

Design Guidance

STATEMENT OF INTENT

This precinct is to provide a range of commercial and limited light industrial uses to provide a transitional area between Treendale's residential precinct and "Light Industrial" zoned land to the north.

KEY OBJECTIVES

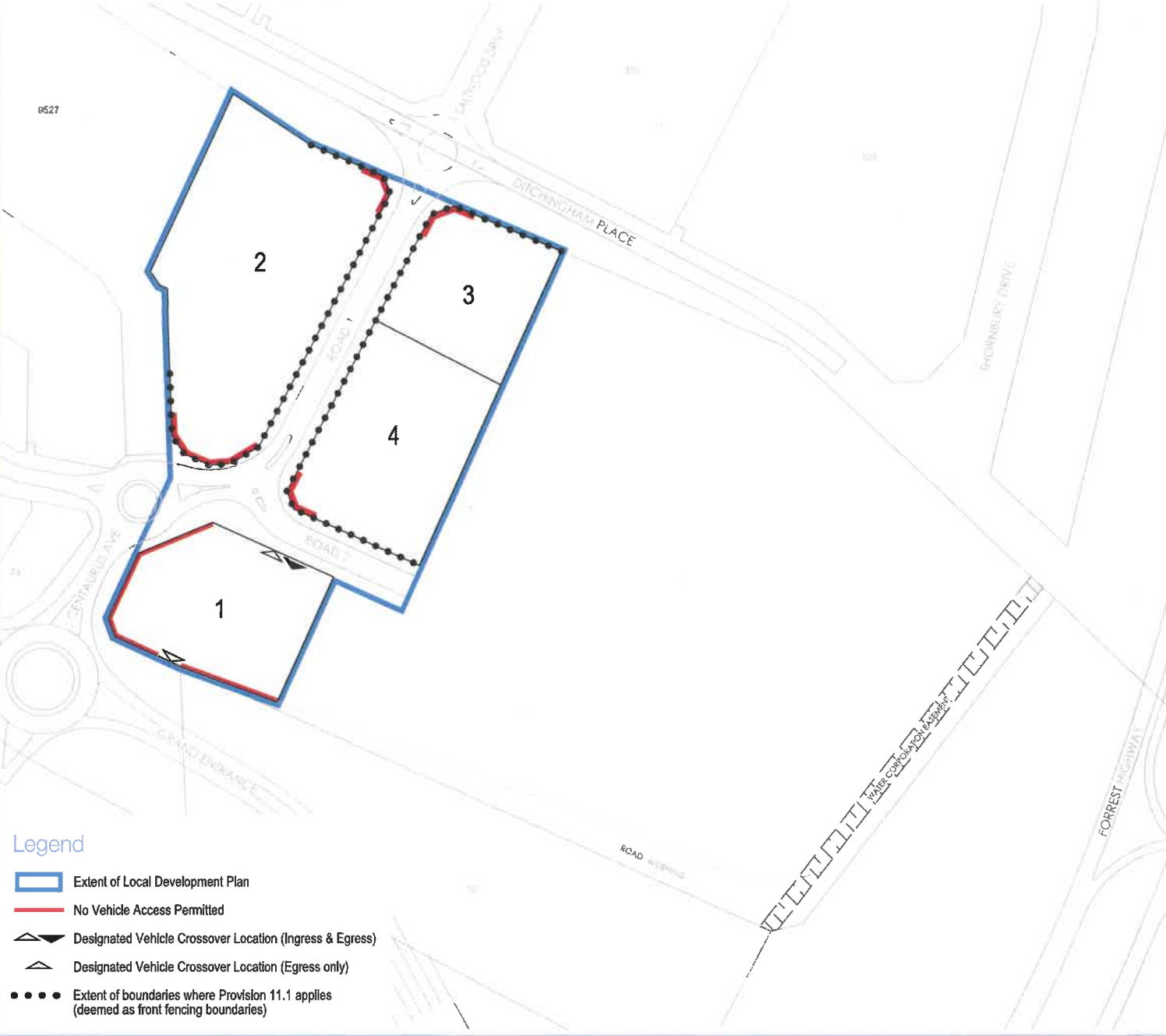
To minimise potential for land use conflict between abutting land uses and provide an appropriate interface between the highway and future access into Treendale.

DESIGN PRINCIPLES

- To develop and maintain an attractive Commercial Precinct.
- To provide a high standard of visual amenity and achieve a cohesive built environment.
- To encourage development in a form that will give regard to security of property and the safety of users.
- To encourage buildings to address open space areas and provide passive surveillance of car parking areas.
- To provide a landscape buffer between the highway and proposed development.
- Nursery uses to demonstrate compliance with buffer guidelines. When a nursery use proposes a reduced buffer area, a site specific environmental assessment will be required to be undertaken to the satisfaction of Shire guidelines.

DESIGN GUIDELINES

- Additional uses of Transport Depot, Builders Yard, Vehicular Repair Station shall be contained within a built form setting that:
 - Complies with the design guidelines
 - Screens servicing and storage areas from the street environment
 - Prohibits the display of goods within the front setback area.



Local Development Plan Provisions

1 SCHEME AND BUILDING VARIATIONS

- 1.1 The Shire of Harvey District Planning Scheme No.1 are varied as described in these notations.
- 1.2 The requirements of the District Planning Scheme No.1 shall be satisfied in all other matters.
- 1.3 Planning approval is not required, but a Building Permit is required, for the construction of a building on any lot within the area covered by the Local Development Plan (LDP) except where variations to the provisions of the LDP are sought.

ELEMENT 1 - STREETScape AND BUILT FORM

2 SETBACKS

- 2.1 Setbacks shall comply with the LDP where specifically mentioned. All other setbacks shall be determined in accordance with Table 14 of the Shire of Harvey District Planning Scheme No.1;
- 2.2 Verandahs and awnings may project up to 2.5 metres forward of the setback line and shall be a minimum of 2.75m above the foot path;
- 2.3 Setback areas shall only be used to contain car parking, landscaping and pedestrian access paths; and
- 2.4 Notwithstanding above 2.1, minor setback variations will be supported where they assist in breaking the linear form and provide interest; and
- 2.5 Setback areas shall not be used for the storage of materials, products or by-products or wastes, the storage of fuel, machinery or plant equipment.

3 BUILDING HEIGHT

- 3.1 A building shall not exceed a height of Category C of the Residential Planning Codes.

4 FACADES AND STRUCTURES

- 4.1 All elevations visible from the street are to include a high degree of architectural design detail at the pedestrian scale;
- 4.2 Long straight, unrelieved, horizontal lines should be broken by interesting design devices to suit a pedestrian environment and the building;
- 4.3 Plant rooms, servicing and storage areas shall be screened from the street environment;
- 4.4 Roller doors shall generally be positioned to minimise impact on the street elevations. If a roller door is required to address the street, it shall be restricted to a width of no greater than 6.5 metres; and
- 4.5 Transportable buildings shall be prohibited.

5 WINDOWS/GLAZING

- 5.1 The continuity of glazing on street elevations should be broken to provide interest by solid (opaque) vertical panels, framework and/or strong visual displays;

6 ENTRANCE

- 6.1 Entrances to a building should be clearly visible from the street environment and should not be obscured by columns, planting or other features. Major doorways should be evident as such, with minor entrances also easily seen; and
- 6.2 Major entrances should include access for people of limited mobility. Access will be required as under the Building Code of Australia.

7 SIGNAGE

- 7.1 All signage structures and signage shall be of a scale that reflects the related development and be located and maintained in a manner that does not limit sightlines or create potential for public safety issues;
- 7.2 Signs should be integrated within the design of the building or the space in which it is proposed to be placed where practical;
- 7.3 Street numbering shall be integrated within the design of the building or the space in which it is proposed to be placed; and
- 7.4 Signage and advertising on glazed areas shall be limited to 30% of each street frontage.
- 7.5 Signage and advertising on glazed areas shall be of a professional standard and of a style and theme consistent with other advertising integrated within the design of the building.

8 COLOURS

- 8.1 Colour should be used so that every building is different and interesting but not at the expense of its neighbours; and
- 8.2 Colour should differentiate between brick, render and wood surfaces and be used to highlight articulation or other architectural features where desirable.

9 AWNINGS AND VERANDAHS

- 9.1 Where verandahs are provided, they and their supports, if any, should be designed to complement the building's architecture and scale, and
- 9.2 Verandah roofs should be of solid light impenetrable material and should provide full shade and shelter from sun, wind and rain.

10 MATERIALS

- 10.1 Highly reflective colorbond or zincalume roofs materials are not permitted;
- 10.2 Use of external second-hand materials shall not be permitted.

11 FENCING

- 11.1 Front fencing is not supported, unless it is less than 750mm in height, matches with the design, material and colour of the building façade and forms part of a landscaping treatment;
- 11.2 Side fencing forward of the building line shall be consistent with the theme of the building in terms of colour and materials, reducing at the building line to a 45-degree angle to a height not exceeding 1 metre; and
- 11.3 No fibro cement fencing is permitted.

ELEMENT 2 - LANDSCAPING

12 LANDSCAPING PLAN

- 12.1 A detailed landscaping plan shall be required for developments. The plan shall include details of planting, lighting and paving. The design of the planting component must comply with the general guidelines outlined within this document. Information provided shall include all plant types clearly labelled and located, proposed numbers, sizes and spacing of plants and details of soil improvement and reticulation.

13 STREET FRONTAGES

- 13.1 Landscaping should be in the form of trees and low-level plantings that will not block views between the road and buildings at eye level;
- 13.2 A minimum of 20% of the front setback area shall be landscaped;
- 13.3 A minimum of 10% of secondary street setbacks areas shall be landscaped; and
- 13.4 Landscaping is to apply "Waterwise" principles and predominantly incorporate native plant species.

14 CAR PARKS

- 14.1 Any car parking or open areas facing streets shall be enhanced with extensive tree planting, lighting in accordance with relevant Australian Standards, paving etc so as to present a quality street frontage.

15 LIGHTING AND PAVING

- 15.1 All external lighting of buildings should be designed to complement the character of the streetscape; and
- 15.2 Paving should be used to enhance and identify pedestrian, cycle and vehicular access ways.

ELEMENT 3 - MOVEMENT AND PARKING

16 PEDESTRIAN MOVEMENT

- 16.1 The pedestrian network shall provide a safe and attractive link between buildings and their respective parking areas; and
- 16.2 Development adjacent to footpaths and other pedestrian areas should provide an attractive and interesting frontage to the route. The use of blank walls, exhaust vents and mechanical equipment will not be supported where abutting pedestrian ways and street frontages.

17 PARKING AND ACCESS

- 17.1 Car parking bays shall be provided in accordance with the Shire of Harvey District Planning Scheme No.1;
- 17.2 Vehicular access shall be restricted to points as generally indicated on the LDP;
- 17.3 Sharing of crossovers is encouraged where practical; and
- 17.4 All access ways and car parking areas are to be sealed or paved, marked and drained to the satisfaction of the Local Government.

ELEMENT 4 - APPROVALS

18 DEVELOPER APPROVAL

- 18.1 All building plans in the precinct covered by this LDP shall be subject to approval by the estate developer prior to being submitted to the Shire of Harvey for planning approval and/or building licence.

19 MATTERS NOT CONSIDERED BY THE LDP

- 19.1 Wherever there are matters not considered or deemed questionable on this LDP, the Shire of Harvey District Planning Scheme No.1 shall prevail; and
- 19.2 If the matter is not resolved by a) above, then it shall be decided by the Shire of Harvey Council, unless a right of review is pursued by the proponent.



LOCAL DEVELOPMENT PLAN - EASTERN PRECINCT
Treendale Commercial Light Industrial Project
An Magara Project

ENDORSEMENT TABLE

This Local Development Plan has been approved by the Shire of Harvey under Clause 52 of the Planning and Development (Local Planning Schemes) Regulations 2015.

Authorised Officer

Date 22/11/19

Scale 1:2500 @ A3

0m 10 20 30m

18/01/2002E MB

22/01/2019 MB

PCG 74 BK

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