

TOTAL LAND AREA 23,215m²

LAND USES - SWANSEA STREET EAST AND FORWARD STREET LOTS
CONSULTING ROOMS; DAY CARE CENTRE; HOME OCCUPATION; HOME OFFICE; LODGING HOUSE; SERVICED APARTMENT; OFFICE; SINGLE HOUSE; GROUPED DWELLING; AGED OR DEPENDENT PERSONS DWELLING; MULTIPLE DWELLING.

- GENERAL PROVISIONS**
- In addition to the Development Guide Plan, development is to comply with the development standards of Town Planning Scheme No.1 including Precinct Plan P10 'Shepperton Precinct', the Residential Design Codes and Council Policies. Where there is an inconsistency between the Development Guide Plan and another statutory document, the Development Guide Plan is to prevail.
 - Clause 38 of Town Planning Scheme No. 1 provides Council with discretion to vary any development standards contained in the Development Guide Plan and Town Planning Scheme No. 1.
 - Side setbacks - nil permitted where non - residential use adjoins non - residential use. Where commercial adjoins residential (and vice versa) and where residential adjoins residential, standard R -Code side setbacks apply, except Lots 15 and 16.
 - Temporary vehicle access to Welshpool Road may be permitted where right - of - carriageway easement over lots between the relevant site and the approved access point location has not been secured.
 - Development to comply with Residential density R60 and plot ratio of 1:1 Council may support a bonus plot ratio of up to 1:1.3 where a high standard of development is achieved to the satisfaction of Council's Design Review Committee.
 - The plot ratio calculation may be averaged over several allotments where an integrated and coordinated development is proposed.
 - Council may support future subdivision where an average plot ratio calculation has been used provided the subdivision will not compromise the integrity of the design and the integrity of the movement system.
 - On-site parking to be provided in accordance with the provisions of Council's Town Planning Scheme No. 1 Policy 'Parking Policy'.
 - For a proposed residential use adjoining an existing residential use and for a proposed non-residential use adjoining an existing residential use, the visual privacy provisions of the Residential Design Codes are to apply in relation to overlooking.

CORNER SITE ONLY LANDMARK BUILDING

- ALL STAFF PARKING AND ACCESS TO BE FROM TO BE FROM R.O.W.
- HIGH LEVEL OF DETAILING TO ALL ELEVATIONS.
- SETBACK TO SHEPPERTON ROAD - NIL TO 3m.
- SUITABLE LANDSCAPING TO PARKING AREAS.
- SETBACK TO WELSHPOOL ROAD - MIN 3m.
- HEIGHT - MIN 3 STOREYS; MAX 18.75m.
- PLOT RATIO - MAX 1.0 ALTHOUGH 1.5 PERMITTED WHERE A HIGH STANDARD OF DEVELOPMENT IS ACHIEVED TO THE SATISFACTION OF COUNCIL'S DESIGN REVIEW COMMITTEE. (NOTE: CAR PARKING NOT REQUIRED FOR THE BONUS 0.5 PLOT RATIO AND BUILDING HEIGHT IS MINIMUM OF 4 STOREYS).

SWANSEA STREET EAST FRONTAGE

- RESIDENTIAL AND/OR LOW IMPACT COMMERCIAL USES.
- FRONT SETBACKS - 4m MINIMUM.
- SIDE SETBACKS - NIL EXCEPT WHERE SIDE ACCESS PROVIDED AND FOR LOT 15 / 16 AS INDICATED.
- BUILDING HEIGHT - MAXIMUM 3 STOREY BUILDING FRONTING THE STREET, WITH BUILDING BEHIND BEING MAX 15m. LOTS 15 AND 16 MAXIMUM HEIGHT OF 3 STOREYS.
- PARKING MAY BE PERMITTED IN FRONT SETBACK AREA, WITH SUITABLE LANDSCAPED SCREENING.
- MAXIMISE ACCESS OPPORTUNITY FROM R.O.W SUBJECT TO WIDENING BEING ACHIEVED.

LAND USES - WELSHPOOL ROAD FRONTAGES
CONSULTING ROOMS; DAY CARE CENTRE; EDUCATIONAL ESTABLISHMENT; PLACE OF WORSHIP; FAST FOOD OUTLET; RESTAURANT; HOME OCCUPATION; HOME OFFICE; HOTEL; MOTEL; TAVERN; LODGING HOUSE; SERVICED APARTMENT; OFFICE; SHOP; SHOWROOM; SINGLE HOUSE; GROUPED DWELLING; AGED OR DEPENDENT PERSONS DWELLING; MULTIPLE DWELLING.

FORWARD STREET FRONTAGE

- AS PER SWANSEA STREET FRONTAGE.

EXISTING PUBLIC OPEN SPACE

- ONLY ONE VEHICULAR ACCESS POINT PERMITTED TO WELSHPOOL ROAD (FULL MOVEMENT - RIGHT IN/RIGHT OUT IS PERMITTED UNTIL THE ULTIMATE CONSTRUCTION OF WELSHPOOL ROAD, AND THAT AFTER THIS TIME VEHICULAR MOVEMENT WILL BE RESTRICTED TO LEFT-IN AND LEFT-OUT ONLY).
- NO OTHER DIRECT VEHICLE ACCESS TO WELSHPOOL ROAD WILL BE PERMITTED.
- VEHICLE CROSSOVER TO ALLOW FOR RECIPROCAL RIGHT OF ACCESS BETWEEN LOTS 300, 104, 56, 1, 2, 150, 10 AND 9.

WELSHPOOL ROAD FRONTAGE

- GROUND FLOOR DEVELOPMENT FRONTING WELSHPOOL ROAD IS TO BE COMMERCIAL IN NATURE
- MIXED USE COMMERCIAL OR RESIDENTIAL USES PERMITTED.
- BUILDING HEIGHT - BUILDINGS FRONTING WELSHPOOL ROAD, MIN 2 STOREY, MAX BUILDING HEIGHT 15m.
- MAXIMIZE ACCESS OPPORTUNITY FROM RIGHT-OF-WAY SUBJECT TO WIDENING BEING ACHIEVED.
- PROVIDE IDENTIFIABLE ENTRIES TO MIXED USE AND RESIDENTIAL USES.
- BUILDINGS TO HAVE NIL SETBACK TO SIDE BOUNDARIES EXCEPT WHERE SIDE ACCESS PROVIDED
- ALL RESIDENTIAL PARKING TO BE LOCATED AT REAR OF BUILDING.
- FUTURE DEVELOPMENT TO ALLOW FOR PEDESTRIAN AND VEHICULAR ACCESS BETWEEN LOTS 300, 104, 56, 1, 2, 150, 10, AND 9.
- PLOT RATIO - MAX 1.0 ALTHOUGH 1.3 MAY BE PERMITTED WHERE A HIGH STANDARD OF DEVELOPMENT IS ACHIEVED TO THE SATISFACTION OF COUNCIL'S DESIGN REVIEW COMMITTEE.

figure 3
development guide plan
eastern gateway
welshepool road, forward street,
swansea street east, milford street
and shepperton road, welshepool

date 22 August 07 job no. 5391
scale 1:500 e ref 030601
designer M Turnbull drawn C Costa
client

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--- SUBJECT SITE
--- SEWERAGE
--- WATER

ALBANY HIGHWAY

LAND RESERVED FOR ROAD WIDENING (POSSIBLE TEMPORARY LANDSCAPING OPPORTUNITY)

DIRECT VEHICLE ACCESS TO SHEPPERTON ROAD NOT PERMITTED

ACCESS TO MILFORD STREET FROM SHEPPERTON ROAD TO BE RESTRICTED TO LEFT IN ONLY

ACCESS PERMITTED SUBJECT TO DETAILED DESIGN

MILFORD STREET

SWANSEA STREET EAST

FORWARD STREET

WELSHPOOL ROAD

EXISTING INTERSECTION TO BE MODIFIED TO LEFT IN - LEFT OUT ONLY AS A MINIMUM, WITH AN OPPORTUNITY FOR A CUL-DE-SAC

2.0m LANDSCAPE STRIP

5.0m LAND RESERVE FOR ROAD WIDENING

INDICATIVE SLOPLANE

WELSHPOOL ROAD FRONTAGE

6.0m x 4.8m TRUNCATION

LAND TO BE CEDED FOR R.O.W WIDENING

5.0 RIGHT-OF-WAY

IF BUILDING 3 STOREYS IN HEIGHT THEN SIDE SETBACK - 3m OR ASPHALT ROADS (WHICHEVER IS GREATER)