



DETAILED AREA PLAN LOT 9010 JUPITER DRIVE & THE BOULEVARD, TREENDALE

ORIGINAL
A1
SIZE

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PLANNER: B.W.	DRAFTER: J.H.
SCALE: A4 - 1 : 1000	DATE: 18 / 04 / 2008
PLAN No. 07296P-04B	



DESIGN GUIDELINES

1.0 OBJECTIVE OF DESIGN GUIDELINES

Objectives

- a) To develop and maintain an attractive Local Centre;
- b) To provide a high standard of visual amenity;
- 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 the street environment and provide passive surveillance.

2.0 APPLICATION OF GUIDELINES

- a) The Guidelines apply to the area detailed in the Detailed Area Plan referenced as number 07296P-04B dated 18/04/08; and
- b) The Guidelines are to be read in conjunction with the Detailed Area Plan and the relevant Scheme provisions applicable to the site.

3.0 DESIGN GUIDELINE ELEMENTS

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

ELEMENT 1 – LAND USE

The following are permitted uses within the Detailed Area Plan area:

- Local Shop
- Convenience Store
- Veterinary
- Professional Offices
- Bank
- Eating House
- Consulting Rooms
- Art and Craft Studio
- Library
- Showroom
- Civic Use
- Lunch Bar
- Garden Centre and Nursery
- Child Care Premises
- Liquor Store

ELEMENT 2 – STREETScape AND BUILT FORM

Setbacks

- a) A minimum setback to the Boulevard shall be 22m or a lesser amount consistent with the intent of the Detailed Area Plan (DAP)
- b) A minimum setback to Jupiter Drive shall be 14m.
- c) A minimum setback to Quartz Drive shall be 5.5m.
- d) A nil setback for the boundary abutting residential land to the north is permitted subject to compliance with building height controls specified below. Non-boundary setbacks along this boundary shall comply with Tables 2A and 2B of the Residential Design Codes.
- e) A nil setback shall be permitted for all other boundaries.
- f) Verandas and awnings may project up to 2.5 metre forward of the setback line and shall be a minimum of 2.75m above the foot path;
- g) Setback areas shall only be used to contain car parking, landscaping and pedestrian access paths; and
- h) Notwithstanding a) to g) above, minor setback variations will be supported where they assist in breaking the linear form and provide interest.

Building Height

- a) A building shall not exceed a height of Category C of the Residential Design Codes.
- b) Notwithstanding clause "a)" above, any section of wall with a nil setback on the residential boundary shall have a maximum height of 3.5m. All other elevations setback from this boundary shall not exceed a height of Category B of the Residential Design Codes.

Facades

- a) All street elevations shall provide a high degree of architectural design detail at the pedestrian scale;
- b) Long straight, unrelieved, horizontal lines at the pedestrian level should be broken by interesting design devices to suit a pedestrian environment and the building;
- c) Plant rooms, servicing areas shall be screened from the street environment;
- d) Facades fronting the street shall include a continuous awning or verandah to provide protection for pedestrians;
- e) Roof treatments should be used to break vertical lines and provide interest;
- f) Sections of blank wall shall be less than 4m in length where fronting a street; and
- g) Roller doors will not be permitted on street elevations.

Windows/Glazing

- a) At least 60% of street frontages to the Boulevard at ground level shall be glazed;

- b) The continuity of glazing should be broken to provide interest by solid (opaque) vertical panels, framework and/or strong visual displays;
- c) A high level of detailing or decoration in design, structure, colour and materials, should be provided to enhance the interest from street frontages;
- d) Windows, including shop window, should be designed in the style of the building and detailed to provide interest for the pedestrian; and Interesting stall risers, fascia and shopfront framework should be provided.

Entrance

- a) Entrances to a building should be clearly visible from The Boulevard and Jupiter Drive 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) Any sign shall be integrated within the design of the building or the space in which it is proposed to be placed;
- b) The integration of two or more signs with each other is encouraged;
- 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) Continuous weather protection along footpaths is to be provided along the street frontage facades;
- 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 are not permitted; and
- b) Use of external second hand materials shall not be permitted.

Fencing

- a) Fencing along street frontages, if proposed shall consist of 1.8m high masonry piers with open metal picket infill above a 750mm high portion of solid masonry wall;
- b) Notwithstanding a) above, fencing abutting residential land shall be at least 1.8m high and constructed of Lysaght Neetascreen Colorbond of Summershade colour with Riversand colour contrasting posts and capping. Any portion of this fence forward of the building line shall be constructed of the above material, reducing at the building line to a 45 degree angle to a height not exceeding 1 metre. 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 plants clearly labelled and located, proposed numbers, sizes and spacing of plants and details of soil improvement and reticulation.

Street Frontages

- a) High quality landscaping should be used along all street frontages;
- b) 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.
- c) The location and areas of landscaping shall be generally in accordance with the DAP.

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. Lighting shall be provided to all facades fronting streets; 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 should provide a continuous, safe and attractive link between the various buildings and the parking areas; and
- b) Development adjacent to footpaths and other pedestrian areas should provide an attractive and interesting frontage to the route. Blank walls, exhaust vents, mechanical equipment and visible vehicle servicing areas shall avoid pedestrian ways and street frontages.

Parking and Access

- a) Car parking shall be provided in locations generally consistent with the intent of the DAP.
- b) Access points shall be in accordance with the DAP.

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.