



## 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

- 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 façade;
  - 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

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

### Landscaping

- 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.