

3.9 OCEAN BOULEVARD DESIGN GUIDELINES

INTRODUCTION

Where there is an inconsistency between the provisions of these Guidelines and other Policies the provisions of these Guidelines shall prevail. This promoted building form is of a contemporary nature with a richness of materials and details appropriate to this beachfront location. In order to provide a consistency of development, building form, materials and details should be complementary to those of pre-existing neighbouring properties.

The guidelines are to be read in conjunction with the Residential Design Codes of Western Australia (R-Codes) and the City of Stirling Local Planning Scheme No. 3.

Guideline Area

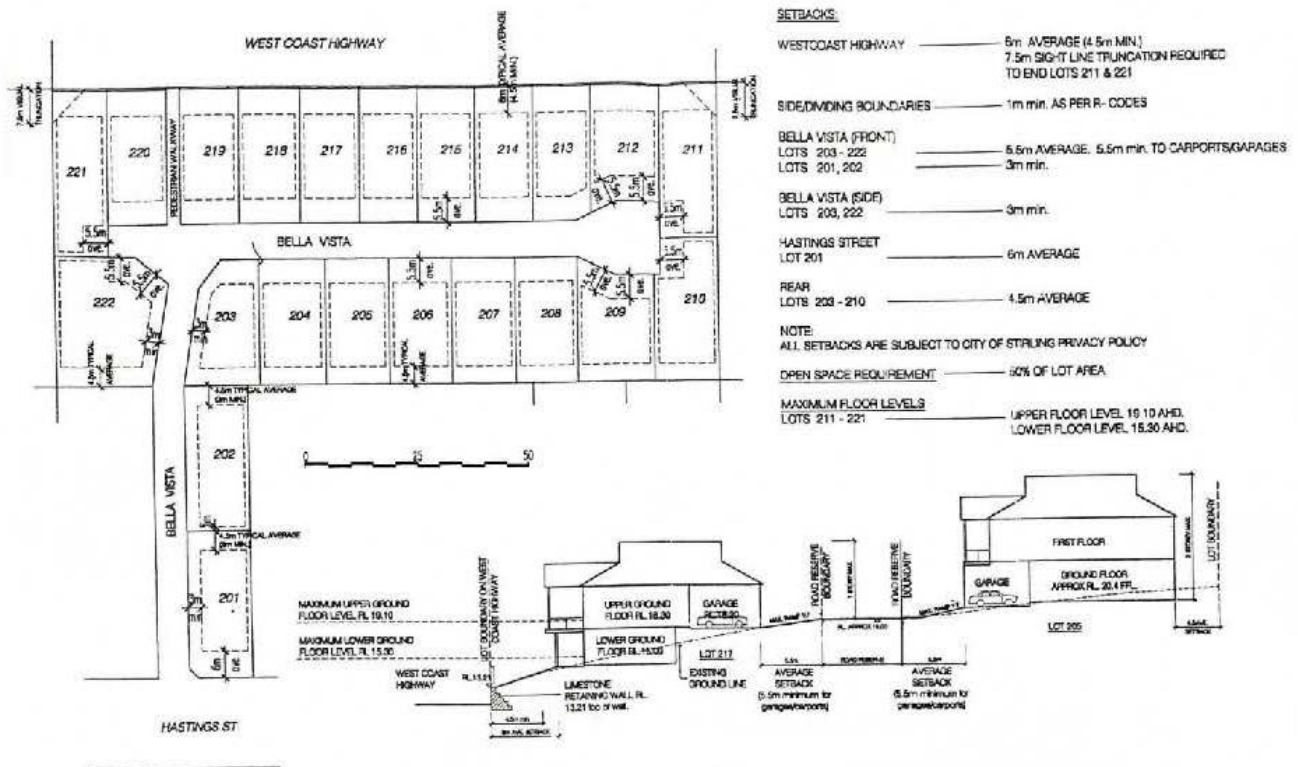


Figure 1 - Ocean Boulevard Design Guideline Area

Applications Subject of this Policy

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

DEVELOPMENT GUIDELINES

Built Form

Setbacks

- Setbacks shall be in accordance with the R-Codes and Council Policies except where modified and annotated on the Guide Plan (Fig 1);
- Front setback shall be 5.5m with averaging; and
- Front setbacks for garages and carports shall be 5.5m minimum to cater for on site visitor parking.

Streetscape Relationship

Fencing

In Front of the Building Line

- Piers shall be limited to a 2m maximum height; and
- Fencing shall be limited to a 0.75m maximum height.

Any fencing in front of the building line is to be of solid pier construction with visually permeable infill panels in open pickets, wrought iron or the like.

Lots 201, 202, 203 and 222

- Due to the configuration of lots 201 and 202 and the corner location of lots 203 and 222 solid fencing to a maximum height of 1.8m is permitted to private open space abutting the street boundary to a maximum of 50% of the boundary length.

Side Boundaries

- Dividing fences are to be constructed of materials to match the construction of the residence, corrugated fibre-cement or “Timberlap” etc. Corrugated fibre cement fencing if used is to be capped and painted on both sides; and
- Side fencing to street boundaries should be carefully considered in relation to the materials used and the height of the fencing. Generally the fencing will be required to be compatible with the materials used in the construction of the residence.

West Coast Highway Boundary

- The existing limestone retaining wall incorporates solid piers and visually permeable balustrade;
- Additional fencing to the West Coast Highway boundary is not permitted; and
- The construction of additional retaining walls within the 4.5m West Coast Highway setback is not permitted.

Access and Parking

Crossovers

- Vehicular access to all lots is to be from within the sub-division; and
- Crossovers are not permitted on West Coast Highway.

Other Considerations

Amalgamations and Subdivisions

- It is a principle of the estate design that increases in residential density will not be permitted. Accordingly applications for any further subdivision or amalgamation of lots for the purpose of increasing development yield or consolidating several properties to facilitate the construction of a larger residence with a tennis court is not permitted.

OFFICE USE ONLY:

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

Action	Resolution Number	Effective Date
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