

1. INTRODUCTION

Industrial zoned land within the City of Armadale occupies strategic positions in relation to:

- Major roads (Tonkin Highway, South West Highway, Champion Drive, Railway Avenue, Gillam Drive); and
- Residential areas (Kelmescott Industrial area)

In view of these strategic locations and the desire to improve the visual impact of industrial areas, Council seeks to encourage and coordinate development that is of a high quality, visually attractive and functional.

The purpose of this policy is to assist the applicant in achieving the desired quality of site development and maintenance envisaged by the City of Armadale.

2. APPLICATION OF POLICY

This policy will be applied to applications to develop land zoned for General Industry and Industrial Business within the City of Armadale.

3. POLICY OBJECTIVES

- a) To achieve a high standard of visual amenity in relation to colour, tone, materials and landscaping, particularly for those parts of a development which can be viewed from public areas or nearby residential properties.
- b) To ensure a consistent and high quality approach to the development of the visual landscape.
- c) To ensure screening of aspects of a development considered unsightly by the City and may prejudice the amenity of an area.
- d) To provide convenient, functional and safe access arrangements into and out of industrial sites.

4. POLICY STATEMENT

4.1. Building Setbacks

4.1.1 Minimum building front setbacks shall be 7.5 metres in the General Industrial and Industrial Business zoned areas.

4.1.2 The City may allow an averaging of the front setback on certain lots where it is considered by the City to better accommodate car parking and servicing requirements or it improves the streetscape.

4.2. Building Design

4.2.1 The intended identity for City's Industrial Areas is one of good quality buildings and overall site development. Buildings shall present well designed, contemporary and inviting frontages to streets and public areas. Materials and colours should complement the "natural" tones associated with the Armadale landscape.

4.2.2 The facades of all buildings shall be constructed in a manner which in the opinion of the City will be consistent with the desired appearance of the streetscape.

Buildings shall not be designed with blank walls facing the street or other public areas. Windows may be used to assist in achieving this outcome.

Building facades addressing a street or other public areas shall be constructed of face brick or rendered and painted concrete or brick and include openings/windows which address the street (other high quality materials can be used for design features that are required to create an interesting overall design).

To enhance building facades and avoid buildings that lack interest, building facades addressing the street or other public areas shall be well articulated and use a complementary modern mixture of materials and colours. The colour scheme, design and use of materials shall always aim achieve a high standard of visual amenity and an interesting overall design.

Articulation of the building's main entries shall be provided.

Zincalume or reflective materials are not permitted on facades addressing a street. Facades not addressing a street may be constructed of low reflective materials such as Colorbond.

4.2.3 Pitched roofs (as opposed to flat or concealed roofs) particularly on smaller buildings are encouraged where they are most visible to provide an interest to the building line.

4.2.4 Parapet walls may be permitted by the City if in it's opinion the proposed development is of a high architectural standard and provides adequate access to the rear of the lot. Parapet walls with pitched gables or similar shapes may be used to create interest in the roof line.

4.2.5 The external surfaces of all walls that are on or near a property boundary shall be painted, rendered and painted or finished in face brick and be consistent with the schedule of colours approved by the City for the development.

4.2.6 Utilities infrastructure (e.g. air conditioner machinery and the like) shall be screened from public view.

4.3 Vehicle Access

4.3.1 To reduce the total number of vehicle crossovers and promote efficient and safe traffic management, the City may require adjoining owners to enter into reciprocal rights agreements relating to access ways and car parking where appropriate

4.3.2 The City requires that vehicle access driveway systems facilitate all vehicles being able to leave the site in forward gear. Therefore, appropriate turning areas and/or through movement of traffic shall be provided to facilitate this.

4.3.3 All roads and trafficable pavements areas shall be designed in accordance with the requirements of the current Local Government Guidelines for Subdivisional Development (IPWEA WA Division Inc), and the City of Armadale annexure to these guidelines.

4.4. Car Parking

4.4.1 Car parking shall be provided in accordance with the provisions of the Town Planning Scheme.

4.5. Fencing

4.5.1 Fencing within front setback areas is not encouraged. However, where front fencing is required for security purposes it shall be visually permeable and at a minimum comply with the City's Fencing Local Law.

4.6. Landscaping

4.6.1 All applications for development shall include a landscaping plan that is prepared in accordance with the City's Industrial and Commercial Landscaping Guidelines and Clause 4D.4 of Town Planning Scheme No.4.

4.6.2 The City may reduce the 2.0m landscaping strip specified in Clause 4D.4.3(a) of Town Planning Scheme No.4 and the Industrial and Commercial Landscaping Guidelines to 1 metre where the applicant is willing to undertake landscaping and reticulation of the verge area adjoining the property to the City's satisfaction. Notwithstanding, in all cases the City encourages the inclusion of the adjoining verge area into comprehensive landscaping proposals.

4.6.3 Parking areas abutting a property boundary (other than the front) will require a 0.5 metre minimum landscaping strip between the parking area and the boundary.

4.7. Signage

4.7.1 All signage shall be provided in accordance with Council Policy (*PLN 4.2 – Advertisements - Signage*).

4.8. Storage Yards & Bin Areas

4.8.1 The provision of designated outdoor storage yards is encouraged, where they are required.

4.8.2 Designated bin storage areas shall be provided.

4.8.3 Bin storage areas and outdoor storage yards shall be behind the front building line and constructed appurtenant to and be of the same material and colour scheme as the main building. These areas shall be screened so they are not clearly visible from the street and nearby or adjoining properties.

4.8.4 No materials shall be stored in car parking areas or areas clearly visible from the street and nearby or adjoining properties.

D106/6/03 Development Services Committee 9 June 2003 - Adopted by Council 16 June 2003
D160/9/04 Development Services Committee 13 Sept 2004 - Adopted by Council 20 Sept 2004
D27/4/12 Development Services Committee 16 April 2012 - Adopted by Council 23 April 2012
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- Revised January 2018 (as per Amendment 86)