

3.6 GWELUP DESIGN GUIDELINES

(Lots 62 – 64 & 69 North Beach Road, 67 Porter Street and Pt Lot 153 Wishart Street)

INTRODUCTION

Where there is an inconsistency between the provisions of these Guidelines and other Policies the provisions of these Guidelines shall prevail.

Guideline Area

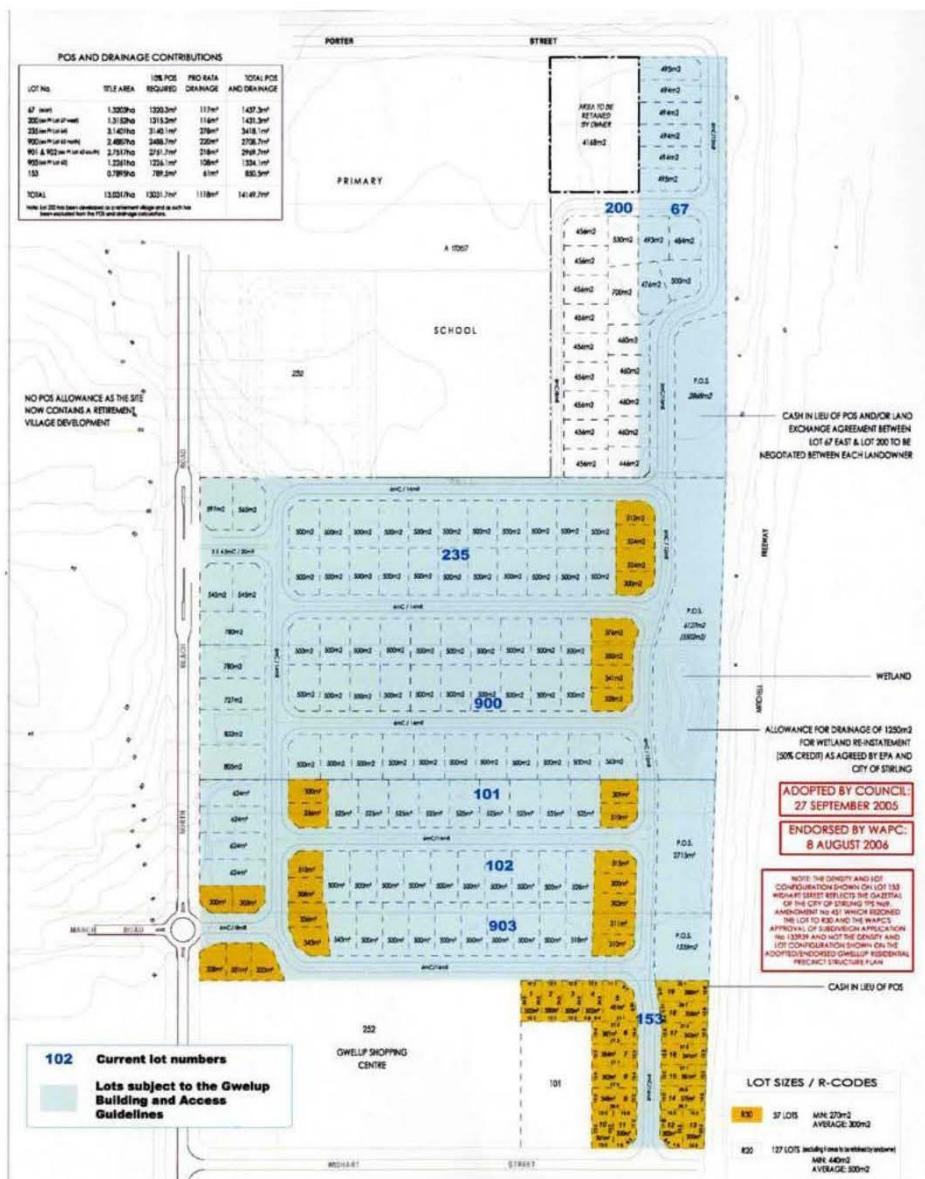


Figure 1 – Gwelup Subdivision Design Guidelines.

Applications Subject of this Policy

This Policy applies to all residential development within the guideline area.

DEVELOPMENT GUIDELINES

Built Form & Design

Site Coverage

Single Storey

- Shall be 60%.

Double Storey

- Shall be 55%.

Setbacks

Front

- An average of 4.5 metres with a minimum of 3 metres at ground floor level (4.5 metres and 3 metres minimum for all storeys).

Special Requirements

In the case of Lots 664-668 & 671 Pomarine Drive and Lots 662, 663 Wishart Street (on Deposited Plan 57067), in addition to the provision of a 2.5 metre high acoustic wall along the lots' eastern boundary, dwellings developed on new lots located within 30 metres of the Mitchell Freeway reservation shall be designed and constructed to incorporate noise attenuation measures to the satisfaction of Council. Such measures shall include the following:

- design measures such as minimising the number and size of major openings to habitable rooms which are exposed to the Freeway in order to minimise noise disturbance within those rooms; and
- structural measures such as double glazing or insulation within roofs, ceilings and walls.

Access and Parking

Driveway Locations – North Beach Road

- No lots shall be permitted to access directly onto North Beach Road. Design of new residences should be undertaken to address the internal Structure Plan road layout with rear or side boundary being in proximity to North Beach Road, in accordance with subdivision approval WAPC 120935 Condition 18 which requires a restrictive covenant in favour of the City of Stirling restricting vehicular access to North Beach Road.

OFFICE USE ONLY:

Local Planning Scheme No.3 – Local Planning Policy History:

Action	Resolution Number	Effective Date
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