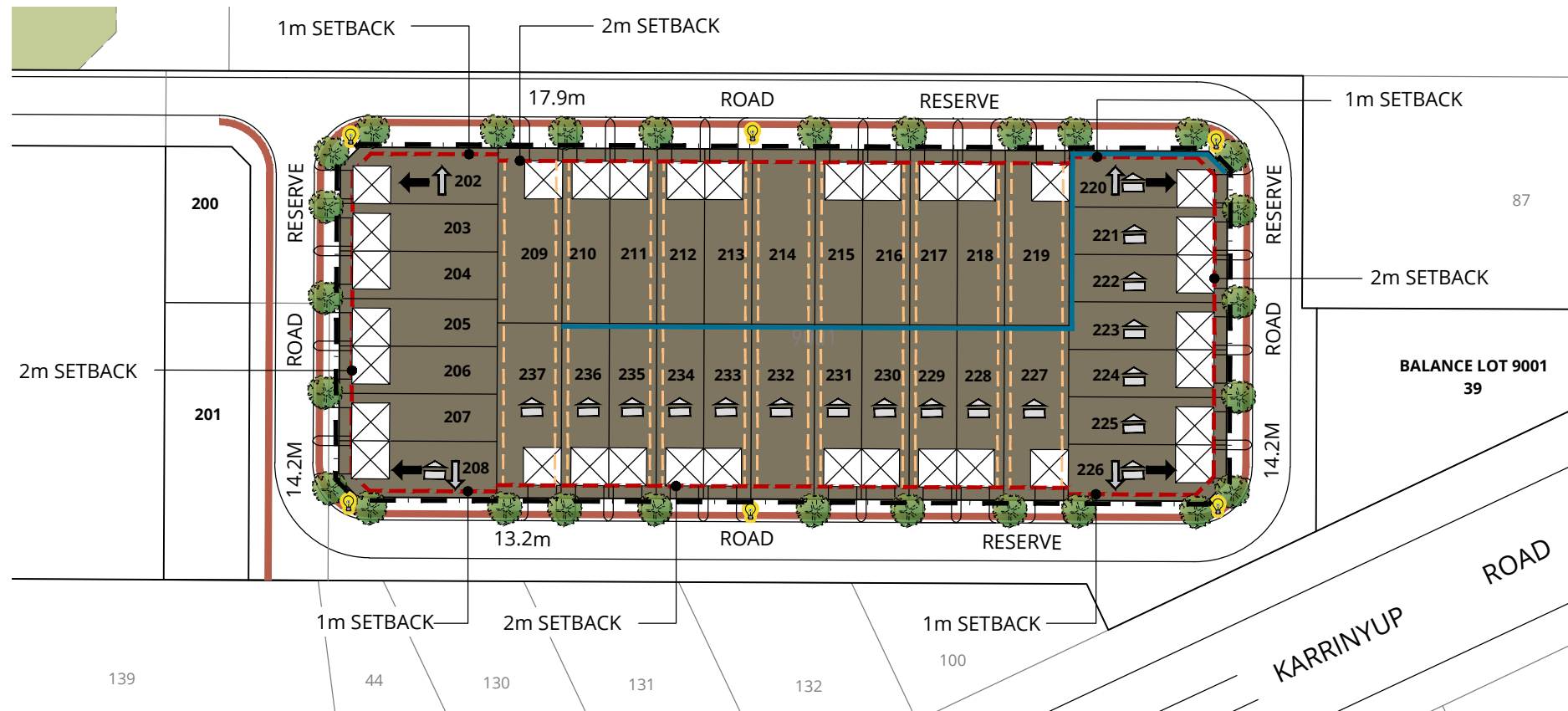
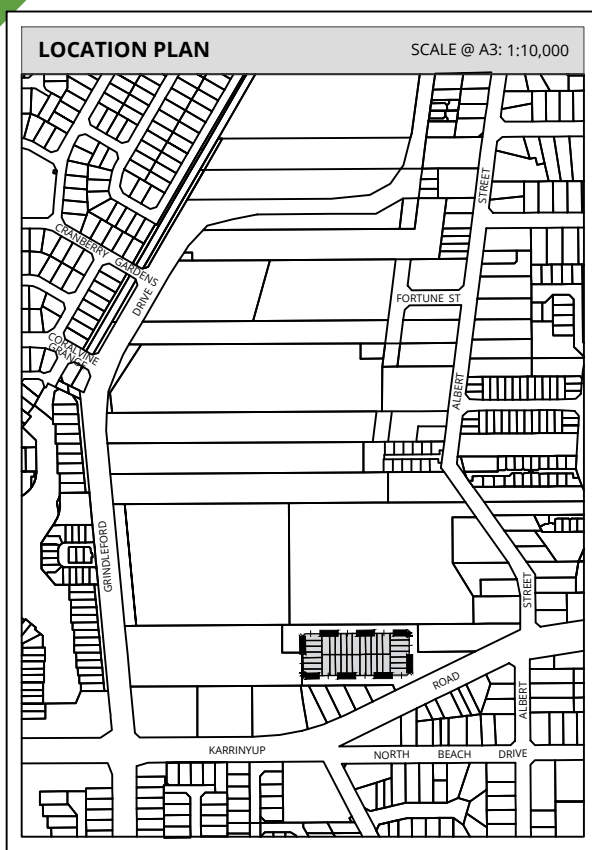


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LEGEND	
	LOTS SUBJECT TO THIS LDP
7	PROPOSED LOT NUMBERS
	RESIDENTIAL - R60
	PRIMARY DWELLING ORIENTATION
	SECONDARY DWELLING ORIENTATION
	INDICATIVE RETAINING WALLS
	FOOTPATH LOCATION
	DESIGNATED GARAGE LOCATIONS
	PROPOSED STREET TREE LOCATION
	STREETLIGHT LOCATION
	QUIET HOUSE DESIGN
	SETBACK LINE
	1m MINIMUM UPPER STOREY SETBACK

PROVISIONS - CENTRO PRECINCT

This Local Development Plan ('LDP') applies to the development of portion of Lot 9001 Karrinyup Road, 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 LDP does not require a Development Application as per the Planning and Development (Local Planning Schemes) Regulations 2015.

GENERAL

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

STREET SETBACKS

- Dwellings are to be setback a minimum of 2.0m from the primary street. No average front setback applies.
- A portico, verandah or balcony, associated column/piers may project into the front setback area to a maximum of 1.0m.
- Garages are to setback a minimum of 2.0m from the primary street.

BOUNDARY WALLS

- 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.
- 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

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

BUILDING HEIGHT

- Dwellings are to be constructed to a minimum building height of two (2) storeys.

GARAGES AND ACCESS

- Garages are to be located as per the locations designated on the LDP.
- No carports are permitted.
- Garages shall generally be designed such that the colour and style is consistent with that of the dwelling.
- Double garages are permitted on all lots, where a minimum of 50% of the upper storey is aligned with, or is forward of, the garage.
- Garages on Lots 202, 208, 220, 226 and must be setback a minimum of 1.0m from the secondary street.
- A crossover up to 4.5m in width is permitted on all lots.
- Driveways shall be no closer than 0.5m from a side lot boundary or street pole.

OPEN SPACE

- All lots must provide an outdoor living area which is directly accessible from a primary living area of the dwelling; and
 - Outdoor living areas on the ground floor are required to be a minimum of 22m², with a minimum dimension of 3.0m 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
 - Outdoor living areas on the upper floor are to be a minimum of 16m², with a minimum dimension of 3.0m and no maximum permanent roof cover requirement.
- Balconies can be located within the primary street setback area.

BUILT FORM

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

STORAGE AND REFUSE

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

NOISE ATTENUATION

- Any dwellings constructed on Lots 208 and Lots 220 - 237 are required to comply with the Quiet House Design requirements of State Planning Policy 5.4 - Road and Rail Transport Noise and Freight Considerations in Land Use Planning.

