



# TREENDALE

## DISTRICT CENTRE STRUCTURE PLAN





1.0	INTRODUCTION	1
1.1	Background	1
2.0	PHYSICAL CONTEXT	1
2.1	Site and Situation	1
2.2	Land Tenure	2
2.3	Landform	2
3.0	STATUTORY CONTEXT	2
3.1	Greater Bunbury Region Scheme	2
3.2	Bunbury - Wellington Region Plan and Greater Bunbury Structure Plan	3
3.3	Shire of Harvey District Town Planning Scheme No. 1	4
3.4	Treendale District Centre Structure Plan Shire of Harvey Commercial Strategy	5
3.5	Treendale Structure Plan	5
4.0	CONCEPT DEVELOPMENT	7
4.1	Demand Analysis	7
4.2	Developer Aspirations	9
4.3	Community Involvement Process	10
4.4	Community Aspirations	10
5.0	PROPOSALS	11
5.1	Objectives	11
5.2	Structure Plan Context	12
5.3	Land Use Overview	12
5.4	Pedestrian Movement	15
5.5	Road Hierarchy and Traffic Management	16
5.6	Parking	18
5.7	Floor Space Allocation	19
5.8	Streetscape	19
5.9	Building Design Principles	19
5.10	Built Form	20
5.11	Servicing Strategy and Costs	21
5.11.1	Roads	21
5.11.2	Drainage	21
5.11.3	Sewerage	22
5.11.4	Water Supply	22
5.11.5	Power	23
5.11.6	Telecommunications	23

5.11.7	Gas	23
5.12	Visual Impact Modelling	23
6.0	IMPLEMENTATION	27
	Implementation Plan	27
	Addendum 1 - Policy Statement	
	Addendum 2 - Land Use Table	
	Addendum 3 - Pedestrian Movement Hierachy	
	Addendum 4 - Indicative Road Cross Sections	
	Addendum 5 - Carparking Provision	

Figure 1 -	Structure Plan Area	1
Figure 2 -	Greater Bunbury Region Scheme	2
Figure 3 -	Greater Bunbury Structure Plan	3
Figure 4 -	Existing Zoning	4
Figure 5 -	Treendale Farm Structure Plan	6
Figure 6 -	Main Trade Area	7
Figure 7 -	Treendale Farm Structure Plan Concept	13
Figure 8 -	Landuse Overview	14
Figure 9 -	District Centre Pedshed	15
Figure 10 -	Pedestrian Movement Hierachy	16
Figure 11 -	Estimated Traffic Volumes	17
Figure 12 -	Indicative Road Cross Sections	17
Figure 13 -	Indicative Carparking	18
Figure 14 -	Indicative Parking Provision	18
Figure 15 -	Floor Space Allocation	19
Figure 16 -	Road Strategy	21
Figure 17 -	Drainage Strategy	21
Figure 18 -	Sewerage Strategy	22
Figure 19 -	Water Supply Strategy	22
Figure 20 -	Pedestrian Spine	23
Figure 21 -	Street Elevations	24
Figure 22 -	The Promenade	25
Figure 23 -	Town Square	26





## 1.0 INTRODUCTION

### 1.1 Background

The Shire of Harvey is experiencing an extended period of significant economic and urban growth in the Australind Urban Corridor.

It is timely that provision be made for an adequate level of services to be made available to support this growth.

The *Greater Bunbury Structure Plan* and more recently the *Draft Greater Bunbury Region Scheme* provide for the creation of a District Centre at Treendale with an eventual nett leasable floor space of 20,000 square metres (sqm).

The 'Treendale' neighbourhood in which the District Centre is located has progressed through a structure planning exercise, zoning and subdivision which facilitates residential development but requires the preparation of a more detailed Structure Plan for the District Centre site.

This Treendale District Centre Structure Plan fulfils the requirements of the *Treendale Farm Structure Plan*, the *Shire of Harvey Town Planning Scheme No. 1* and the *Greater Bunbury Structure Plan*.

Approval of the Structure Plan by both Council and the Western Australian Planning Commission (WAPC) will allow subdivision and development to proceed under the existing zoning.

The objective of the Treendale District Centre Structure Plan is to:  
*Guide Council, developers and State Government agencies in respect to issuing statutory approvals and the provision of services in a manner which will create an attractive town site embraced by the local community as a focus for its commercial, social and cultural activities.*

The study area of the Structure Plan is shown indicatively on *Figure 1 - Structure Plan Area*. The Structure Plan boundary has been limited to the area in which Council will need specific guidance in respect to subdivision, land use and built form. Investigations have however embraced a wider area including the structure planning that has already been undertaken for the Treendale Area and a wider catchment which will utilise the proposed District Centre.

## 2.0 PHYSICAL CONTEXT

### 2.1 Site and Situation

The land subject of the District Centre Structure Plan is situated in the Eaton/Australind Urban Growth Corridor extending northward from the City of Bunbury.

Strategic planning has identified the District Centre site between the Leschenault Inlet and the Australind Bypass in close proximity to a new east west road link (Grand Entrance) which will connect Australind eastward to the Bypass and onward to Raymond Road which provides access to South Western Highway and Coalfields Highway.

The District Centre is centrally located within urban expansion areas of Treendale and Kingston and will eventually link south across the Collie River, by way of a new bridge, to Millbridge, the Peninsula and Eaton.

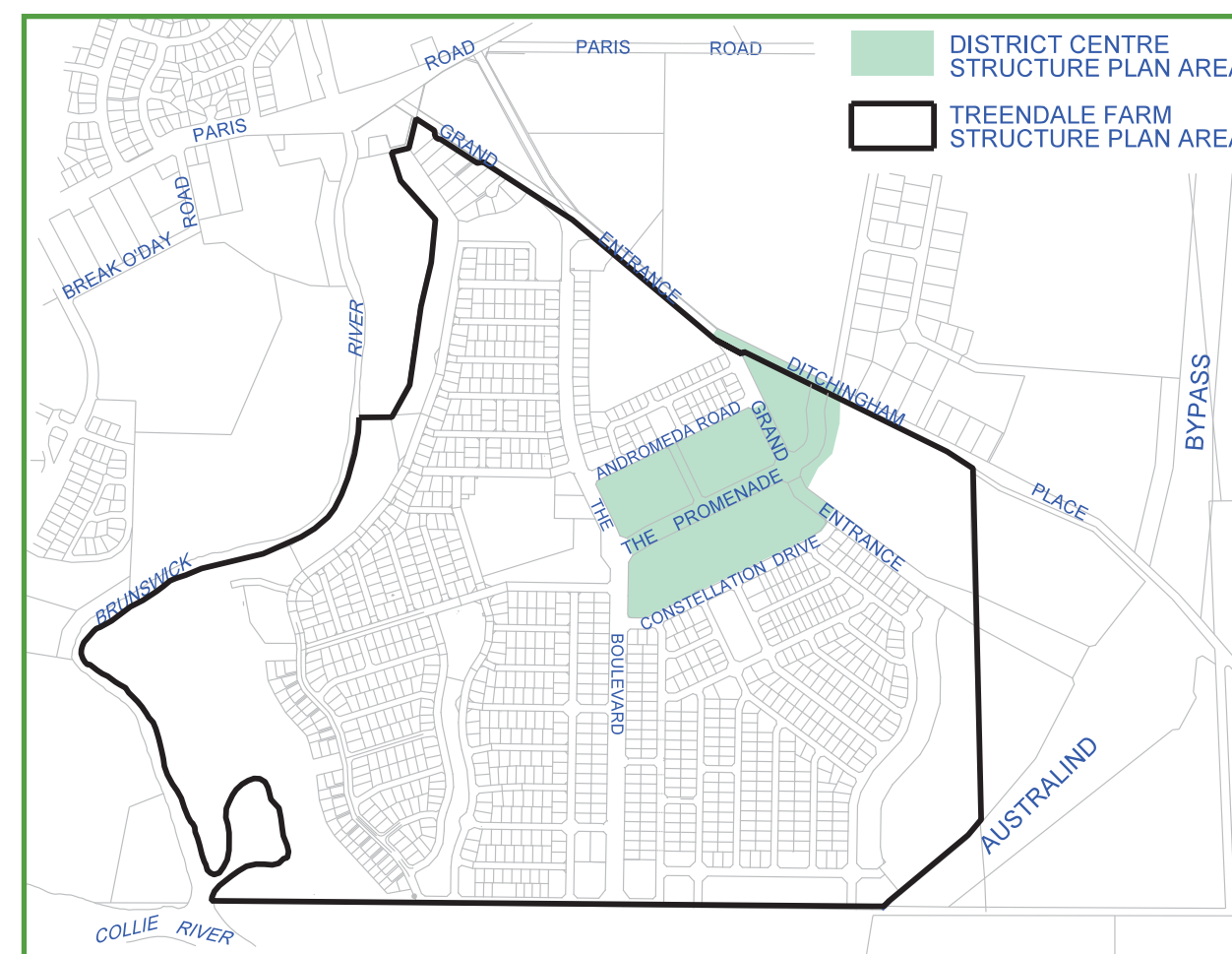


Figure 1 - Structure Plan Area



## 2.2 Land Tenure

The subject land was originally portion of Lot 20 Ditchingham Place and subject of Certificate of Title Volume No 1931 Folio 450. The land is owned by BS Bevan, JA and ED Bracey, GL Coote, P Price, KJ Coote, TW Coote and F Pike.

The original landholding is progressively being subdivided as part of Treendale Estate. Development is occurring in a manner consistent with the existing, approved *Treendale Farm Structure Plan*.

## 2.3 Landform

The proposed District Centre site is situated on a cleared area with characteristics consistent with the Bassendean Dune System overlying Pinjarra Plain. These are characterised by flat to very gently undulating sand plain and broad very low rises with moderately to well drained deep bleached grey sands with pale yellow B horizon or a weak iron oxide hardpan at one to two metres.

The site is extremely flat with a uniform elevation of 13.8 metres AHD.

Geotechnical investigations have indicated that there are no acid sulphate soils in the area and that the land form does not impose significant servicing constraints.

The flat nature of the site is conducive to creating a District Centre which is easy to traverse by vehicles and pedestrians whilst providing landmark buildings that help legibility and sense of place.

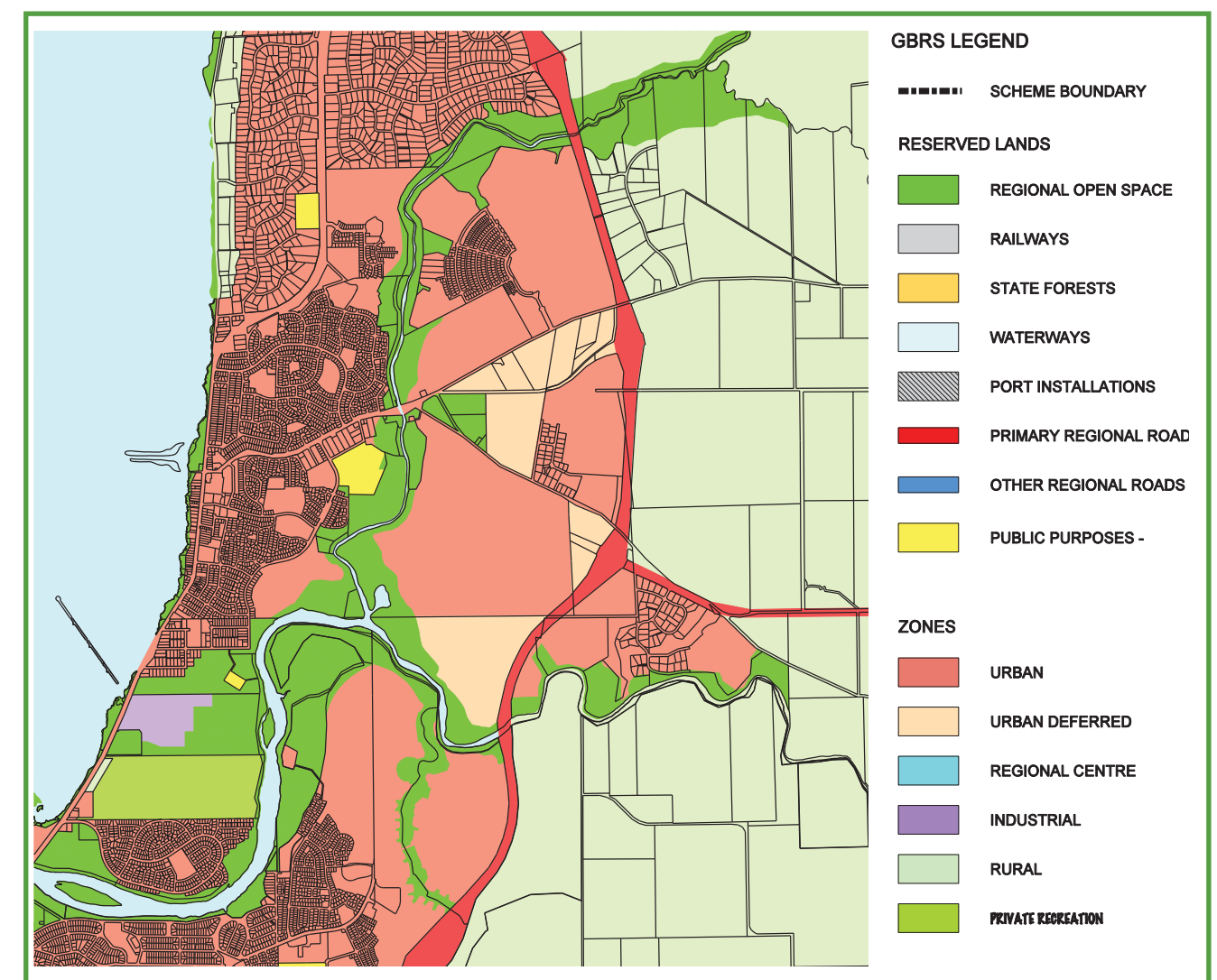
## 3.0 STATUTORY CONTEXT

### 3.1 Greater Bunbury Region Scheme

Upon final approval and gazettal, the *Draft Greater Bunbury Region Scheme* will become the basis of regional level planning in the Greater Bunbury area.

The Draft Scheme has been advertised for public comment and proceeded through an environmental assessment to achieve Ministerial conditions. It has reached a stage where it is considered a seriously entertained planning proposition.

*Figure 2 - Greater Bunbury Region Scheme* identifies the subject land as 'Urban'. This land use classification incorporates "...areas in which a range of activities, including residential, commercial, recreation and light industrial, are undertaken."



*Figure 2 - Greater Bunbury Region Scheme*





### 3.2 Bunbury - Wellington Region Plan and Greater Bunbury Structure Plan

*Bunbury - Wellington Region Plan* and *Greater Bunbury Structure Plan* were endorsed by State Cabinet in 1995 and provide a framework in which Local Government Town Planning Schemes have been evaluated and the *Draft Greater Bunbury Region Scheme* formulated. *Figure 3 - Greater Bunbury Structure Plan* identifies the subject land in its wider context.

Recommendation 111 of the *Bunbury - Wellington Region Plan* states as follows:

*"The following sites should be developed at neighbourhood size and expanded District Centre size (10,000 – 20,000 sqm of net leasable area and catchment population of 25,000 – 30,000) when the catchment population is sufficient;*

- *East Australind*
- *Gelorup."*

The East Australind centre site has been renamed Treendale District Centre.

The *Greater Bunbury Structure Plan* includes the subject land within planning unit CO6 which is identified for "...medium – long term urban expansion, with a District Commercial Centre, Light Industrial Area and wide reserves along the river". Planning guidelines also recommend a requirement for the Structure Plan.

The unit statement also includes a limitation on the size of the proposed District Centre to neighbourhood size until at least the year 2006, but encouraged the early establishment of local shopping and district level business and community service functions. It also promotes "local commercial, civic and service facilities within the District Centre Precinct, with increased residential densities surrounding."

It is clear from the *Bunbury - Wellington Region Plan* and the *Greater Bunbury Structure Plan* that the Treendale District Centre is intended to become an important focus for the growing Australind/Eaton/Brunswick Area, second only to the Bunbury Regional Centre in the Bunbury - Wellington Region.

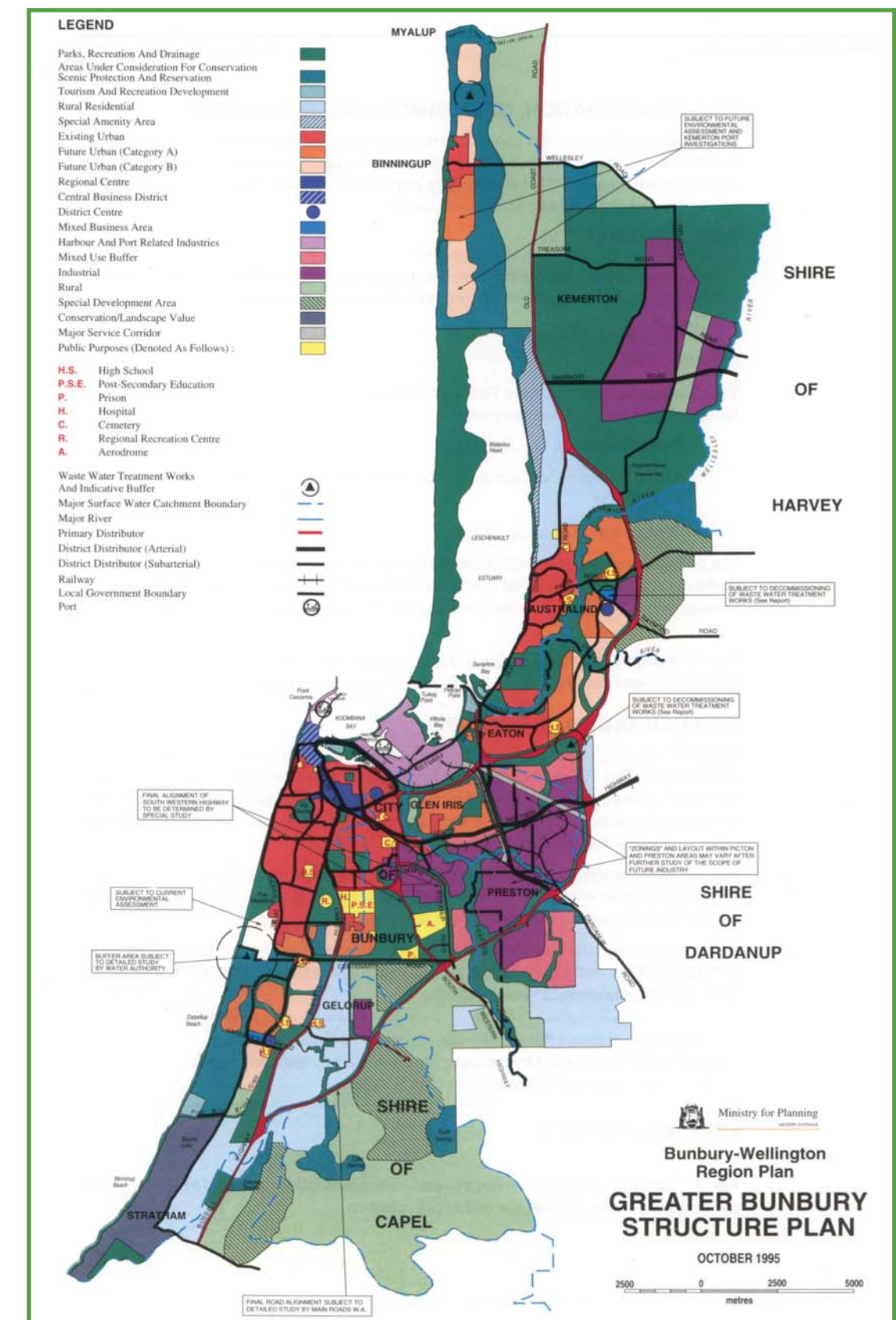


Figure 3 - Greater Bunbury Structure Plan



### 3.3 Shire of Harvey District Town Planning Scheme No. 1

The *Shire of Harvey District Town Planning Scheme No. 1* was gazetted on the 12<sup>th</sup> of November 1996 and subsequently amended by way of Amendment Number 57 in respect to the Treendale District Centre.

The existing zoning of the District Centre Precinct and surrounding Treendale neighbourhood is shown in *Figure 4 - Existing Zoning*.

The District Centre and surrounding land is zoned "residential development" under the Scheme.

Clause 6.7 of the Residential Development Zone states:

*"The objective of this zone is for land to "progressively be developed for residential purposes and for commercial and other uses normally associated with residential development."*

The provisions of the Scheme require the preparation of Structure Plans approved by Council and the WAPC prior to development proceeding.

In addition reference is made to Schedule 19 which identifies additional requirements for specific areas zoned residential development. Schedule 19 identifies Treendale Farm, which incorporates the District Centre site.

The schedule also makes specific reference to the requirement for a Structure Plan for the District Centre in the following manner;

(v) *District Centre*

a) *District Centre to be subject of a detailed structure plan to guide development and subdivision and to be adopted by council and the WAPC. Structure plan shall address and not be limited to the following matters;*

- i) *Desired streetscape objectives*
- ii) *Land use mix*
- iii) *Staging of development*
- iv) *Access and car parking*
- v) *Community facilities*
- vi) *Public space*
- vii) *Permitted and discretionary land uses*

b) *The proposed District Centre Structure Plan is to be advertised and considered in accordance with section 6.7 of the Scheme*

c) *Council and the WAPC will support the development of a District Centre to a maximum net leasable area (NLA) limit of 20,000 sqm*

This Structure Plan has been formulated to specifically respond to the requirements of the *Shire of Harvey Town Planning Scheme No 1*.

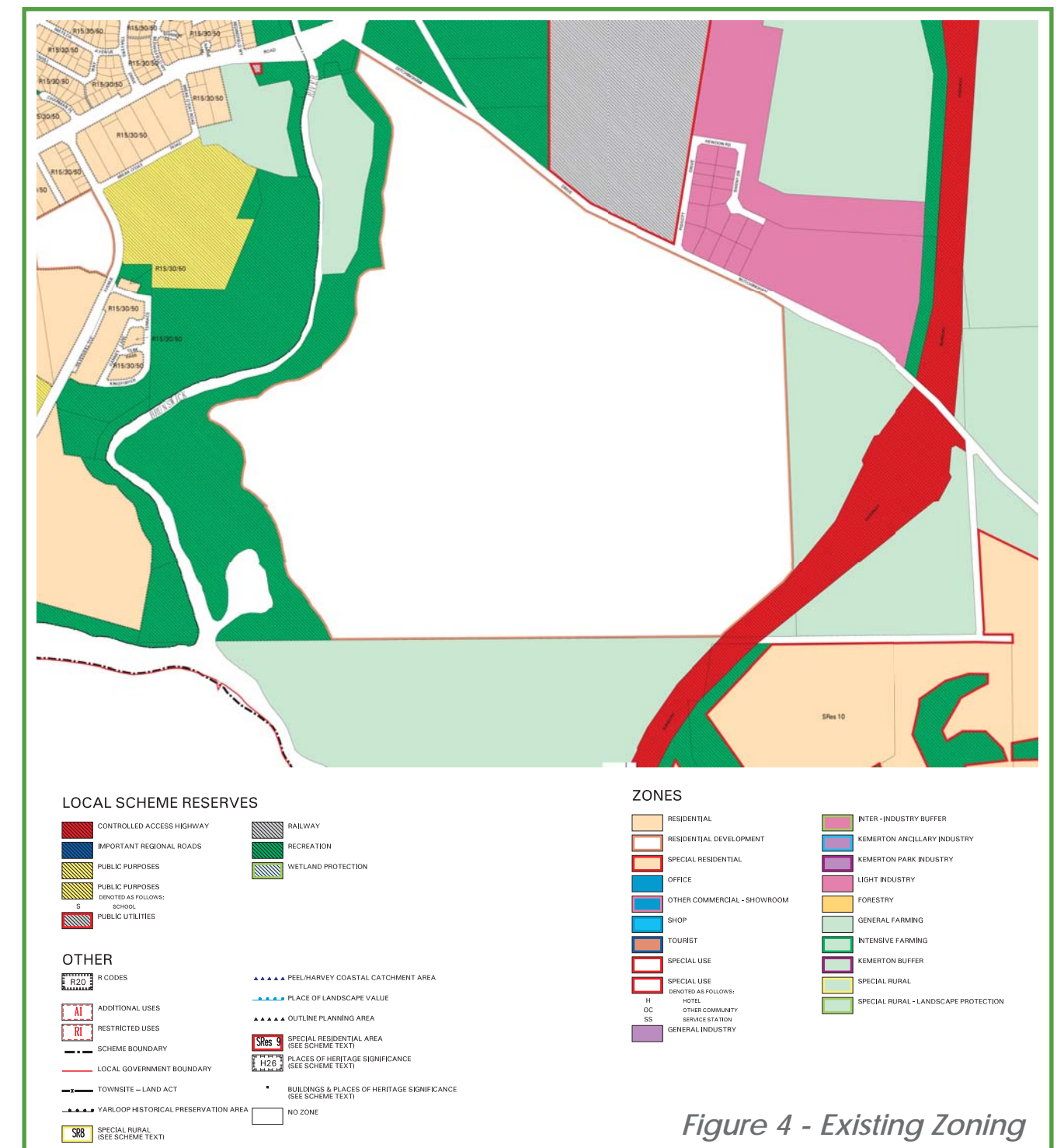


Figure 4 - Existing Zoning





### 3.4 Treendale District Centre Structure Plan and Shire of Harvey Commercial Strategy

The Shire of Harvey adopted the Australind Local Commercial Strategy on the 26<sup>th</sup> March 1996.

The strategy acknowledged the regional strategic planning recommendations contained in the Bunbury Wellington Region Plan for a district centre at East Australind.

The commercial strategy also recommended that rezoning for the district centre limited the maximum retail floor space to 6,000m<sup>2</sup> prior to 2005 and additional retail floor space after this date being based upon demonstrated demand.

### 3.5 Treendale Structure Plan

The *Treendale Farm Structure Plan* dated April 2001 has been endorsed by the Shire of Harvey and the Western Australian Planning Commission.

Subsequent to the adoption of this document minor modifications to the Structure Plan have been ongoing, however these do not significantly impact upon the district centre. *Figure 5 Treendale Farm Structure Plan* depicts the current structure plan.

The philosophy on which the *Treendale Farm Structure Plan* was based encompasses the following objectives.

- To protect the environmental qualities of the Collie and Brunswick Rivers associated wetlands and flood plains whilst recognising their role as resources of high recreational value.
- To build upon the local and regional planning for the area and create a vibrant district centre that will act as a cultural and commercial focus for the locality.
- To be innovative in the application of urban design principles and incorporate key aspects of the Liveable Neighbourhoods Community Design Code.
- To provide a mechanism which will allow refinement and staging of the *Treendale Farm Structure Plan*.

- To provide for strong pedestrian connectivity utilising a permeable road network, open space linkages and conservation areas. These linkages should exist between the focal points created by the district centre and local centre, primary schools and regional open space along the Collie and Brunswick Rivers Foreshore.
- To develop an integrated open space and drainage network which maximises ground water recharge at source and ensures urban runoff is stripped of nutrients prior to discharging into the Collie and Brunswick Rivers.
- Given the flat topography of the site, artificial focuses, or landmarks, are to be created by strategic use of open space and concentrating more intensive land uses at specific points and emphasising these locations by adopting rigid geometric road layouts.

The Structure Plan has been developed to promote a broad range of employment generating land uses to fostering a more vibrant and self sustaining community including district and local commercial centres, industrial, service commercial and mixed business areas. The aim is to provide increased opportunities for self employment and small businesses consistent with liveable neighbourhoods.

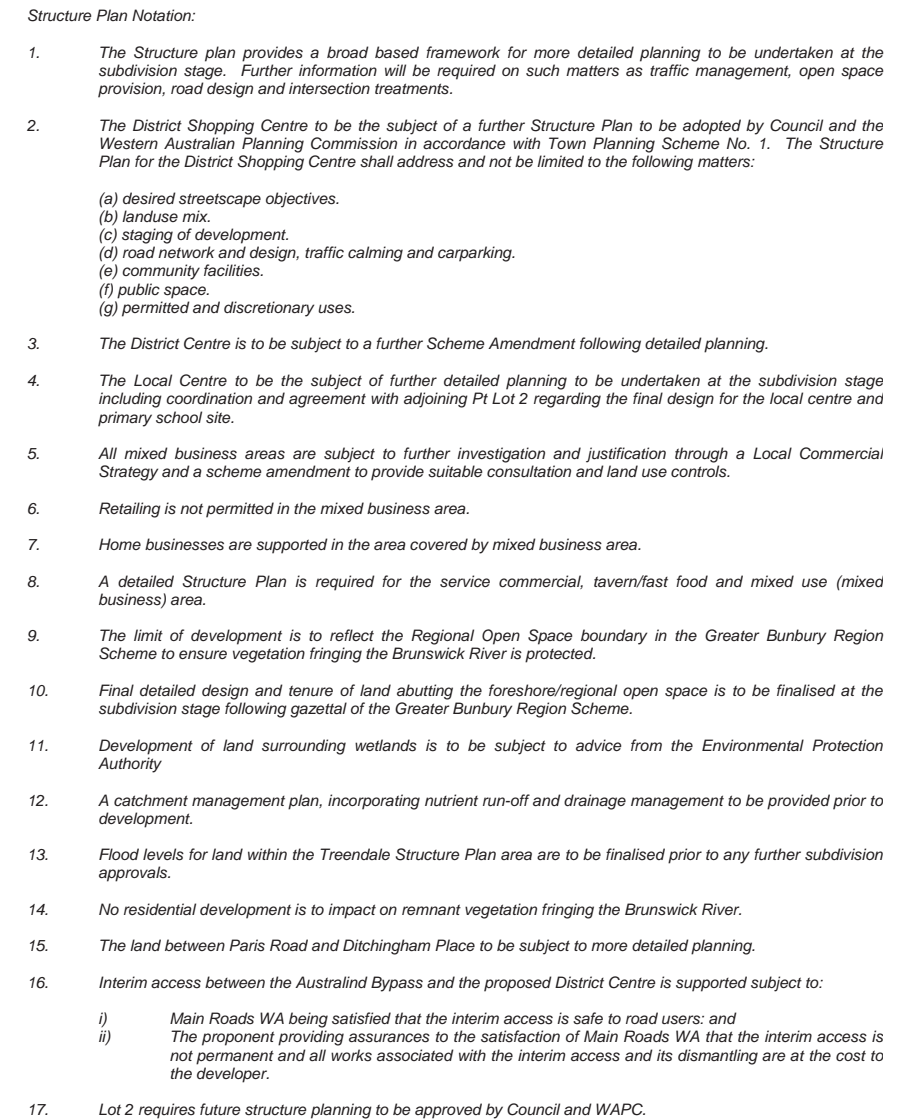
The Structure Plan identified approximately 11.4 hectares of land set aside for the district centre which will accommodate a maximum of 20,000m<sup>2</sup> of net leasable retail floor space.

In addition to the retail floor space sufficient land has been set aside to accommodate service commercial uses, a tavern and fast foods precinct and opportunity for mixed use sites which can accommodate residential, retail and office uses.

The structure plan also requires that:

*"The district shopping centre to be the subject of a further structure plan to be adopted by Council and the Western Australian Planning Commission in accordance with Town Planning Scheme No 1. The structure plan for the district shopping centre shall address and not be limited to the following matters:*

- a) Desired streetscape objectives*
- b) Landuse mix*
- c) Staging development*
- d) Road network and design, traffic calming and car parking*
- e) Community facilities*
- f) Public space*
- g) Permitted and discretionary uses."*



# TREENDALE FARM STRUCTURE PLAN (Modified November 2006)



*Figure 5 - Treendale Farm Structure Plan*





## 4.0 CONCEPT DEVELOPMENT

### 4.1 Demand Analysis

Urbis JHD were engaged to undertake a demand analysis for the Treendale District Centre.

The demand analysis was undertaken with a view to:

- Fulfilling the requirements of Council's Commercial Strategy and Town Planning Scheme; and,
- Establishing the scale and timing of major retailer development likely to locate within the centre.

The relevant sections of the executive summary of the Urbis JHD report are replicated in full in order to provide an independent statement in respect to development of the District Centre.

- *The successful operation of the District Centre is contingent upon the residential estates of Treendale, Kingston and Millbridge nearing completion and road links to the Bypass and south across the Collie River to Eaton being finalised. Without these linkages being achieved the potential for the District Centre is severely limited.*
- *The main trade area for Treendale consists of a primary sector and two secondary sectors as outlined in Figure 6 – Main Trade Area*
- *If Treendale District Centre expands to encompass a Discount Department Store (DDS) it will also serve three tertiary sectors including Bunbury, Collie and Harvey.*
- *A substantial amount of residential subdivision and housing is likely to occur in the region over the next ten years providing for at least 17,500 lots over the next 10 years.*
- *Population of the main trade area served by the District Centre is forecast to double from 17,290 persons in 2001 to 33,940 person in 2016. Population of the primary sector could increase from 6,030 to 15,780 over the same period. When the tertiary sectors are included the total trade area of population is forecast to increase from 63,760 persons in 2001 to 89,400 person in 2016.*

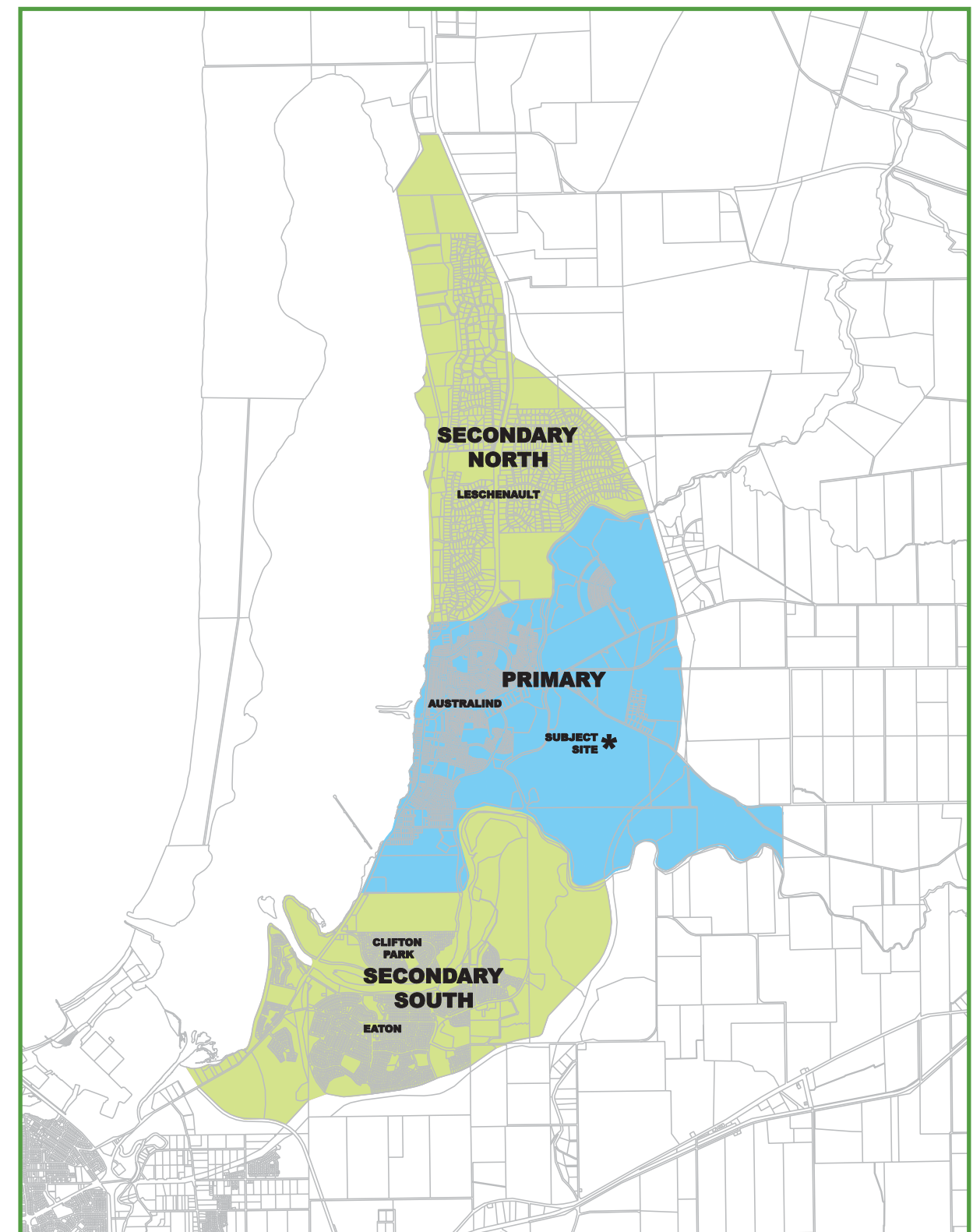


Figure 6 - Main Trade Area



- Total retail expenditure in the main trade area is forecast to increase from \$181.3 million in 2005 to \$348.6 million in 2016, with an average annual growth in the market of 6% over the period. The food and grocery expenditure market in the main trade area is forecast to increase from \$61.7 million into 2005 to \$108.9 million in 2016 at an average of 5.3% per annum. The department store type merchandise market in the main trade area is the critical market for a DDS at Treendale, and this is forecast to expand from \$82.9 million in 2004 to \$172.2 million in 2016 with an average annual growth of 6.9%.
- Within the main trade area likely to be served by the Treendale District Centre there are two supermarket-based centres at Australind and Eaton, anchored by Coles and Woolworths supermarkets respectively. For the purpose of this report we have assumed that the older Australind centre is refurbished by 2008 but no significant increase in retail floor space is permitted. Eaton Fair has potential to expand by approximately 7,000 sqm. In the 1990s, the Dardanup Shire Council approved a DDS but this has not been built. A more likely expansion would be a second smaller supermarket, mini-major and speciality shops.
- Bunbury is the commercial centre of the South West region of Western Australia. Currently three DDSs are located in the region, being at Bunbury Forum (Big W), Centrepoint Bunbury (Target) and The Parks Shopping Centre (Kmart). Bunbury has a substantial service commercial and bulky goods precinct and is the main non-food shopping destination for trade area residents. If a DDS is established at Treendale, the DDSs and other non-food majors at Bunbury will be the key competitors.
- It is assumed that no significant changes of competitive significance to the Bunbury Centres will affect the Treendale District Centre. The Treendale District Centre is expected to be permitted to trade seven days a week. If trading hours are liberated in Bunbury, Sunday trading in Bunbury will have some impact of the Treendale District Centre, particularly the DDS.
- The assessment of market potential of the Treendale District Centre assumes that trade area population forecasts are realised; that the local road network develops by 2012; that refurbishment of the Australind centre and the expansion of Eaton Fair with a small second supermarket, non-food mini-major and specialities occur by 2012; that there are no changes to trading hour regulations; and no significant economic downturn in Greater Bunbury.
- The analysis of the potential for a 7,000 sqm DDS at the Treendale District Centre indicates that a DDS could open in 2011-2012 at the earliest. This assumes a minimum turnover threshold of \$12 million, which we consider the point at which a DDS operator would consider establishing a store, provided that there would be potential for some substantial long-term growth. DDS operators would prefer a turnover of around \$18 million, which we forecast is possible around 2015 at Treendale. To open as early as 2011-2012, the DDS operator will need a significant inducement.
- The analysis of the supermarket potential at Treendale indicates that a \$3,800 sqm supermarket could also open by 2011-2012, assuming a turnover threshold of \$15 million in the first year with strong growth in the market.
- Based on these results, a District Centre anchored by a supermarket and DDS could be open at the site in 2012 at the absolute earliest, and the centre could be developed in one stage. To open early in one stage is an appealing option that has cost savings and facilities leasing the specialities. However it is a riskier proposition for the developer who will need to be prepared to provide specialty shop fit-out and rent contributions and/or to support vacant space at the centre in the early years of establishment.
- Based on likely growth in the trade area market in the longer-term, a second supermarket at Treendale may be viable around 2020.
- Based on our conclusion that a District Centre can be built at Treendale in one stage in 2011-2012, the recommended centre size is 14,325 sqm of retail floor space with an additional 1,000 sqm on non-retail floor space. This leaves capacity for later expansion up to 20,000 sqm.
- The more conservative option would be to establish a supermarket at Treendale by 2011-2012 and add a DDS four to five years later. Adding a small DDS in 2011-2012 with later expansion is also an option. If the road does not open by 2012 a staged option may be preferred, with the second stage perhaps being delayed until the north-south road link is built. Given the rapid residential development in the trade area, pressure will quickly build to construct the road, so development by 2012 is likely.





## 4.2 Developer Aspirations

The Treendale District Centre is located on the original Treendale Farm owned by the current developers, the Coote family, for over forty years.

The Coote family's vision incorporates their own aspirations and adopts the principles of 'Liveable Neighbourhoods' into a development framework for a cohesive multifunctional town centre that is:

- commercially viable;
- vibrant, self sustaining and flexible;
- authentic in character;
- responsive to the setting and to the environment; and
- provides an active catalyst and focus for community life in Treendale.

Imagery that reflects these ideals is presented below :







### 4.3 Community Involvement Process

A community consultation workshop was held in April 2005 to identify community views and priorities for the Treendale District Centre.

In attendance were over 40 members of the community and Shire of Harvey representatives, the developers, consultants and workshop facilitator.

The process included:

- Introduction and explanation of the purpose of the workshop. (Estill)
- Regional planning overview. (TME)
- Project overview and background. (Treendale)
- Town Centre planning context. (Hames Sharley)
- The workshop to establish the vision and the objectives for the Centre. (Estill)
- Identification of staging and implementation issues. (Estill)
- The next steps/process. (TME)



A selection of images demonstrating both the design intent and community feedback.

### 4.4 Community Aspirations

The following feedback was received in response to the Community Workshop.

#### VISION

The vision of the participants is reflected in the following points:

- Town Centre not a Shopping Centre.
- Predominantly urban but incorporating rural themes.
- Community hub – civic, public buildings (library, art gallery, toilets, etc), retail shops, residential, commercial, recreational and entertainment that is family orientated.
- Parking for residents under or behind buildings.
- Short term parking on the main street – long term at rear or beneath. Out of the way or not visible, preferable underground or on rooftop where possible. Sufficient space for bay widths.
- Attractive and active main street day and night – landscaping, lighting, shade and shelter, people, footpath activities with wider footpaths.
- Space for pedestrians and alfresco use.
- Pedestrian and cyclist facilities.
- Good access for people with disabilities.
- Place to meet and enjoy lunch in public places.





## 5.0 PROPOSALS

### 5.1 Objectives

The following objectives for the Treendale District Centre have been developed by the project team and landowners and tested through the community consultation process.

#### *Objective*

To create an attractive, functional and sustainable town centre which effectively provides a desirable destination for the community, recreational, shopping and commercial needs of local residents and the wider district.

Attributes which have been identified as contributing to the objective are as follows:

- Creating a town centre not just a shopping centre;
- Focusing the centre on a main street to encourage community engagement;
- Creating a pedestrian scale;
- Creating strong visual and functional links to surrounding residential areas;
- Adopting an architectural style and scale which creates a sense of place and occasion;
- Creating a landscape theme which integrates with the existing environment;
- Providing diversity in architecture and urban design;
- Creating a centre which is visibly legible and has a clear network of linkages anchored by landmarks, views, vistas and defines pathways;
- To create a town centre which generates a sense of belonging and encourages community participation;
- To create a town centre which is robust from an architectural and planning point of view allowing for landuse change over time;
- To incorporate a staging plan which provides for the centre to function in the years leading up to full development;

- To clearly identify areas which are considered the public realm and allow the community to take ownership; and,
- To achieve a town centre which is sustainable from an economic, social and environmental perspective.

These objectives have been expanded into the following themes.

#### Environment

- Work with the landscape, landform and climate
- Use of native plants and low water needs.

#### Visual Framework

- Optimise existing, and establish new views and vistas.
- Seek to establish an arts, music and cultural precinct.
- Enhance the river theme.

#### Neighbourhood Character

- Use of public art to create a sense of place. Themes including agriculture and farming.

#### Integrated Places

- Respond holistically to the existing and future context, and mix of activities, within and beyond the site.
- Places for regional transport carriers (buses, taxis, caravans, boats, etc) to set down passengers.
- What would an annual event be and where would people go to participate.

#### Expression

- Design for cohesive diversity
- A range of diverse building types, size and styles with appropriate controls.
- Use of verandahs and sheltered walkways.

#### A long term approach

- Plan for the future, such that staging allows for future opportunities and ongoing evaluation.

#### Sustainability

- Design for minimized consumption of non-renewable resources, such that existing infrastructure is optimised.



#### Responsive

- Develop a market-informed design response.

#### Prioritise

- Establish a great public realm from the start which extends throughout the project.
- Safety and security.
- Traffic managed as a pedestrian friendly space.
- Regional commercial impacts for a range of business sizes.
- Integration of most current technological capacity – on-line ordering and shopping, etc.
- Reflecting staged and managed growth.

#### Desirable Mix

- Multiple design themes with logical groupings.
- Open air quality.
- Internal environment.
- Permeable pedestrian access.
- Pedestrian focus but controlled vehicle access.
- Open at night.
- Hard and soft landscaping.
- Public transit orientation.
- Regionalised catchment.
- Places for all people.

## 5.2 Structure Plan Context

The regional context for preparation of the Treendale District Centre Structure Plan is established by the *Greater Bunbury Structure Plan* and *Draft Greater Bunbury Region Scheme*. These strategic planning documents provide for the principal retail and commercial focus of Bunbury to be a Regional Centre with unlimited floor space, regional facilities and a cultural hub complimented by two district centres situated at Dalyellup and East Australind (Treendale) each with approximately 20,000 sqm of retail floor space in addition to district level facilities and providing all the functions of a town.

The *Treendale Farm Structure Plan* provides a more localised context for the District Centre demonstrating how it will link to the district and local road network, emphasises the creation of a main street and creates an integrated landuse mosaic emphasising retail, mixed use, community, residential and recreational uses.

Key elements of the *Treendale Farm Structure Plan* include:

- Pedestrian linkages to public open space areas to the north and south of the district centre;
- Orientation onto a town park situated to the immediate west of the town centre;
- Creation of mixed use precinct on the periphery of the District Centre to create a range of small business opportunities and a transition to surrounding residential uses;
- Medium density residential development opportunities on the periphery of the District Centre;
- Linkages northward to a proposed retirement village site; and,
- Creation of a community purpose site at the eastern end of the main street.

The Structure Plan context is pictured in *Figure 7 - Treendale Farm Structure Plan Concept*

## 5.3 Land Use Overview

*Figure 8 – Landuse Overview* provides an indicative breakdown of the proposed land uses in the District Centre Structure Plan.

The District Centre is focussed on a main street running from a round-about adjacent to the major community purposes site westward to the town park. The main street has a range of landuse elements:

- A piazza at its western end which capitalises on views to the town park and open space associated with the primary school. This area is seen as being open and spacious and a focus for food and entertainment uses which will have extended hours of operation. A traffic light controlled intersection is proposed at this location to assist in pedestrian movement.
- On the north side of the main street (The Promenade) an office precinct is proposed which will also incorporate medical practices to further capitalise on the open space and outlook. These two uses together will create a crescent of buildings as an attractive entrance into the main street.
- The central portion of the The Promenade is focussed on core retail activities with a supermarket situated on the south side and a discount department store on the north side. These core retail uses will be complimented by a range of specialty retail shops situated along The Promenade and on the north south pedestrian spine.





# TREENDALE FARM DEVELOPMENT CONCEPT

Figure 7 - Treendale Farm Structure Plan Concept





Figure 8 - Landuse Overview



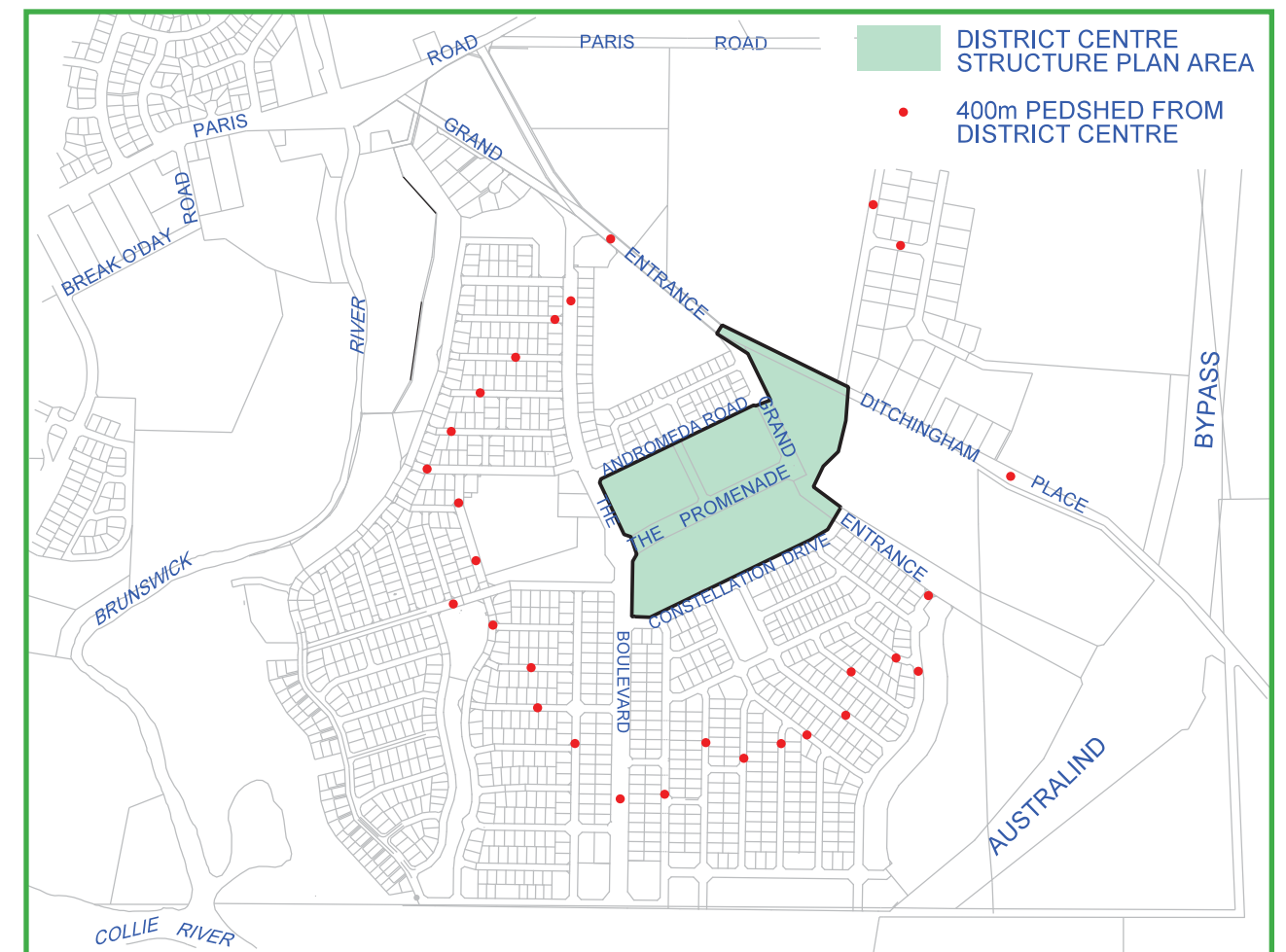


- The eastern end of The Promenade is characterised by mixed use and community uses. It is anticipated that these uses will take longer to establish and in the first instance, the majority of activity will be situated at the western end of The Promenade. For this reason, a first stage community site has also been created adjacent to the proposed town square.
- A central town square is proposed at the intersection of The Promenade and north south pedestrian spine. This town square will be the identifiable focus of the main street and provide spaces for small scale informal activities. A canopy is proposed to cross the main street on the alignment of the north south pedestrian spine.
- It is intended that The Promenade will be characterised by one and two storey buildings with residences being incorporated in the upper levels of the mixed use buildings.
- The two service roads (Andromeda Road and Constellation Drive) which run parallel, and compliment The Promenade, perform the important function of assisting in the transition from district centre to residential uses. For this reason the scale of these streets is based on one and two storey construction with opportunities for office uses and home based businesses. These land uses will be serviced by rear laneways which will also provide access into car parking areas.
- At the eastern end of the district centre a showroom area has been established and provision made for a service station.
- Further structure planning is required at some future time to finalise uses within the community purposes site and light industrial/service commercial uses extending eastward from the District Centre.

## 5.4 Pedestrian Movement

The *Treendale Farm Structure Plan* and *Treendale District Centre Structure Plan* have both been formulated with ease of pedestrian access in mind.

*Figure 9 – District Centre Pedshed* identifies homes within a five minute (400m) walk of the District Centre. *Figure 10 – Pedestrian Movement Hierarchy* identifies the framework for pedestrian movement within the District Centre. This hierarchy is made up of: dual use paths; major footpaths which will allow commercial activities to spill onto the street; creation of a strategic pedestrian spine linking north park and south park; secondary footpaths with integrated landscaping; and, larger paved and landscaped public spaces.



**Figure 9 - District Centre Pedshed**

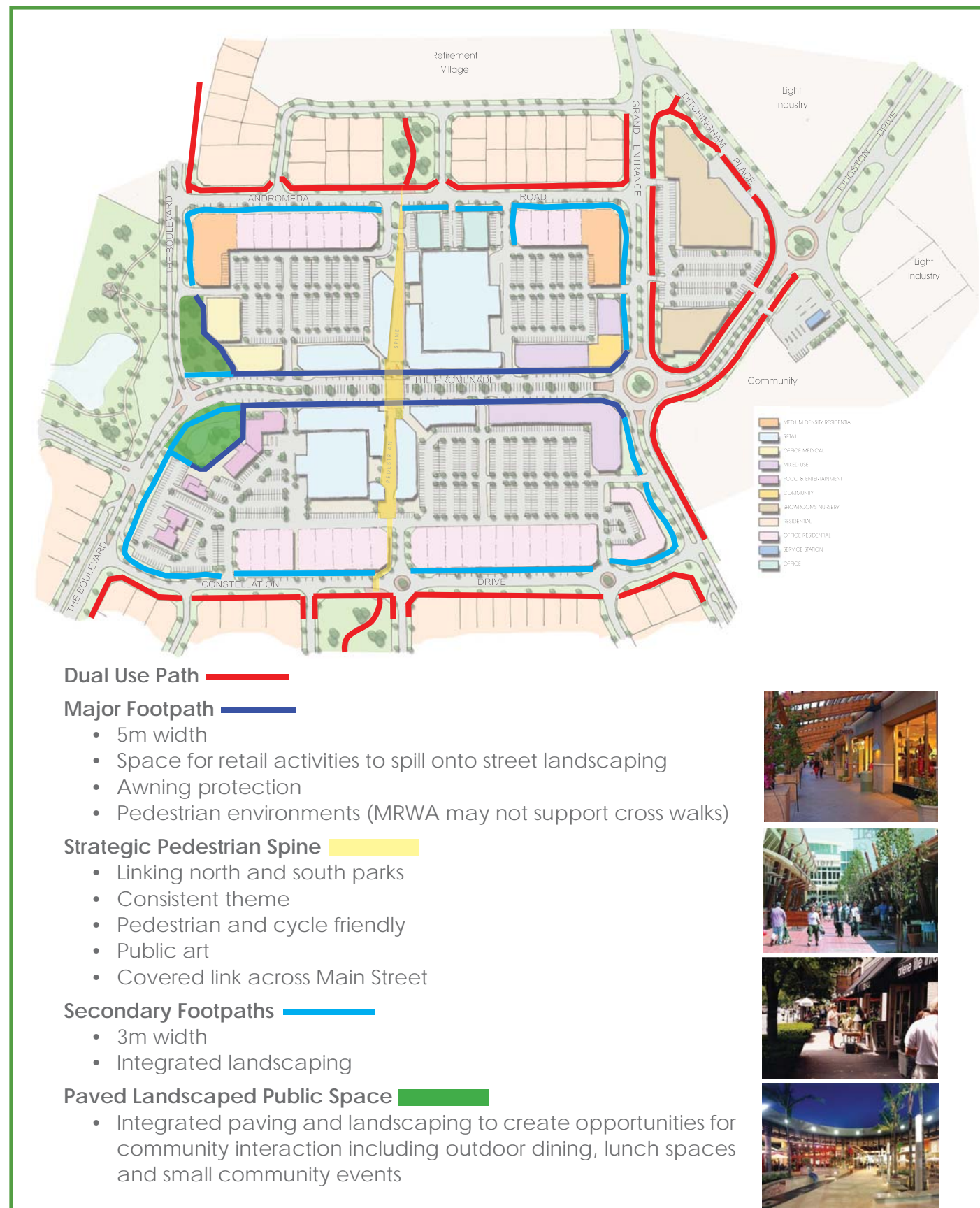


Figure 10 - Pedestrian Movement Hierarchy

## 5.5 Road Hierarchy and Traffic Management

The principles of traffic management and traffic volume predictions adopted in the Treendale District Centre Structure Plan were generated and adopted as part of the *Treendale Farm Structure Plan*.

These estimated traffic volumes are depicted in *Figure 11 - Estimated Traffic Volumes*.

It is critical to the successful operation of the District Centre that streets are created which balance traffic engineering objectives with the needs of commercial operators and the desire of the community to create a pedestrian environment which is conducive to community interaction.

Each of the key five roads within the District Centre has therefore been individually designed. *Figure 12 – Indicative Road Cross Sections* depicts the roads discussed below.

### The Boulevard

The Boulevard defines the western end of the district centre and is a continuation of the already constructed entry boulevard. The road has wide verges to accommodate caps roads where required and increased landscaping to contribute to a feeling of spaciousness characteristic of the estate entrance. The wide verges will also add to the piazza which has been designed to encourage community activities and emphasise the link to the town park.

### Andromeda Road and Constellation Drive

Both Andromeda Road and Constellation Drive (north and south side, respectively, of the District Centre) have been designed to have a town centre feel and high quality landscaping to compliment proposals for professional offices and mixed residential uses.

### Grand Entrance

Grand Entrance (east side of the District Centre) has also been designed as a boulevard but has a slightly narrower reserve width as “caps” roads will not be required and the verge contribution to landscaping will not be so great.

### The Promenade

The Promenade, being the main street, has been designed with the specific objective of creating the most people friendly environment capable of accommodating the projected traffic volumes.



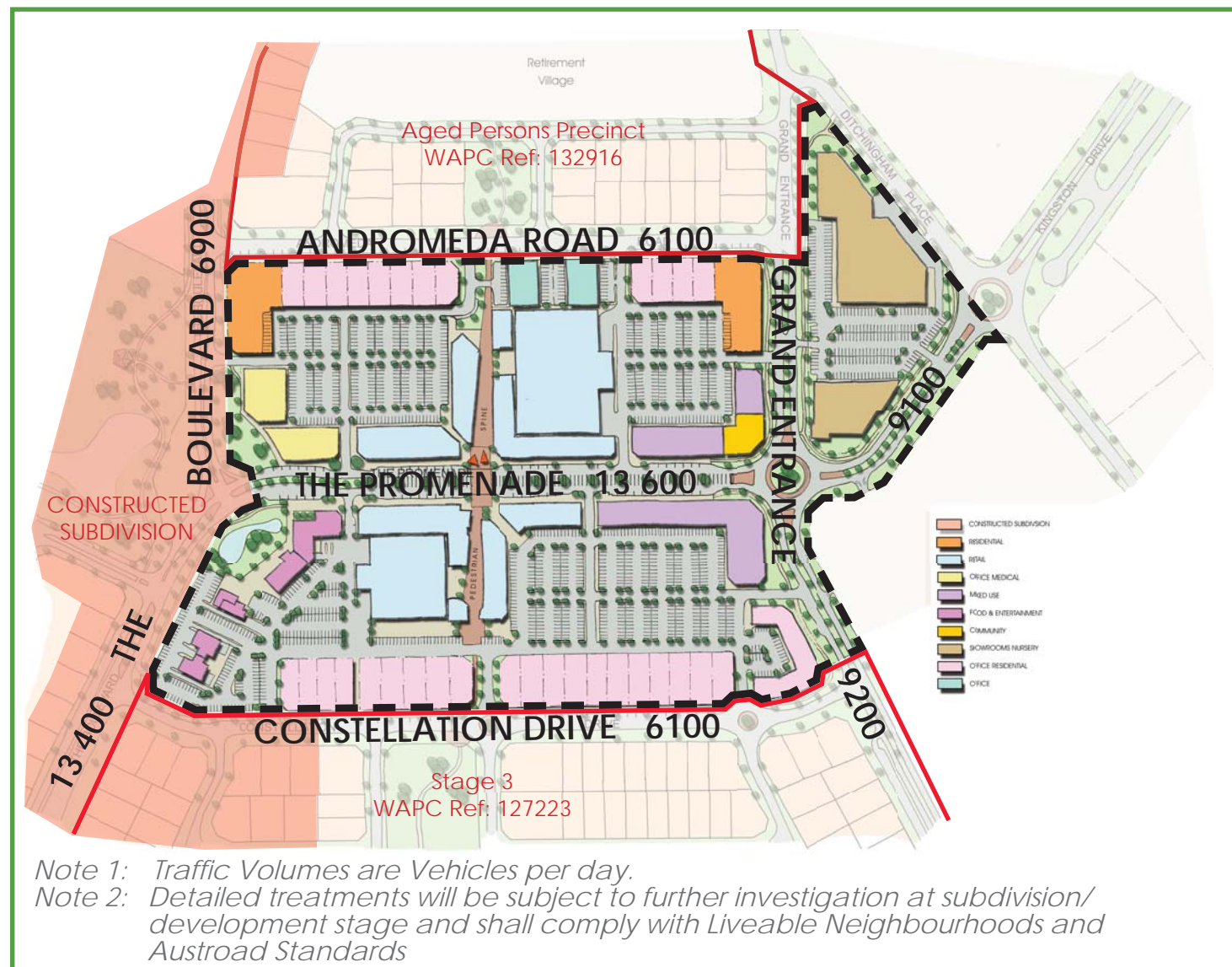
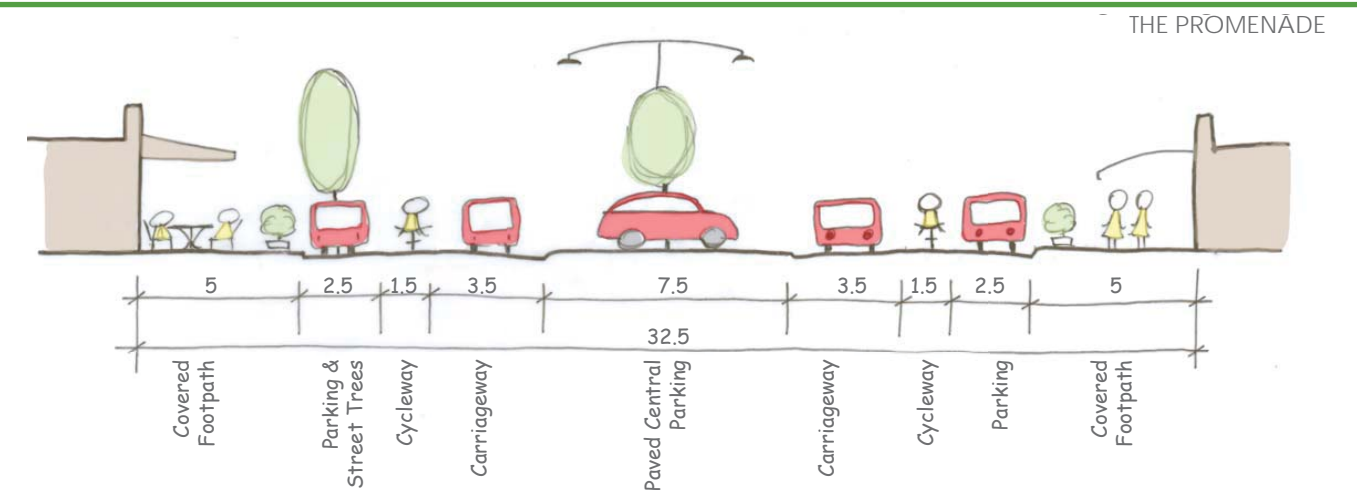
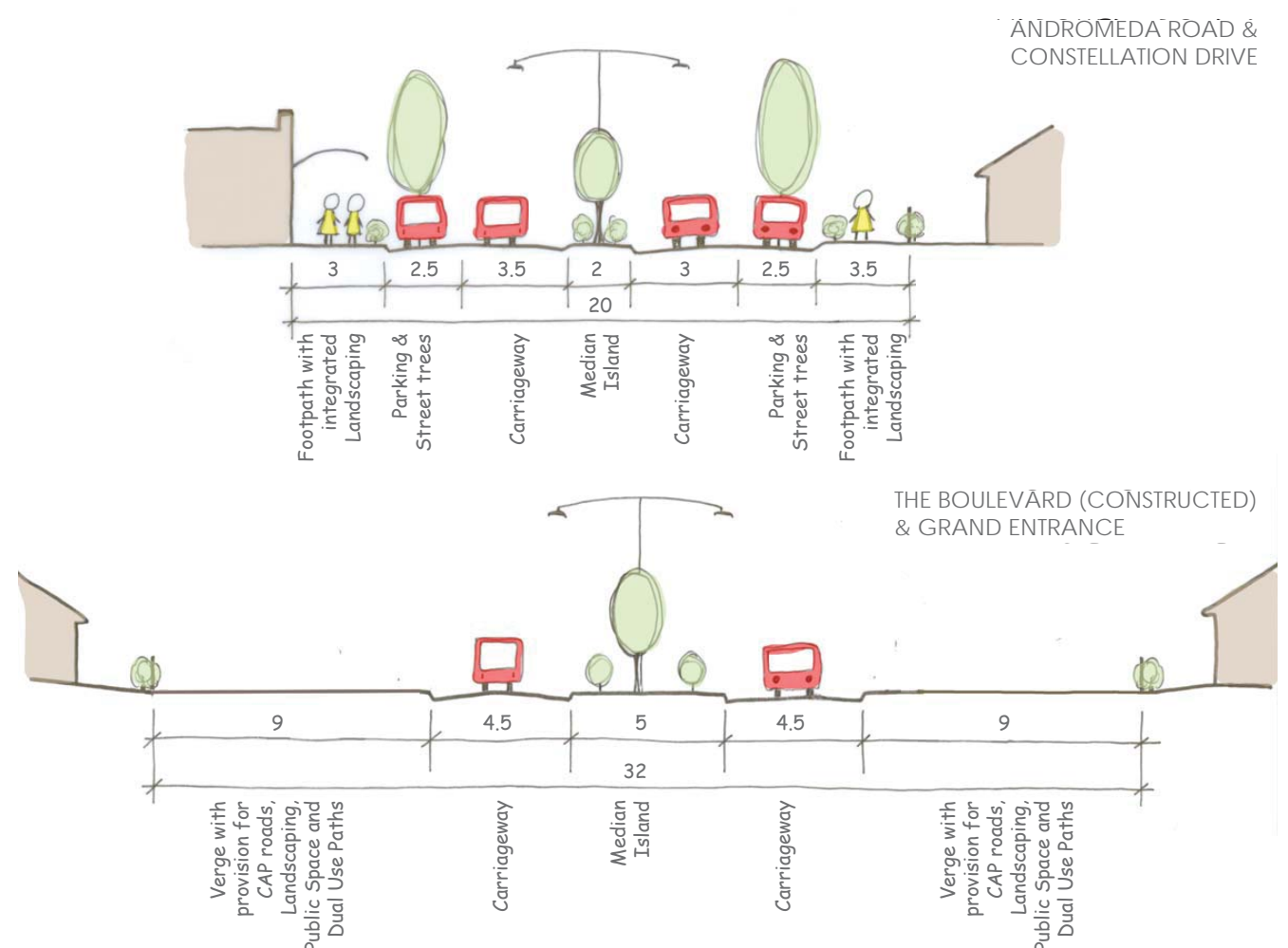


Figure 11-Estimated Traffic Volumes



Complies with Liveable Neighbourhood (Figure 6 - Integrater B) Town Centre Main Street.  
Note : Median greater than 2m of Liveable Neighbourhood to accommodate central parking bays.



Complies with Liveable Neighbourhood (Figure 5 - Integrater B) outside Centres (reserve greater than Liveable Neighbourhood).

Note : Verge widths may vary depending on adjoining uses.  
Street parking not supported by Local Government. Alternative parking opportunities exist.  
Median 5m v 6m - can accommodate trees and staged turning.  
Dual Use Paths proposed on both sides instead of bike lane.  
Treatment identified to existing Boulevard.

Figure 12- Indicative Road Cross Sections



The Promenade incorporates central parking in appropriate locations in order to overcome the perceived shortfall in short-term, convenient parking identified in other main street developments.

The Promenade also incorporates a wide five metre foot path which allows for easy pedestrian movement and commercial operations to spill onto the street thereby generating activity and creating character.

## 5.6 Parking

*Figure 13 Indicative Carparking* provides a calculation in respect to required car parking and how it could be provided.

The table is not intended to be definitive, but to demonstrate that sufficient car parking will be available for the development.

The parking has been calculated based on the net leasable floor space expected for the various uses nominated. The criteria used in respect to the ratio of car parking to proposed uses has been established by reviewing existing scheme requirements and a range of provisions in localities such as Joondalup and Subiaco. The conclusion reached is that the standards nominated in Council's Town Planning Scheme are consistent with the standards being generally applied across the State and there are no fundamental reasons to suggest variations.

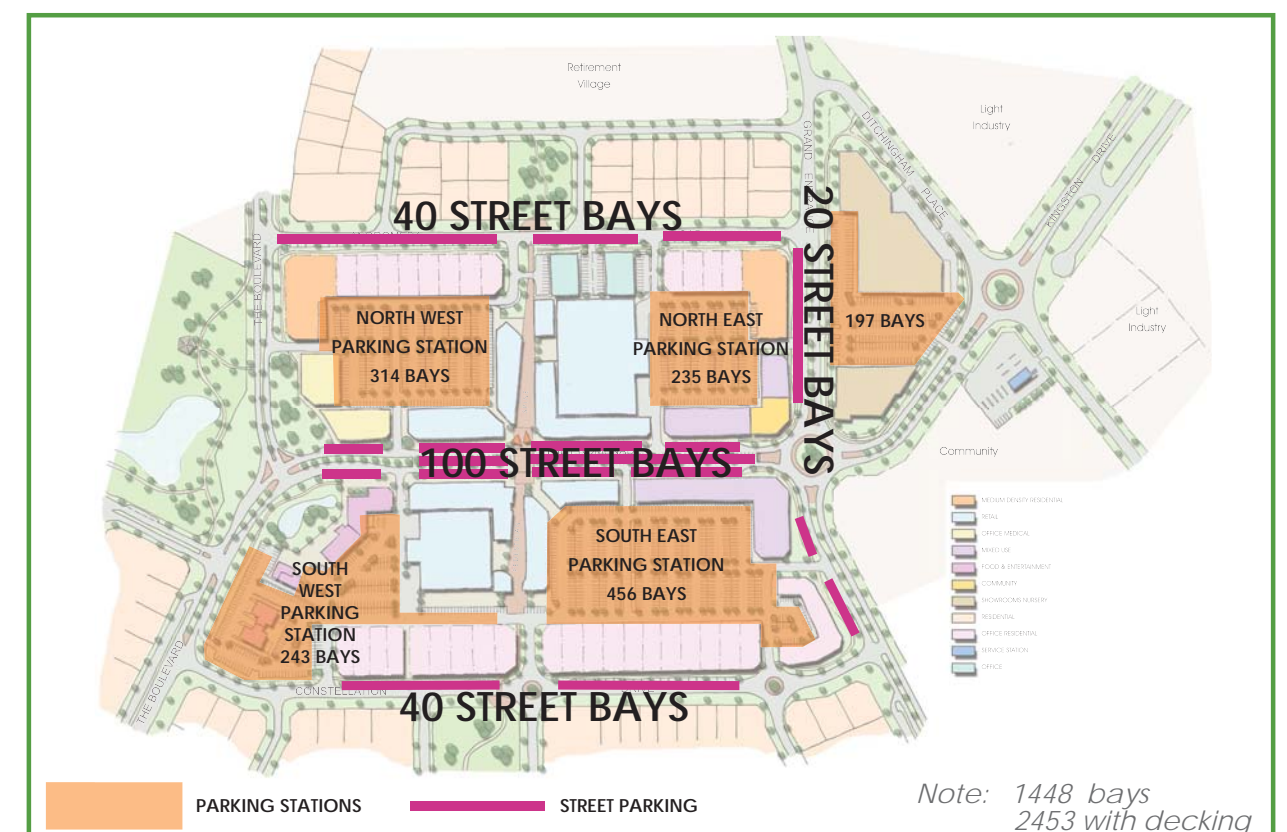
It is expected that a more detailed calculation of car parking will be undertaken as the various uses proposed in the structure plan reach the development application stage.

Calculations suggest that full development of the site would generate a demand for approximately 1980 car parking bays of which 1560 bays can be provided at ground level based on the proposed structure plan. 2920 bays are possible if decking of the four proposed parking stations is pursued. See *Figure 14 - Indicative Parking Provision*.

In reality, it is likely that the first stages of development will utilise ground level parking and decked parking will only be required as the district centre development reaches fruition.

Car Parking Required				
Land Use	Net Leasable Floorspace m2	NLA/Bay m2	Parking Requirement Bays	Notes
<b>Retail</b>				
In Proposed Plan	17,500	15	1167	
Future Capacity	2,500	15	167	
<b>Total Retail</b>	<b>20,000</b>		<b>1333</b>	
<b>Other Uses</b>				
Office Medical	2,800	25	112	2 Floors
Mixed Use	10,000	40	250	2 Floors of development.
Food and Entertainment				
Fast Foods	750	9	83	3 at 250m <sup>2</sup> each
Restaurant/Tavern	1,500	9	167	2 Floors
Community	1,500	40	38	2 Floors
Office/Residential		25/R Codes		Bays provided on each lot separately.
Medium Density Residential		R Codes		Bays provided on each lot separately.
Showroom Nursery		50		Bays provided on each lot separately.
Service Station		50		Bays provided on each lot separately.
Office		25		Bays provided on each lot separately.
<b>Total Other Uses</b>	<b>16,550</b>		<b>650</b>	
<b>Total</b>	<b>36,550</b>		<b>1,983</b>	Assumes Total Development
<b>Car Parking Provided</b>				
Parking Stations				
North East			235	Decking Option Exists
North West			314	Decking Option Exists
South East			456	Decking Option Exists
South West			243	
Street Parking				
The Promenade			100	
Andromeda Road			40	
Constellation Drive			40	
Grand Entrance			20	
The Boulevard			0	
<b>Estimated Total Bays @ Ground level</b>			<b>1448</b>	2453 Bays possible if decking is used.

*Figure 13- Indicative Carparking*



*Figure 14- Indicative Parking Provision*





## 5.7 Floor Space Allocation

*Figure 15 Main Street Floor Space Allocation* provides an indicative breakdown of the floor space allocated to each of the proposed landuse.

The figures provided must be considered indicative given that the mixed use classifications and office/residential may well incorporate some retail component.

An ongoing audit of floor space allocation within the District Centre will need to occur as each development application is submitted to ensure that retail floor space allocation is not exceeded and adequate car parking is provided.

The allocation of floor space to the various uses has been undertaken with a view to achieving the objective of creating a town centre rather than a shopping centre.

The introduction of residential uses, home based businesses, mixed use business and community uses will compliment the core retail uses to achieve this objective.

It will be noted that a community purpose site has been identified adjacent to the town square. This site is of particular importance. The location and use will contribute to a town square which is clearly owned by the community. It is also a key site given that the first stage of development of the District Centre is likely to be the western extremity, and it is important to introduce community uses in the early phases of development.

It would be appropriate for Council to consider locating some form of community facility in this location to contribute to the community development objective.

Land Use	Net Leasable Floorspace m2
<b>Retail</b>	
In Proposed Plan	17,500
Future Capacity	2,500
<i>Total Retail</i>	<i>20,000</i>
<b>Other Uses</b>	
Office Medical	2,800
Mixed Use	10,000
Food and Entertainment	
Fast Foods	750
Restaurant/Tavern	1,500
Community	1,500
<i>Total Other Uses</i>	<i>16,550</i>
<b>Total</b>	<b>36,550</b>

*Figure 15- Main Street  
Floor Space Allocation*

## 5.8 Streetscape

The concept for the Treendale District Centre addresses the objectives by providing streetscapes that respond to the local environment and existing landscape. The theme of 'contemporary rural' is expressed through the use of design elements and materials which promote the rural character of the centre and reinforce its history, unique qualities and setting. Extensive tree planting with additional floating canopies over walkways and crossings will reinforce the qualities of a shady arbour and create an individual sense of place. The provision of shady interconnected outdoor spaces and walkways will promote activity at street level and provide an environment that is conducive to community interaction and neighbourhood vitality. Contemporary rural qualities will be introduced through the use of natural building materials and design elements that reflect the agricultural setting. The concept allows for the development of a diverse "rural" centre with a range of building types, sizes and style that responds to the unique setting and allows for future growth and opportunities.

## 5.9 Building Design Principles

### *Design Principles*

The Treendale District Centre provides the setting for a vibrant "rural" town centre and the design principles promote the qualities of a diverse and robust community through the use of variety, scale, articulation and a strongly defined sense of place. The principles reflect the "contemporary rural" theme which is reinforced throughout the town centre through the use of a variety of natural and man made materials including stone, brick, timber, rammed earth, steel and glass. The theme of a shady arbour flows through to the built form and is incorporated through the use of articulated facades and extensive use of floating and fixed canopies and awnings. The design of the buildings should contribute to the overall character of the town and promote the themes listed above.

### *Facades*

Diverse use of materials, textures and colours with an emphasis on natural materials. Strongly articulated facades which include windows, balconies, canopies and other architectural elements. Architectural detailing and variety in horizontal or vertical planes.

### *Roof Forms*

Roof forms are an integral part of the building and impact strongly on the character of the place. Roof design should reflect contemporary interpretation of rural themes and reinforce the overall character of the town. Roof mounted plant and equipment should be concealed.



#### *Canopies, Awnings and Verandahs*

Canopies, awnings and verandahs are appropriate for the climate in Western Australia and should be incorporated as an integral component of the building design. A variety of appropriate sun screening devices should be used for sun control. These devices should be designed as an integral part of the built form.

#### *Entrances*

Publicly visible entrances add to activity on the street and improve the safety of tenants, customers and occupants accessing building, particularly after hours.

#### *Balconies*

The use of balconies contributes to the appearance and safety of a street by articulating facades and providing additional interest, detail and surveillance.

#### *Signage*

Signage contributes to the legibility of a place, adds to the vibrancy of the town centre and identifies and promotes business. Signage should feature a high standard of graphic design, be appropriate in character and an integral part of the building design.

#### *Lighting*

Lighting is an important element in the design of town centres. Appropriate lighting enhances streetscapes and assists with legibility as well as surveillance and safety. Lighting can be used to highlight focal points, buildings and art works which add interest and promote a feeling of safety and well being for residents and visitors.

#### *Street Furniture and Artwork*

The provision of street furniture and artwork adds visual interest, comfort and amenity to the streetscape which can enhance the experience of people who visit or live in the town centre. Additionally it can improve activity, safety and surveillance by encouraging people to use public spaces and to stay longer in the area. The design of street furniture and artwork should contribute to the overall objectives and be in keeping with a contemporary rural town.

## 5.10 Built Form

### *The Promenade (Main Street)*

The Promenade provides an environment that is conducive to economic and social activity in the town centre. The design of the buildings should reflect the diversity of the region and the qualities of a vibrant rural centre should be reflected through the use of a variety of materials, textures and colours. The theme of a shady “pedestrian friendly” arbour should be emphasized and incorporated into the design of the built form through the use of extensive tree planting, wide verandahs and floating canopies especially in the vicinity of the town square and through the pedestrian spine.

### *Andromeda Street and Constellation Drive (Northern & Southern Streets)*

The streets to the north and south provide a transition zone between the residential areas and the town centre. The buildings along these streets should respond in scale and form to this transition through the use of articulated facades which emphasis vertical design elements and provide a scale of built form which is appropriate for the residential context.

### *Grand Entrance (Eastern Street)*

The built form along the eastern side of the town centre responds to the primary access route from the Australind By-pass by providing strong definition to the town edge and clearly legible entry to the main street.

### *The Boulevard (Western Street)*

The approach to the town centre from the west is defined by a crescent of buildings which provide a clearly legible entry to the main street. The built form reinforces the character of the town through the use of a variety of materials and textures that reflect the unique contemporary rural qualities of Treendale. The piazza provides a focal point for outdoor entertainment and community gatherings.





## 5.11 Servicing Strategy and Costs

### 5.11.1 Roads

Riley Consulting has prepared a traffic study which accompanied the *Treendale Farm Structure Plan* and, more specifically, focussed on the District Centre.

Using this study, and following discussions with the Shire of Harvey and Main Roads WA, a preliminary road layout and road cross section strategy has been established for the site. These are discussed in section 5.5 *Road Hierarchy and Traffic Management*.

The site will be serviced by five separate roads, four roads bordering the core community and commercial activities and the The Promenade (main street) dividing the centre. An intersection is proposed at the junction of The Boulevard and The Promenade which when operating at optimum capacity will be a signalised intersection with full traffic light control. The signalised intersection will allow safer and more direct pedestrian movements between the centre and the adjoining park and residential areas.

A single row of 90 degree parking bays will run down the middle of the The Promenade. This will allow "drive in, drive out" style parking and will remove the need for cars to reverse out on to the main street and interrupt car flows when exiting parking bays. *Figure 16 – Roads* depicts the road hierarchy.

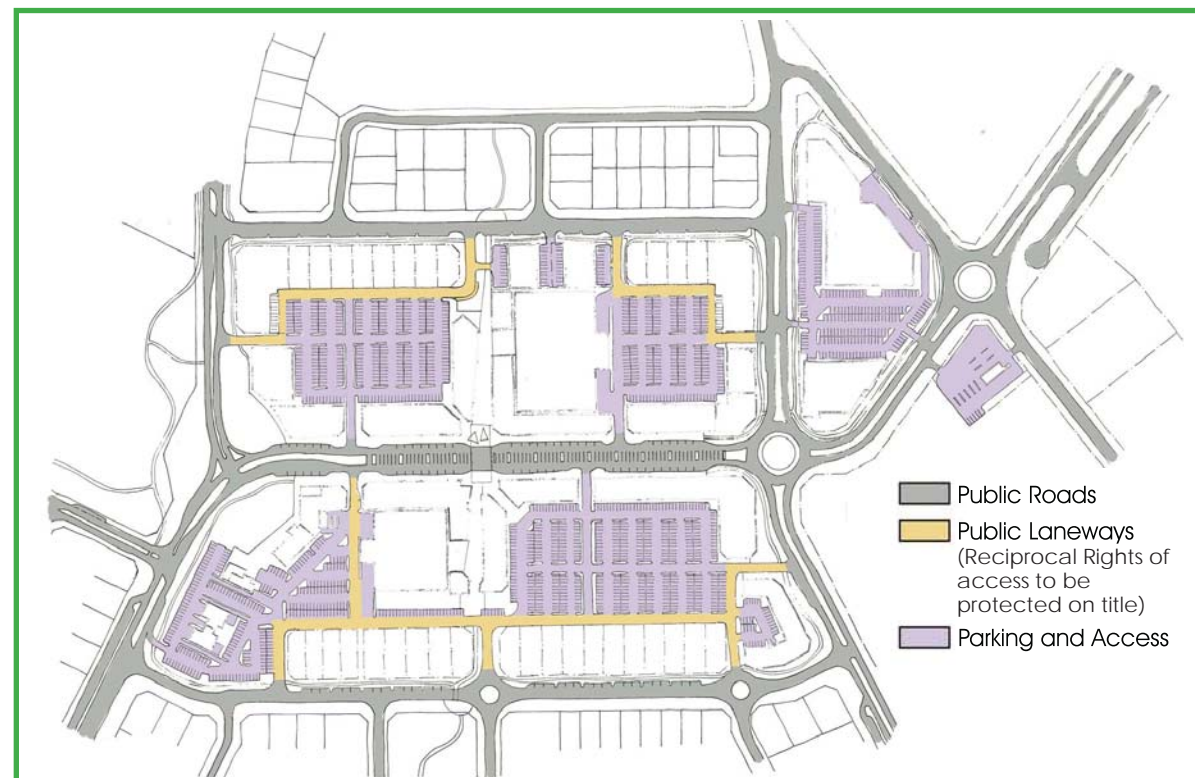


Figure 16- Road Strategy

### 5.11.2 Drainage

The Treendale drainage system is a piped system which discharges into an existing bio-retention swale, that has been constructed as part of the Treendale residential development. The existing drainage system has been designed to accommodate drainage flows generated by the District Centre. The drainage from the District Centre connects into this system via (CDS) or trash collection pits. *Figure 17 – Drainage* depicts the drainage strategy.



Figure 17- Drainage Strategy



### 5.11.3 Sewerage

A sewerage strategy has been developed for the entire Treendale estate based on current planning and discussions with the Water Corporation.

As part of the Treendale residential development, a 375mm diameter main has been constructed along The Promenade for a distance of 88m which then runs within the District centre as a 225mm Diameter main. It is proposed that the portion of the District Centre to the south of The Promenade will be served off the 225mm main while the portion of the District Centre to the north will utilise the 375mm main. *Figure 18 – Sewerage* depicts the sewerage strategy.



*Figure 18- Sewerage Strategy*

### 5.11.4 Water Supply

A water supply strategy has also been developed for the entire Treendale estate based on current planning and discussions with the Water Corporation.

A pre-funded 450mm diameter water main is proposed to run along The Promenade. 150mm diameter feeder lines will connect to this distribution main to service individual developments. *Figure 19 – Water* depicts the water supply strategy.



*Figure 19- Water Supply Strategy*





#### 5.11.5 Power

The power supply strategy developed for the entire Treendale estate included main distribution cables along The Boulevard to supply both residential areas and the proposed district centre. The District Centre will be fed off these cables. A transformer and switch gear site will be located within the District Centre site, however this location is yet to be confirmed.

#### 5.11.6 Telecommunications

Telecommunication cables will be fed to the District Centre from the already constructed main distribution lines running down The Boulevard. The network has been designed with sufficient capacity to accommodate the anticipated uses in the District Centre.

#### 5.11.7 Gas

Gas reticulation will be fed to the site from a main 160 PE distribution line running down The Boulevard. This distribution network has sufficient capacity to accommodate the anticipated demand of the District Centre.

### 5.12 Visual Impact Modelling

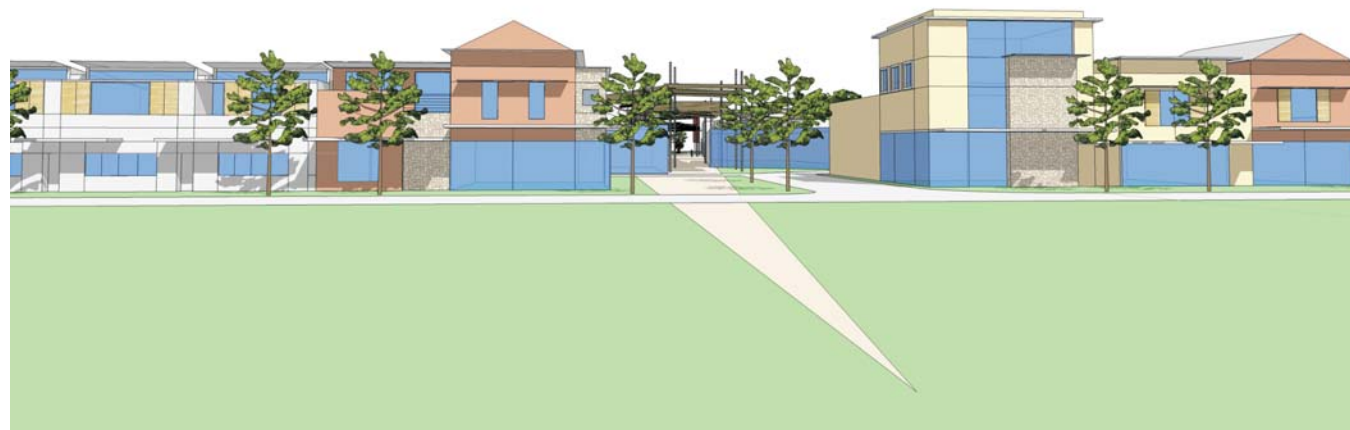
With a view to clearly conveying the visual impact of development in a manner which can be interpreted by the general public, a series of elevations and oblique perspectives has been generated. These images are presented in the following pages. The images should not be taken literally. They represent an "artists impression".



*Pedestrian Spine - South View*



*Pedestrian Spine - North East View*



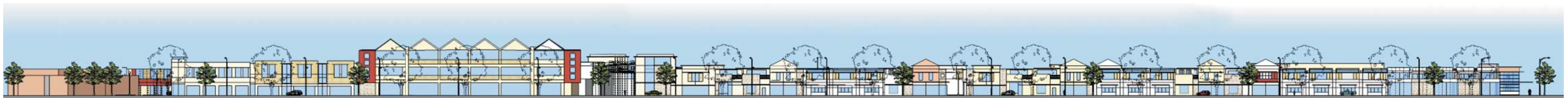
*Pedestrian Spine - North View*

**Figure 20 - Pedestrian Spine**





*Andromeda Road Elevation*



*Constellation Drive Elevation*



*Grand Entrance Elevation*



*The Boulevard Elevation*

**Figure 21 - Street Elevations**





*The Promenade Elevation*



*Entry to Main Square*



*Approach to The Promenade  
from Australind By-pass*

*Figure 22 - The Promenade*



*Figure 23 - Town Square*





## 6.0 IMPLEMENTATION



4 December 2008





## STRUCTURE PLAN POLICY STATEMENTS

- 1) Development and subdivision shall be generally in accordance with the Treendale District Centre Structure Plan Map and relevant Policy Statements.
- 2) Retail Floor Space is to be limited to 20,000m<sup>2</sup> net leasable area (NLA).
- 3) Design Guidelines shall be prepared prior to any development or subdivision occurring to the satisfaction of the Local Government. The Guidelines shall have regard to relevant design principles.
- 4) Road design and parking access/egress shall be designed and constructed in accordance with the requirements of Liveable Neighbourhoods and Austroads to the satisfaction of the Local Government, in consultation with DPI (Regional Land Use and Infrastructure).
- 5) Pedestrian and cyclist facilities and access into and around the district centre structure plan is to be provided in accordance with the structure plan at the time of development or detailed subdivision.
- 6) Development shall demonstrate and implement best practice water sensitive urban design to the satisfaction of the Local Government, in consultation with Department of Water.
- 7) Development proposals are to be accompanied by a "sustainability analysis" which addresses the sustainability of the proposal, including, but not limited to passive solar orientation and design, energy production and efficiency, passive lighting and water harvesting/reuse.
- 8) All development with a street frontage, shall actively address the street environment, including a clear point of entry.
- 9) All development adjoining the "pedestrian spine" shall actively address the enclosed pedestrian environment as well as adjoining parking areas if applicable.
- 10) All development is to be accompanied by the required level of parking to the satisfaction of the Local Government.
- 11) Reciprocal rights of access is to be provided to the satisfaction of the Local Government to ensure an orderly and coordinated provision of internal access and parking areas.
- 12) The permissibility of uses within the district centre is to be as set out under the Land Use Table (Addendum 2).
- 13) Staging of development is to occur in an orderly and proper manner and shall demonstrate and implement adequate car parking provision, access and landscaping provision. Each stage of development is to include a mix of uses to establish a foundation for a vibrant centre.
- 14) A Place Management Plan shall be prepared and implemented at the time of development. This plan is to incorporate the management and coordination of projects, promotion of the centre, public events and community and landowner liaison.
- 15) A Landscape Strategy shall be prepared and implemented at the time of development to ensure landscaping within public and private spaces is designed consistently across the centre. The Strategy is to make adequate provision for, however not to be limited to, street tree planting, street furniture, public art, consistent pavement treatment.
- 16) A Signage Strategy is to be prepared to the satisfaction of the Local Government prior to development occurring to ensure that advertising signs do not detract from the intended character of built form and are not prominent in main street and major entrances..
- 17) The design of buildings adjoining public spaces and communal private spaces shall have regard to providing adequate security and public safety in accordance with the principles established in Planning Bulletin No.79 Designing Out Crime Planning Guidelines.
- 18) Servicing access areas shall be designed and constructed to the satisfaction of the Local Government and they shall be generally screened/landscaped from surrounding land use.
- 19) All facades fronting the street environment shall include a continuous awning or similar structure to shelter the pedestrian environment.
- 20) The built form adjoining the intersection of The Promenade and Grand Entrance is to promote an attractive and prominent built form gateway entrance to the main street that addresses the local street environment.
- 21) An audit of retail floor space provided within the district centre is to accompany each stage of development to ensure that the 20,000m<sup>2</sup> nla retail floor space restriction is upheld.
- 22) The bus stop is to be developed in accordance with the requirements of the relevant public transport provider and Local Government during the first stage of development.
- 23) Cost contributions are to be provided at each stage of development in accordance with the Shire of Harvey-Dardanup Joint Town Planning Scheme No. 1.
- 24) Public Open Space reserve's are to be vested to the Crown free of cost at the time of development or subdivision.
- 25) Passive surveillance of adjoining public spaces and communal private spaces (car parking, access etc) is to be established to the satisfaction of the Local Government.
- 26) Street trees shall be of sufficient cover and located at all locations adjoining buildings and pedestrian access where possible to provide adequate shade and variation to the built environment to the satisfaction of the Local Government.
- 27) Buildings and the pedestrian environment are to be adequately lit to encourage a safer public and communal private environment to the satisfaction of the Local Government.
- 28) Suitable measures are to be implemented at the time of development for disabled access throughout the District Centre.
- 29) Solar design principles are encouraged.
- 30) Suitable measures being implemented to the satisfaction of the Local Government for traffic calming and speed control within the District Centre.





## PRECINCT POLICY STATEMENTS

### RESIDENTIAL

#### *Statement of Intent*

The Residential Precincts is to provide medium density residential development.

The built form is to comply with the Residential R80 Residential Design Codes and any detailed design guidelines deemed necessary to further control and coordinate the future built form. The precincts are to provide an interface treatment between the main street activities and the adjoining residential uses.

#### *Key Objective*

- Create a consistent residential built form of 2 storeys that addresses the public street environment.

#### *Design Principles*

The key building design elements are as follows:

- Setbacks to accord with the R80 Residential Design Codes unless varied in a coordinated fashion through relevant Detailed Design Guidelines;
- Car parking to be provided and accessed at the rear of development and screened from Andromeda Road and Constellation Drive;
- Front fencing, if provided, is to be open in nature and of a standard consistent with other open fencing provided in the Treendale Estate;
- Building facades should have a clear entrance that addresses the street environment; and
- a two storey built form shall be encouraged throughout the centre, with greater heights encouraged at landmark building sites and any major intersections of vehicle and/or pedestrian access.

### RETAIL

#### *Statement of Intent*

The central main street precinct is to be the retail heart of the district centre. The precinct is to incorporate a covered air- conditioned pedestrian spine that is activated by a wide range of uses accommodated in small frontages that leads to off-set magnets of the Super Market and Discount Department Store. The intersection of the pedestrian spine includes a sheltered town square. Activation of the main street frontages is enhanced by maximizing opportunities for on-street parking. The orientation of the built form is to screen car parking stations and servicing from the street environment.

#### *Key Objectives*

- To activate the main street environment over a wide trading envelope with a range of uses and activities; and
- To create a built form that addresses the main street and provides a high level of interest at the pedestrian level.

#### *Design Principles*

The key building design elements are as follows:

- Facades along the main street are to include a continuous covered walkway to create a sheltered pedestrian environment;
- Use of extensive areas of glazing and other architectural features are encouraged to add interest to the street environment and allow for the opportunity to open up facades to enable open air activities;
- Shop frontages to actively address The Promenade main street and pedestrian spine;

- Building design and use of materials is to incorporate a rural theme that promotes a unique and harmonious streetscape; and
- Servicing vehicle areas are to be landscaped or screened if possible to encourage an improved amenity to car parking areas.

### OFFICE MEDICAL

#### *Statement of Intent*

The office medical precinct is the northern half to be the gateway into the main street and is important in defining the western entrance. The design and layout of buildings is to a positive relationship between the built environment and the open spaces that emulate the sites rural history. The layout is to provide opportunity to develop a unique design response and create individuality and a sense of place. Buildings are to address the open space and promote legitimate activity.

#### *Key Objective*

- To create a 2 storey medical/office environment that addresses and interacts with the open space.

#### *Design Principles*

The key building and open space design elements are as follows:

- Create a functional, attractive open landscaped entrance to the district centre that lends itself to complementing adjoining buildings and enables their uses to spill out onto walkways;
- Create an articulated building façade of at least 2 storeys that encloses and defines the open space;
- Provide continuous covered walkways along the building facades to create a sheltered pedestrian environment; and
- Use of extensive areas of glazing and other architectural features to add interest to the street environment with opportunities to open up facades to enable open air activities.

### MIXED USE

The Mixed Use precinct is to provide opportunity for a wide mix of uses, within a built form that addresses the main street environment and articulates the emphasizes the eastern entrance to the main street environment.

The precinct provides opportunity to provide medium density housing to increased after hours activity as well as a wider variety of housing product mix. Building design and orientation should address the street and provide future opportunities for various uses to promote after hours activity.

#### *Key Objective*

- To activate the main street environment over a wide trading envelope with a range of uses and activities; and
- To create a built form that addresses the main street and provides a high level of interest at the pedestrian level.

#### *Design Principles*

The key building design elements are as follows:

- To extend the building design themes of the Retail precinct; and
- Residential development to accord with the requirements of the R80 Residential Design Code.



## **FOOD AND ENTERTAINMENT**

### ***Statement of Intent***

The Food and Entertainment precinct is the southern half of the gateway into the main street and will define the western entrance. The design and layout of buildings is to a positive relationship between the built environment and the open spaces that emulate the sites rural history. The layout is to provide opportunity to develop a unique design response and create individuality and a sense of place. Buildings are to address the open space and promote legitimate after hours activity.

This precinct is intended to create an “entertainment hub promoting legitimate afterhours activity in a location and environment that minimizes potential for land use conflict.

### ***Key Objective***

- To create an entertainment precinct that addresses and interacts with the open space.

### ***Design Principles***

The key building and open space design elements are as follows:

- Create a functional, attractive open landscaped entrance to the district centre that lends itself to complementing adjoining buildings and enables their uses to spill out onto walkways;
- Create an articulated building façade of at least 2 storeys that encloses and defines the open space;
- Provide continuous covered walkways along the building facades to create a sheltered pedestrian environment; and
- Use of extensive areas of glazing and other architectural features to add interest to the street environment with opportunities to open up facades to enable open air activities.

## **COMMUNITY**

The Community precinct is to assist in the crating a landmark building at the eastern entrance to the main stret and ideally should provide fro a range of community services.

### ***Key Objective***

- To provide community uses in a landmark building.

### ***Design Principles***

The key building design elements are as follows:

- To extend the building design themes of the Retail/Mixed Use precinct.
- To create a landmark building incorporating a unique architectual built form and encouraging active street frontages

## **SHOWROOMS NURSERY**

### ***Statement of Intent***

The Showroom Nursery precinct is intended to provide a transitional use between industrial uses to the east and north and more retail/commercial activity associated with the main street. Building design should incorporate measures to reduce bulk and scale on the streetscape through use of horizontal and

vertical stepping and provide extensive areas of glazing at the pedestrian level. Building orientation and layout should attempt to address the street and provide opportunity to screen car parking from the street environment.

### ***Key Objective***

- To provide a transitional uses within a built form that promotes a pedestrian friendly street environment.

### ***Design Principles***

Buildings to be designed to create a transition between industrial activities and create the eastern gateway into the District Centre Main street. The key building design elements are as follows:

- Buildings to be orientated to address street frontages and screen car parking areas;
- Reinforce street corners with built form using architectural features and façade articulation;
- Incorporate verandahs or other shade structures along street frontages to provide a pedestrian friendly environment;
- Include extensive areas of glazing or areas of interest in the façade treatments at the pedestrian scale; and
- Screen car parking and service areas and other utilities from the street environment.

## **OFFICE RESIDENTIAL**

### ***Statement of Intent***

The Residential/Office Precinct is to provide for a mix of predominantly non-retail uses with opportunity for residential. The built form is to comply with the Residential R80 Residential Design Codes and any detailed design guidelines deemed necessary to further control and coordinate the future built form. The precincts are to provide an interface treatment between the main street activities and the adjoining residential uses.

### ***Key Objectives***

- To promote business opportunities on the ground floor with residential housing options above; and
- To create a built form that addresses the local street environment.

### ***Design Principles***

The key building design elements are as follows:

- Setbacks to accord with the R80 Residential Design Codes unless varied in a coordinated fashion through Detailed Design Guidelines;
- Car parking to be provided and accessed at the rear and screened from Andromeda Road and Constellation Drive;
- Front fencing if provided is to be open in nature and of a standard consistent with other fencing provided in the Treendale Estate that abuts open space; and
- Building facades should have a clear entrance that addresses the street environment.





## OFFICE PRECINCT

### *Statement of Intent*

The Office Precinct is intended to provide opportunity for non-retail activity in a convenient and highly accessible location. The built form is to address the northern town park and the pedestrian spine and screen the bulk of the DDS from the abutting residential street. Building height and scale should reflect that of the abutting residential/office precinct.

### *Key Objective*

- To create an office environment that addresses the street and pedestrian spine environment.

### *Design Principles*

The key building design elements are as follows:

- Facades to address Andromeda Road and the pedestrian spine;
- Setbacks and plot ratio to reflect the requirements of the R80 Residential Design Codes;
- Signage to be incorporated into the building façade and be of a limited scale from Andromeda Road frontage; and
- Carparking areas to be screened with landscape planting along Andromeda Road.



### Land Use Table Annotation

The permissibility of uses is to be at the discretion of Council in accordance with “AA” provisions of clause 4.2 of the scheme except where uses are specified as permitted uses which are to be dealt with as “P” uses under the Scheme. Uses not included in the Land Use Table, where specifically identified in TPS No.1 shall be assessed as “X” uses. Uses not specified in TPS No.1 shall be assessed in accordance with clause 4.2.4 of TPS No.1.

Land Use Categories for “Residential” shall be in accordance with Table 2 and 3 of TPS No.1.

Land Use Categories for “Office” shall be in accordance with Table 12 and 13 of TPS No.1.

USES	COMMUNITY	RETAIL	OFFICE/ MEDICAL	FOOD AND ENTERTAINMENT	OFFICE/ RESIDENTIAL	SHOWROOM NURSERY	MIXED USE
Aged Persons Dwellings	X	X	X	X	AA	X	AA
Aged Persons Home	X	X	X	X	AA	X	AA
Amusement Parlour	P	P	AA	AA	X	AA	AA
Art & Craft Studio	AA	P	AA	AA	AA	AA	AA
Bank	X	P	AA	AA	AA	AA	AA
Bed & Breakfast Accommodation	X	X	X	X	AA	X	AA
Betting Agency	X	AA	X	AA	X	X	AA
Boarding House	X	X	X	X	AA	X	AA
Car Park	AA	AA	AA	AA	AA	AA	AA
Car Sales Premises	X	X	X	X	X	AA	X
Caretaker's Dwelling	X	X	X	AA	AA	AA	AA
Child Care Premises	AA	X	AA	AA	AA	AA	AA
Cinema	AA	AA	X	AA	X	AA	AA
Cinema/Theatre	AA	AA	X	AA	X	AA	AA
Civic Building	P	P	AA	AA	AA	AA	AA
Civic Use	P	P	AA	AA	AA	AA	P
Club Premises	AA	AA	AA	AA	X	AA	AA
Community Home	AA	X	X	X	AA	X	X
Consulting Rooms	AA	P	AA	AA	AA	AA	P
Consulting Rooms (group)	AA	P	AA	AA	AA	AA	P
Convenience Store *1	X	AA	AA	AA	AA	AA	AA
Day Care Centre	AA	X	AA	AA	AA	AA	AA
Dwelling	X	AA	AA	X	P	X	AA
Eating House	X	P	P	P	X	AA	P
Education Establishment	P	AA	AA	AA	AA	AA	AA
Family Care Centre	AA	X	AA	AA	AA	AA	AA
Fast Food Outlet	X	P	AA	P	X	X	AA
Funeral Parlour	X	X	X	X	X	AA	X
Garden Centre	X	IP	X	X	X	AA	X
Group Dwellings	X	AA	AA	X	P	AA	P
Health Centre	AA	AA	AA	AA	X	AA	AA
Home Occupation	X	AA	X	X	P	X	AA
Hospital	AA	AA	AA	X	X	AA	AA
Hotel	X	AA	AA	AA	X	AA	AA
Infant Health Centre	AA	AA	AA	X	AA	X	AA
Kindergarten	AA	X	X	AA	X	AA	AA
Laundromat	X	AA	X	X	X	AA	AA
Library	P	P	AA	AA	AA	AA	P
Licensed Club	X	AA	AA	AA	X	AA	AA
Licensed Restaurant	X	P	P	P	X	AA	P
Liquor Store	X	AA	X	P	X	X	AA





USES	COMMUNITY	RETAIL	OFFICE/ MEDICAL	FOOD AND ENTERTAINMENT	OFFICE/ RESIDENTIAL	SHOWROOM NURSERY	MIXED USE
Lodging House/Residential Building	X	AA	X	X	AA	X	AA
Lunch Bar	X	AA	AA	AA	X	AA	AA
Market	AA	AA	X	AA	X	X	AA
Medical Centre	AA	AA	P	AA	AA	AA	AA
Medical/Dental Clinic	AA	AA	P	AA	AA	AA	AA
Micro Brewery *4	X	AA	AA	AA	X	AA	AA
Multiple Dwellings	AA	AA	X	X	P	X	AA
Museum	P	P	AA	AA	AA	AA	P
Night Club	X	AA	X	AA	X	X	AA
Nursery	X	IP	X	X	X	AA	X
Office	AA	P	P	P	P	AA	P
Place of Amusement	P	P	AA	AA	X	X	AA
Place of Public Worship	AA	AA	AA	AA	X	AA	AA
Plant Nursery	X	X	X	X	X	AA	X
Private Hotel	X	AA	X	AA	X	AA	AA
Produce Store	X	X	X	X	X	AA	AA
Professional Office	AA	P	P	AA	P	AA	P
Public Amusement	P	AA	AA	P	X	AA	P
Public Library	P	P	P	P	P	AA	P
Public Recreation	P	AA	AA	AA	AA	AA	P
Public Recreation Areas	P	AA	AA	AA	X	AA	AA
Public Recreation not used at Night	P	AA	AA	AA	AA	AA	AA
Public Utility	AA	AA	AA	AA	AA	AA	AA
Radio TV installation	AA	AA	AA	AA	AA	AA	AA
Recreation (Public)	P	AA	AA	AA	X	AA	AA
Residential Building	X	AA	X	X	AA	AA	AA
Service Premises	X	AA	AA	AA	AA	AA	AA
Shop	X	P	AA	AA	X	AA	P
Short Stay Accommodation	X	AA	X	X	X	X	AA
Showroom	X	AA *2	X	X	AA *2	P	AA *2
Showroom (No Retail Sales)	X	X	X	X	X	P	X
Tavern	X	AA	X	P	X	X	AA
Trade Display	X	AA *3	X	X	X	AA *3	X
Warehouse	X	X	X	X	X	P	X

Notes

- \*1) Notwithstanding TPS No.1 definition, retail of petrol shall not be supported.
- \*2) Showroom shall only be supported in a main street format that promotes street activity through narrow shop frontages.
- \*3) Trade display will only be supported in a main street format that promotes street activity through narrow shop frontages.
- \*4) Micro Brewery will only be supported where public sales and eating/sampling opportunities are the predominant use.



### Dual Use Path

### Major Footpath

- 5m width
- Space for retail activities to spill onto street landscaping
- Awning protection

### Strategic Pedestrian Spine

- Linking north and south parks
- Consistent theme
- Pedestrian and cycle friendly
- Public art
- Covered link across Main Street

### Secondary Footpaths

- 3m width
- Integrated landscaping

### Paved Landscaped Public Space

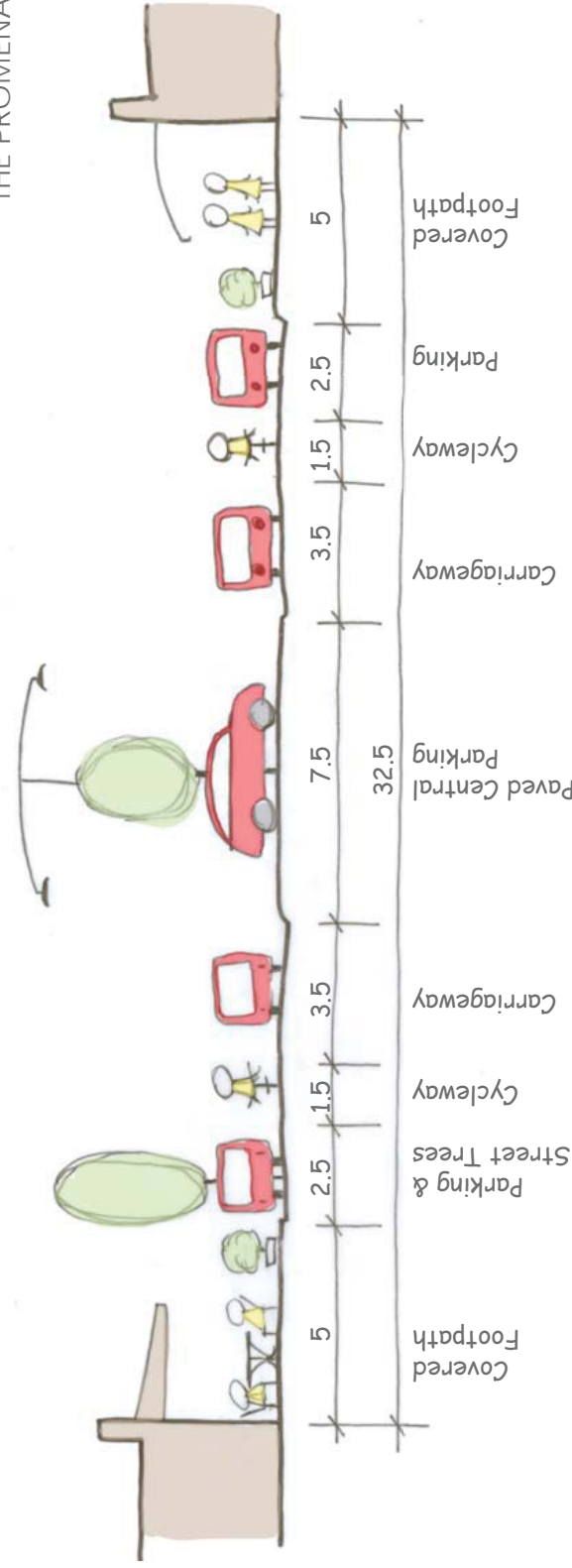
- Integrated paving and landscaping to create opportunities for community interaction including outdoor dining, lunch spaces and small community events





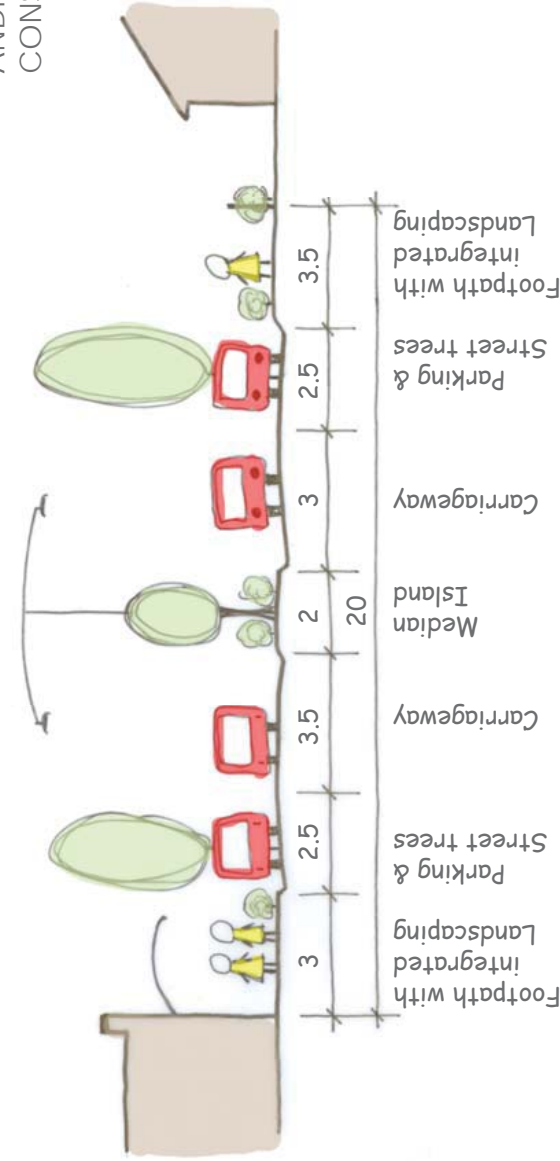


THE PROMENADE

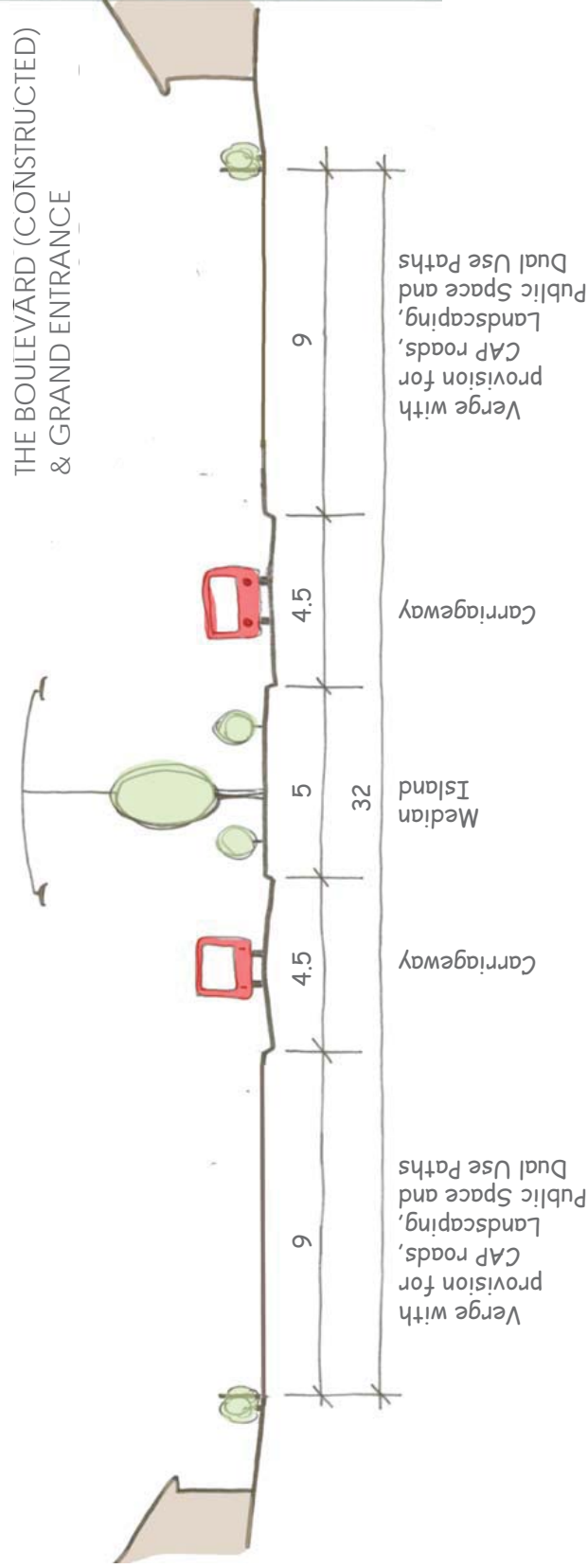


Complies with Liveable Neighbourhood (Figure 6 - Integrater B) Town Centre Main Street.  
Note : Median greater than 2m of Liveable Neighbourhood to accommodate central parking bays.

ANDROMEDA ROAD &  
CONSTELLATION DRIVE



THE BOULEVARD (CONSTRUCTED)  
& GRAND ENTRANCE



Complies with Liveable Neighbourhood (Figure 5 - Integrater B) outside Centres (reserve greater than Liveable Neighbourhood).

Note :  
Verge widths may vary depending on adjoining uses.  
Street parking not supported by Local Government. Alternative parking opportunities exist.  
Median 5m v 6m - can accommodate trees and staged turning.  
Dual Use Paths proposed on both sides instead of bike lane.  
Treatment identified to existing Boulevard.



**Car Parking Required**

Land Use	Net Leasable Floorspace m2	NLA/Bay m2	Parking Requirement Bays	Notes
<b>Retail</b>				
In Proposed Plan	17,500	15	1167	
Future Capacity	2,500	15	167	
<i>Total Retail</i>	<i>20,000</i>		<i>1333</i>	
<b>Other Uses</b>				
Office Medical	2,800	25	112	2 Floors
Mixed Use	10,000	40	250	2 Floors of development.
Food and Entertainment				
Fast Foods	750	9	83	3 at 250m <sup>2</sup> each
Restaurant/Tavern	1,500	9	167	2 Floors
Community	1,500	40	38	2 Floors
Office/Residential		25/R Codes		Bays provided on each lot separately.
Medium Density Residential		R Codes		Bays provided on each lot separately.
Showroom Nursery		50		Bays provided on each lot separately.
Service Station		50		Bays provided on each lot separately.
Office		25		Bays provided on each lot separately.
<i>Total Other Uses</i>	<i>16,550</i>		<i>650</i>	
<b>Total</b>	<b>36,550</b>		<b>1,983</b>	Assumes Total Development

**Car Parking Provided**

Parking Stations				
North East			235	Decking Option Exists
North West			314	Decking Option Exists
South East			456	Decking Option Exists
South West			243	
Street Parking				
The Promenade			100	
Andromeda Road			40	
Constellation Drive			40	
Grand Entrance			20	
The Boulevard			0	
<b>Estimated Total Bays @ Ground level</b>			<b>1448</b>	2453 Bays possible if decking is used.