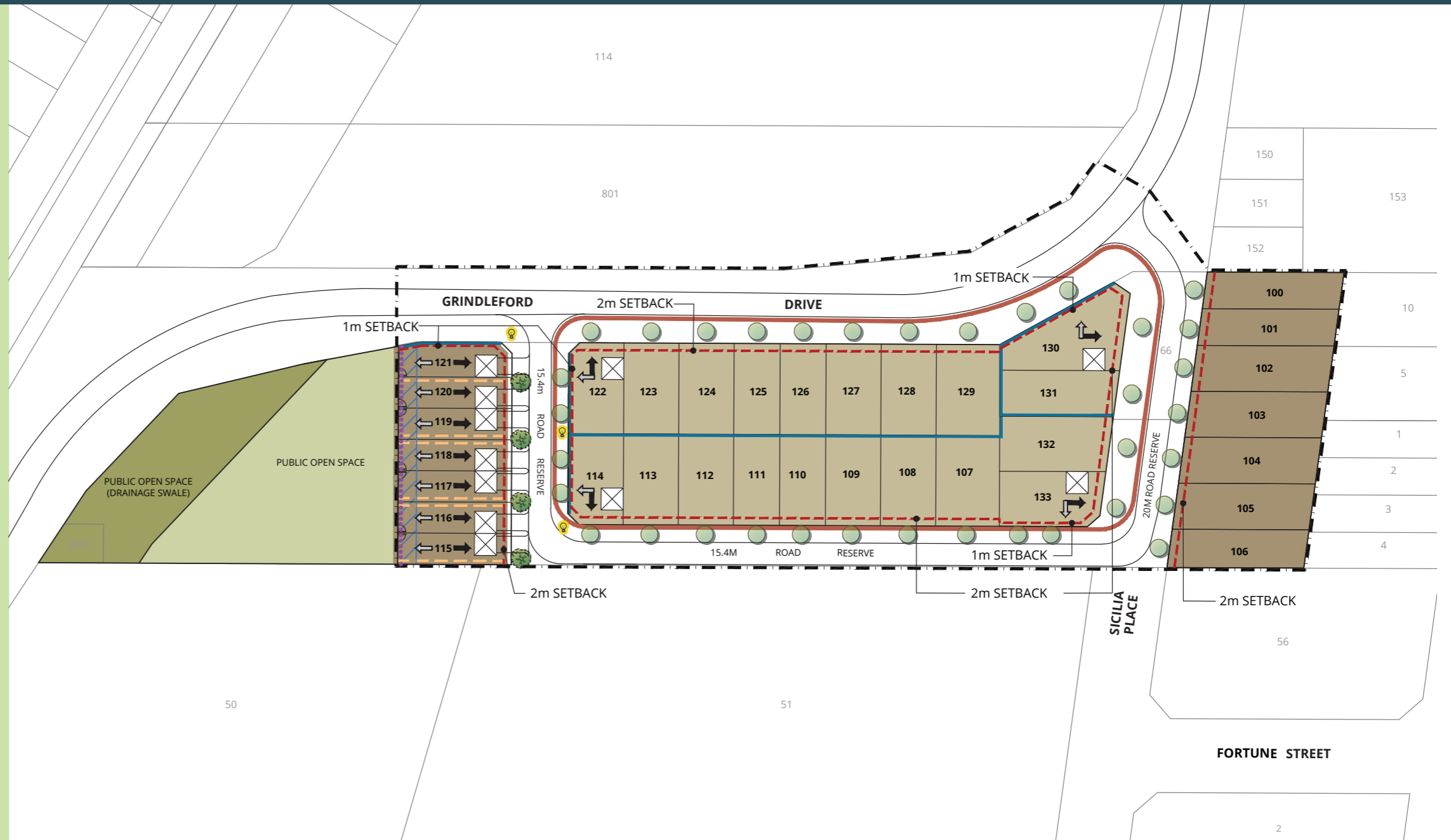


Location



Legend

	LOTS SUBJECT TO THIS LDP
7	PROPOSED LOT NUMBERS
	RESIDENTIAL - R30
	RESIDENTIAL - R40
	PRIMARY DWELLING ORIENTATION
	SECONDARY DWELLING ORIENTATION
	MINIMUM BUILDING 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
	UNIFORM FENCING



Endorsement Table

This Local Development Plan has been approved by the City of Stirling under Clause 52 (1)(a) of the deemed provisions (Schedule 2) of the Planning and Development (Local Planning Schemes) Regulations 2015.

Date: _____

Manager Development Services – City of Stirling

General

The provisions below (and accompanying plan) relate to the development of Lots 100-133 on Lot 109 Grindleford Drive and Lot 9003 Albert Street, Balcatta.

Unless provided for below, the provisions of the City of Stirling Local Planning Scheme No.3, the State Planning Policy 7.3 Residential Design Codes (R-Codes) and the East Roselea Structure Plan apply. A Residential Density Code of R30 applies to Lots 107-114 and 122-131, and a Residential Density Code of R40 applies to Lots 100-106 and 115-121 contained within this Local Development Plan (LDP).

The following standards are deemed to represent variations to the R-Codes and constitute Deemed-to-Comply requirements pursuant to the R-Codes and do not require consultation with the adjoining landowners.

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.

Street Setbacks

Lots 115-121		
	Minimum	Average
Primary Street (Ground Floor)	2m	Averaging not permitted.
Primary Street (Upper Floor)	1m	Averaging not permitted.
Garage Primary Street	3m	Averaging not permitted.
Secondary Street	1m	Averaging not permitted.

Lots 100-106		
	Minimum	Average
Primary Street	2m	Averaging not permitted.
Garage Primary Street	3m	Averaging not permitted.

Lots 107-114, Lots 122 - 129 and 130-133		
	Minimum	Average
Primary Street	2m	Averaging not permitted.
Garage Primary Street	4m	Averaging not permitted.
Secondary Street	1m	Averaging not permitted.

Lot Boundary Setbacks

	8.5m Frontage Lots Lots 115 to 121
Boundary Wall Length	No maximum length to both side boundaries.
Boundary Wall Height	Maximum height of 7.0m except where a boundary setback is shown on the LDP
Boundary Setbacks – Wall Height <3.5m with no major openings	1.0m
Boundary Setbacks – Wall Height <3.5m with major openings	1.5m
Boundary Setbacks – Wall Height > 3.5m with no major openings	1.0m
Boundary Setbacks – Wall Height >3.5m with major opening	1.5m

- Boundary walls, or portions of boundary walls, which are visible from the public realm or adjoining lots are to be finished in a colour and 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.
- The upper floor is required to have an overhang, that projects a minimum of 1.0m beyond the front of the garage. The overhang shall extend a minimum of 80% of the width of the garage below.

Garage and Access

- Garages are to be located in accordance with the nominated location on the plan.
- Driveway gradient to be in accordance with AS2890.1-2004 Part 1 Section 2.6 – Domestic Driveways.
- Garages shall be designed such that the colour and style is consistent with the dwelling.
- Double garages are permitted on lots with frontages less than 12.5m in width where:
 - Minimum of 80% of the upper storey or balcony overhangs the garage by a minimum of 1.0m
 - A major opening of a habitable room is directly above the garage façade; and
 - The entrance to the dwelling is clearly visible from and fronts the primary street.
- A maximum crossover width of 4.5m is applicable on Lots 115-121.

Open Space

- A minimum open space requirement of 40% applies to all R30 lots contained within this LDP.
- The open space provisions (5.1.4) of the R-Codes do not apply to Lots 115 – 121 contained in this LDP.

Outdoor Living Areas

- For Lots 115-121 Outdoor Living Areas are to be located in accordance with the nominated location on the plan.
- The following open space provisions apply to Lots 115-121:
 - An outdoor living area (OLA) with an area of 10% of the lot size or 20m², whichever is the greater, directly accessible from a habitable room of the dwelling and located behind the street setback area.
 - The OLA has a minimum 3.0m length or width dimension.
 - A least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas.

Landscaping

- For Lots 115-121, the street setback area is to include a minimum of 30 per cent landscaping which is not to consist of any impervious surfaces (being brick and other solid paving, artificial turf and concrete).

Building Height

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

Privacy Provisions

- The Visual Privacy provisions (5.4.1) of the R-Codes do not apply to Lots 115-121 contained in this LDP.

Overshadowing

- The Solar Access provisions (5.4.2) of the R-Codes do not apply to Lots 115-121 contained in this LDP.

Architectural Elements

- For Lots 115-121, primary Street elevations must have a minimum of 2 contrasting building materials (minimum 30%) and 2 architectural features, excluding windows and doors.
- For Lots 115-121, secondary street elements must be consistent with the primary street elevation of the dwelling, extending at least 4.0m of the secondary street elevation.

Appearance and Streetscape

- Clothes drying, refuse and general storage areas and ground based hot water storage tanks are to be screened from public view.

Uniform Fencing

- Uniform fencing is to be constructed along the boundaries of Lot 115 – 121 and the Public Open Space which must be:
 - Visually permeable above a height of 1.2m, with the visually permeable component of the fence to be constructed of permeable decorative metal. The use of decking material is not permitted.
 - Any solid fencing is to be no higher than 1.2m and is to be of masonry construction.