

- adequate on and off-street car parking, vehicle access, storage and servicing requirements; and
- protection or response to any specific site features.

More specifically in order to address the above objectives, this DAP deals with the following matters:

- Subdivision
- Building Envelopes and setbacks
- Building Height
- Vehicles and garaging
- Building Form
- Materials
- Fencing
- Clotheslines, satellite dishes, TV antennas and radio masts
- Developer approval procedures
- Relationship to overall building guidelines for the Treendale Estate
- Matters not considered by the guidelines

With regard to the objectives I therefore request assessment of the guidelines by the Shire of Harvey. Any discussion of the elements included in the design guidelines and DAPs is most welcome. I look forward to achieving an outcome that both ensures a high standard of development and provides the Shire with a clear and workable basis for the assessment of development applications.

Please do not hesitate to contact me for any discussion of the matter.

THOMPSON McROBERT EDGELOE



NEVILLE DOWLING
23rd October 2007

Enc: Aquila Drive DAP plan
Aquila Drive Design Guidelines

AQUILA DRIVE PRECINCT DESIGN GUIDELINES

1. SUBDIVISION

The subdivision of single house lots is not permitted.

2. BUILDING ENVELOPE & SETBACKS

- a) Minimum setbacks to building walls are indicated on the Detailed Area Plan (DAP). Building setbacks shall conform to the requirements of the Residential Design Codes (the Codes) with the exception that building walls may have a nil setback where indicated on the DAP.
- b) Nil setbacks other than those indicated on the DAP will require Shire planning approval and the written consent of any affected joining property owners.
- c) Front setbacks may be averaged in accordance with the Codes.
- d) Verandas and porches may project up to 2 metres forward of the dwelling setback line.

3. BUILDING HEIGHT

- a) The maximum building height shall be 3 storeys with no more than 2 storeys for a single wall height and the third floor contained within the roof.
- b) The maximum overall wall height is 7.5 metres to the eaves, measured from average existing ground levels.

4. VEHICLES AND GARAGING

- a) On the R40 lots, all garages or carports shall have a minimum setback of 5 metres from the primary street boundary and no averaging of setback is permitted.
- b) No vehicle access or garaging is permitted at the locations as shown on the DAP (in dark blue).
- c) Only one vehicle crossover is permitted per single dwelling lot.

5. BUILDING FORM

- a) The use of verandas, eaves balconies, decks and architectural features is encouraged.
- b) A minimum of 75% of the external building wall shall be constructed of brick, stone or similar material.
- c) Roof pitch shall be a minimum of 27 degrees and a maximum of 30 degrees.

6. MATERIALS

- a) White, crème or other highly reflective colorbond or zincalume roofs are not permitted.
- b) Windows facing the street should generally have a vertical proportion and be non-reflective.

7. FENCING

- a) Where front fencing is permitted it shall be no higher than 1.8 metres and constructed of materials utilising brick or limestone piers and metal or wooden picket ornamental inlay. The fencing should be at least 50% open style. Alternative fencing shall be considered subject to development approval by Council.
- b) No colorbond or fibro cement fencing is permitted in the front setback area of any building.

8. CLOTHESLINES, SATELLITE DISHES, TV ANTENNAS AND RADIO MASTS

- a) Wherever possible the abovementioned items should not be visible to the street or any public area.

9. DEVELOPER APPROVAL

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 building license.

10. TREENDALE DEVELOPMENT CONDITIONS AND BUILDING GUIDELINES

The whole of the Treendale estate is subject to the Treendale Development Conditions and Building Guidelines (23rd June 2006). Where there are differences between the precinct guidelines and the estate guidelines, the precinct guidelines shall prevail.

11. MATTERS NOT CONSIDERED BY THE GUIDELINES

- a) Wherever there are matters not considered or deemed questionable in these guidelines the following shall prevail in the following order:
 - i) The Shire of Harvey Town Planning Scheme.
 - ii) The Residential Design Codes
 - iii) The Treendale Development Conditions and Building Guidelines.