

Policy Name:	LOCAL PLANNING POLICY: SHARK LAKE INDUSTRIAL PARK DESIGN & DEVELOPMENT GUIDELINES
Objective:	<ol style="list-style-type: none"> 1. To achieve an exceptional quality industrial park development. 2. To maintain a high standard of visual amenity within and surrounding the Shark Lake Industrial Park. 3. To create an attractive location for industrial development in order to promote and foster economic growth within the Esperance Goldfields region. 4. To provide an industrial location for businesses to operate twenty-four (24) hours per day, seven (7) days per week.
Key Words:	Shark Lake Industrial Park Design; Development Guidelines
Statutory Compliance:	Local Planning Scheme No. 24

Policy Aims:

To provide guidance on the control of development and design standards at Shark Lake Industrial Park.

Policy Provisions:

Policy Application Area:

This policy applies to Shark Lake Industrial Park – generally being the land zoned “General Industry” to the west of Coolgardie-Esperance Highway and north of Old Shark Lake Road.

Attached at Appendix 1 is the approved Structure Plan for the shark Lake Industrial Park.

Development Requirements

➤ Zoning

The industrial lots within Shark Lake Industrial park are zoned “General industry” in accordance with Local Planning Scheme No. 24.

Shark Lake Industrial Park is located within the following Special Control Areas identified in Local Planning Scheme No. 24:

- Special Control Area 5 – Wetlands of Significance and Lake Warden Recovery Catchment; and
- Special Control Area 8B – Esperance Airport.

➤ Land Use



Land uses that may be permitted at Shark Lake Industrial Park are provided for in Table No. 4 – Zoning and Land Use Table (General Industry zone).

The approved Structure Plan also provides some direction on land uses on certain allotments (refer Appendix 1).

➤ Setbacks

Notwithstanding the setback requirements as per Schedule 6 – Development Provisions by Zone of the Scheme No. 24 in relation to “General Industry”, the following setbacks will apply:

- A minimum front setback of 12 metres applies.
- All buildings and structures located on corner lots shall be setback a minimum of 6 metres from the boundary abutting the secondary road.
- A 3 metre non-street side and rear setback applies to all lots, however, this may be reduced at the discretion of Council to a nil setback where the development will meet the provisions of the Building Code of Australia, and:
 - It is desirable to make effective use of space on the lot; and/or
 - It will enhance the amenity of the development; and
 - There are no objections raised by the adjoining landowner.

➤ Car Parking

Car parking shall be provided in accordance with the provisions of Local Planning Scheme No. 24.

➤ Height of Buildings and Other Structures

Shark Lake Industrial Park is located within the Esperance Airport Special Control Area 8B as per Local Planning Scheme No. 24. Any building or structure proposed to exceed 15 metres in height will need to be considered in context of:

- i) the objectives of the Esperance Airport Special Control Area 8;
- ii) advice from the Department of Transport and Civil Aviation Safety Authority;
- iii) potential impacts of the proposal on the current and future operations of the airport;
- iv) relevant ANEF contour information as designated within the Special Control Area;
- v) Australian Standards AS2021-1994 Acoustics – Aircraft Noise Intrusion – Building Siting and Construction;
- vi) the Esperance Airport Obstacle Limitation Surfaces (OLS); and
- vii) the Esperance Airport Master Plan.

➤ Building Materials and Finishes

The use of two or more of the following materials is encouraged to be incorporated into the façades of buildings adjacent public roads:

- Brick or other masonry; or
- Concrete; or
- Fibre cement boards/sheeting; or
- Profiled colour metal sheeting such as COLORBOND®; or
- Any other material deemed acceptable by the Shire.

The extensive use of one material or one colour scheme across the façade of a building adjacent to a public road will not be permitted unless major openings, such as doors and windows, or other measures, are incorporated into the design to limit building bulk and improve the visual appearance of the building.

The Shire encourages sustainable design and construction measures to be incorporated within development, including the use of solar efficient design to minimise artificial lighting and effective building orientation to optimise natural ventilation.

➤ Use of Second Hand Materials

The use of second hand materials, including second hand transportable buildings, will only be permitted where:

- The exterior of building(s) and/or structures, including second hand transportable buildings, is improved up to a standard as new; and
- It is considered there will be no adverse impact upon the visual amenity of the area.

A performance bond may be required to ensure that any second hand materials, including transportable buildings, are improved to a standard as new, to the satisfaction of the Shire of Esperance.

No asbestos materials, or buildings/structures that contain asbestos, will be permitted.

➤ Landscaping

Notwithstanding the landscaping requirements as per Schedule 6 – Development Provisions by Zone of the Scheme in relation to “General Industry”, the following will apply:

- A minimum of 5% landscaping coverage shall be provided across each lot.
- A minimum of 80% of the total landscaping on-site shall be provided within the front set back. On corner lots, this landscaping requirement shall be equally distributed between each road frontage.
- For lots greater than 15ha in area the 80% of landscaping within the front set back requirement shall not apply. Instead, a landscaping strip not less than 5m in width adjacent to roads will be required.
- The minimum width of landscaping bed(s) provided within the front setback shall be 2 metres.



- A landscape plan shall be submitted and approved by the Shire of Esperance as part of a development application for each lot. This plan shall indicate:
 - Details of the proposed landscaping layout; and
 - Details of the types/species of trees and/or vegetation to be planted; and
 - Details of the landscaping management including responsibility for maintenance and reticulation.

In order to conserve water supply, landscaping that requires minimal water reticulation is highly encouraged.

The maintenance and upkeep of landscaping is the responsibility of the owner and/or occupier of each lot.

Appendix 2 provides a list of native species recommended to be used for landscaping purposes.

➤ Fencing

The erection of fencing shall generally be in accordance with the Shire of Esperance Local Laws for Fencing in addition to the following site specific guidelines.

Fencing shall be uniform in colour and style for each lot. Fencing within front and secondary street setbacks will not be permitted. Fencing forward of the building line shall generally be open styled except where solid fencing is required between common (side) lot boundaries or for screening or security purposes.

At a minimum, a sufficient fence will comprise galvanised steel mesh. Other acceptable fencing materials include COLORBOND[®], timber and brick or other masonry fencing. Compressed fibre-cement, rubber tyres, second hand steel or non-colour treated Zinalume[®] fencing will not be permitted.

Where lots measure greater than 15ha in area, alternate fencing styles and materials may be erected with approval of the Shire of Esperance.

Solid fencing or screening may be required by the Shire of Esperance for uses that are considered to detract from the visual amenity of the Shark Lake Industrial Park.

Electrified and barbed wire fencing may be permitted for security purposes only. Where approved, such fencing shall be angled to within the lot boundary and behind the front and secondary street setbacks and in accordance with the provisions of the Local Laws. Adequate warning signage shall be provided.

Details of all on-site fencing shall be submitted to the Shire of Esperance for approval prior to erection.



➤ Caretaker's Dwellings

Caretaker's dwellings are a prohibited use in the "General Industry" zone.

Rest facilities required for security personnel or employees working 'out of hours' may be provided as an integral part of the main building.

➤ Stormwater Management

Stormwater will need to be retained on-site, with such stormwater management system being designed to accommodate stormwater run-off associated with a 1 in 10 year storm event.

Stormwater management shall be in accordance with the Drainage Management Plan for Shark Lake Industrial Park and to the satisfaction of the Shire of Esperance.

➤ Fire Management

Development of lots shall be in accordance with the Fire Management Plan prepared for the Shark Lake Industrial Park. Development applications may be required to be referred to the Fire and Emergency Services Authority of Western Australia (FESA) for comment.

➤ Water Supply

A reticulated water supply cannot be provided to the land by a licensed water service supplier and as a consequence the landowner/occupier will be required to make his/her own arrangements to provide an adequate supply of potable water.

The use of rain water tanks is highly recommended. Landowners/occupiers are financially responsible for the continual monitoring of water quality stored within rainwater tanks.

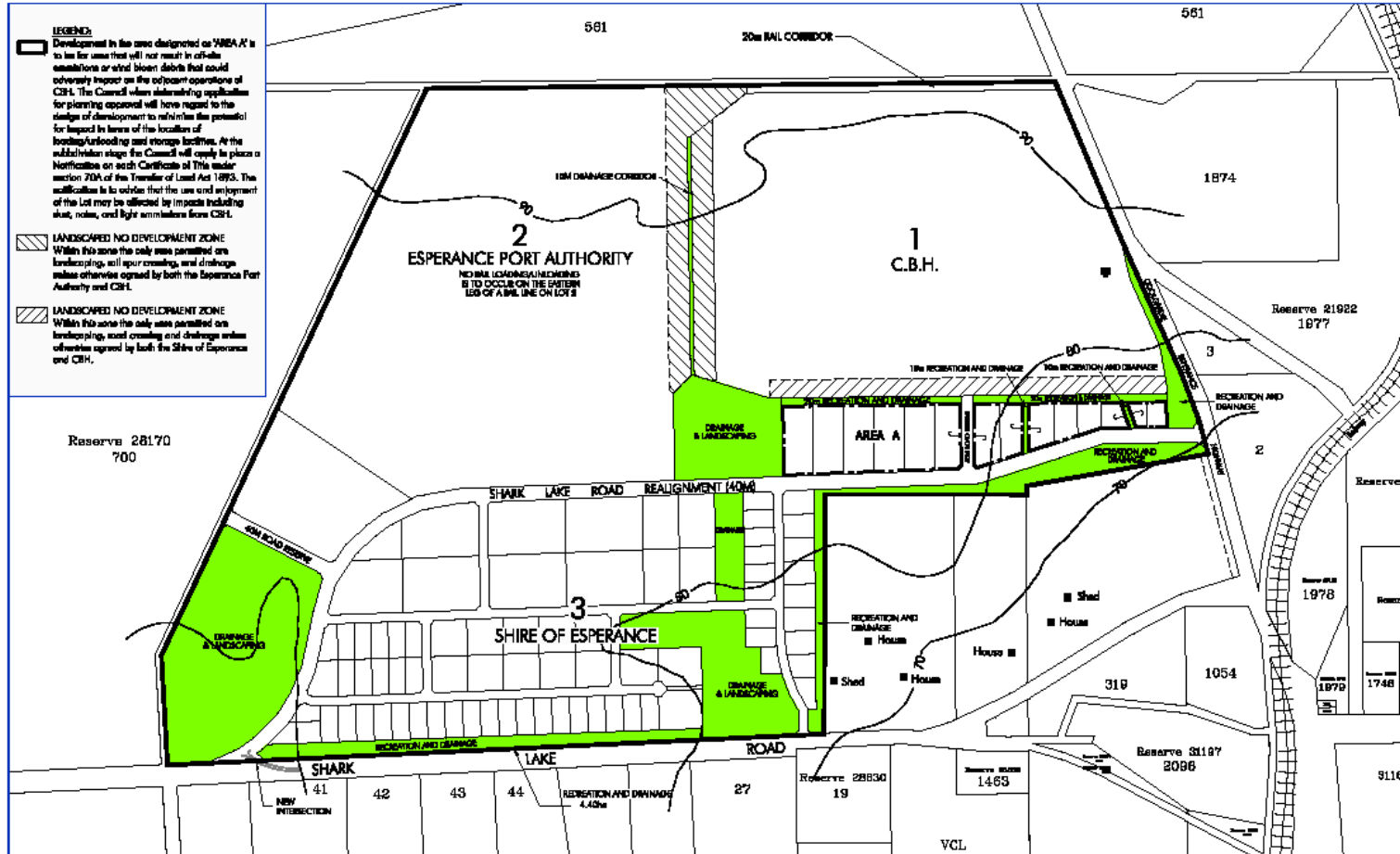
➤ Site Maintenance

Bin storage areas shall be located at the side or rear of lots and shall be adequately screened from public roads. Bins, scrap and waste materials will not be permitted to be located forward of any building line adjacent a public road.

Bulk storage of materials is only permitted inside buildings or sufficiently enclosed through other suitable means. The outside storage of materials will only be permitted when it has been determined that detriment to adjoining or surrounding properties will not occur.

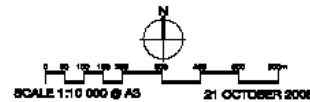
All landowners/occupiers of lots shall be required to implement suitable physical measures to ensure that potential emissions of dust, fumes, noise, artificial light, ash, soot, vibration, smell, vapour, oil or fuel and waste water are adequately contained within the site to the satisfaction of the Shire of Esperance. Any land use undertaken must not cause detriment to adjacent or surrounding land.

Appendix 1 – Approved Shark Lake Industrial Park Structure Plan



OUTLINE DEVELOPMENT PLAN
SHARK LAKE INDUSTRIAL PARK
 for the Esperance Port Authority and
 Shire of Esperance

NOTE:
 Areas and dimensions subject to survey.
JOB REFERENCE: 100352



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Appendix B – List of Recommended Species for Landscaping

The following table provides a list of species suitable and recommended for any planting activity within Shark Lake Industrial Park. Species have been listed in relation to either occurrence within the landscape or tolerance to waterlogging and or salinity, i.e.

- Wetland species are those that are associated with watercourses and or wetlands and will survive periods of inundation, Waterlogging;
- Salt tolerant species are those that tend to be tolerant to some waterlogging or seasonal inundation;
- Sandplain, Mallee and Granite species are non-tolerant to waterlogging or salt tolerance.

Species	Life Form	Salt Tolerance
Salt tolerant species		
<i>Acacia cyclops</i>	Trees < 5m	Moderately
<i>Eucalyptus angustissima</i>	Mallee tree form	Very
<i>Eucalyptus densa subsp. densa</i>	Mallee tree form	Very
<i>Eucalyptus balophila</i>	Mallee tree form	Very
<i>Eucalyptus occidentalis</i>	Trees 5-15m	Moderately
<i>Eucalyptus rigens</i>	Mallee tree form	Very
<i>Hakea adnata</i>	Shrubs 1.5-2.0m	Moderately
<i>Melaleuca brevifolia</i>	Shrubs > 2m	Very
<i>Melaleuca cuticularis</i>	Trees < 5m	Very
<i>Melaleuca lanceolata</i>	Shrubs > 2m	Very
<i>Melaleuca thyooides</i>	Shrubs 1.5-2.0m	Highly
Sandplain Species		
<i>Banksia speciosa</i>	Trees < 5m	Non-Tolerant
<i>Eucalyptus angulosa</i>	Mallee tree form	Non-Tolerant
<i>Eucalyptus conferruminata</i>	Trees 5-15m	Non-Tolerant
<i>Eucalyptus platypus var heterophylla</i>	Mallee tree form	Non-Tolerant
<i>Eucalyptus tetragona</i>	Mallee shrub form	Non-Tolerant
<i>Hakea corymbosa</i>	Shrubs 1.0-1.5m	Non-Tolerant
<i>Hakea nitida</i>	Shrubs 1.0-1.5m	Non-Tolerant
<i>Melaleuca striata</i>	Shrubs 1.5-2.0m	Non-Tolerant
<i>Melaleuca thymoides</i>	Shrubs 1.5-2.0m	Non-Tolerant
<i>Phymatocarpus maxwellii</i>	Shrubs 1.5-2.0m	Non-Tolerant
Mallee Species		
<i>Eucalyptus incrassata</i>	Mallee tree form	Non-Tolerant
<i>Eucalyptus spathulata</i>	Mallee tree form	Non-Tolerant
<i>Eucalyptus uncinata</i>	Mallee tree form	Non-Tolerant
Granite Species		
<i>Hakeas Laurina</i>	Shrubs > 2m	Non-Tolerant
Wetland Species		
	Sedge	
<i>Baumea articulata</i>	Sedge	Non-Tolerant
<i>Gabnia trifida</i>	Sedge	Tolerant
<i>Isolepis nodosa</i>	rush	Tolerant
<i>Juncus pallidus</i>	Sedge	Non-Tolerant
<i>Juncus kraussii</i>	Sedge	Tolerant