUCTION

1.1 THE ROCKINGHAM INDUSTRY ZONE

The Rockingham Industry Zone (RIZ), also known as the East Rockingham Industrial Park, is a State Government initiative implemented by the Western Australian Land Authority (trading as LandCorp), in association with the City of Rockingham and the Town of Kwinana.

The RIZ is a strategic industrial site which benefits from having direct access to nearby sea transport and established infrastructure. The RIZ is part of the broader Western Trade Coast, which also includes the Kwinana Industrial Area, Latitude 32 Industry Zone, the Australian Marine Complex and the outer harbour operations of Cockburn Sound. The RIZ presents prospects in the area of industrial synergies, innovative wetland recharge and recycled water opportunities from the Water Corporation's Waste Water Treatment Plant located in the heart of the development.

1.2 PROJECT VISION

A world class industrial ecology park estate that supports and provides for regional ecological linkages, maximises potential synergies and opportunities between industry and existing infrastructure with a focus on local employment.

1.3 OBJECTIVES

The objectives of the Development Guidelines are:

- To achieve an attractive and unified development which acknowledges the goal of conserving and enhancing the natural environment by emphasising the retention of natural vegetation and the introduction of complimentary quality landscaping and well designed, functional and efficient buildings which enhance the user's corporate image;
- To avoid unsightly and poorly planned developments to protect the investment of all developers and owners;
- To increase the future value of industrial property within the estate; and
- To achieve sustainability within the development through energy and water efficient design and fit out.

FIGURE 1: LOCATION PLAN



PRECINCTS 1, 2, 3, AND 4

(THE EAST ROCKINGHAM INDUSTRIAL PARK)

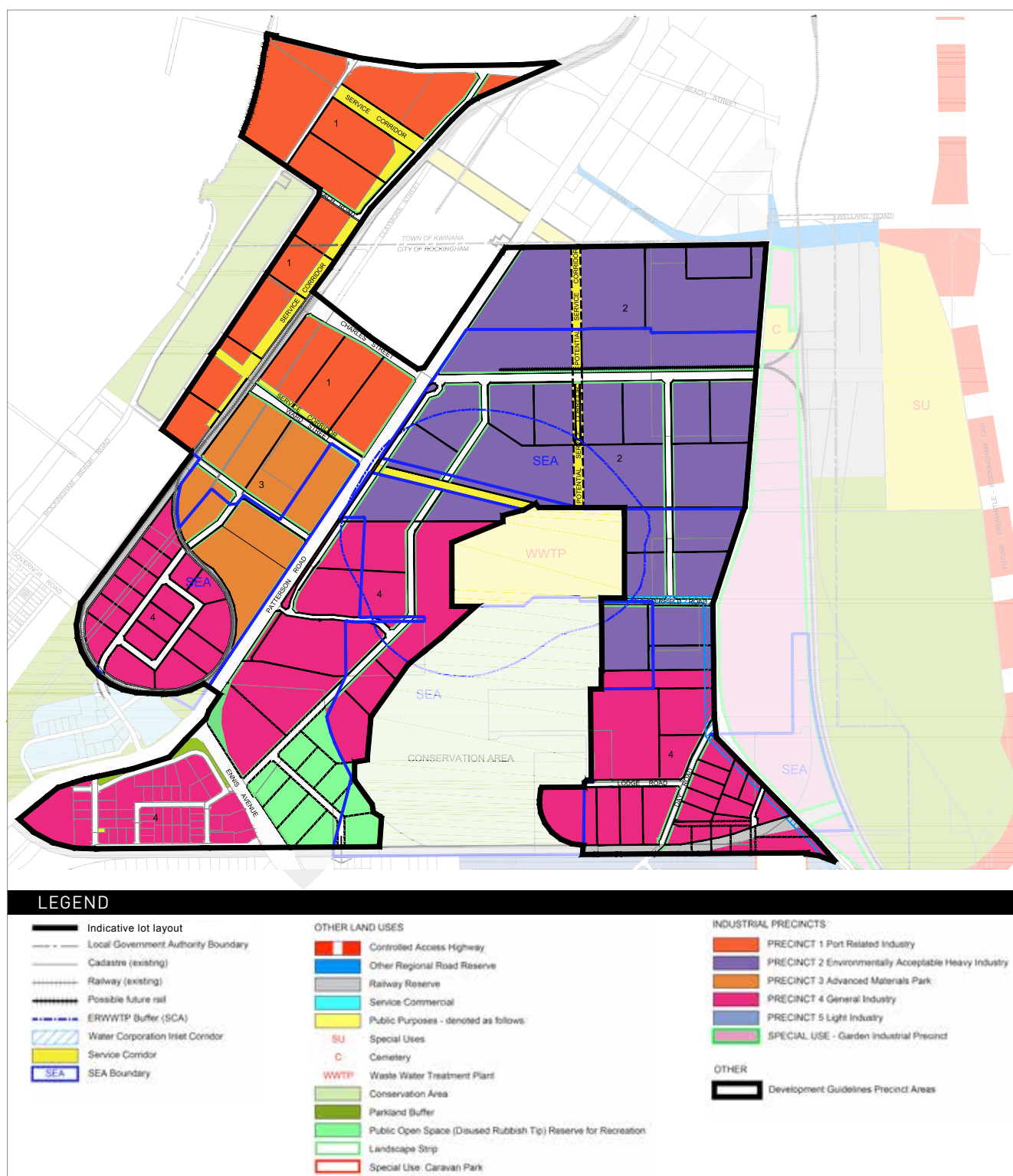


FIGURE 2: DEVELOPMENT PRECINCTS

1.4 PURPOSE OF THIS DOCUMENT

The Development Guidelines provides guidance in relation to:

- The process involved in obtaining Development Approval and a Building Licence;
- Documents and information that will need to be submitted with a Development Application and Building Licence (refer Appendix A);
- Site planning and built form requirements to achieve a superior development outcome;
- Landscaping requirements to assist in a high standard of visual amenity; and
- Water and energy management requirements to meet sustainability objectives.

1.5 APPLICATION OF DEVELOPMENT GUIDELINES

There are five industrial precincts which make up the Rockingham Industry Zone. These are identified under the East Rockingham Industrial Park IP-14 Structure Plan as:

- Precinct 1: Port Related Industry;
- Precinct 2: Environmentally Acceptable Heavy Industry;
- Precinct 3: Advanced Material Park;
- Precinct 4: General Industry; and
- Precinct 5: Light Industry.

This document applies to Precincts 1, 2, 3 and 4 only. The existing Development Guidelines for Precinct 5 (Appendix 3 of the City of Rockingham's Policy 3.3.8) will continue to apply to Precinct 5 (also referred to as the 'Element Precinct').

1.6 DETERMINING AUTHORITY

The majority of the land within the Rockingham Industry Zone falls within the City of Rockingham between Mandurah Road and the coastline. The northern portion of Precinct 1 is located within the Town of Kwinana (refer to Figure 4). For the purposes of this document the City of Rockingham and the Town of Kwinana will be referred to as the 'local government'. All proposed development will be subject to planning approvals and building licenses administered by the relevant local government, in accordance with the notice of delegation issued by the Western Australian Planning Commission.

1.7 STATUS OF THE DEVELOPMENT GUIDELINES

The Development Guidelines have been prepared in accordance with Clause 4.10.6 and 4.10.7 of the City of Rockingham Town Planning Scheme No. 2 (TPS2), and Clause 2.2.2 of the Town of Kwinana Development within the Industrial Zones Policy (No. 3.3.29). The Development Guidelines are adopted as Planning Policy under clause 8.9 of the City of Rockingham TPS2 and clause 4.1 of the Town of Kwinana TPS2.

The relevant local government shall have due regard to the provisions and objectives of the Development Guidelines when making a determination on Development Applications and Building Licences. Development in accordance with these Guidelines is deemed to comply.

It is recognised that alternative designs may be required in order to satisfy the specific needs of the proponent, or site/operational characteristics. Alternative designs may be considered where the proponent can demonstrate that the proposal will comply with the overall objectives and intent of the Development Guidelines and with the relevant local government requirements. A proponent wishing to pursue an alternative design must provide appropriate justification, and describe the particular circumstances of the site which necessitate the design.

1.8 REFERENCE DOCUMENTS

The Development Guidelines should be read in conjunction with:

- Rockingham Industry Zone Water Management Strategy (Appendix I);
- Rockingham Industry Zone Environmental Management Plan;
- The Rockingham Industry Zone Landscaping Strategy (Appendix G); and
- The Rockingham Industry Zone Fire Management Strategy.

These documents are available on the Rockingham Industry Zone website via LandCorp's website (www.landcorp.com.au) or by contacting LandCorp on 9482 7499 or landcorp@landcorp.com.au

The following documents are also of relevance to the application of these Guidelines:

1.8.1 Local Government Town Planning Schemes

The provisions of the City of Rockingham Town Planning Scheme No.2 and the Town of Kwinana Town Planning Scheme No.2 apply. These should be read in conjunction with these Development Guidelines.

1.8.2 Building Code of Australia

All construction must comply with the current Building Code of Australia.

1.8.3 City of Rockingham Planning Policy No. 7.1 – East Rockingham Industrial Park: Environmental Planning Policy

Development proposals located within the boundary of the City of Rockingham (south of Office Road) are required to comply with the City's Policy No.7.1.

Refer to Appendix B - City of Rockingham Planning Policy No. 7.1

Proposals are required to address clause 2.4 of the policy. These cover industry operations relating to air quality, risks and hazards, noise, water quality and the social environment.

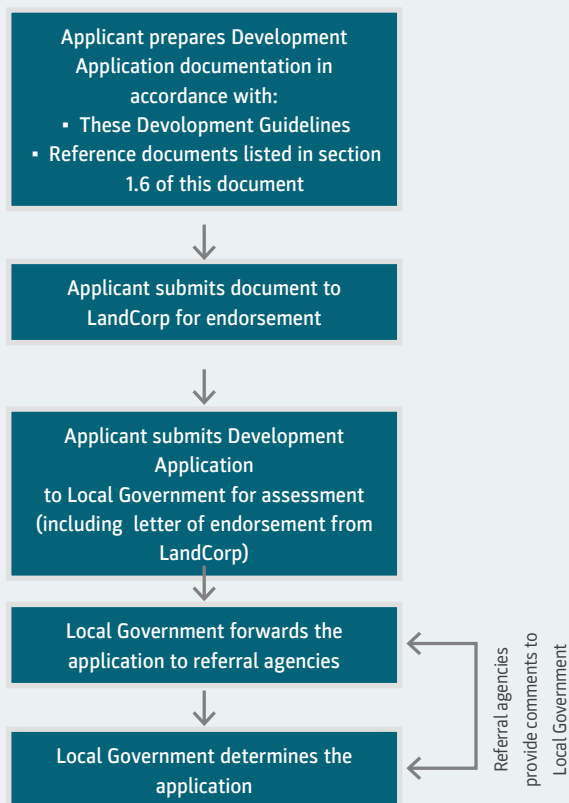
1.9 APPROVAL PROCESS

An application is required to be prepared in accordance with the procedures and requirements set out by these Guidelines. Figure 3 outlines the approval process required for a planning application and building licence.

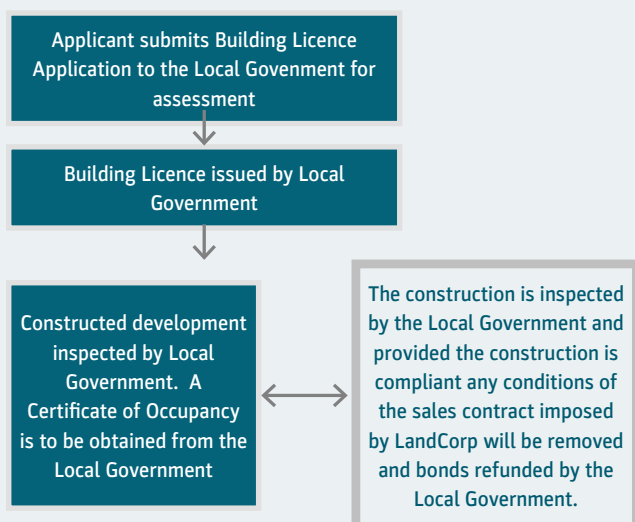
- All proposed development within the Rockingham Industry Zone will be subject to planning approvals and building licenses administered by the relevant local government.
- Plans must be endorsed by LandCorp prior to being lodged with the local authority for both planning and building licence approval. A letter of endorsement from LandCorp is to be provided to local government upon lodgement of application documentation.
- Purchasers and their consultants are encouraged to liaise with LandCorp or its estate architect prior to preparation of plans to receive clarification or advice on any elements of the development guidelines.
- The local government may refer the proposed application to other government agencies for comment. If your site is located with the Water Corporation's Waste Water Treatment Plant Buffer (Special Control Area) your application shall require Water Corporation endorsement.
- A Design and Development Checklist is included as Appendix C and an application for Planning Approval form is included as Appendix D (please use either the City of Rockingham or Town of Kwinana application form, dependent on the location of your development proposal). These assessments will ensure all applicable standards, controls and requirements have been met and the development is consistent with the objectives of the Rockingham Industry Zone.
- Upon completion of the planning assessment, a decision on the Development Application and Building Licence will be made by the relevant local government.
- A clearance certificate is to be obtained from the relevant local government and a copy is to be provided to LandCorp. Inspection will be made by the local government to verify the built form development, including the installation of the building systems and the drainage and water management systems.

FIGURE 3 – APPROVAL PROCESS

1. Planning Application.



2. Building Licence.



1.10 STRUCTURE OF DOCUMENT

The Development Guidelines have been structured in the following three parts for each design element to assist proponents in preparing their designs and applications:

DESIGN OBJECTIVES

The Design Objectives outline the design intent or philosophy underpinning the Mandatory and Best Practice criteria for each design element.

MANDATORY CRITERIA

The Mandatory Criteria of the Development Guidelines must be met in the design of all industrial development proposals. These will collectively ensure that the Design Objectives are met. Applicants may provide alternative design solutions if it can be demonstrated to the satisfaction of LandCorp that the Design Objectives are clearly met or exceeded.

BEST PRACTICE DESIGN GUIDANCE

The Best Practice Design Guidance section recommends some additional or optional measures by which a development can achieve a higher level of sustainable.

1.11 APPROPRIATE LAND USES (MANDATORY REQUIREMENTS)

Land use within the Rockingham Industry Zone is enforced by the provisions of the Local Government's respective town planning schemes and is guided by the East Rockingham Industrial Park IP-14 Structure Plan (IP-14 SP). The types of land uses that may be permitted within the Rockingham Industry Zone are determined in accordance with Table 1 of the local government's town planning scheme (refer to Appendix F – Extract of local government use class permissibility)

The IP-14 SP identifies five industrial precincts and one Special Use precinct within the Rockingham Industry Zone being:

PRECINCT 1: PORT RELATED INDUSTRY

Designated for industries which require port access and facilities for import/export of bulk materials for processing and/or distribution.

PRECINCT 2: ENVIRONMENTALLY ACCEPTABLE HEAVY INDUSTRY

Designated for heavy industries, such as chemical or mineral processing. Any industry that does not need to be located within this precinct would be opposed regardless of its lot size.

PRECINCT 3: ADVANCED MATERIAL PARK

Designated for industries such as chemical and mineral processing with negligible risk, emissions or noise, and specialised support industries, such as research and fabrication facilities.

PRECINCT 4: GENERAL INDUSTRY

General Industry provides a transitional buffer zone between heavy and other uses. The priority use of this precinct is for general industries which are ancillary to or bear a support relationship to industry in Precincts 1, 2 and 3.

The following areas do not form part of these Development Guidelines:

PRECINCT 5: LIGHT INDUSTRY

Designated for light industry as an extension of the existing light industrial area north of Dixon Road. Development guidelines exist for this Precinct (refer to East Rockingham Industrial Park – Element Precinct – Development Guidelines, Appendix 3 of City of Rockingham's Policy 3.3.8.)

SPECIAL USE GARDEN INDUSTRIAL PRECINCT

The provisions of the City of Rockingham's TPS2 apply to development within this precinct.

REFER TO FIGURE 4: EAST ROCKINGHAM INDUSTRIAL PARK IP-14 STRUCTURE PLAN (IP-14 SP).

PRECINCTS 1, 2, 3, AND 4

(THE EAST ROCKINGHAM INDUSTRIAL PARK)

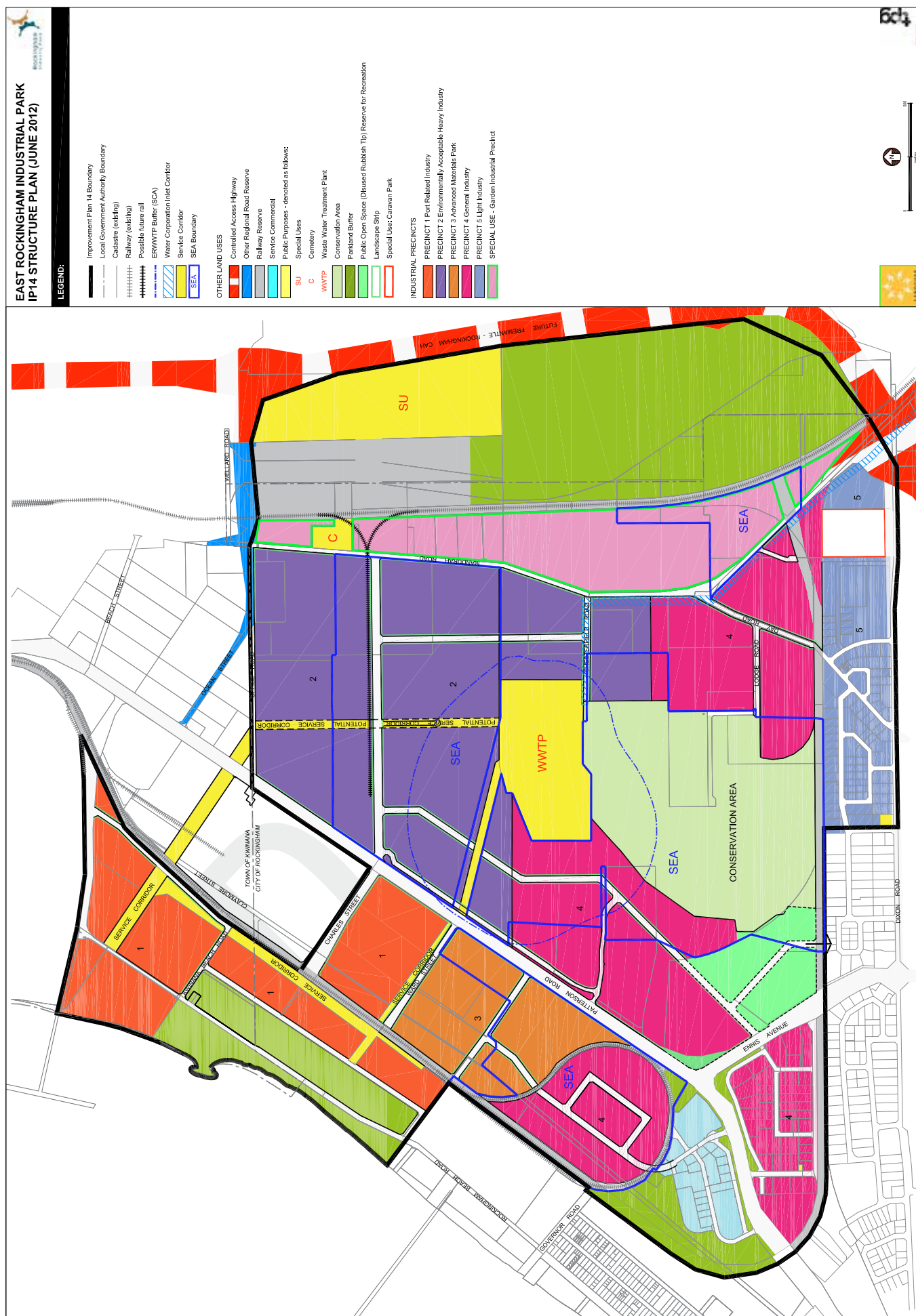


FIGURE 4: EAST ROCKINGHAM INDUSTRIAL PARK IP-14 STRUCTURE PLAN (IP-14 SP).

In addition, the following shall be considered in the context of suitable land uses/industry operations proposed:

1.11.1 Industries located within Waste Water Treatment Plant Buffer

A Water Corporation Waste Water Treatment Plant (WWTP) buffer exists centrally within the site (depicted in Figure 4 as the area located within the blue dashed line). Land uses occurring within the WWTP buffer area shall be in accordance with the Special Industry and General Industry zonings as listed under Table 1 of the City of Rockingham's TPS2. Consideration shall be given by the City of Rockingham and the Water Corporation to any proposed development occurring within the WWTP odour buffer. Potentially sensitive land uses affected by the WWTP odour buffer shall not be approved. Inappropriate land uses include: Lunch Bar, Office, Showroom, and Light Industry.

LandCorp shall enforce Section 70A memorials on newly created Certificates of Titles for industrial lots located wholly or partially within the buffer area. The memorials shall advise of the buffer and limitations on sensitive land uses occurring within the buffer area.

A prospective purchaser, landowner or their agent must contact LandCorp to discuss the intended land use and operations within these areas as soon as possible. LandCorp may seek specialist input as required to inform decision making on these aspects of development.

1.11.2 Industries Located Within Rail Loop (Jacks Street)

Due to the proximity to the existing north Rockingham residential area located to the south-west of the site, careful consideration shall be given to proposed land uses located within the Rail Loop area.

Proposed land uses are required to meet the separation distances identified under the Environmental Protection Authority's Separation Distances Between Industrial and Sensitive Land Uses – Guidance Statement No.3. In this context, land use permissibility shall be in accordance with

the 'General Industry' zoning as listed under Table 1 of TPS No.2, where it is noted that industrial uses should not be automatically permitted by Council. Industrial uses are listed as either 'D' or 'A' uses. This means that the use is not permitted unless the City of Rockingham has exercised its discretion by granting planning approval ('D' use), and requires advertising ('A' use).

'General Industry – Licensed' land uses shall be in accordance with Schedule 1 of the Environmental Protection Regulations. Refer to Appendix E.

A prospective purchaser, landowner or their agent must contact LandCorp to discuss the intended land use and operations within this area as soon as possible. LandCorp may seek specialist input as required to inform decision making on these aspects of development.

1.11.3 Water Corporation Inlet Corridor

The Water Corporation's 30 metre wide sewer inlet corridor traverses the south-eastern portion of the site (shown as blue hatch in Figure 4). The inlet affects the development of lots located along a portion of Mandurah Road (west) and Chesterfield Road. Development within this corridor is restricted to landscaping (vegetation with shallow root systems), hardstand/parking/pathways.

Development proposals located in the vicinity of the inlet are to meet Water Corporation requirements. Water Corporation guidelines titled *Working Near Water Corporation Pipelines – Guidance for Planning and Working Near Water Corporation Pipelines* can be obtained at this address:

www.watercorporation.com.au/_files/pipeline_protection_guidelines.pdf

1.11.4 Heritage

1.11.4.1 European Heritage

There are two historic European heritage places that are State Registered properties within the Rockingham Industry Zone, namely Chesterfield Inn and Day Cottage, which will be retained and conserved, and adapted for new use with guidelines in place for appropriate development in the immediate vicinity.

Development of these sites and their immediate surrounds shall be subject to an approved Detailed Area Plan in accordance with clause 4.23 of the City of Rockingham's TPS2.

1.11.5 Aboriginal Heritage

An archeological site (RIZ 12-01) has been identified south of Chesterfield Road. This site shall be protected and shall form part of an approved Detailed Area Plan for the designated Amenity Node.

Under Section 15 of the Aboriginal Heritage Act (1972), any suspected Aboriginal sites must be reported to the DIA and that unauthorized disturbance of an Aboriginal Site is an offence under Section 17.



PRECINCTS 1, 2, 3, AND 4

(THE EAST ROCKINGHAM INDUSTRIAL PARK)



**THE BLEND OF WELL
DESIGNED BUILDINGS AND
QUALITY LANDSCAPING
WILL CONTRIBUTE TO
ROCKINGHAM INDUSTRY
ZONE BEING A PLEASANT
WORKING ENVIRONMENT,
WHICH SHOULD ASSIST
DEVELOPMENTS AND
OWNER-OCCUPIERS TO
MAXIMISE RENTS AND
PROPERTY VALUES.**

2. GENERAL DEVELOPMENT PRINCIPLES

LandCorp, the City of Rockingham and the Town of Kwinana are committed to creating a functional and attractive industrial precinct, creating a high level of amenity for workers within, and visitors to the area.

Development proposals within the Rockingham Industry Zone are encouraged to employ contemporary design solutions to create innovative, efficient and functional building designs. The desired built form is a single building mass to incorporate all business activities, with administration uses occurring at the front of the site, and industrial activities behind.

The following design requirements are provided as a guide to achieving a high standard of built form.

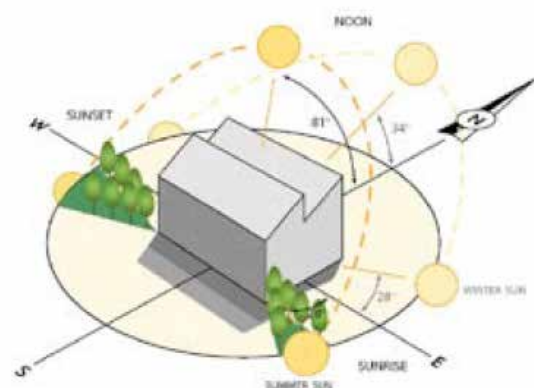
2.1 SITE LAYOUT AND BUILDING ORIENTATION

2.1.1 Objective

Buildings should be oriented to take advantage of passive solar values and prevailing winds. These simple and logical design factors can significantly reduce everyday running costs of buildings with little or no additional building cost.

2.1.2 Mandatory Requirements

- a) Building orientation shall:
 - i. Maximise north and south exposure;
 - ii. Maximise natural cross flow ventilation;
 - iii. Minimise east and west facing orientation, openings and windows, or provide adequate shading; and
 - iv. Be considered in relation to landscaping (shade throughout summer sun and the use of winter sun).
- b) The site layout shall be integrated where the developer intends to build more than one building or develop the site in stages, providing a harmonious arrangement of buildings and landscaping.



2.1.3 Best Practice Design Guidance

- a) Consideration should be given to the impact of the proposed built form on the amenity of the adjoining lots in relation to noise, solar access and potential overshadowing and emissions.

2.2 BUILDING FORM AND LEGIBILITY

2.2.1 Objective

To achieve an appropriate architectural character and good standard of building design which positively contributes to the area, and reinforces the gateway between the City of Rockingham and the Town of Kwinana.

2.2.2 Mandatory Requirements

- a) The office and administrative component of the building shall be designed to address the street, providing a legible entrance for pedestrians and a positive contribution to the streetscape through a predominant use of glazing (being no less than 50% of the ground floor elevation);
- b) All customer service areas and employee amenities shall be consolidated within the front of the building area, and the operational areas shall be located to the rear of the site;
- c) Offices and administrative components shall be designed as focal points, and must include a building element such as a verandah, canopy or colonnade facing the public street and parking areas;
- d) The scale and selection of building forms, material and elements shall relate to the perceived use i.e. the office components should be expressed differently to the warehouse, factory/manufacturing component of the development;
- e) On corner lots, buildings must also address the secondary street by articulated elevations, and/or the use of windows. Particular attention will need to be given to their architectural form, mass, materials utilised.
- f) Canopies, awnings and solar shading devices play an important role in the character of a façade and shall be thoughtfully integrated into the façade as required on elevations visible to the street; and
- g) Architectural form shall avoid large unrelieved expanses of wall or roof where practical, enhancing its individual identity. This can be achieved in the use of form, colour, texture and materials and by the following design features:
 - i. Changes in wall planes and height;
 - ii. Varied façade alignment;
 - iii. Projections and/or recessions;
 - iv. The use of different building materials and colours.
 - v. Incorporating horizontal and vertical elements such as banding or feature joints, or angled grids;
 - vi. Defining the window openings, and building entrances;
 - vii. Emphasis of structural and functional elements such as sun shading devices, noise barriers, louvre vents and exposed braces; and
 - viii. Feature roof forms, parapets and overhanging elements.



GOOD EXAMPLES OF BUILT FORM DESIGN SOLUTIONS WHICH ACHIEVE VISUAL INTEREST WITHIN PRIMARY FACADES

Good examples of built form



Poor examples of built form



2.3 ANCILLARY STRUCTURES AND EQUIPMENT

2.3.1 Mandatory Requirements

- a) Ancillary structures (such as security kiosks, maintenance buildings and outdoor equipment enclosures) or additions to the original development shall integrate similar design attributes originally utilised on the main structure including colour, form and materials;
- b) Temporary structures (e.g. portable modular units, sea containers etc.) shall not be located where they will be directly visible from the public street, or are to be appropriately screened;

- c) Storage yards are to be placed behind the primary street building setback line;
- d) Above-ground water storage tanks are to be positioned within the side setback areas or to the rear of the building mass.

2.3.2 Best Practice Design Guidance

- a) Plant and equipment should be carefully designed to add to the visual complexity and interest in the built form composition, e.g. water tanks and flues.

GOOD EXAMPLES OF EFFECTIVE SCREENING TO STORAGE AREAS



GOOD EXAMPLE OF INTERGRATION OF ANCILLARY STRUCTURES

2.4 CPTED (CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN)

2.4.1 Objectives

Developments are to minimise the opportunity for crime and maximise people's perception of safety.

2.4.2 Best Practice Design Guidance

- a) Designing out crime initiatives should include consideration of the following design features:
- i. Entries to buildings should be exposed to the street frontage;
 - ii. Building frontages should be designed to promote surveillance of the street;
 - iii. Staff entrances, if separate, should be well lit and maximise opportunities for informal surveillance;
 - iv. Loading and storage areas should be well lit and/or lockable after hours;
 - v. Public parking areas should be clearly designated, well lit and have clearly-defined access points;
 - vi. Building design should avoid the creation of 'entrapment spots', i.e. spaces that by their concealed nature are not easily visible and provide the opportunity for the conduct of anti-social activities;
 - vii. Detailed facade treatments, anti-graffiti coatings and shrubbery planted against new walls should be used to deter graffiti;
 - viii. Fixtures resistant to vandalism, including solid core doors, steel door frames, laminated glass and sturdy locks and hardware should be employed;
 - ix. The use of materials that are vulnerable to intentional damage should be avoided e.g. flimsy panelling, fragile light fittings and external fixtures that can be easily removed.

2.5 SITE SETBACKS AND LANDSCAPING COVERAGE REQUIREMENTS

2.5.1 Objective

Site setbacks are specified in order to achieve a uniform or consistent streetscape to development.

2.5.2 Mandatory Requirements

Table 1: Site Setbacks and Landscaping Coverage Requirements

Location/ Requirement	Primary Street		Side Setback		Rear Setback		Secondary Street	
	Built Form (Minimum, Metres)	Landscaping Provision	Built Form (Minimum, Metres)	Landscaping Provision	Built Form (Minimum, Metres)	Landscaping Provision	Built Form (Minimum, Metres)	Landscaping Provision
Developments Fronting Zirconia Drive ('Road 5', adjacent to Patterson Road)*	5 metres for offices, gatehouses and amenity buildings; and 25 metres for major structures.	5 metre width located forward of the building line.	In accordance with the Building Code of Australia. For lots less than 3000m ² in area this may be reduced to nil, but encouraged at 3 metres for light and ventilation purposes.	N/A	6 metres to rear boundaries. This may be reduced to 3 metres for lots less than 3000m ² in area.	No requirement if industry backs onto another lot. 5 metres if industry backs onto a local road.	5 metres	5 metre width
Developments Fronting Mandurah Road (west)**	25 metres for major structures. (subject to infrastructure corridors)	5 metre width located forward of the building line.	In accordance with the Building Code of Australia. For lots less than 3000m ² in area this may be reduced to nil, but encouraged at 3 metres for light and ventilation purposes.	N/A	6 metres. This may be reduced to 3 metres for lots less than 3000m ² in area.	No requirement if industry backs onto another lot. 5 metres if industry backs onto a local road.	5 metres	5 metre width
Developments Fronting Office Road	5 metres minimum to office and amenity buildings; and 15 metres for major structures.	5 metre width located forward of the building line.	In accordance with the Building Code of Australia. For lots less than 3000m ² in area this may be reduced to nil, but encouraged at 3 metres for light and ventilation purposes.	N/A	6 metres.	No requirement if industry backs onto another lot. 5 metres if industry backs onto a local road.	5 metres	5 metre width
Developments Fronting East -West Distributor Road ('Road 2')	5 metres minimum to office and amenity buildings; and 15 metres for major structures.	5 metre width located forward of the building line.	In accordance with the Building Code of Australia.	N/A	6 metres.	No requirement if industry backs onto another lot. 5 metres if industry backs onto a local road.	5 metres	5 metre width

Location/ Requirement	Primary Street		Side Setback		Rear Setback		Secondary Street	
	Built Form (Minimum, Metres)	Landscaping Provision	Built Form (Minimum, Metres)	Landscaping Provision	Built Form (Minimum, Metres)	Landscaping Provision	Built Form (Minimum, Metres)	Landscaping Provision
Local Roads	5 metres minimum to office and amenity buildings; and 15 metres for major structures.	5 metre width located forward of the building line.	In accordance with the Building Code of Australia. For lots less than 3000m ² in area this may be reduced to nil, but encouraged at 3 metres for light and ventilation purposes.	N/A	6 metres. This may be reduced to 3 metres for lots less than 3000m ² in area. Lots abutting the Conservation Area are to comply with the building setback requirements stipulated by the approved Fire Management Strategy and/or site specific Fire Management Plan.	No requirement if industry backs onto another lot. 5 metres if industry backs onto Zirconia Drive.	5 metres	5 metre width

*Should a developer nominate the local road as the primary street, the setback provisions are reversed so that the secondary street provisions apply to Zirconia Drive.

** Lots located on the western side of Mandurah Road may be affected by existing infrastructure corridors and associated easements. Should a developer require direct frontage onto Mandurah Road (western boundary) setbacks and cross over locations are to be negotiated with LandCorp and the City of Rockingham in the context of the infrastructure corridors.

PRECINCTS 1, 2, 3, AND 4

(THE EAST ROCKINGHAM INDUSTRIAL PARK)

2.6 LANDSCAPING

2.6.1 Objectives

The intention of landscaping design within the Rockingham Industry Zone is to create high quality Landscape Architecture solutions that incorporate Environmentally Sustainable Design principles and integrate with the natural environment.

An overall Landscaping Strategy for the Rockingham Industry Zone has been prepared with the intent of defining a particular theme, level and standard of landscaping. Landscaping installed by the owners/occupiers shall continue the landscape themes and character of the Rockingham Industry Zone. Refer to Appendix G - Landscaping Strategy.

2.6.2 Mandatory Requirements

- a) Lot owners shall provide landscape coverage as per the 'Site Setbacks and Landscaping Coverage Requirements' Table 1;
- b) A detailed design landscape and irrigation set of drawings of the lot is to be submitted at the stage of applying for Development Approval;
- c) Plants shall be selected from the plant schedule provided within Appendix H; or in accordance with the Water Corporation Water Wise plants as recommended from time to time;
- d) Should the lot owner choose to use water-wise planting in accordance with the Water Corporation Water Wise plant lists (which are not on the approved planting list), the plant species choice should be listed on the drawing;
- e) LandCorp will undertake the installation of the landscaping and reticulation to the verges upfront. Planted verge areas shall not be modified (unless otherwise approved by LandCorp or the Local Government);
- f) All street trees, verge landscaping and verge reticulation must be replaced should they be removed/damaged as a result of construction works for the site in question;

- g) Car park areas shall have a minimum of one (1) shade tree for every four (4) car bays. There are to be no more than four (4) adjoining car bays without the area being punctuated by a tree;
- h) Shade trees shall be provided one (1) tree per 10 metres of street frontage;
- i) Soil Conditioner (humus) and mulch shall be used in all planted areas to help retain soil moisture and nutrients; and
- j) Fertilisers shall be slow release to minimise leaching of nutrients into groundwater as coastal soils have a low nutrient retention capacity.

Best Practice Design Guidance

- a) Native species well suited to local climatic conditions, particularly summer, should form the basis of landscaped designs;
- b) Lawn is not permitted for general landscaping such as verge treatments (due to water consumption requirements). However, it is deemed acceptable in areas such as defined lunch areas or break-out spaces. These spaces should be larger than 3m x 3m to allow for effective usage;
- c) Irrigation should be efficient and use of a waterwise specialist is recommended;
- d) Alternative water sources for irrigation such as rainwater tanks are encouraged;
- e) The quantity of nitrogen applied in any one application should not exceed 40 kg/ha; and
- f) Use slow release fertilisers where possible.

LANDSCAPE BUFFERS

Good examples of Landscape Buffers

Screening is achieved within the narrow verge through the use of appropriate species and higher plant densities



Poor examples of Landscape Buffers



2.7 SITE COVERAGE

2.7.1 Objective

Site coverage refers to the proportion of a site covered by a building(s). The specification of site coverage ensures a more uniform pattern of development within the area.

2.7.2 Requirements

The following site coverage requirements shall apply:

- a) For lots less than 1 hectare in total area, a minimum site coverage of 30% of the lot area is required;
- b) For lots between 1ha and 4ha in area, a minimum site coverage of 20% of the lot area is required;
- c) For lots greater than 4 hectares in area, a minimum site coverage of 10% of the lot area is required.

2.8 PARKING AND ACCESS DESIGN

2.8.1 Objective

Parking and access should consider the safe vehicle, pedestrian and cyclist opportunities within the site in order to achieve an effective building design and operational layout.

2.8.2 Mandatory Requirements

- a) Provision shall be made for the on-site parking of motor vehicles for all development in accordance with the provisions of clause 4.15 and Table No.2 of the City of Rockingham's TPS2 and clause 7.1 of the Town of Kwinana's TPS2:

Table No.2: Local Government Parking Requirements

	City of Rockingham TPS2	Town of Kwinana TPS2
Industry, Warehouse	1:100m ² NLA; or 1:employee, whichever is the greater	4:first 200m ² GFA; and thereafter 1:100m ² GFA or part thereof.
Showroom	1:50m ² NLA	
Office	1:20m ² NLA	1:50m ² GFA
Factory	1:50m ² NLA (Factory Unit)	1:50m ² GFA for Light or Service Industry, or 1 to every person employed, whichever is the greater. 1:100m ² for Other Industry, or 1 to every person employed, whichever is the greater.

NLA – Net Leasable Area

GFA – Gross Floor Area

- a) Off site parking (street and verge) is not permitted;
- b) Internal access ways shall permit entry and exit of the site by customers and visitors while a vehicle is being loaded or unloaded;
- c) The site layout shall consider the movement of large vehicles. All vehicles are to be able exit the site in a forward gear.

2.8.3 Best Practice Design Guidance

- a) Consideration should be given to separating small and large vehicle movements where practical;
- b) Parking areas of adjoining lots are encouraged to be interconnected to allow for more efficient vehicle circulation including for heavy vehicle maneuvering; and
- c) Extensive areas of paved parking areas in excess of operational and parking requirements are undesirable and are discouraged.

2.8.4 Crossovers

2.7.4.1 Mandatory Requirements

- a) Crossovers shall be constructed to Local Government standards;
- b) Crossovers onto Mandurah Road are to be minimized where practical; and
- c) Crossovers shall not be located within 10.0 metres of a road intersection, measured from the beginning of the truncation on the frontage on which the crossover is being located.

2.8.5 Pedestrian and Cyclist Access

2.8.5.1 Mandatory Requirements

- a) Pedestrian and cyclist access to the office component of the development shall be provided directly from the street frontage and shall link into the existing street footpath and cyclist networks.

2.8.5.2 Best Practice Design Guidance

- a) Pedestrian pathways should be provided separate from areas of frequent vehicular movement.

2.9 EXTERNAL SERVICE AND STORAGE AREAS

2.9.1 Objective

Loading and storage areas are to be effectively screened with appropriately placed, quality visual screening.

2.9.2 Mandatory Requirements

- a) Service and storage areas must be positioned behind the front building line; and
- b) Landscaping and fencing may be utilised to screen these areas from the street.

PRECINCTS 1, 2, 3, AND 4

(THE EAST ROCKINGHAM INDUSTRIAL PARK)



2.10 FENCING

2.10.1 Objective

Fencing should address security, visual permeability and streetscape interaction.

2.10.2 Mandatory Requirements

- a) Securing fencing will be permitted along side and rear boundaries;
- b) The minimum standard for fencing is black PVC coated galvanised link mesh;
- c) Masonry fencing is permitted subject to open style fencing being incorporated to facilitate passive surveillance;
- d) Long expanses of fence or solid wall structures shall be offset and designed to prevent monotony. Punctuated landscape pockets are one solution to achieve this; and
- e) Security fencing such as barbed wire or electric fencing within the primary street setback will be considered on a case-by-case basis, subject to compliance with the relevant local laws.



GOOD EXAMPLES OF INTERGRATED FENCING TO PRIMARY AND SECONDARY STREETS

2.11 WATER AND DRAINAGE MANAGEMENT

2.11.1 Objectives

To achieve total water cycle management the development of the Rockingham Industry Zone will be facilitated through the use of water sensitive design techniques, best management practices and will consider all water sources. Potable water use should be minimised with optional collection and reuse with all stormwater retained on site.

2.11.2 Mandatory Requirements

The developer is required to demonstrate how the proposed development will recycle stormwater/roof water on-site as a way of minimizing the use of scheme water. This water may be used for irrigation, vehicle washing, toilet flushing or industrial purposes consistent with the Rockingham Industry Zone Water Management Strategy (refer to Appendix I)

- a) The development shall provide for the infiltration all events up to and including the 1 in 100 year Annual Rainfall Interval (ARI) within each lot;
- b) The stormwater generated on-site (excluding roof rainwater) shall be treated prior to direct infiltration on-site. Treatment may be in the form of structural gross pollutant traps/silt traps and/or oil/grease separators or non-structural treatments such as planted swales;
- c) Where industrial processes create liquid effluent or require wash down areas, the incorporation of on-site containment, management contaminant stripping and appropriate disposal is required;
- d) Construction activities are to be managed to prevent the discharge of sediments and other contaminants into the drainage network;
- e) Groundwater bores are not to be used for industrial purposes;
- g) A Water Supply and Efficiency Plan shall be submitted at the stage of applying for a Building Licence. This shall include details of drainage management within the lot, including a rainwater harvesting study detailing reliability and non-potable water savings;
- h) Detailed specifications of the product ratings for water efficiency for fittings and appliances proposed for the building shall be provided;
- i) All developments shall install on-site rainwater tanks plumbed into toilets and landscape irrigation systems as a minimum. Rainwater storage requirement is to achieve a target reduction in non-potable water use of 80% with a reliability of no less than 70%. The typical usage factors for assessment of each non-potable water demand are as follows:
 - i) Toilets – 1.3 flushes per person per day at rated capacity per flush.
 - ii) Urinals - 2 flushes per person per day at rated capacity per flush.
- j) Watering of soft landscaped areas shall be provided by an automatic, electronic drip irrigation system;

PRECINCTS 1, 2, 3, AND 4

(THE EAST ROCKINGHAM INDUSTRIAL PARK)



- k) Provision of integrated moisture sensors for all reticulation systems shall be provided. Such sensors should be designed to turn off irrigation when soil moisture levels are such that watering is not necessary;
- l) Rainwater tank overflow shall be directed into designated landscape areas;
- m) 4 star rated dual flush toilets, 6 star urinals or waterless urinals (where installed) and 3 star rated fittings and appliances shall be installed; and
- n) Shower and personal storage facilities shall be provided on-site for all developments.



2.11.3 Best Practice Design Guidance

- a) Water quality on site should be protected and improved through implementing water sensitive urban design principles by incorporating permeable surfaces, soakwells (where appropriate) and landscaped swales into the lot design (including paving and hardstand areas) to increase on site infiltration;
- b) Consideration should be given for other water saving strategies, e.g. waterless urinals, urine separators;
- c) On-site wastewater (grey water and industrial effluent or process waste) retention systems, treatment and re-use shall be incorporated through a variety of mechanisms including dual plumbing systems;
- d) Water quality on site should be protected and improved through implementing source controls to ensure there is no offsite discharge of sediments;
- e) Consideration should be given to the use of bore water or harvested rainwater in the irrigation of soft landscaped areas;
- f) Water efficiency can be achieved through the careful selection and specification of 'waterwise' fixtures and appliances used in the internal fit out of buildings and the management of landscaping irrigation. A key aspect of efficient water management will be the utilisation of rainwater harvesting and reuse systems;
- g) There are significant water savings to be made with the incorporation rainwater use for site specific uses. These include the following:
 - Vehicle & plant wash down, if any;
 - Cooling towers, if any; and
 - Any other industrial water uses able to utilize rainwater.
- h) Regularly sweep up contaminants from paved/carpark surfaces; and
- i) Designate a washdown area (if required) as far as practicable from the road and swale area.

2.12 ENERGY MANAGEMENT

2.12.1 Objective

Energy efficiency can be improved through the careful selection of building materials and the specification of lighting and mechanical systems used in the development.

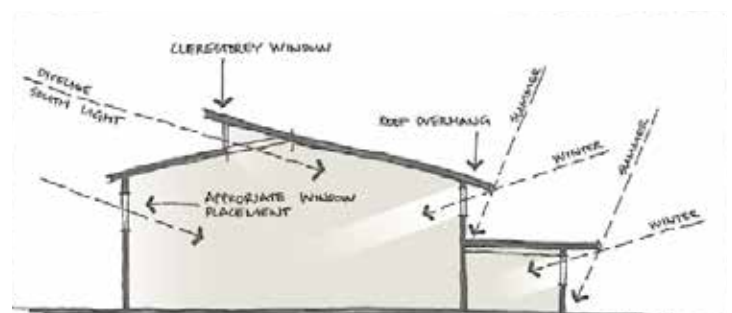
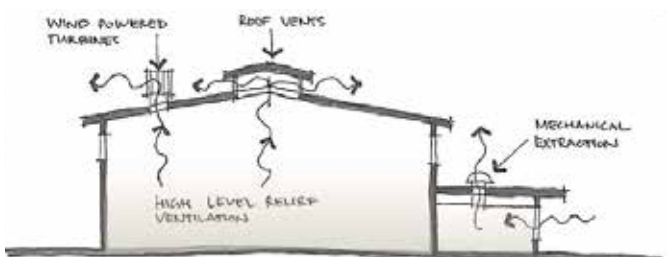
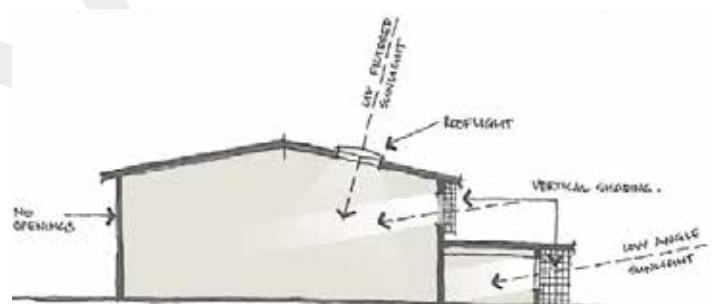
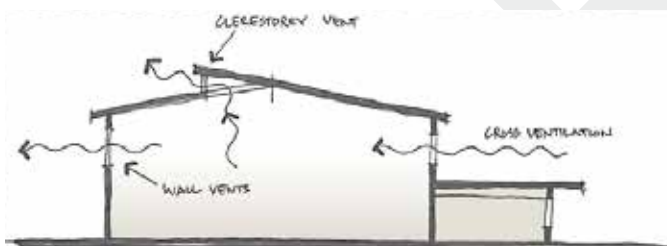
2.12.2 Mandatory Requirements

Developments shall incorporate the following design and management principles:

- A detailed energy consumption study based upon the BCA JV3 protocols shall be submitted to LandCorp as part of the Building Licence process;
- The predicted annual base building energy consumption shall achieve a minimum improvement of 30% against the reference case established by JV3. All developments

are to optimise the application of passive solar design including building orientation, shading, natural lighting and cross-flow ventilation to achieve this requirement;

- Minimum 80% of the selected lamps for internal uses shall have an efficacy of at least 90 l/W output and manufacture's quoted life of 20,000 hours;
- Minimum 80% of the selected lamps for external use shall have an efficacy of at least 65 l/W output and manufacture's quoted life of 20,000 hours. No external up-lighting shall be used. All external luminaries are to have an upward light component of less than 4%. Glare or light spill should not adversely impact adjoining properties or passing motorists;



APPLICATION OF EFFECTIVE BUILDING DESIGN TO ACHIEVE PASSIVE SOLAR AND CROSS-FLOW VENTILATION OUTCOMES

PRECINCTS 1, 2, 3, AND 4

(THE EAST ROCKINGHAM INDUSTRIAL PARK)



- e) 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. This can be achieved by:
 - i. External shading devices (overhands, directional louvers, shutters and awnings) which shall be provided for all north, west and east facing openings;
 - ii. Direct Digital Control (DDC) system shall be provided and integrated to both the internal and external lighting and HVAC systems as a minimum;
 - iii. Sub meters shall be provided for lighting and power demands separately. Within each demand (lights or power) a minimum of 1 meter is to be provided for every 100kVA demand. All sub meters are to be 'Smart Meters';
 - iv. Switching shall be clearly labelled and easily accessible by building occupants;
 - v. Both external and internal areas shall have sufficient natural daylight and shall incorporate daylight linked lighting controls to switch-off lights (eg. Photocell sensors);
 - vi. An automated time clock control system shall be provided to external and internal areas;
 - vii. The size of individually switched zones shall not exceed 500m² for rear building zone;
 - viii. All internal lighting shall incorporate Power Factor improvement measures within the fitting;
 - ix. Light levels shall be in accordance with AS 1680 Interior Lighting Part 2;
 - x. All lamp fittings shall have a minimum Light Output Ratio of 0.75;
 - xi. Provided solar hot water systems (minimum 4 star rating), or 5 star gas or heat pump system for all buildings that require hot water facilities; and
 - xiii. All fixed appliances must have a minimum 4 star energy rating.



2.13 MATERIALS, FINISHES AND COLOURS

2.13.1 Objective

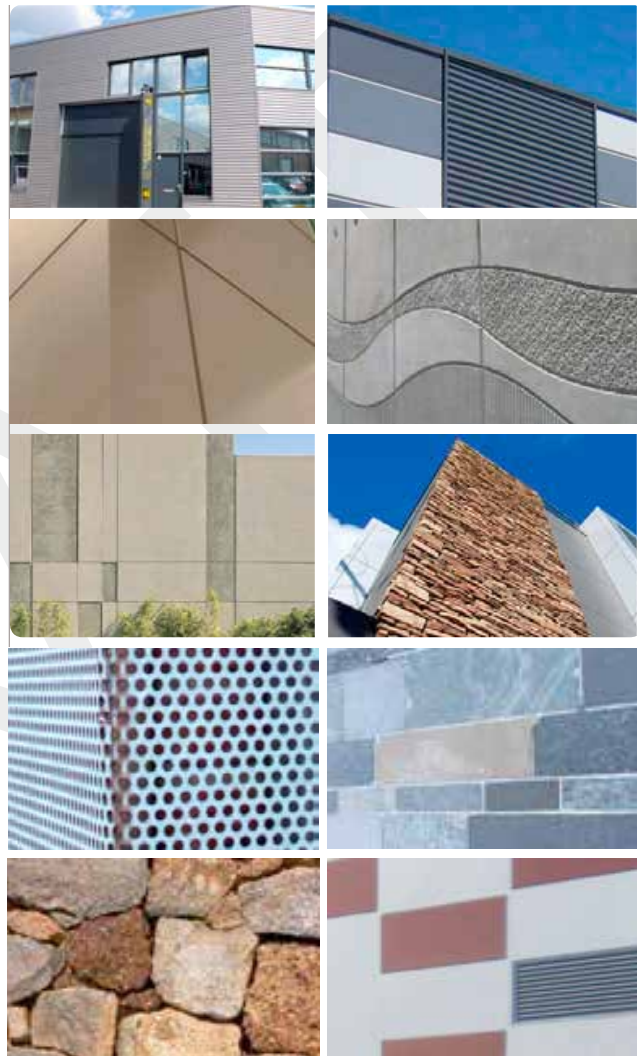
The use of high quality and interesting materials will contribute to a positive streetscape and building elevations.

2.13.2 Mandatory Requirements

- a) All developments within a site should have a consistent use of colours, form and materials, including for outbuildings, with the design theme established by the primary building.

2.13.3 Best Practice Design Guidance

- a) Use of materials found or manufactured in the area is encouraged. This may include limestone, aluminium, metal roof sheeting ('Colorbond'), timber and steel elements;
- b) Materials such as concrete, steel, timber or composite timber used in the building construction are to have a recycled content to reduce the embodied energy of the development.
- c) The use of glazing on the street frontage is encouraged. Glazed areas should be divided into sections to articulate large expanses of glass and to reinforce horizontal lines of the building form. Glazing should be applied with consideration of solar heat impacts on internal areas; and
- d) Buildings should incorporate the use of recycled and recyclable building materials where possible.





2.14 SIGNAGE

2.14.1 Objectives

Signage should be integrated with the building façade, and be compatible with the building design.

Signage approvals can be incorporated into the Development Application for the building. If no signage detail is received, any proposed signage will be subject to a subsequent application to the Local Government.

2.14.2 Mandatory Requirements

- a) Signs attached to the building shall be designed as an integrated part of the building, and must be aligned with and relate to the design lines of the facades (e.g. recessed into the façade, fascia or awning). Signage must not obscure or conflict with architectural features;
- b) Signage located along the boundary fence line is be integrated into the fence design;
- c) All signs must be designed and placed in accordance with the local government's respective signage requirements (City of Rockingham Planning Policy 3.3.1 –Control of Advertisements, Town of Kwinana By-Law Relating to Signs and Bill Posting);
- d) Property and business signage shall relate directly to advertising the name and type of business, business address and telephone number;
- e) One free standing or composite sign only per lot. The location of the sign adjacent to the lot entry is preferred;
- f) Where multiply occupancy is proposed, the composite pylon sign may include one panel per occupancy; and
- g) Signage shall not interfere with vehicle sightlines.

2.15 CONSTRUCTION AND WASTE MANAGEMENT

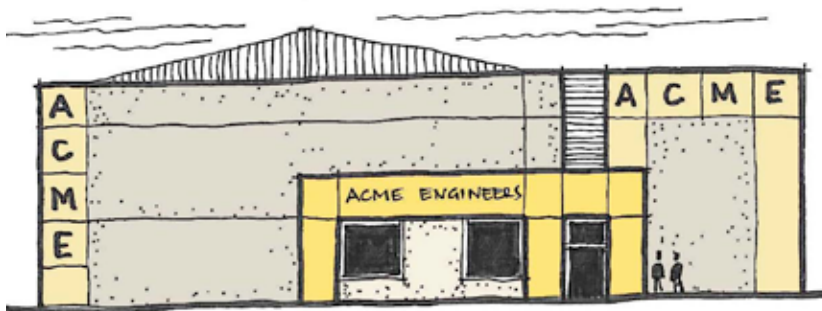
2.15.1 Objective

To manage and minimise waste created through the development process, and during the operation of the business.

2.15.2 Mandatory Requirements

- a) A Waste Management Plan (WMP) is required to be lodged with a Building Licence application The WMP is to demonstrate:
 - i. How the developer will be minimising the amount of resource waste to landfill resulting at the construction stages of the development;
 - ii. Dedicated recycling storage area(s) incorporated into the building design to enable the collection, separation and recycling of office and industrial related materials for collection. Materials such as paper, plastics, metals, glass should be considered;
 - iii. A description of any toxic industrial materials anticipated to be used on site, if applicable, and how these materials will be managed.

SIGNAGE SHOULD BE INTEGRATED AS PART OF THE BUILDING FACADE



GOOD EXAMPLES OF PYLON AND INTEGRATED SIGNAGE

3. SITE WORKS

Developers shall comply with the provisions of the approved Rockingham Industry Zone Environmental Management Plan. The following provides an overview of the requirements when undertaking site works.

3.1 PRIOR TO CONSTRUCTION – MANDATORY REQUIREMENTS

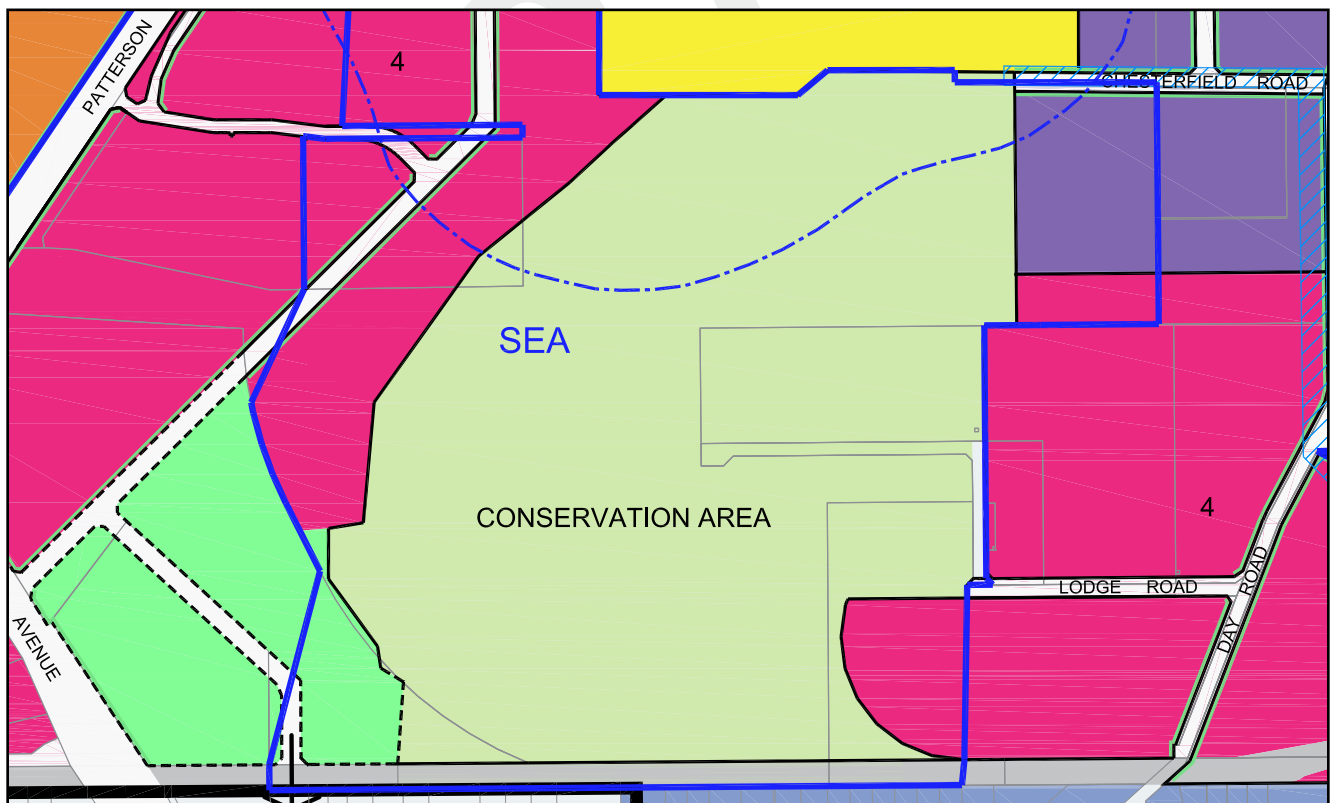
- a) Applicable to lots adjoining the Conservation Area (CA): the CA is not be disturbed during construction in lots adjoining the boundary and contractors will be made aware of the significance of the CA;
- b) Lots adjoining the CA are required to submit and implement an approved Fire Management Plan which addresses:
 - i. fire emergency vehicle access solutions to the Conservation Area,
 - ii. rear lot interface to the Conservation Area, and
 - iii. demonstrated fire separation distances to proposed buildings and storage areas.
- c) any damage to the fence around the CA will be reported immediately by the developer to LandCorp (or DEC when it is ceded);
- d) CA access points and the movement routes to these points will be kept clear at all times;
- e) Any areas of native vegetation to be retained within a lot will be adequately delineated on plans and on-ground to ensure no disturbance during construction;
- f) The collection of Balgas (*Xanthorrhoea preissii*) may be undertaken in areas to be cleared. Any salvaged Balgas will be stored appropriately prior to transplanting to landscaped areas in the lots; and
- g) Prior to clearing Tuart trees, those potentially containing suitable hollows for Black Cockatoos will be marked to enable a present habitat can be harvested during construction from marked trees.

3.2 DURING CONSTRUCTION – MANDATORY REQUIREMENTS

- a) The location and limit of clearing of vegetation within all work areas will be clearly identified on site and delineated on appropriate plans to be supplied to contractors prior to the commencement of works;
- b) Native vegetation will be stockpiled for mulching and/or chipping for later use in rehabilitation and landscaping works;
- c) Cleared areas will be temporarily stabilised with water, hydro-mulch or other stabilising material as necessary if not developed or rehabilitated within 1 month;
- d) No vehicles involved in clearing or earthworks will be permitted to enter the Conservation Area;
- e) No soil or mulch from clearing activities will be permitted to be moved into the Conservation Area;
- f) The clearing contractor will complete an environmental induction program which will include fauna friendly clearing procedures;
- g) The Site Manager must be briefed by an archaeologist on the identification of materials that may constitute an archaeological site and of the requirements of the Aboriginal Heritage Act, 1972 regarding such sites; and
- h) The protocol for a possible archaeological site discovery, provided in the Environmental Management Plan, will be part of the induction package for working on the site.

3.3 POST CONSTRUCTION – MANDATORY REQUIREMENTS

- a) All activities must be undertaken in accordance with the approved Rockingham Industry Zone Fire Management Strategy;
- b) Managers of lots must ensure there are no Declared Weeds in their lot at any time;
- c) Areas of designated retained vegetation must not be cleared at any time;
- d) Areas of designated retained vegetation within lots must be kept clear of rubbish or other materials;
- e) Vehicle and pedestrian access should not be allowed through areas of designated retained vegetation;
- f) Storage of fuels and chemicals must be within appropriately designed areas and undertaken in accordance with:
 - i. Dangerous Goods Safety Act 2004;
 - ii. Dangerous Goods Safety Regulations 2007 (WA);
 - iii. Dangerous Goods (Transport) Act 1998 (WA);
 - iv. Dangerous Goods (Transport) (Road and Rail) Regulations 1999 (WA);
 - v. AS 1940 The storage and handling of flammable and combustible liquids; and
 - vi. Contaminated Sites Act 2003 and associated Regulations.



DEVELOPMENT AND ONGOING MANAGEMENT REQUIREMENTS APPLY TO LOTS ABUTTING THE CONSERVATION AREA (IDENTIFIED ABOVE)

PRECINCTS 1, 2, 3, AND 4

(THE EAST ROCKINGHAM INDUSTRIAL PARK)



DRAFT

APPENDIX A

DOCUMENTS AND INFORMATION TO BE SUBMITTED
WITH A DEVELOPMENT APPLICATION AND BUILDING
LICENCE

DRAFT

APPENDICES

Reference	Requirements	LandCorp Development Guidelines Assessment	Local Government Development Application	LandCorp Architectural Assessment	Local Government Building Licence
Local Government Requirements	<p>Unless the Council waives any particular requirement, every application for planning approval is to be accompanied by:</p> <ol style="list-style-type: none"> A location plan to a scale of at least 1:5000 upon which the land the subject of the application is clearly identified; A plan or plans to a scale of not less than 1:500 showing: <ol style="list-style-type: none"> Street names, lot number(s), north point and the dimensions of the site; The existing and proposed ground levels over the whole of the land the subject of the application and the location, height and type of all existing structures, and structures and vegetation proposed to be removed; The existing and proposed use of the site and dimensioned position of buildings and structures to be erected on the site; The existing and proposed means of access for pedestrians and vehicles to and from the site; The location, number, dimensions and layout of all car parking spaces intended to be provided; The location and dimensions of any area proposed to be provided for the loading and unloading of vehicles carrying goods or commodities to and from the site and the means of access to and from those areas; The location, dimensions and design of any open storage or trade display area and particulars of the manner in which it is proposed to develop the same; The nature and extent of any open space and landscaping proposed for the site; Existing and proposed walls and fences; Existing and proposed sealed areas; Storm water drainage and on-site disposal; Existing and proposed levels, embankments and retaining walls (where the proposed development involves alterations to the natural level of the ground); Plans, elevations and sections of any building proposed to be erected or altered and of any building it is intended to retain; Any specialist studies that the Council may require the applicant to undertake in support of the application such as traffic, heritage, environmental, engineering or urban design studies; Any other plan or information that the Council may reasonably require to enable the application to be determined. 	x	x		

APPENDICES

Reference	Requirements	LandCorp Development Guidelines Assessment	Local Government Development Application	LandCorp Architectural Assessment	Local Government Building Licence
Additional Information	<p>Fire Management Plan:</p> <p>Lots adjoining the Conservation Area are required to submit and implement an approved Fire Management Plan which addresses:</p> <ul style="list-style-type: none"> i. fire emergency vehicle access solutions to the Conservation Area, ii. rear lot interface to the Conservation Area, and iii. demonstrated fire separation distances to proposed buildings and storage areas. 		x		
	<p>Dimensioned Floor Plans:</p> <ul style="list-style-type: none"> - Windows and door openings; - Demonstrate the natural cross-flow ventilation paths; and - Building dimensions. 		x		x
	<p>Building Elevations:</p> <ul style="list-style-type: none"> - External building materials, finishes and colours; - Building heights and dimensions; - Details for walls and fences; and - Specifications for external signage. 	x	x	x	x
	<p>Site Landscape Plan:</p> <ul style="list-style-type: none"> - Plant types and densities; - Schedule of the areas of landscaping required and provided; and - Reticulation systems. 	x	x		
	<p>LandCorp approval:</p> <ul style="list-style-type: none"> - Stamped approved plans and relevant correspondence demonstrating compliance with the DG requirements; - Completed relevant Form of Application; - Certificate of Title; and - For Planning Application only – written statement in support of the proposal (full details of use/development; compliance with relevant planning documents; justification for variation to controls). 		x		x
Building Licence	<p>Building Details:</p> <ul style="list-style-type: none"> - Sectional plans including footing sizes; and - Location of hardwired smoke detectors. 				x

APPENDICES

Reference	Requirements	LandCorp Development Guidelines Assessment	Local Government Development Application	LandCorp Architectural Assessment	Local Government Building Licence
	<p>Lighting Plan:</p> <ul style="list-style-type: none"> - Light fitting types; - Lighting levels; - Lighting control arrangements including switch zone allocation; - Power density calculations; - Details of PV cells, if applicable; and - External lighting system. 				X
	<p>Electrical Fixtures and Fittings:</p> <ul style="list-style-type: none"> - Hot water system details (if applicable); - Ceiling fan locations (if applicable); - Passive and active venting systems; and - Electrical appliances. 				X
	<p>Water Supply Efficiency Plan</p> <ul style="list-style-type: none"> - Details of drainage management within the lot; - Infiltration and storage of up to a 1 in 10 year ARI within each lot; - Soak wells and landscaped drainage swales incorporated into the lot design to increase on-site infiltration; - Demonstrate that the stormwater generated on-site (excluding roof rainwater) shall be treated prior to direct infiltration; - Water uses and estimated demand (quality and quantity) for each use; - Water supply plan; - Consideration of alternative sources to potable water supply; and - Specification of product ratings for water efficiency, for fittings and appliances proposed for the building. 				X
	<p>Detailed Energy Consumption Study</p> <ul style="list-style-type: none"> - Based upon the BCA JV3 protocols; and - The application must contact LandCorp's designated energy consultant who will provide assistance in the preparation of the Energy Consumption Study. 			X	X
Final Inspection	<p>A Clearance Certificate</p> <ul style="list-style-type: none"> - To be obtained from the relevant Local Government and a copy is to be provided to LandCorp. - Inspection will be made by the Local Government to verify the built form development, including the installation of the building and drainage systems. 				X

APPENDIX B

CITY OF ROCKINGHAM PLANNING POLICY NO.
7.1 – EAST ROCKINGHAM INDUSTRIAL PARK:
ENVIRONMENTAL PLANNING POLICY

APPENDIX C

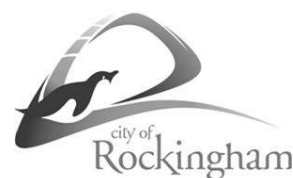
DESIGN AND DEVELOPMENT CHECKLIST

	LOT	
Design Guideline	Compliance	Comments
Site Layout and Building Orientation		
Built Form		
Site Coverage		
Building Setbacks		
Car Parking		
External Service and Storage Areas		
Fencing		
Landscaping		
Energy Management		
Water Management		
Signage		
Materials, Finishes and Colours		

APPENDIX D

PLANNING APPLICATION FORMS

APPLICATION FOR PLANNING APPROVAL



☐ PROPERTY DETAILS

Lot No. _____ Diagram or Plan No. _____
Street No. _____ Street Name _____
Suburb _____ Nearest Street Intersection _____
Title Encumbrances (eg. Easements, Restrictive Covenants) _____

☐ OWNER DETAILS

Name _____
Address _____
_____ Postcode _____
Phone: Home _____ Work _____ Mobile _____
Fax _____ Email _____
Contact Person _____
Signature _____ **Date** _____
Signature _____ **Date** _____

The signature of the owner(s) is required on all applications. This application will not proceed without that signature.

☐ APPLICANT DETAILS (To be completed only if different from the owner)

Name _____
Address _____
_____ Postcode _____
Phone: Home _____ Work _____ Mobile _____
Fax _____ Email _____
Contact Person for Correspondence _____
Signature _____ Date _____

Description of Development/or Proposed Use: _____

Approx. Cost of Development: (exclusive of GST) _____

Est. Date of Completion: _____

OFFICE USE ONLY

Acceptance Officer's Initials: _____ Date Received: _____
Parcel No. _____ Applicant No. _____
File No. _____ Application No. _____
Application Fee \$ _____ Date Sought _____ Date Received _____
Receipt No. _____ Planning Account No. 711 (Application Planning Fee)

FEE STRUCTURE FOR PLANNING APPLICATIONS

APPLICATION TYPE	FEE
Determination of an Application for Planning Approval (other than an Extractive Industry) where the estimated cost of the development is:- a) not more than \$50,000 b) more than \$50,000 but not more than \$500,000 c) more than \$500,000 but not more than \$2.5M d) more than \$2.5M but not more than \$5M e) more than \$5M but not more than \$21.5M f) more than \$21.5M	\$139 0.32% of the estimated cost of the development \$1,600 + 0.257% for every \$1 in excess of \$500,000 \$6,740 + 0.206% for every \$1 in excess of \$2.5M \$11,890 + 0.123% for every \$1 in excess of \$5M \$32,18
Amendment to Development Approval	10% of the Scheduled Fee, with a minimum of \$200 If major design and layout changes are proposed the planning fee above will apply
Renewal of Approval for a previously assessed and approved Application	50% of the Scheduled Fee
Determination of an Application for Planning Approval for an Extractive Industry	\$696 and if the development has commenced or been carried out, an additional amount of \$1352 by way of a penalty
Application for approval of a Home Occupation or Home Business	\$209 and if the home occupation has commenced, an additional amount of \$418 by way of penalty
Determining an Application for a change of use or for an alteration or extension or change of a non-conforming use , where the change or alteration, extension or change has not commenced or been carried out	\$278 and, if the change of use or the alteration or extension or change of the non-conforming use has commenced, an additional amount of \$556 by way of penalty.
Building Envelope Variation	\$330
Section 40 (Liquor Control Act)	\$270

GENERAL INFORMATION REQUIRED FOR PLANNING APPLICATIONS

1. A completed Application for Approval (copy attached), signed by the landowner or party acting under written authority from the landowner.
2. The relevant Planning Application Fee, as detailed above.
3. A written explanation of the proposal that expands on the information in the Application for Approval.
4. Three (3) scaled (1:100 or 1:200) which show:-
 - (i) street names, lot number(s), north point and the dimensions of the site;
 - (ii) the existing and proposed ground levels over the whole of the land the subject of the application and the location and height and type of all existing structures, and structures and vegetation to be removed;
 - (iii) the existing and proposed use of the site and dimensioned position of buildings and structures to be erected on the site;
 - (iv) the existing and proposed means of access for pedestrians and vehicles to and from the site;
 - (v) the location, number, dimensions and layout of all car parking spaces intended to be provided;
 - (vi) the location and dimensions of any area proposed to be provided for the loading and unloading of vehicles carrying goods or commodities to and from the site and the means of access to and from those areas;
 - (vii) the location, dimensions and design of any open storage or trade display area and particulars of the manner in which it is proposed to develop the same;
 - (viii) the nature and extent of any open space and landscaping proposed for the site;
 - (ix) existing and proposed walls and fences;
 - (x) existing and proposed sealed areas;
 - (xi) stormwater drainage and on-site disposal;
 - (xii) existing and proposed levels, embankments and retaining walls (where the proposed development involves alterations to the natural level of the ground); and
 - (xiii) Any other information that the City can reasonably require to enable the application to be determined.

If you require further assistance please call the City's Planning Services on (Ph) 9528 0341.

APPLICATION FOR COUNCIL APPROVAL

Please tick which approval is being sought:

- ☐ Planning Approval ☐ Subdivision Clearance
- ☐ Retrospective Planning Approval
- ☐ Development Assessment Panel Application

PROPERTY DETAILS:

Lot No.* _____ Location No.* _____ Plan or Diagram * _____
Certificate of Title: Vol.* _____ Folio* _____
Title Encumbrances* _____
Street No. _____ Street _____
Suburb _____
Nearest Street Intersection _____

**Note: These details should be provided (where known) to assist in the processing of this application*

OWNERS DETAILS:

Name _____
Address _____
Postcode _____
Phone _____ Fax _____
Contact Person _____
Signature _____ Date _____

The signature of the landowner(s) is required for Planning Approval. This application will not proceed without that signature.

APPLICANT DETAILS:

To be completed only if different from land owner

Name _____
Address _____
Postcode _____
Phone _____ Fax _____
Contact Person _____
Signature _____ Date _____

E Mail _____

DESCRIPTION OF PROPOSAL:

OFFICE USE ONLY

DATE RECEIVED _____

PLANNING APPROVAL:

Application Fee _____

Amended Plan Fee _____

SUB-TOTAL \$ _____

DEVELOPMENT ASSESSMENT PANEL :

Application Fee _____

SUB-TOTAL \$ _____

HOPE VALLEY-WATTLEUP REDEVELOPMENT AREA:

Application Fee _____

Amended Plan Fee _____

SUB-TOTAL \$ _____

SUBDIVISION :

Application Fee: _____

SUB-TOTAL \$ _____

TOTAL \$ _____

MISCELLANEOUS:

Planning No. _____

Invoice Number: _____

Other Details: _____

RECEIPT NUMBER

PLANNING APPROVAL:

EXISTING BUILDING/LAND USE _____

Describe existing development e.g. vacant, residence and stables, engineering workshop, market garden

APPROX. COST OF DEVELOPMENT \$ _____ **(excludes any GST component)**

EST. DATE OF COMPLETION _____ *Approximate only e.g. 12 months*

PURPOSE OF DEVELOPMENT _____

Describe intended use or development e.g. new development, second dwelling, convert existing house to office, develop Equestrian Centre. If additional space is required then reference should be made to a letter or plans which should accompany the application form.

SUBMITTED PLANS ARE REQUIRED TO SHOW:

- ◆ **SITE PLAN WITH BOUNDARY CLEARANCES (SETBACKS, FINISHED FLOOR LEVEL AND CONTOURS (SCALE 1:200); (1 SET ORIGINAL PLANS)**
- ◆ **ELEVATION OF PROPOSED STRUCTURE (INCLUDING EXISTING BUILDINGS AND PROPOSED ADDITION) (SCALE 1:100 OR 1:50); (1 SET ORIGINAL PLANS)**
- ◆ **DRAINAGE DETAILS AND CROSSOVER LEVELS.**
- ◆ **PLANS LARGER THAN A3 FORMAT ARE REQUIRED IN ELECTRONIC FORMAT ALSO.**

SUBDIVISION CLEARANCE: Please submit 2 copies of your deposited plan with this application.

PLANNING: *Development costs should exclude any GST component*

DEVELOPMENT APPLICATION NOTE FOR ALL DEVELOPMENT APPLICATIONS: If development has commenced or been carried out WITHOUT approval, an additional amount, by way of penalty, is payable equal to twice the application fee. For example, if the application fee is \$139, and development has commenced or been carried out WITHOUT approval, a fee of \$417 is payable.		SATELLITE DISH	\$125 (Penalty if already commenced \$125 + 2 x fee total)
Development Cost - <\$50,000	\$139	HOME OCCUPATION Initial Fee	\$209 (Penalty if already commenced \$209 + 2 x fee total)
Development Cost - \$50,001 - \$500,000	0.32% of development	Renewal after 1 year	\$69 (Penalty if already expired \$69 + 2 x fee total)
Development Cost - \$500,001- \$2,500,000	\$1600 + 0.257% for every \$1 in excess of \$500,000	Certified N.I.E.S. Applicants and 'Business Address Only'.	No charge
Development Cost - \$2,500,001- \$5,000,000	\$6740 + 0.206% for every \$1 in excess of \$2,500,000	Family Day Care Centres (7 children).	No charge
Development Cost - \$5,000,001- \$21,500,000	\$11890 + 0.123% for every \$1 in excess of \$5,000,000	EXTRACTIVE INDUSTRY	
Development Cost - > \$21,500,000	\$32,185 (Penalty if already commenced \$32,185 + 2 x the fee total)	Development Application Fee	\$696 (Penalty if already commenced \$696 + 2 x fee total)
Building Envelope Variation (Pensioner discount applies)	\$140	Extractive Industry Licence - 1 year or part	\$1323
CHANGE OF USE	\$278 (Penalty if already commenced \$278 + 2 x fee total)	Subdivision Clearance \$69.00 per lot for the first 5 lots then:	\$69 per lot <5 \$35 per lot >5 <195 \$6,959 >195
DEVELOPEMNT ASSESSMENT PANEL (DAP) APPLICATIONS			
Not less than \$3 million and less than \$7 million	\$3,376.00	Not less than \$15 million and less than \$17.5 million	\$5,996.00
Not less than \$7 million and less than \$10 million	\$5,213.00	Not less than \$17.5 million and less than \$20 million	\$6,158.00
Not less than \$10 million and less than \$12.5 million	\$5,672.00	\$20 million or more	\$6,320.00
Not less than \$12.5 million and less than \$15 million	\$5,834.00	Minor Amendment application	\$150.00

APPENDIX E

SCHEDULE 1 OF THE ENVIRONMENTAL PROTECTION REGULATIONS – APPLICABLE TO ‘GENERAL INDUSTRY – LICENSED’ LAND USES

Part 1

Category number	Description of category	Production or design capacity
1	Cattle feedlot: premises on which the watering and feeding of cattle occurs, being premises — (a) situated less than 100 metres from a watercourse; and (b) on which the number of cattle per hectare exceeds 50.	500 animals or more
2	Intensive piggery: premises on which pigs are fed, watered and housed in pens.	1 000 animals or more
[3, 4	<i>deleted]</i>	
5	Processing or beneficiation of metallic or non-metallic ore: premises on which — (a) metallic or non-metallic ore is crushed, ground, milled or otherwise processed; (b) tailings from metallic or non-metallic ore are reprocessed; or (c) tailings or residue from metallic or non-metallic ore are discharged into a containment cell or dam.	50 000 tonnes or more per year
6	Mine dewatering: premises on which water is extracted and discharged into the environment to allow mining of ore.	50 000 tonnes or more per year
7	Vat or in situ leaching of metal: premises on which metal is extracted from ore with a chemical solution.	5 000 tonnes or more per year
8	Mineral sands mining or processing: premises on which mineral sands ore is mined, screened, separated or otherwise processed.	5 000 tonnes or more per year
9	Coal mining: premises on which — (a) water is extracted and discharged into the environment to allow coal mining; or (b) coal mining or processing occurs and tailings are discharged.	5 000 tonnes or more per year
10	Oil or gas production from wells: premises, whether on land or offshore, on which crude oil, natural gas or condensate is extracted from below the surface of the land or the seabed, as the case requires, and is treated or separated to produce stabilized crude oil, purified	5 000 tonnes or more per year

natural gas or liquefied hydrocarbon gases.

11	Oil or gas production (other): premises (other than premises within category 10) on which the commercial production of oil or gas occurs (including the reforming of hydrocarbon gas).	5 000 tonnes or more per year
12	Screening, etc. of material: premises (other than premises within category 5 or 8) on which material extracted from the ground is screened, washed, crushed, ground, milled, sized or separated.	50 000 tonnes or more per year
13	Crushing of building material: premises on which waste building or demolition material (for example, bricks, stones or concrete) is crushed or cleaned.	1 000 tonnes or more per year
14	Solar salt manufacturing: premises on which salt is produced by solar evaporation.	Not applicable
15	Abattoir: premises on which animals are slaughtered.	1 000 tonnes or more per year
16	Rendering operations: premises on which substances from animal material are processed or extracted.	100 tonnes or more per year
17	Milk processing: premises on which — (a) milk is separated or evaporated (other than a farm); or (b) evaporated or condensed milk, butter, ice cream, cheese or any other dairy product is manufactured, and from which liquid waste is or is to be discharged onto land or into waters.	100 tonnes or more per year
18	Food processing: premises (other than premises within category 24) — (a) on which vegetables are, or fruit or meat is, preserved, cooked, dried, canned, bottled or processed; and (b) from which liquid waste is or is to be discharged onto land or into waters.	200 tonnes or more per year
19	Edible oil or fat processing: premises on which vegetable oil or oil seed or animal fat is processed and from which liquid waste is or is to be discharged onto land or into waters.	200 tonnes or more per year
20	Starch manufacturing: premises on which starch or gluten is manufactured and from which liquid waste is or is to be discharged onto land or into waters.	200 tonnes or more per year
21	Sugar milling or refining: premises on which sugar cane is crushed or sugar is refined.	1 000 tonnes or more per year

22	Seafood processing: premises (other than a fish wholesaler) on which fish or other seafood is processed and from which liquid waste is or is to be discharged onto land or into waters.	200 tonnes or more per year
23	Animal feed manufacturing: premises (other than premises within category 15 or 16) on which animal food is manufactured or processed.	1 000 tonnes or more per year
24	Non-alcoholic beverage manufacturing: premises on which a non-alcoholic beverage is manufactured and from which liquid waste is or is to be discharged onto land or into waters.	200 kilolitres or more per year
25	Alcoholic beverage manufacturing: premises on which an alcoholic beverage is manufactured and from which liquid waste is or is to be discharged onto land or into waters.	350 kilolitres or more per year
26	Textile operations: premises on which — (a) carpet or yarn is manufactured; (b) cotton ginning or milling occurs; or (c) textiles are bleached, dyed or finished.	1 000 tonnes or more per year
27	Woolscouring: premises on which wool is scoured or cleaned.	1 000 tonnes or more per year
28	Wood board manufacturing: premises on which particleboard or chipboard is fabricated or manufactured.	500 tonnes or more per year
29	Timber preserving: premises on which timber is preserved for commercial purposes by the use of chemicals.	Not applicable
30	Pulp, paper or paperboard manufacturing: premises on which paper pulp, wood pulp, kraft paper, kraft paperboard, cardboard, paper or paperboard is manufactured.	5 000 tonnes or more per year
31	Chemical manufacturing: premises (other than premises within category 32) on which chemical products are manufactured by a chemical process.	100 tonnes or more per year
32	Pesticides manufacturing: premises on which herbicides, insecticides or pesticides are manufactured by a chemical process.	Not applicable
33	Chemical blending or mixing: premises on which chemicals or chemical products are mixed, blended or packaged in a manner that causes or is likely to cause a discharge of waste into the environment.	500 tonnes or more per year
34	Oil or gas refining: premises on which crude oil, condensate or gas is refined or processed.	Not applicable
35	Asphalt manufacturing: premises on which hot or cold mix asphalt is produced using crushed or ground rock aggregates mixed with bituminous or asphaltic materials for use at places or premises other	Not applicable

than those premises.

36	Bitumen manufacturing: premises on which bitumen is mixed or prepared for use at places or premises other than those premises.	Not applicable
37	Char manufacturing: premises on which wood, carbon material or coal is charred to produce a fuel or material of a carbonaceous nature or of enriched carbon content.	10 tonnes or more per year
38	Coke production: premises on which coke is produced, quenched, cut, crushed or graded from coal or petroleum.	100 tonnes or more per year
39	Chemical or oil recycling: premises on which waste liquid hydrocarbons or chemicals are refined, purified, reformed, separated or processed.	Not applicable
40	Glass or glass fibre manufacturing: premises on which glass or glass fibre is manufactured.	200 tonnes or more per year
41	Clay bricks or ceramic products manufacturing: premises on which refractory products, tiles, pipes or pottery are manufactured.	1 000 tonnes or more per year
42	Mineral wool or ceramic fibre manufacturing: premises on which mineral wool or ceramic fibre is manufactured.	Not applicable
43	Cement or lime manufacturing: premises on which — (a) clay, limesand or limestone material is used in a furnace or kiln in the production of cement clinker or lime; or (b) cement clinker, clay, limestone or similar material is ground.	Not applicable
44	Metal smelting or refining: premises on which metal ore, metal ore concentrate or metal waste is smelted, fused, roasted, refined or processed.	1 000 tonnes or more per year
45	Metal melting or casting: premises on which metal or scrap metal is melted in furnaces or cast.	100 tonnes or more per year
46	Bauxite refining: premises (other than premises within paragraph (b) of category 5) on which alumina is produced from bauxite refining.	Not applicable
47	Scrap metal recovery: premises (other than premises within category 45) on which metal scrap is fragmented or melted, including premises on which lead acid batteries are reprocessed.	100 tonnes or more per year
48	Metal finishing: premises on which metals are chemically cleaned or metals, plastics or metal or plastic products are plated, electroplated, anodized, coloured or otherwise coated or finished.	Not applicable
48A	Metal finishing: premises on which iron or steel is galvanized.	Not applicable

	(a) vessels are commercially built or maintained; and	
	(b) organotin compounds are used or removed from vessels.	
50	Tannery: premises on which animal skins or hides are tanned, dressed, finished or dyed and from which liquid waste is or is to be discharged onto land or into waters.	1 000 skins or hides or more per year
51	Foam products manufacturing: premises on which resin is used to prepare or manufacture plastic foam or plastic foam products using MDI (diphenylmethane di-iso-cyanate) or TDI (toluene-2, 4-di-iso-cyanate).	1 tonne or more per year
52	Electric power generation: premises (other than premises within category 53 or an emergency or standby power generating plant) on which electrical power is generated using a fuel.	20 megawatts or more in aggregate (using natural gas)
		10 megawatts or more in aggregate (using a fuel other than natural gas)
53	Flyash disposal: premises on which flyash is disposed of.	1 000 tonnes or more per year
54	Sewage facility: premises —	100 cubic metres or more per day
	(a) on which sewage is treated (excluding septic tanks); or	
	(b) from which treated sewage is discharged onto land or into waters.	
54A	Water desalination plant: premises at which salt is extracted from water if —	10 gigalitres or more per year
	(a) waste water is discharged into marine waters; and	
	(b) the discharged waste water has a density greater than the average ambient density of the marine water at the discharge site.	
55	Livestock saleyard or holding pen: premises on which live animals are held pending their sale, shipment or slaughter.	10 000 animals or more per year
56	Used tyre storage (tyre fitting business): premises on which used tyres are stored in connection with a tyre fitting business.	500 tyres or more
57	Used tyre storage (general): premises (other than premises within category 56) on which used tyres are stored.	100 tyres or more
58	Bulk material loading or unloading: premises on which clinker, coal, ore, ore concentrate or any other bulk granular material (other than salt) is loaded onto or unloaded from vessels by an open materials	100 tonnes or more per day

loading system.

58A	Bulk material loading or unloading: premises on which salt is loaded onto or unloaded from vessels by an open materials loading system.	100 tonnes or more per day
59	Biomedical waste incineration: premises on which — (a) infectious or potentially infectious waste produced by health care establishments, or by pathology, dental, or veterinary practices, or by laboratories, is incinerated; (b) quarantine waste is incinerated; or (c) cytotoxic waste is destroyed, but not including premises on which there are only facilities used exclusively for human or animal cremation.	Not applicable
60	Incineration: premises (other than premises within category 59) on which waste, excluding clean paper and cardboard, is incinerated.	100 kilograms or more per hour
61	Liquid waste facility: premises on which liquid waste produced on other premises (other than sewerage waste) is stored, reprocessed, treated or irrigated.	100 tonnes or more per year
61A	Solid waste facility: premises (other than premises within category 67A) on which solid waste produced on other premises is stored, reprocessed, treated, or discharged onto land.	1 000 tonnes or more per year
62	Solid waste depot: premises on which waste is stored, or sorted, pending final disposal or re-use.	500 tonnes or more per year
63	Class I inert landfill site: premises on which waste (as determined by reference to the waste type set out in the document entitled “Landfill Waste Classification and Waste Definitions 1996” published by the Chief Executive Officer and as amended from time to time) is accepted for burial.	500 tonnes or more per year
64	Class II or III putrescible landfill site: premises on which waste (as determined by reference to the waste type set out in the document entitled “Landfill Waste Classification and Waste Definitions 1996” published by the Chief Executive Officer and as amended from time to time) is accepted for burial.	20 tonnes or more per year
65	Class IV secure landfill site: premises on which waste (as determined by reference to the waste type set out in the document entitled “Landfill Waste Classification and Waste Definitions 1996” published by the Chief Executive Officer and as amended from time to time) is accepted for burial.	Not applicable
66	Class V intractable landfill site: premises on which waste (as determined by reference to the waste type set out in the document entitled “Landfill Waste Classification and Waste Definitions 1996” published by the Chief Executive Officer and as amended from time to	Not applicable

67	Fuel burning: premises on which gaseous, liquid or solid fuel is burnt in a boiler for the supply of steam or in power generation equipment.	In aggregate 500 kilograms or more per hour (fuel with a sulphur content of 0.25% or more) or In aggregate 2 000 kilograms or more per hour (fuel with a sulphur content of less than 0.25%)
67A	Compost manufacturing and soil blending: premises on which organic material (excluding silage) or waste is stored pending processing, mixing, drying or composting to produce commercial quantities of compost or blended soils.	1 000 tonnes or more per year

[Part 1 amended in Gazette 22 Jun 2007 p. 2843, 30 Oct 2007 p. 5877; 23 Jul 2010 p. 3401.]

Part 2

Category number	Description of category	Production or design capacity
68	Cattle feedlot: premises on which the watering and feeding of cattle occurs, being premises — (a) situated 100 metres or more from a watercourse; and (b) on which the number of cattle per hectare exceeds 50.	500 animals or more
69	Intensive piggery: premises on which pigs are fed, watered and housed in pens.	More than 500 but less than 1 000 animals
70	Screening, etc. of material: premises on which material extracted from the ground is screened, washed, crushed, ground, milled, sized or separated.	More than 5 000 but less than 50 000 tonnes per year
[71	<i>deleted]</i>	
72	Chemical manufacturing: premises on which chemical products are manufactured by a chemical process.	Not more than 100 tonnes per year
73	Bulk storage of chemicals, etc: premises on which acids, alkalis or chemicals that — (a) contain at least one carbon to carbon bond; and (b) are liquid at STP (standard temperature and pressure), are stored.	1 000 cubic metres in aggregate

74	Chemical blending or mixing causing discharge: premises on which chemicals or chemical products are mixed, blended or packaged in a manner that causes or is likely to cause a discharge of waste into the environment.	More than 50 but less than 500 tonnes per year
75	Chemical blending or mixing not causing discharge: premises on which chemicals or chemical products are mixed, blended or packaged in a manner that does not cause or is not likely to cause a discharge of waste into the environment.	5 000 tonnes or more per year
76	Ceramic goods manufacturing: premises on which ceramic kitchen or table ware or other non-refractory ceramic products are manufactured.	200 tonnes or more per year
77	Concrete batching or cement products manufacturing: premises on which cement products or concrete are manufactured for use at places or premises other than those premises.	100 tonnes or more per year
78	Plaster manufacturing: premises on which plaster, plaster board, gyprock or other products comprised wholly or primarily of gypsum are manufactured.	500 tonnes or more per year
79	Carbon stripping: premises on which carbon granules from a gold extraction process located at another place or on other premises are reprocessed.	100 tonnes or more per year
80	Non-metallic mineral processing: premises on which non-metallic minerals are crushed, ground, milled or separated.	100 tonnes or more per year
81	Metal coating: premises on which metal products (excluding vehicles) are spray painted, powder coated or enamelled.	1 000 litres or more per year (paint or powder)
82	Boat building and maintenance: premises on which — (a) vessels are commercially built or maintained; and (b) organotin compounds are not used or removed from vessels.	Not applicable
83	Fellmongering: premises on which animal skins or hides are dried, cured or stored.	1 000 skins or hides or more per year
84	Electric power generation: premises (other than premises within category 53 or an emergency or standby power generating plant) on which electrical power is commercially generated using natural gas as a fuel.	More than 10 but less than 20 megawatts in aggregate
85	Sewage facility: premises — (a) on which sewage is treated (excluding septic tanks); or (b) from which treated sewage is discharged onto land or into waters.	More than 20 but less than 100 cubic metres per day

85A	Sewage pumping station: premises on which sewage is pumped (other than to or from septic tanks) and where a discharge of waste from the station may enter the Swan River or the Canning River.	Not applicable
85B	Water desalination plant: premises at which salt is extracted from water if waste water is discharged onto land or into waters (other than marine waters).	0.50 gigalitres or more per year
86	Bulk material loading or unloading: premises on which clinker, coal, ore, ore concentrate or any other bulk granular material is loaded onto or unloaded from vessels by a closed materials loading system.	100 tonnes or more per day
87	Fuel burning: premises on which gaseous, liquid or solid fuel with a sulphur content of less than 0.25% is burnt in a boiler for the supply of steam or in power generation equipment.	More than 500 but less than 2 000 kilograms per hour in aggregate
88	Metal finishing: premises on which — (a) metals are chemically cleaned or metals, plastics or metal or plastic products are plated, electroplated, anodised, coloured or otherwise coated or finished; and (b) from which liquid waste is discharged into a sewer.	Not applicable
89	Putrescible landfill site: premises on which waste (as determined by reference to the waste type set out in the document entitled “Landfill Waste Classification and Waste Definitions 1996” published by the Chief Executive Officer, as amended from time to time) is accepted for burial.	More than 20 but less than 5 000 tonnes per year

[Schedule 1 inserted in Gazette 13 Sep 1996 p. 4549-59; amended in Gazette 10 Dec 1996 p. 6877; 12 Sep 1997 p. 5151; 15 Aug 2000 p. 4715-17; 14 Jun 2002 p. 2793-4; 13 Dec 2005 p. 5983; 22 Jun 2007 p. 2843; 23 Jul 2010 p. 3401.]

[Schedule 2 deleted in Gazette 8 May 2012 p. 1893.]

APPENDIX F

USE CLASS PERMISSIBILITY

EXTRACT FROM CITY OF ROCKINGHAM TPS2 ZONING TABLE 1:

	General Industry Zone	Special Industry Zone
P		Communications Antennae Domestic
IP	Office; Open Air Display.	Office
D	Car Wash; Communications Antennae Commercial; Contractor's Yard; Fuel Depot; Funeral Parlour; Industry: General; Industry: Light; Industry: Service; Lunch Bar; Motor Vehicle and Marine Sales Premises; Motor Vehicle Repair Station; Motor Vehicle Wrecking Premises Plant Nursery; Public Utility Salvage Yard; Showroom; Telecommunications Infrastructure; Trade Display; Transport Depot; Warehouse.	Communications Antennae Commercial; Fuel Depot; Landscape Supply Yard; Public Utility; Telecommunications Infrastructure
A	Sawmill.	Abattoir; Industry: General (Licensed); Industry: Hazardous; Industry: Noxious

'P' is a permitted use providing the use complies with the relevant development standards and the requirements of the Scheme;

'IP' is a use that is not permitted unless the use is incidental to the predominant use of the land;

'D' is a use that may be permitted after Council has exercised discretion; and

'A' is a use that may be permitted after Council has exercised discretion once giving special notice in accordance with Clause 6.3.

A use not listed in the table above is a use that is not permitted by the Scheme in these zones.

EXTRACT FROM TOWN OF KWINANA TPS2 ZONING TABLE 1:

General Industry Zone	
P	Boat Sales Bus Station Fuel Depot General Industry Laundry (Industrial) Light Industry Local Shop Marina Motor Repair Station Petrol Filling Station Private Utility Public Recreation Public Utility Telecommunications Infrastructure Transport Depot Veterinary Clinic Warehouse
AA	Amenity Building Boatel Car Park Club Consulting Rooms Eating House Educational Establishment Factory Units Family Day Care Centre Funeral Parlour Laundry Non-Residential Health Centre Open Air Display Open Air Storage Yard Public Assembly – Place of Public Worship Recreational Facilities Rural Industry Service Industry Service Station Showroom Trade Display Vehicle Wreckers Veterinary Hospital

General Industry Zone	
SA	Chicken Farm Dry Cleaning Premises Extractive Industry Hazardous Industry Motor Racing Track Noxious Industry Piggery
IP	Caretaker's House/Flat Office Single House

The symbols used in the Town of Kwinana's Zoning Table have the following meaning:

- "P" A use that is permitted provided it complies with the relevant standards and requirements laid down in this Scheme and all conditions (if any) imposed by the Council in granting planning consent.
- "AA" A use in respect of which the Council exercising discretionary powers available to it may approve under this Scheme.
- "SA" A use which Council exercising the discretionary powers available to it may approve under this Scheme after notice of application has been given in accordance with Clause 2.3.
- "IP" A use which will not be approved pursuant to this Scheme unless the Council can be satisfied that the proposed use will be dependent upon and incidental and subservient to the predominant use of the land as may be determined by Council.

APPENDICES



APPENDIX G

LANDSCAPING STRATEGY

APPENDICES



APPENDIX H

PRESCRIBED SPECIES PLANTING LIST

Rockingham Industry Zone - Streetscape, Internal Lot Landscaping and Passive Recreation Area Planting.

TREES

- Agonis flexuosa WA Peppermint Tree
- Casuarina equisetifolia
- Callistemon 'Kings Park Special'
- Eucalyptus gomphocephala Tuart
- Eucalyptus ficifolia Red Flowering Gum
- Eucalyptus decipiens
- Eucalyptus foecunda
- Jacaranda mimosifolia Jacaranda
- Melaleuca raphiophylla Swamp Paperbark
- Pyrus calleryana Callery Pear
- Pyrus nivalis Snow Pear
- Sapium sebiferum Chinese Tallow

FEATURE TREES

- Macrozamia riedlei Zamia Palm
- Xanthorrhoea preissii Grass Tree
- Xanthorrhoea brunonis
- SHRUBS
- Acacia truncata
- Adriana quadripartita
- Agonis flexuosa 'nana'
- Alyogyne huegelii
- Anigozanthos flavidus Red Tall Red Kangaroo Paw
- Anigozanthos flavidus Yellow Tall Yellow Kangaroo Paw
- Anigozanthos 'Bush Pearl' Kangaroo Paw
- Banksia littoralis
- Banksia nivea (syn Dryandra nivea)
- Beaufortia aestiva 'Summer Flame'
- Carex appressa

- Comesperma virgatum
- Conostylis aculeata Prickly Conostylis
- Conostylis candicans Grey Cottonheads
- Callistemon 'Endeavor'
- Callistemon 'Great balls of Fire'
- Calothamnus quadrifidus One Sided Bottle Brush
- Callistemon 'Little John'
- Centella asiatica
- Clematis linearifolia
- Clematis pubescens
- Dianella caerulea Paroo Lily
- Dianella revoluta Flax lily
- Eremophila glabra
- Eremophila glabra 'Kalbarri Carpet'
- Ficinia nodosa
- Grevillea "Carpet Crawl"
- Grevillea 'Bronze Rambler'
- Grevillea 'Sea Spray'
- Grevillea 'Bon Fire'
- Grevillea preissii Spider Net Grevillea
- Grevillea 'Gin Gin Gem'
- Grevillea 'Superb'
- Grevillea hookeriana
- Hakea prostrata
- Hakea varia
- Hardenbergia comptoniana Native Wisteria
- Hardenbergia 'Pink Spray'
- Hibbertia hypericoides Yellow Buttercups
- Hibbertia racemosa Stalked Guinea Flower
- Hibbertia cuneiformis

- Jacksonia furcellata
- Kennedia coccinea
- Kennedia prostrata
- Lepidosperma angustatum
- Lepidosperma gladiatum
- Lepidosperma longitudinale
- Lepidosperma squamatum
- Leucopogon parviflorus

PRESCRIBED SPECIES PLANTING LIST

- Leucopogon australis
- Lobelia tenuior
- Lomandra maritima
- Logania vaginalis
- Melaleuca incana 'Nana'
- Melaleuca 'Little penta'
- Melaleuca huegelii Chenille Honey Myrtle
- Melaleuca nesophila
- Melaleuca lateritia
- Melaleuca lanceolata
- Melaleuca teretifolia
- Melaleuca viminea
- Additional Species from FCT19
- Gahnia trifida
- Baumea juncea
- Muehlenbeckia adpressa

APPENDICES



APPENDIX I

WATER MANAGEMENT STRATEGY

APPENDICES

