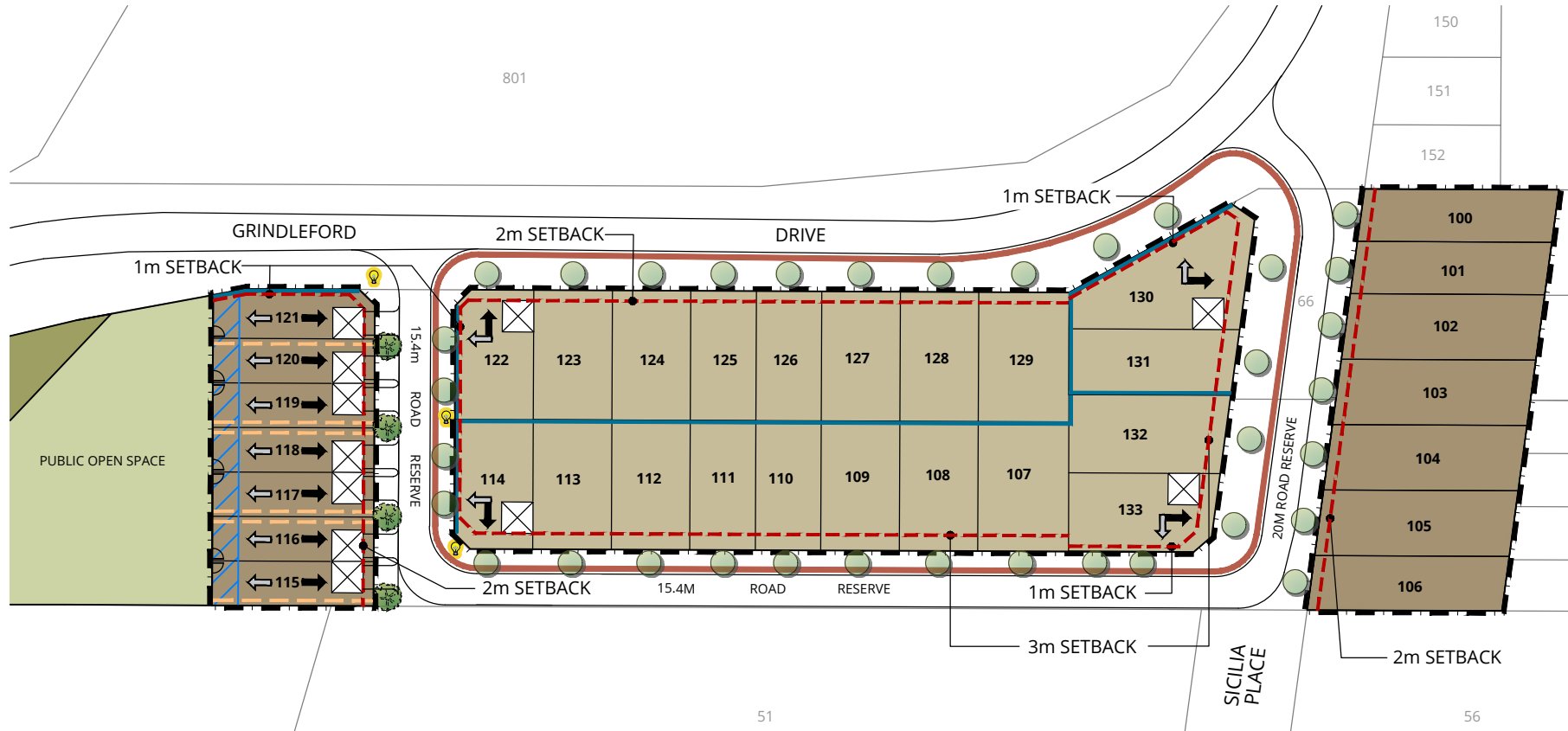
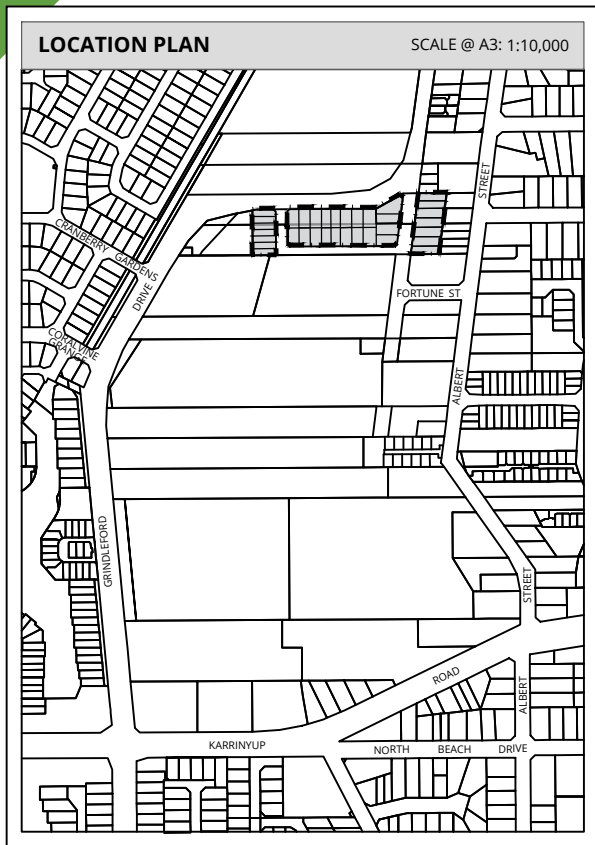


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LEGEND	
	LOTS SUBJECT TO THIS LDP
	PROPOSED LOT NUMBERS
	RESIDENTIAL - R30
	RESIDENTIAL - R40
	PRIMARY DWELLING ORIENTATION
	SECONDARY DWELLING ORIENTATION
	SETBACK LINE
	1m MINIMUM UPPER STOREY SETBACK
	DESIGNATED PRIMARY OUTDOOR LIVING AREA
	DESIGNATED GARAGE LOCATIONS
	PROPOSED STREET TREE LOCATION
	INDICATIVE STREET TREE LOCATION
	INDICATIVE ACCESS TO PUBLIC OPEN SPACE
	STREET LIGHT LOCATION
	RETAINING WALLS
	FOOTPATH LOCATION

**PROVISIONS - ARISE PRECINCT**

This Local Development Plan ('LDP') applies to the development of Lots 100 - 133 on Lot 109 Grindleford Drive and Lot 9003 Albert Street, Balcatta.

Unless otherwise defined on this LDP, all development shall be in accordance with the City of Stirling Local Planning Scheme No. 3, the Residential Design Codes of WA (the 'R-Codes') and the East Roselea Structure Plan (the 'Structure Plan').

Development which meets the deemed-to-comply provisions of this Local Development Plan does not require a Development Application as per the Planning and Development (Local Planning Schemes) Regulations 2015.

**GENERAL**

1. The requirements of the R-Codes are varied as shown on this LDP.
2. Consultation with adjoining or other landowners to achieve a variation to the R-Codes which is addressed under this LDP, is not required.
3. Minor variations to the requirements of this LDP may be approved by the City of Stirling, at its discretion.

**STREET SETBACK**

4. For Lots 115 - 121, dwellings are to be setback a minimum of 2.0m from the primary street.
5. A portico, verandah or balcony, associated column/piers may project into the front setback area to a maximum of 1.0m.
6. For Lots 100 - 106 and Lots 115 - 129, garages are to be setback a minimum of 2.0m from the primary street. No average front setbacks apply.
7. For Lots 107 - 114 and Lots 130 - 133, garages are to be setback a minimum of 3.0m. No average front setbacks apply.

**BOUNDARY WALLS**

8. For Lots 115 - 121, except where a boundary setback is shown on this LDP, boundary walls are permitted to both side boundaries to a maximum height of 7.0m, with no maximum length restriction for boundary walls.
9. For all other lots, boundary walls are permitted to both side boundaries, to a maximum height of 3.5m, for two-thirds of the length of the boundary behind the street setback.
10. Boundary walls, or portions of boundary walls, which are visible from the public realm or adjoining lots are to be finished appropriately in a colour / style consistent with the dwelling façade. The use of face brick is an acceptable finish, where the use of mortar joints such as concave finish or flat is used, and the bricks being cleaned appropriately.

**BOUNDARY SETBACKS**

11. Where a wall contains a major opening, the wall must be setback a minimum of 1.0m from the lot boundary.

**BUILDING HEIGHT**

12. A minimum building height of two (2) storeys applies to Lots 115 - 121.

**GARAGE AND ACCESS**

13. Garages are to be located as per the locations designated on the LDP.
14. No carports are permitted.
15. Garages shall generally be designed such that the colour and style is consistent with the dwelling.
16. Double garages are permitted on lots with frontages of less than 12.5m in width, where a minimum of 50% of the upper storey is aligned with, or is forward of the garage.
17. A crossover up to 6.0m in width is permitted on all lots where a double garage is permitted, with the exception of Lots 115 - 121 whereby a maximum crossover width of 4.5m applies.
18. Driveways shall be no closer than 0.5m from a side lot boundary or street pole.

**OPEN SPACE**

19. For Lots 115 - 121, all lots must provide an outdoor living area which is directly accessible from a primary living area of the dwelling; and
  - a. Outdoor living areas on the ground floor are required to be a minimum of 22m<sup>2</sup>, with a minimum dimension of 3m and may be located within the primary street or secondary street setback area subject to suitable screening in accordance with Clause 5.2.4 Street Walls and Fences of the R-Codes; or
  - b. Outdoor living areas on the upper floor are to be a minimum of 16m<sup>2</sup>, with a minimum dimension of 3m and no maximum permanent roof cover requirement.
20. For Lots 115 - 121, outdoor living areas shall be provided as per the locations shown on this LDP.
21. A minimum of 40% open space shall be provided on all R30 lots.
22. Balconies can be located within the primary street setback area.

**FENCING**

23. Where fencing abutting public open space has been installed by the developer, modifications to fences are not permitted.

**BUILT FORM**

24. Lots 115 - 121 on this LDP are exempt from R-Code provisions determining solar access, overlooking and overshadowing for adjoining sites.

**STORAGE AND REFUSE**

25. Refuse / storage areas are to be located within garage and/or adequately screened from view of the public realm.