



# TREENDALE

## Commercial - Light Industrial Precinct STRUCTURE PLAN



06406P

August 2012



**TREENDALE**  
A riverside township on nature's doorstep





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## 1.0 Introduction

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### 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 support this growth.

Approval of this structure plan by both Council and the Western Australian Planning Commission (WAPC) will establish the framework for future rezoning, subdivision and development.



## 2.0 Physical Context

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### 2.1 Site and Situation

The subject land is situated in the Eaton/Australind Urban Growth Corridor extending northward from the City of Bunbury (see *Figure 1 – Location Plan*).

The subject land is located within urban expansion areas of Treendale and Kingston and will eventually link south across the Collie River to Millbridge, the Peninsula and Eaton.

### 2.2 Land Tenure

The subject land is located of two titles in separate ownership. The land is described as Lots 201 on deposited plan 37204 and Lot 9010 on deposited plan 51961 (see *Appendix A – Certificate of Titles*).

### 2.3 Landform

The proposed “Commercial Light Industrial Precinct” site is situated on a cleared area.

The site is extremely flat with a uniformed 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.

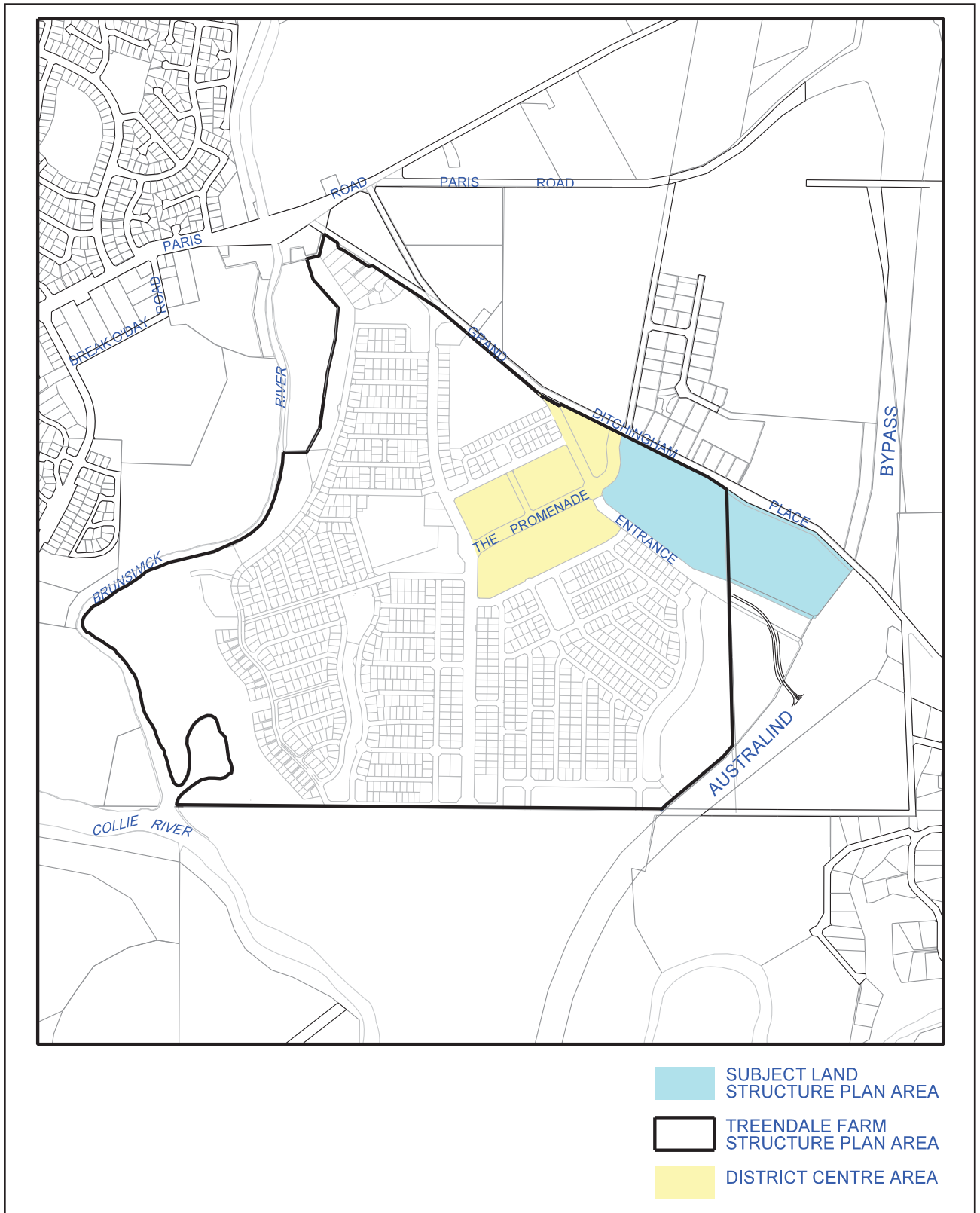


Figure 1  
Location Plan



## 3.0 Statutory Context

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### 3.1 Statement of Planning Policy No. 1

The Statement of Planning Policy No. 1 is the State planning framework. It incorporates the State Planning Strategy and existing regional policies and plans into an ordered hierarchy for decision making on land use and development. As a Statement of Planning Policy, the Commission and Local Governments' must have "due regard" to the provisions when making decisions on planning matters.

### 3.2 State Planning Strategy

The State Planning Strategy was adopted by the Western Australian Planning Commission in December 1997. It is designed to provide a strategic guide for land use planning throughout the State through to the year 2029. The strategy sets out:

- A common vision for development in the State and for the regions within it.
- Provides a guide to the State Government on its land use planning response and on the programs and actions required to achieve the visions set out in the strategy.
- Identifies the likely changes and prepares for them.
- Establishes the mechanisms to ensure the strategy is implemented and kept current.

The State Planning Strategy's vision is to:

*"...significantly contribute to the quality of life of all Western Australians in the years to 2029, by using the landuse planning system to facilitate and contribute to regional wealth; the preservation and enhancement of the environment; and the building of dynamic and safe communities which nurture human activity."* (Page 2)

The Strategy recognises that the South West Urban System (extending from Perth, south to Bunbury, Busselton and Albany) will be subject to substantial development pressure. It requires the area to be managed by developing more sustainable and identifiable new communities, protection of natural resource areas and reinforcement of strategic transport routes.



### 3.3 Greater Bunbury Region Scheme

The Greater Bunbury Region Scheme provides regional level statutory controls for the Greater Bunbury Area.

*Figure 2 - Greater Bunbury Region Scheme* identifies the western portion of the subject land as "Urban" and the balance as "Urban Deferred". This land use designation incorporates "... areas in which a range of activities, including residential, commercial, recreational and light industrial are undertaken."

### 3.4 Bunbury Wellington Region Plan and Greater Bunbury Structure Plan

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

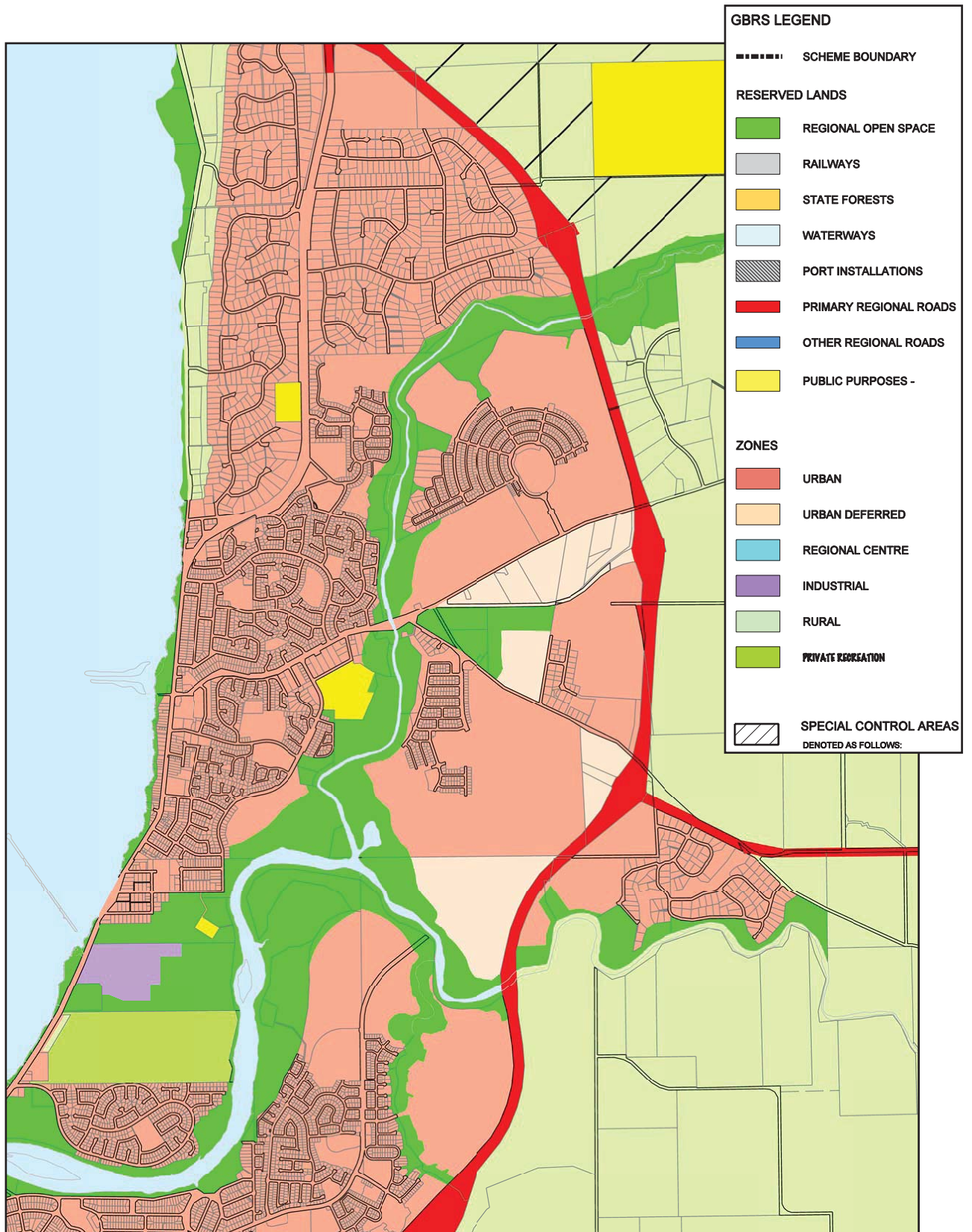
The Greater Bunbury Structure Plan includes the subject land within planning unit CO6 which is identified for "... medium – long term urban expansion, with a District Commercial Centre, Light Industrial Area and wide reserves along the river". Planning guidelines also recommend a requirement for the 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. In addition, it promotes "local shopping and district level business, community service functions" as well as "local commercial and civic facilities" within the District Centre Precinct.

### 3.5 Shire of Harvey District Town Planning Scheme No.1(TPS No.1)

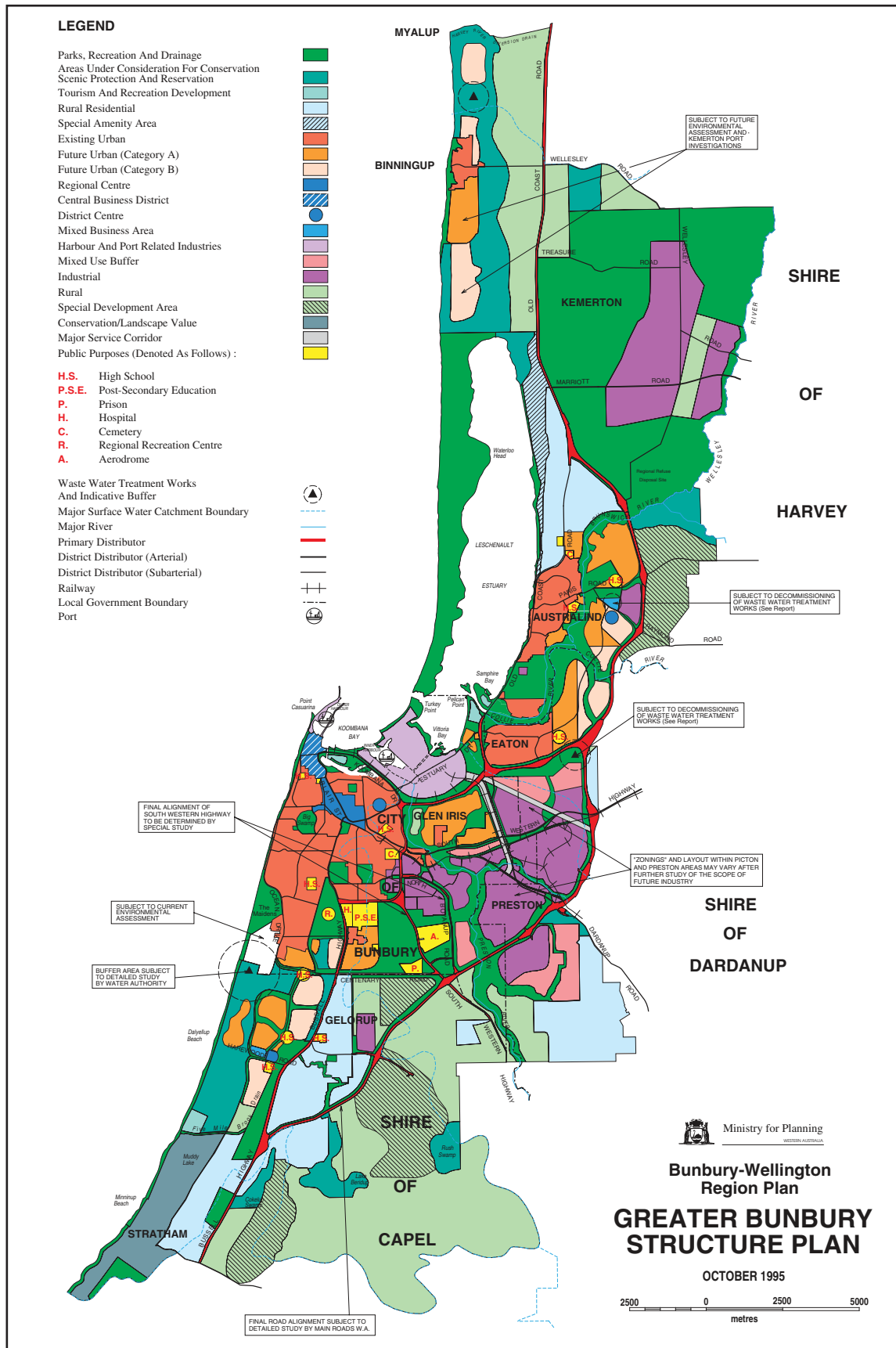
The Shire of Harvey Town Planning Scheme No.1 was gazetted on the 12th of November 1996. The majority of the subject land and surrounding Treendale neighbourhood is zoned "Residential Development" (see *Figure 4 – Existing Zoning*). The eastern portion is zoned "General Farming". The southern portion of "General Farming" zoned land is presently the subject of Town Planning Scheme Amendment No.70. This amendment is waiting gazettal. The land subject to this structure plan will be subject to a separate amendment proposal.



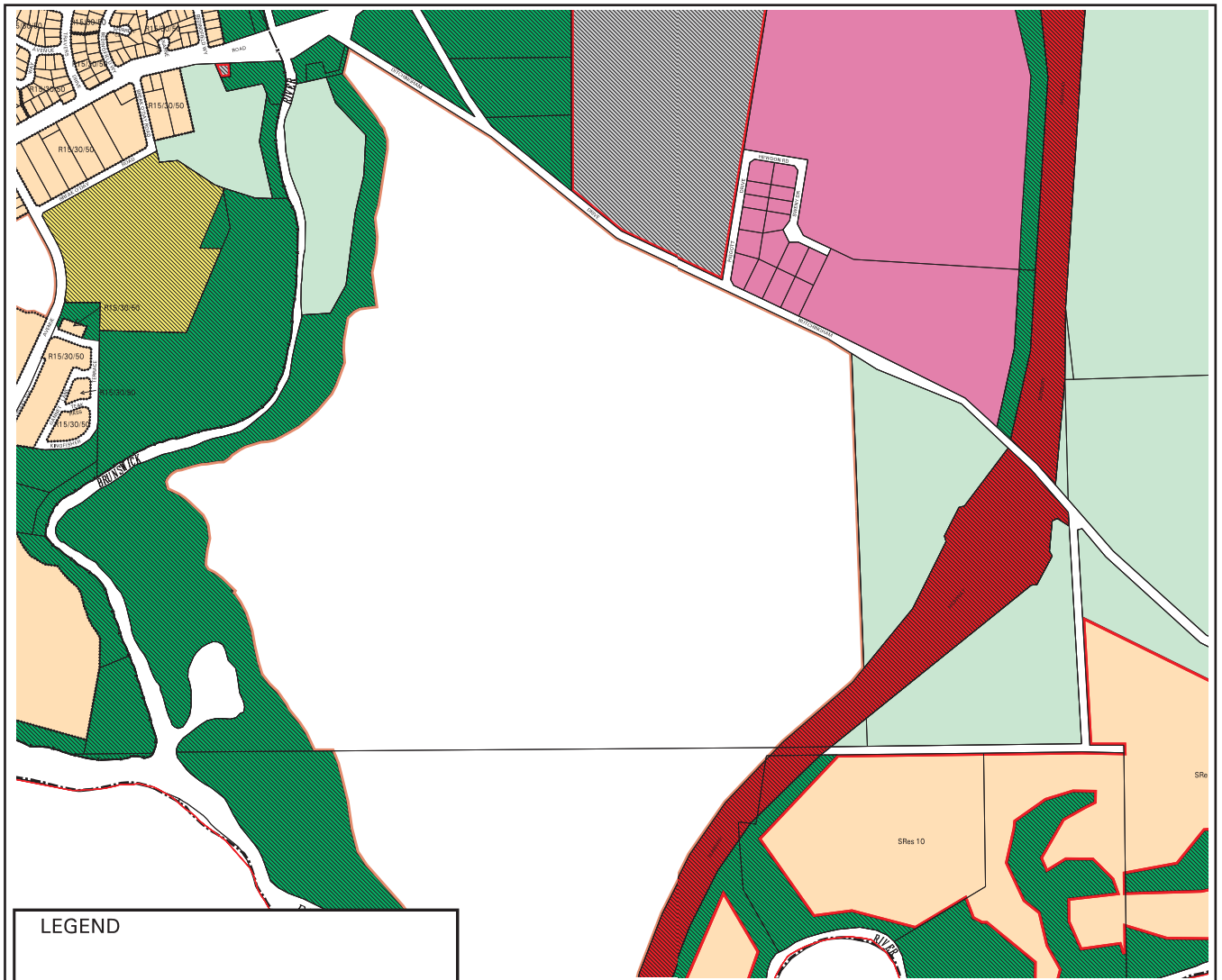


*Figure 2*  
*Extract from Greater Bunbury Region Scheme*

# Commercial - Light Industrial Precinct STRUCTURE PLAN



# Commercial - Light Industrial Precinct STRUCTURE PLAN



## LEGEND

### LOCAL SCHEME RESERVES

- |   |                    |
|---|--------------------|
| CONTROLLED ACCESS HIGHWAY                       | RAILWAY            |
| IMPORTANT REGIONAL ROADS                        | RECREATION         |
| PUBLIC PURPOSES                                 | WETLAND PROTECTION |
| PUBLIC PURPOSES DENOTED AS FOLLOWS:<br>S SCHOOL |                    |
| PUBLIC UTILITIES                                |                    |

### ZONES

- |                                 |                                      |
|---------------------------------|--------------------------------------|
| RESIDENTIAL                     | INTER-INDUSTRY BUFFER                |
| RESIDENTIAL DEVELOPMENT         | KEMERTON ANCILLARY INDUSTRY          |
| SPECIAL RESIDENTIAL             | KEMERTON PARK INDUSTRY               |
| OFFICE                          | LIGHT INDUSTRY                       |
| OTHER COMMERCIAL - SHOWROOM     | FORESTRY                             |
| SHOP                            | GENERAL FARMING                      |
| TOURIST                         | INTENSIVE FARMING                    |
| SPECIAL USE                     | KEMERTON BUFFER                      |
| SPECIAL USE                     | SPECIAL RURAL                        |
| DENOTED AS FOLLOWS:<br>H HOTEL  | SPECIAL RURAL - LANDSCAPE PROTECTION |
| OTHER COMMUNITY SERVICE STATION |                                      |
| GENERAL INDUSTRY                |                                      |

### OTHER

- |                                      |   |
|--------------------------------------|---|
| R CODES                              | PEEL/HARVEY COASTAL CATCHMENT AREA                            |
| ADDITIONAL USES                      | PLACE OF LANDSCAPE VALUE                                      |
| RESTRICTED USES                      | OUTLINE PLANNING AREA   |
| SCHEME BOUNDARY                      | SPECIAL RESIDENTIAL AREA (SEE SCHEME TEXT)                    |
| LOCAL GOVERNMENT BOUNDARY            | PLACES OF HERITAGE SIGNIFICANCE (SEE SCHEME TEXT)             |
| TOWNSITE - LAND ACT                  | BUILDINGS & PLACES OF HERITAGE SIGNIFICANCE (SEE SCHEME TEXT) |
| YARLOOP HISTORICAL PRESERVATION AREA | NO ZONE   |
| SPECIAL RURAL (SEE SCHEME TEXT)      |   |

## Shire of Harvey Town Planning Scheme No. 1

Figure 4  
Existing Zoning



### 3.6 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 (see *Figure 5 – Treendale Farm Structure Plan*).

Subsequent to the adoption of this document, minor modifications to the Structure Plan have been ongoing. These do not significantly impact on this site. Figure 5 depicts the current structure plan.

The philosophy of the Treendale Farm Structure Plan encompasses the following objectives:

- To protect the environmental qualities of the Collie and Brunswick Rivers associated wetlands and flood plains;
- 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 utilizing a permeable road network, open space linkages and conservation areas;
- To develop an integrated open space and drainage network which maximizes ground water recharge at source and ensure urban runoff is stripped of nutrients prior to discharging; and
- 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 emphasizing these locations by adopting rigid geometric road layouts.

The Structure Plan has been developed to promote a broad range of employment generated land uses to foster a vibrant and self sustaining community including district and local commercial centres, industrial, service commercial and mixed business areas.

### 3.7 Treendale District Centre Structure Plan

The subject land abuts the proposed Treendale District Centre site (see *Figure 6 – Treendale District Centre Structure Plan*). This structure plan has been adopted by the Shire of Harvey and the Western Australian Planning Commission. It provides for detailed consideration of:

- floor space;
- streetscape;
- building design principles;
- built form; and
- servicing.



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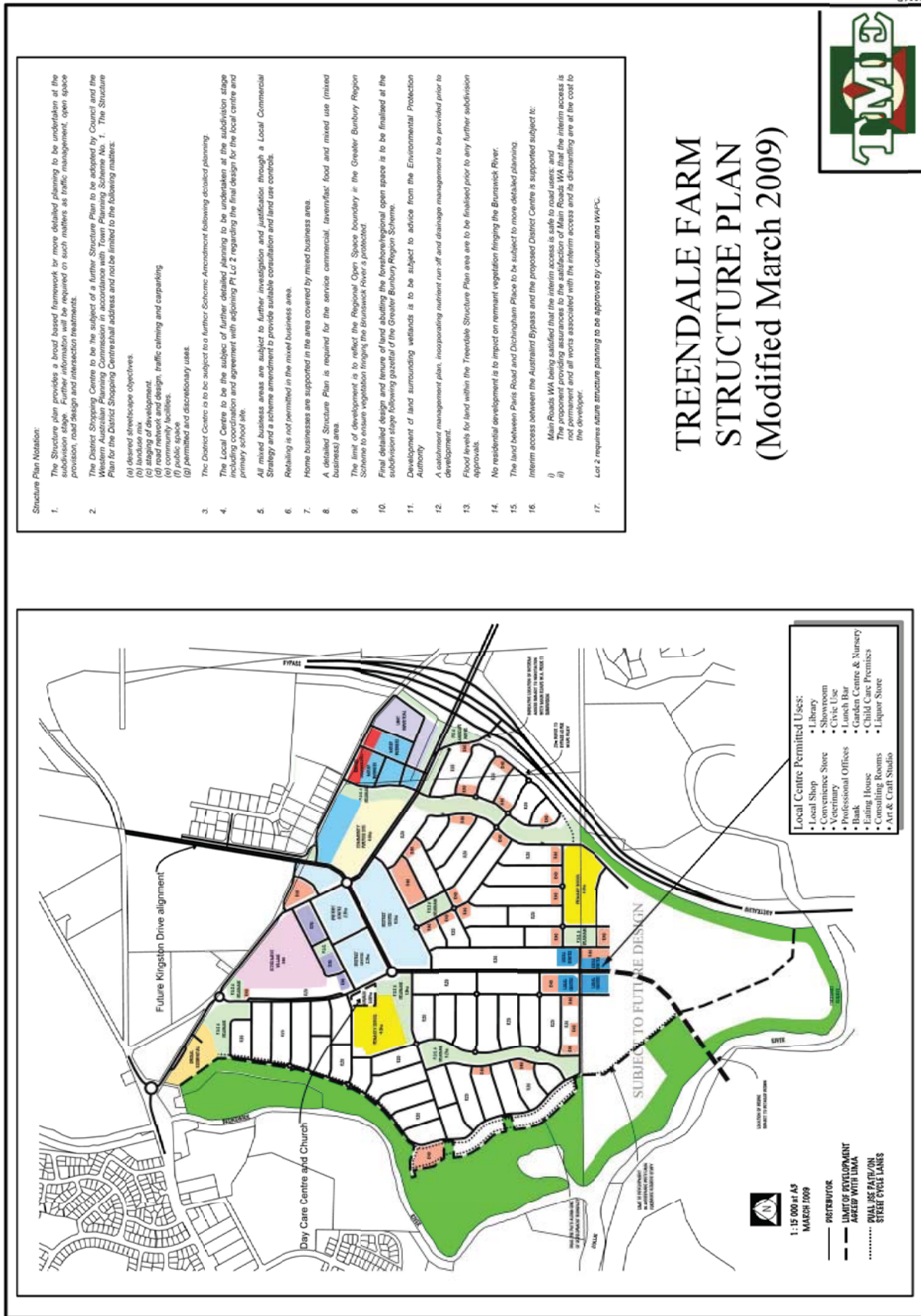


Figure 5  
Treendale Farm Structure Plan

Commercial - Light Industrial Precinct  
STRUCTURE PLAN



Figure 6  
District Centre Structure Plan



## 4.0 Concept Development

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### 4.1 Design Philosophy

The design philosophy of the “Commercial – Light Industrial Precinct Concept Structure Plan” is to provide a high level of local amenity and provide a clear demarcation between private and public land. (See *Figure 7 – Concept Plan*).

The proposed layout ensures that no lots back directly onto the landscaped highway buffers.

The proposed public open space corridor provides high levels of accessibility through the subject land to future “Community Purpose” sites and provides a safe linkage to the adjoining District Centre site.

The proposal depicts a range of lot sizes to ensure that a wide range of activities can be accommodated on the subject land.

### 4.2 Relationship to District Centre

The concept plan depicts a complementary and integrated transition of land uses between “District Centre” uses on the western boundary and “Light Industrial” land to the north. The concept plan shows a hardware store to mediate uses and define the north western interface edge with existing light industrial uses. The western edge provides opportunity for built form to address the street and provide an attractive interface with the adjoining community purpose site and screen car parking from the street environment.

The south western section includes a potential fast food precinct that will interface with the proposed fast food site within the district centre. A high degree of streetscape amenity can be achieved through the limited use of crossovers and orientation of buildings to address the public realm. The balance of the site serviced by internal roads to additional setbacks and landscaping treatments to ensure an attractive interface with abutting future residential land use to the south.

### 4.3 Interface with Australind Bypass

The proposed concept plan is consistent with the intent of the Treendale Farm Structure Plan which identifies a “POS and Landscape Buffer” along the Australind Bypass interface. The proposed concept plan depicts a 20m POS strip abutting the Bypass reserve which is intended to contain a landscaped bund (see *Figure 8 – Typical Cross Section*). This “buffer” is further expanded by the use of a 20m wide internal servicing road, which maximizes the opportunity for buffering and screening development from the Bypass, while providing scope for passive surveillance.

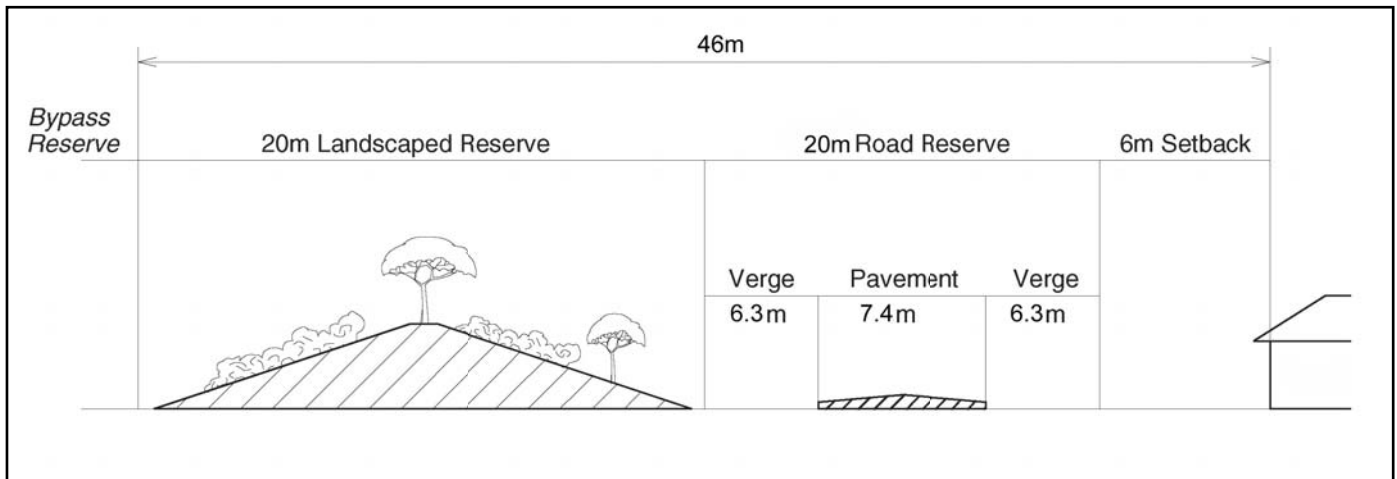


- 1 Hardware Store
- 2 Community Purpose
- 3 Fast Food
- 4 Service Station
- 5 Open Space / Drainage Corridor



Figure 7  
Subdivision Concept Plan





*Figure 8  
Typical Cross Section*

#### 4.4 Interface with Residential Landuses

The proposed concept plan area abuts residential land to the south. The concept plan design appropriately acknowledges the residential interface by providing:

- Internal servicing roads to appropriately separate residential and “commercial” vehicle movements;
- Provision of an interface with the “community purpose” site for a significant portion of the residential interface. This provides opportunity for passive surveillance, direct access to community facilities and opportunities for open aspects and high levels of streetscape amenity; and
- The stepping of lot sizes and potential larger scale development away from the residential interface. The design effectively screens future “Light Industrial” uses from the residential streetscape.

#### 4.5 Servicing

##### 4.5.1 Roads

The site will be serviced by local roads with a minimum reserve of 20 metres.

##### 4.5.2 Drainage

The Treendale drainage system is a piped system which discharges into an existing bio-retentional swale. This has been constructed as part of the Treendale residential development. The existing drainage system has been designed to accommodate drainage flows generated by the subject land.



#### **4.5.3 Sewerage**

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

#### **4.5.4 Water Supply**

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

#### **4.5.5 Power**

The power supply strategy has been developed for the entire Treendale estate. This is based on planning and discussions with Western Power and involves a series of transformers across the site.

#### **4.5.6 Telecommunications**

A telecommunications strategy has been developed for the entire Treendale estate based on current planning and discussions with Telstra.

#### **4.5.7 Gas**

A gas reticulation strategy also been developed for the entire Treendale estate based on current planning and discussions with Alinta Gas.

### **4.6 Design Guidelines**

Appendix C contains design guidelines and detailed area plans that provide controls for future development ensuring a high amenity outcome.

The guidelines have been prepared to address issues associated with landuses, setback, building form and access to ensure a high quality interface with adjoining land areas/district centre and minimise potential for land use conflict.



## 5.0 Implementation

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### 5.1 Structure Plan Approval

The Shire of Harvey Town Planning Scheme No.1 stipulates the need to prepare a structure plan prior to subdivision or development occurring. The structure plan and implementation provisions follow this section. (See Figures 9 & 10)

### 5.2 Zoning

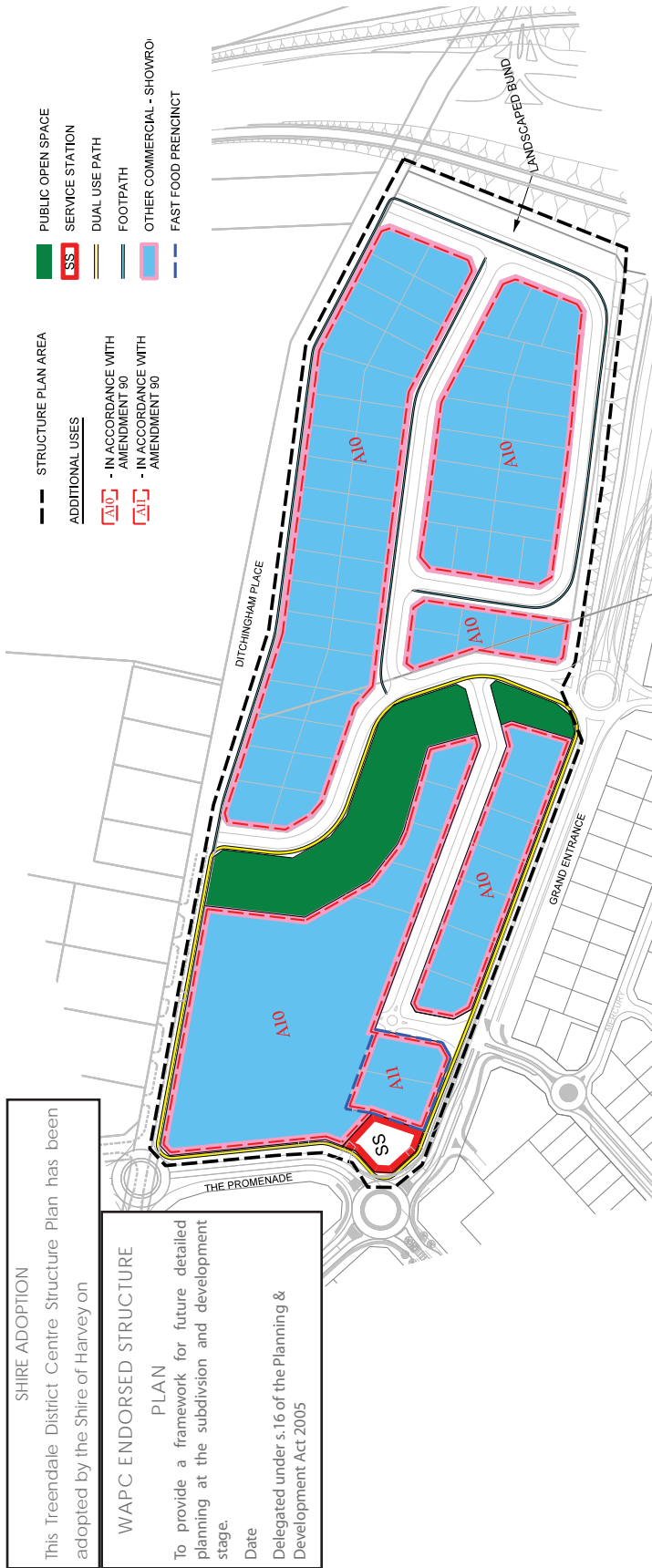
It is proposed to rezone the land as part of town planning scheme amendment. This process will provide the statutory controls to guide future subdivision and development.

### 5.3 Subdivision

Subdivision is to occur generally in accordance with the structure plan. It is expected that design guidelines will be required as a condition of subdivision to control matters of detailed design for future development.

### 5.4 Development Approvals

Development shall be in accordance with the structure plan provisions, scheme requirements and approved Design Guidelines.

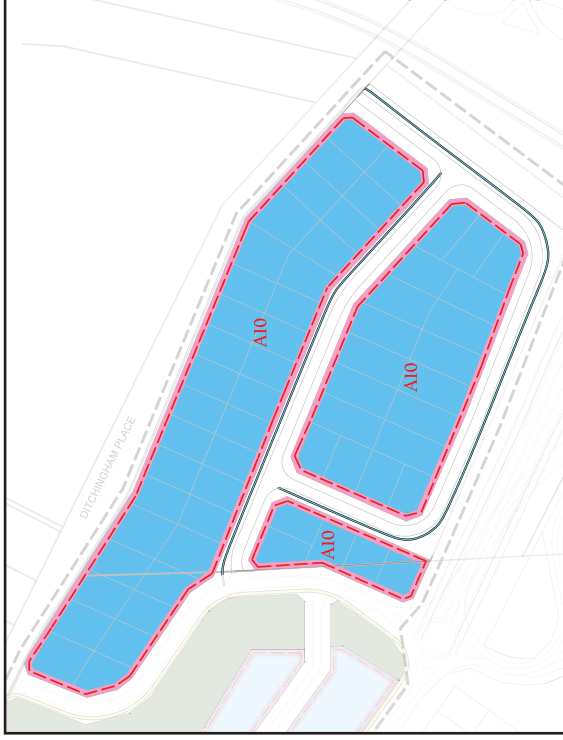


## STRUCTURE PLAN POLICY STATEMENTS

- 1) Development and subdivision shall be generally in accordance with the Commercial Precinct Structure Plan Map and relevant Policy Statements.
- 2) 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 and should include, but not be limited to the following elements of landscaping, building orientation, open space interface treatments and screening of servicing areas from streetscapes.
- 3) 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.
- 4) Pedestrian and cyclist facilities and access into and around Commercial - Light Industrial Precinct Structure Plan is to be provided in accordance with the structure plan at the time of development or detailed subdivision.
- 5) Development shall demonstrate and implement best practice water sensitive urban design to the satisfaction of the Local Government, in consultation with Department of Water.

- 6) All development with a street frontage, shall actively address the street environment, including a clear point of entry.
- 7) All development is to be accompanied by the required level of parking to the satisfaction of the Local Government.
- 8) The permissibility of uses shall be in accordance with the respective zoning Tables under the Shire of Harvey Town Planning Scheme No.1.
- 9) Staging of development is to occur in an orderly and proper manner and shall demonstrate and implement adequate access, servicing and landscaping provision.
- 10) A Landscape Strategy shall be prepared and implemented at the time of development to ensure landscaping within public and private spaces is designed consistently for frontages along the southern and western street frontages.
- 11) The design of buildings adjoining public 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.
- 12) Public Open Space reserves are to be vested to the Crown free of cost at the time of development or subdivision.
- 13) Solar design principles are encouraged.

**Figure 9**  
**Structure Plan Policy Statement**



**EASTERN PRECINCT**

**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 precincts and "Light Industrial" zoned land to the north.

**Key Objective**

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 provide a landscape buffer between the highway
- 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 the satisfaction of the Shire.

**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



**WESTERN PRECINCT**

**Statement of Intent**

This precinct is to provide a high quality streetscape and built form environment that complements the functions and design elements of the District Centre

**Key Objective**

Create a high quality street environment along the "Kingston Drive Extension".

**Design Principles**

- Building design along "Kingston Drive Extension" to acknowledge the importance of the road as a "gateway" into the District Centre.
- To provide a high standard of pedestrian and cycle linkage to the District Centre and residential surrounds
- Car parking areas to be located and designed to ensure a high quality and safe streetscape.

**Precinct Specific Design Guidelines**

**Building Facades**

- a) Facades visible from "Kingston Drive Extension" shall:
  - Demonstrate a high level of detailing or decoration in design, structure, colour and materials to provide and enhance interest and visual amenity;
  - Include glazing for at least 40% of the total length of the building facade;
  - Include awnings/verandahs and other roof treatments to break vertical lines and provide shelter for pedestrians; and
  - Restrict the use of roller doors to side or rear elevations.

**Lighting**

- a) Strobe lighting, to attract attention, will not be permitted.

**Landscaping**

- a) Landscaping within front setback areas for lots with frontages on "Kingston Drive Extension and Grand Entrance shall be prepared and implemented in accordance with an approved landscape strategy to ensure consistency and a high amenity interface with the district centre and residential streets.

**Figure 10**  
**Precinct Plans and Statements**



# APPENDIX A

## CERTIFICATE OF TITLES



REGISTER NUMBER <b>201/DP37204</b>	
DUPLICATE EDITION <b>2</b>	DATE DUPLICATE ISSUED <b>19/4/2006</b>

**RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **2226** FOLIO **193**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

*RG Roberts*  
REGISTRAR OF TITLES 

**LAND DESCRIPTION:**

LOT 201 ON DEPOSITED PLAN 37204

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

GARTRELL PLANNING & DEVELOPMENT PTY LTD OF POST OFFICE BOX 221, HARVEY  
(T J689327 ) REGISTERED 5 APRIL 2006

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

- 1. J066890 EASEMENT TO WATER CORPORATION. SEE SKETCH ON DEPOSITED PLAN 40253. REGISTERED 28.10.2004.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
\* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.  
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP37204 [SHEET 1].  
PREVIOUS TITLE: 2188-26.  
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.  
LOCAL GOVERNMENT AREA: SHIRE OF HARVEY.

WESTERN



AUSTRALIA


REGISTER NUMBER <b>9010/DP51961</b>	
DUPLICATE EDITION <b>1</b>	DATE DUPLICATE ISSUED <b>8/1/2007</b>

**RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME  
**2646**

FOLIO  
**263**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

*RG Roberts*  
REGISTRAR OF TITLES 

**LAND DESCRIPTION:**

LOT 9010 ON DEPOSITED PLAN 51961

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

BETTY SCHOFIELD BEVAN OF UNIT 20 LESCHENAULT VILLAGE, HAYES STREET, BUNBURY  
IN 5/100 SHARE  
JOHN ALFRED BRACEY  
EVELYN DAPHNE BRACEY  
BOTH OF 7 HARRISON RETREAT, ABBEY GREEN, BUSSELTON  
AS JOINT TENANTS IN 5/100 SHARE  
GRAEME LAURENCE COOTE OF 3 BRYANSTON PASS, MADELEY  
IN 18/100 SHARE  
PATRICIA PRICE OF 6 SHERRY STREET, BUNBURY  
IN 18/100 SHARE  
KEVIN JOHN COOTE OF 14 VENN STREET, BUNBURY  
IN 18/100 SHARE  
TERRENCE WILLIAM COOTE OF 19B UPPER ESPLANADE ROAD, BUNBURY  
IN 18/100 SHARE  
FAYE PIKE OF 5 LUCRETIA STREET, EATON  
IN 18/100 SHARE  
AS TENANTS IN COMMON

(AF K032524 ) REGISTERED 20 DECEMBER 2006

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

1. I545691 MORTGAGE TO BANK OF WESTERN AUSTRALIA LTD REGISTERED 11.7.2003.
2. J297880 EASEMENT TO WATER CORPORATION SEE SKETCH ON DEPOSITED PLAN 51961.  
REGISTERED 25.5.2005.
3. \*J757029 NOTIFICATION SECTION 165 PLANNING & DEVELOPMENT ACT 2005 LODGED  
24.5.2006.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
\* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.  
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

END OF PAGE 1 - CONTINUED OVER



RECORD OF CERTIFICATE OF TITLE

REGISTER NUMBER: 9010/DP51961

VOLUME/FOLIO: 2646-263

PAGE 2

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP51961 [SHEET 1,2,3,4].  
PREVIOUS TITLE: 2636-313.  
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.  
LOCAL GOVERNMENT AREA: SHIRE OF HARVEY.

NOTE 1: K008546 DEPOSITED PLAN 52722 LODGED.  
NOTE 2: K034773 DEPOSITED PLAN 53611 LODGED



# APPENDIX B

## ZONING TABLE EXTRACTS

# TABLE 14 - ZONING AND DEVELOPMENT STANDARDS

ZONING AND DEVELOPMENT STANDARDS										
OTHER COMMERCIAL - SHOWROOM										
POLICY STATEMENT										
Intended for the establishment of showroom type uses, which are inappropriate to the Shop Zone because of the larger land areas required, but are not suited to Industrial Zones.										
DEVELOPMENT STANDARDS										
Minimum Lot Areas	Minimum Effective Frontage	Minimum Lot area for Dwelling Unit	MINIMUM BOUNDARY SETBACKS			Minimum Car Parking Spaces	Minimum Land-scaping	OTHER REQUIREMENTS		
			Front	Rear	Sides					
1000m <sup>2</sup>	20m	N/A	9m	In accordance with the Building Code of Australia		1 space per 50m <sup>2</sup> display area GFA	10% of site	Clause 7.1		
NOTE: Unless otherwise specified against a particular use below, the above standards will apply to this Zone.										
LAND USE CATEGORIES										
1	CARETAKER'S HOUSE	IP								
2	OFFICE	AA				1 per 40m <sup>2</sup> GFA				
3	SHOWROOM	P								
4	TRADE DISPLAY	P								
5	WAREHOUSE	P								
6	CAR, BOAT, CARAVAN AND MACHINERY SALES	AA						As determined by Council		
7	SERVICE STATION	AA	1500m <sup>2</sup>	40m			3m each side			
8	ROAD HOUSE	AA	1500m <sup>2</sup>	40m			3m each side			
9	FUNERAL PARLOUR	P								
10	NURSERY	P								
11	CAR PARK	IP				2m	2m	1.5 each side		

For an explanation of symbols refer to Clause 4.2.2

# TABLE 15 - ZONING AND DEVELOPMENT STANDARDS

ZONING AND DEVELOPMENT STANDARDS		OTHER COMMERCIAL - SHOWROOM (CONTINUED)						
POLICY STATEMENT								
Intended for the establishment of showroom type uses, which are inappropriate to the Shop Zone because of the larger land areas required, but are not suited to Industrial Zones.								
DEVELOPMENT STANDARDS								
Minimum Lot Areas	Minimum Effective Frontage	Minimum Lot area for Dwelling Unit	MINIMUM BOUNDARY SETBACKS			Minimum Car Parking Spaces	Minimum Land-scaping	OTHER REQUIREMENTS
			Front	Rear	Sides			
1000m <sup>2</sup>	20m	N/A	9m	In accordance with the Building Code of Australia		1 space per 50m <sup>2</sup> display area GFA	10% of site	Clause 7.1
NOTE: Unless otherwise specified against a particular use below, the above standards will apply to this Zone.								
LAND USE CATEGORIES								
12	SERVICE PREMISES							AA
13	RECREATION (PUBLIC)							P
14	PUBLIC AMUSEMENT							P
15	GARDEN CENTRE							P
16	HEALTH CENTRE							P
17	PRIVATE RECREATION							AA
18	BETTING AGENCY							AA
19	CAR SALES PREMISES							P
20	CONSULTING ROOMS							AA
								6 for 1 GP 10 for 2 GP 4 for 1 DPC 6 for 2 DPC
21	MEDICAL/DENTAL CLINIC							AA
22	MARKET							AA
								5 per Practitioner

For an explanation of symbols refer to Clause 4.2.2

# TABLE 16 - ZONING AND DEVELOPMENT STANDARDS

ZONING AND DEVELOPMENT STANDARDS		LIGHT AND SERVICE INDUSTRY									
POLICY STATEMENT											
Primarily industry which will not affect the amenity of nearby areas through the emission of wastes and which do not require independent power sources. A relatively high standard of building facade will be sought. Council will co-ordinate the position of crossovers and landscaping on the street frontages of adjoining premises.											
DEVELOPMENT STANDARDS											
Minimum Lot Areas	Minimum Effective Frontage	Minimum Lot area for Dwelling Unit	MINIMUM BOUNDARY SETBACKS			Minimum Car Parking Spaces	Minimum Land-scaping	OTHER REQUIREMENTS			
			Front	Rear	Sides						
1000m <sup>2</sup>	20m	N/A	9m	In accordance with the Building Code of Australia		1 space per 50m <sup>2</sup> GFA	10% of site	Clause 7.1 Schedule 5 applies.			
NOTE: Unless otherwise specified against a particular use below, the above standards will apply to this Zone.											
LAND USE CATEGORIES											
1	LIGHT INDUSTRY	P									
2	SERVICE INDUSTRY	P									
3	SHOWROOM	P				1 per 50m <sup>2</sup> GFA					
4	TRADE DISPLAY	P									
5	WAREHOUSE	P				1 per 50m <sup>2</sup> GFA					
6	FUNERAL PARLOUR	P									
7	BUILDER'S YARD	P									
8	MOTOR VEHICLE REPAIR STATION	P									
9	CAR WASH	P									
10	NURSERY	P									
11	SERVICE STATION	AA				40m					
12	PUBLIC AMUSEMENT	P									
13	DRIVE IN CINEMA	AA							At Council's discretion	3m wide strip on periphery	Screen face not to be visible to passing traffic. Access not to be via residential streets.

# TABLE 17 - ZONING AND DEVELOPMENT STANDARDS

ZONING AND DEVELOPMENT STANDARDS		LIGHT AND SERVICE INDUSTRY (CONTINUED)										
POLICY STATEMENT												
Primarily industry which will not affect the amenity of nearby areas through the emission of wastes and which do not require independent power sources. A relatively high standard of building facade will be sought. Council will coordinate the position of crossovers and landscaping on the street frontages of adjoining premises.												
DEVELOPMENT STANDARDS												
Minimum Lot Areas	Minimum Effective Frontage	Minimum Lot area for Dwelling Unit	MINIMUM BOUNDARY SETBACKS			Minimum Car Parking Spaces	Minimum Land-scaping 10% of site	OTHER REQUIREMENTS				
			Front	Rear	Sides							
1000m <sup>2</sup>	20m	N/A	9m	In accordance with the Building Code of Australia		1 space per 50m <sup>2</sup> GFA	Clause 7.1 Schedule 5 applies.					
NOTE: Unless otherwise specified against a particular use below, the above standards will apply to this Zone.												
LAND USE CATEGORIES												
15	CAR, BOAT, CARAVAN AND SALES PREMISES	P			7.5m		1 per 50m <sup>2</sup> display area					
16	CARETAKER'S DWELLING	IP										
17	OFFICE	IP										
18	LAUNDRY	P										
19	TRANSPORT DEPOT	P										
20	CAR PARK	IP			2m	1.5 each side						
21	SERVICE PREMISES	P					1 per 20m <sup>2</sup> GFA					
22	VETERINARY HOSPITAL	P										
23	HEALTH CENTRE	P										
24	LUNCH BAR	AA									Clause 7.2	
25	FACTORY UNIT BUILDING	P	2000m <sup>2</sup>							1 per 15m <sup>2</sup> GFA 3 per unit or 1 bay per 50m <sup>2</sup>		
26	RELOCATED DWELLING	AA										
27	PUBLIC WORSHIP PLACE OF AMD 22 GG 5/12/97	SA	1000m <sup>2</sup>	20m						1 per five individual seats	15% of the site	Buildings should be designed to blend in with the existing or proposed development in the industrial area.

For an explanation of symbols refer to Clause 4.2.2

**TABLE 38 - ZONING AND DEVELOPMENT STANDARDS**

ZONING AND DEVELOPMENT STANDARDS		SERVICE STATION					
POLICY STATEMENT							
It is Council policy to encourage service stations to be developed in association with other commercial and industrial uses. Where this is not the case specific zoning will be required because of the traffic nuisance pertaining to particular sites.							
DEVELOPMENT STANDARDS							
Minimum Lot Areas	Minimum Effective Frontage	Minimum Lot area for Dwelling Unit	MINIMUM BOUNDARY SETBACKS		Minimum Car Parking Spaces	Minimum Landscaping	OTHER REQUIREMENTS
			Front	Sides			
1500m <sup>2</sup>	40m	N/A	11m	3m each side	6	10%	
NOTE: Unless otherwise specified against a particular use below, the above standards will apply to this Zone.							
LAND USE CATEGORIES							
1	SERVICE STATION						
2	ROADHOUSE						
3	CAR WASH						
4	SHOP AS PART OF SERVICE STATION						
5	CARETAKER'S HOUSE						
6	MOTOR REPAIR STATION						
7	CAR PARK		2m	1.5 each side			
8	CAR, BOAT, CARAVAN AND MACHINERY SALES			5 one side	1 per 20m <sup>2</sup> display area		

For an explanation of symbols refer to Clause 4.4.2



# APPENDIX C

## DESIGN GUIDELINES





## WESTERN PRECINCT

### Statement of Intent

This precinct is to provide a high quality streetscape and built form environment that complements the functions and design elements of the District Centre

### Key Objective

Create a high quality street environment along the "Kingston Drive Extension".

### Design Principles

- Building design along "Kingston Drive Extension" to acknowledge the importance of the road as a "gateway" into the District Centre.
- To provide a high standard of pedestrian and cycle linkage to the District Centre and residential surrounds
- Car parking areas to be located and designed to ensure a high quality and safe streetscape.

### Precinct Specific Design Guidelines

#### Building Facades

- a) Facades visible from "Kingston Drive Extension" shall:
  - i. Demonstrate a high level of detailing or decoration in design, structure, colour and materials to provide and enhance interest and visual amenity;
  - ii. Include glazing for at least 40% of the total length of the building façade;
  - iii. Include awnings/verandahs and other roof treatments to break vertical lines and provide shelter for pedestrians; and
  - iv. Restrict the use of roller doors to side or rear elevations.

#### Lighting

- a) Strobe lighting, to attract attention, will not be permitted.

#### Landscaping

- a) Landscaping within front setback areas for lots with frontages on "Kingston Drive Extension and Grand Entrance shall be prepared and implemented in accordance with an approved landscape strategy to ensure consistency and a high amenity interface with the district centre and residential streets.



## EASTERN PRECINCT

### 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 precincts and "Light Industrial" zoned land to the north.

### Key Objective

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 provide a landscape buffer between the highway
- 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 the Shire.

### 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



## Design Guidelines

### Objectives

- a) To develop and maintain an attractive Commercial Precinct fronting the “The Promenade”;
- b) To provide a high standard of visual amenity and provide an attractive and complementary interface to the District Centre and residential frontages;
- c) To achieve a cohesive built environment;
- d) To encourage development in a form that will give regard to security of property and the safety of users; and
- e) To encourage buildings to address open space areas and provide passive surveillance of car parking areas.

## Application of Guidelines

- a) The Guidelines apply to the area detailed in the Development Guide Plan referenced as number 11072P-MP-03; and
- b) The Guidelines are to be read in conjunction with the Development Guide Plan and the relevant Scheme provisions applicable to the site.

## Design Guideline Elements

The Commercial Precinct is divided into three distinctive precincts. Specific design objectives and elements relevant to each precinct are contained on the Development Guide Plan. General element provisions applicable to the entire Commercial Precinct are set out in the following Design Elements.

Where there is a conflict between the intent of the general guidelines and the specific guidelines and elements presented on the Development Guide Plan, the specific guidelines and elements shall prevail.

### General Guidelines

The general provisions of the Guidelines are set out in each of the following Design Elements:

### Statement of Intent – Key Objective

The Commercial Precinct is to provide a high quality streetscape and built form environment that complements District Centre activity and provides a positive interface with open space environments and responds sympathetically with adjoining residential landholdings.



## ELEMENT 1 – STREETScape AND BUILT FORM

### *Setbacks*

- a) Setbacks shall comply with the Detailed Guide Plan (DGP) where specifically mentioned. All other setbacks shall be determined in accordance with Table 14 of the Shire of Harvey Town Planning Scheme No.1;
- b) Verandas 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;
- c) Setback areas shall only be used to contain car parking, landscaping and pedestrian access paths; and
- d) Notwithstanding a) above, minor setback variations will be supported where they assist in breaking the linear form and provide interest.
- d) 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.

### *Building Height*

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

### *Facades and Structures*

- a) All elevations visible from the street are to include a high degree of architectural design detail at the pedestrian scale;
- b) Long straight, unrelieved, horizontal lines should be broken by interesting design devices to suit a pedestrian environment and the building;
- c) Plant rooms, servicing and storage areas shall be screened from the street environment;
- d) 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
- e) Transportable buildings shall be prohibited.

### *Windows/Glazing*

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

### *Entrance*

- a) 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
- b) Major entrances should include access for people of limited mobility. Access will be required as under the Building Code of Australia.



### *Signage*

- a) 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;
- b) Signs should be integrated within the design of the building or the space in which it is proposed to be placed where practical;
- c) Street numbering shall be integrated within the design of the building or the space in which it is proposed to be placed; and
- d) Signage and advertising on glazed areas shall be limited to 30% of each street frontage. 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.

### *Colours*

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

### *Awnings and Verandahs*

- a) Weather protection on street frontage building façades is to be provided;
- b) Verandah roofs should be of solid light impenetrable material and should provide full shade and shelter from sun, wind and rain; and
- c) If verandahs are provided, they and their supports, if any, should be designed to complement the building's architecture and scale.

### *Materials*

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

### *Fencing*

- a) Fencing abutting the Recreation reserve as defined on the Development Guide Plan shall be 1.8m high and consist of 1.8m high masonry piers with open picket infill above a 750mm high portion of masonry wall;
- b) Side fencing abutting the "Public Purpose" site shall be constructed of 1.8m open mesh fencing with steel pole piers;
- c) 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;



- d) 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
- e) No fibro cement fencing is permitted.

## ELEMENT 2 – LANDSCAPING

### *Landscaping Plan*

- a) 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.

### *Street Frontages*

- a) 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;
- b) A minimum of 20% of the front setback area shall be landscaped;
- c) A minimum of 10% of secondary street setbacks areas shall be landscaped; and
- d) Landscaping is to apply "Waterwise" principles and predominantly incorporate native plant species.

### *Car Parks*

- a) 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.

### *Lighting and Paving*

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

## ELEMENT 3 – MOVEMENT AND PARKING

### *Pedestrian Movement*

- a) The pedestrian network shall provide a safe and attractive link between buildings and their respective parking areas; and
- b) 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.



### *Parking and Access*

- a) Car parking bays shall be provided in accordance with the Shire of Harvey Town Planning Scheme No.1;
- b) Vehicular access shall be restricted to points as generally indicated on the Development Guide Plan;
- c) Sharing of crossovers is encouraged where practical; and
- d) 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 – DEVELOPER APPROVAL**

- a) All building plans in the precinct covered by these design guidelines shall be subject to approval by the estate developer prior to being submitted to the Shire for planning approval and/or building licence.

### **MATTERS NOT CONSIDERED BY THE GUIDELINES**

- a) Wherever there are matters not considered or deemed questionable in these guidelines, the Shire of Harvey Town Planning Scheme No.1 shall prevail; and
- b) 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.