



Neighbourhood Centres Local Development Plan



Adopted by Council
11 August 2020

This Local Development Plan has been approved by the City of Stirling under Schedule 2, Part 6, Clause 52 of the Planning and Development (Local Planning Schemes) Regulations 2015.

Signature

A handwritten signature in black ink, consisting of stylized, overlapping loops and a long horizontal stroke extending to the right.

Date

20.8.20

Contents

1. Using This Document	4
2. Implementation	5
3. General Development Provisions	7
4. Street Types	10
5. Building Types	11
5.1 Attached Building Types	12
5.2 Detached Building Types	16
6. Neighbourhood Centres Specific Development Provisions	17
6.1 Mirrabooka Village	18
6.2 Nollamara	21
6.3 Balga Plaza	25
6.3.1 Lot 21 (HN 92) Princess Road, Balga	28

1. Using this Document

This Local Development Plan (LDP) provides the primary controls for new development in the Activity Corridors and Local Centres listed in this LDP.

The Local Development Plan is divided into 6 sections as outlined below:

- **Using this document -**
Outlines the structure of the document.
- **Implementation -**
Outlines how this document is to be used in relation to other planning documents.
- **General Development Provisions -**
Outlines the general development provisions for all lots.
- **Street Types -**
Outlines the details of existing streets that require upgrading.
- **Building Types -**
Outlines 8 building types that define the height and placement of buildings, location of open space and parking.
- **Specific Development Provisions -**
Outlines the specific development provisions for each lot including location of vehicle access points and new streets.

2. Implementation

2.1 Operation

This Local Development Plan (LDP) has been prepared to guide development within the City's Activity Centres in accordance with Schedule 2, Part 6, Clause 52 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. It will be used by the City in the assessment of applications for subdivision and applications for the following development types:

- Multiple Dwellings
- Grouped Dwellings
- Single Houses
- Non-Residential Development
- Mixed-Use Development

Presently this LDP focuses on development in and adjacent to the following Neighbourhood Activity Centres as identified in the City's Local Planning Strategy:

- NC 10 - Mirrabooka Village
- NC 12 - Nollamara
- NC 18 - Balga Plaza

All development and subdivision within the Activity Centres listed are subject to the provisions of this LDP. Where there is an inconsistency between the General Development Provisions and the Specific Development Provisions, Specific Development Provisions shall prevail.

2.2 Relationship to Strategy Scheme & Policies

This LDP forms part of the City of Stirling's Local Planning Scheme No. 3, & is to be read & applied in conjunction with the City's Local Planning Strategy, Local Planning Policies, State Planning Policy 4.2 & the relevant planning strategies for each activity centre, where provided.

Where there is an inconsistency between the provisions of this Local Development Plan and adopted Policies, the provisions of this LDP shall prevail.

Where the Local Planning Scheme, City Policies and/or Local Development Plan do not apply; the provisions of the Residential Design Codes shall apply.

Land use permissibility is as per the Scheme.

2.3 Residential Design Codes

- In accordance with the Scheme, the Residential Density Code applicable to the LDP area is R-AC0.
- This LDP constitutes R-AC0 Primary Controls as per Table 2.1 of State Planning Policy 7.3: R-Codes Volume 2 - Apartments (R-Codes Volume 2).
- This LDP replaces or amends the Acceptable Outcomes of the R-Codes Volume 2 relating to: Primary Controls; Building Heights; Street Setbacks; Side and Rear Setbacks; Plot Ratio; Building Separation; Tree Canopy and Deep Soil Areas; Public Domain Interface; and Vehicle Access.
- Development of new or additions to Single Houses and Grouped Dwellings and subdivision is to be in accordance with the requirements of the R40 Density Code, except that this LDP amends or replaces the deemed-to-comply requirements of State Planning Policy 7.3: R-Codes Volume 1 (R-Codes Volume 1) at Street setback, Lot boundary setback, Building height and Landscaping and Vehicular Access.
- Unless otherwise stated, all other provisions of the R-Codes Volumes 1 and 2 apply to the LDP Area.

2.4 Non-Residential and Mixed Use Development

- Non - Residential and Mixed-Use development shall be designed in accordance with Local Planning Policy 4.2: Mixed Use and Commercial Centre Design Guidelines. The provisions of this LDP shall prevail where inconsistent with this Policy.

2. Implementation

2.5 Objectives

- a. To create lively and dynamic activity centres with a varied mix of housing, employment and retail activities;
- b. To encourage built form that demonstrates design excellence and creates a diverse, fine-grain urban character while providing landscape amenity;
- c. To deliver increased tree canopy coverage within the locality;
- d. To ensure that landscaping areas are prioritised over hard surfaces;
- e. To ensure that parking and vehicle access ways do not dominate street frontages;
- f. To ensure that the amenity of the surrounding residential neighbourhood is not negatively impacted through overshadowing and overlooking;
- g. To provide a high level of pedestrian amenity and safety through the provision of continuous active retail streetscapes that engage with the street;
- h. To create new public plazas that are safe, attractive and surrounded by active uses that form the focal point of the centre;
- i. To control building heights and plot ratio to ensure the desired character and proportions of the streets are achieved, whilst providing the opportunity for new landmark buildings;
- j. To provide for the upgrading of streets to support tree canopy coverage, greater use of public transport, cycling, walking and on-street parking; and
- k. To ensure that lots are not subdivided into smaller lots so that the desired built form remains achievable.

2.6 Variations

Proposed variations to this Local Development Plan will be considered in accordance with the objectives of this LDP and the applicable Design Guidance, Acceptable Outcomes and Element Objectives of the Residential Design Codes Volume 2 and the Design Principles of the Residential Design Codes Volume 1.

2.7 Definitions

Unless otherwise defined, definitions in this document shall be as per the Residential Design Codes or the Local Planning Scheme.

Class 1, 2 or 3 Activity Corridor as identified in the City's Local Planning Strategy.

Public Plaza means an area of uncovered plaza, can be owned privately, but is always accessible to the public by way of easement or other legal agreement.

Primary Street means the street the development orientates towards for pedestrian access, as determined by the City.

Secondary Street means a street adjoining the site, other than a Primary Street, including a Right of Way.

Soft Landscaping means plants, trees, garden beds, mulch and lawns, does not include artificial lawn, hard surfaces such as paving.

Specific Building Interface Treatment to Public Open Space means those locations where the building façade design shall orient to the Public Open Space achieving high levels of surveillance with no blank facades and incorporating visually permeable boundary fencing.

Street frontage means the width of the lot at the primary street setback line. In the case of corner lots, the frontage shall be calculated assuming there is no truncation.

3. General Development Provisions

All development (residential and non-residential) within the LDP area is subject to the following provisions:

3.1 Parking

- Residential car parking shall be provided on site in accordance with the relevant parking provision contained within the R-Codes Volumes 1 and 2. Bicycle parking shall be provided at a rate of 1 bay per dwelling.
- Non-residential car parking shall be provided on site in accordance with the City's Parking and Access Policy. Where the Specific Development Provisions in Section 6 provide a parking ratio, Tables 1, 2 and 3 of that policy do not apply. On-site parking bays may be reduced where the equivalent number of bays can be provided on street. Bicycle parking shall be provided at a rate of 1 bay per 200m² of gross floor area and end of trip facilities shall be provided in accordance with the City's Bicycle Parking policy.

3.2 Public Domain Interface

With regard to multiple dwellings, this clause replaces Acceptable Outcomes A3.6.2 of the R-Codes Volume 2 at Element 3.6. With regard to single houses and grouped dwellings, this clause replaces Deemed-to-Comply provisions C1.1-C1.2 and C1.4-C1.5 of the R-Codes Volume 1 at Element 5.2.1.

- All development shall have either residential or non-residential uses on the ground floor fronting a street. Car parking is to be sleeved behind this line, or located underground. (Figures 1-5).
- A minimum of 8.0m deep continuous active frontage is required fronting all streets on the ground floor (except where vehicle access is permitted), measured from the building line (Figures 1-5).
- At grade car parking is not permitted to front a street at the ground level unless permitted in the Specific Development Provisions (Section 6.0). Parking areas shall be located having regard to Figures 1-5.

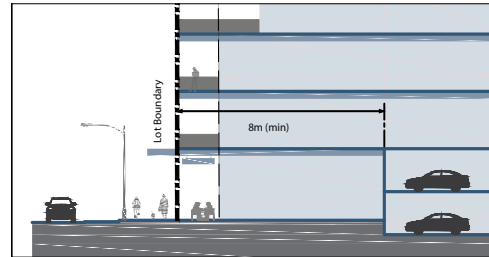


Figure 1: At grade parking, non-residential ground floor use- Attached Building Types

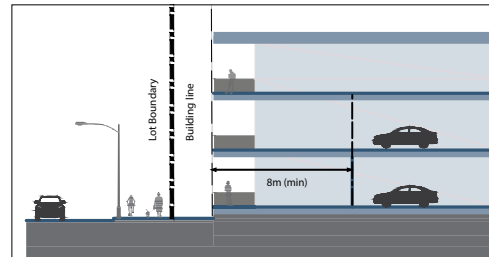


Figure 2: At grade parking, residential ground floor use

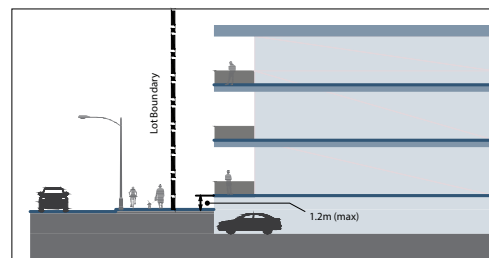


Figure 3: Below grade parking, residential or non-residential ground floor use. Wholly underground parking may be located with nil setback to lot boundaries, provided it does not interfere with deep soil areas.

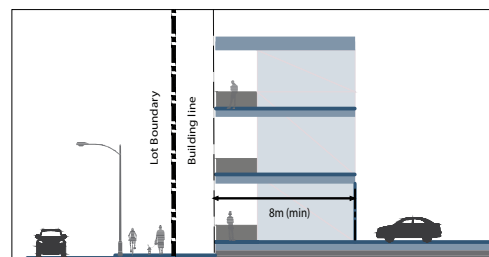


Figure 4: At-grade open air parking, residential or non-residential ground floor use.

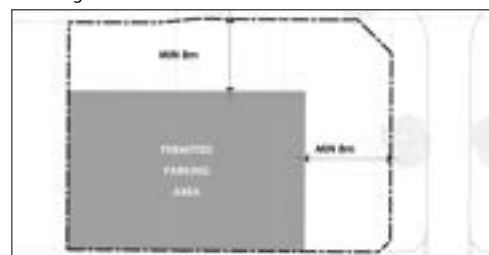


Figure 5: Permitted parking area at ground level. Note that landscaping setbacks may be required depending on building types (refer Part 5.0).

3. General Development Provisions

3.3 Public Plazas

- a. Public Plazas shall be incorporated into development where identified in the specific development provisions. The plaza shall have a minimum 100m² area and minimum dimension of 10m in any direction.
- b. Public Plazas may be privately owned. An easement will be required to ensure public access. The land area of the Public Plaza may be used in the calculation of plot ratio and street setbacks for development.

3.4 Tree Canopy and Deep Soil Areas

With regard to multiple dwellings, this clause provides additional Acceptable Outcomes to the R-Codes Volume 2 at Element 3.3 and replaces Table 3.3a. With regard to single houses and grouped dwellings, this clause provides additional Deemed-to-Comply provisions to the R-Codes Volume 1 at Element 5.3.2 Landscaping.

- a. Deep soil areas are nominated for each building type and shall be planted to a maximum lineal spacing of trees between 5-7 metres.
- b. Deep soil areas adjacent to side boundaries shall be provided with 'small trees' and deep soil areas adjacent front and rear setbacks shall be provided with 'medium trees' or 'large trees' as defined in Table 3.3b of the R-Codes Volume 2.
- c. A diversity of tree species shall be provided on each lot suitable to provide canopy coverage to 25% of the site area at maturity.
- d. No structures shall be built in deep soil areas.
- e. Underground parking is not permitted beneath deep soil areas.
- f. Existing trees shall be kept where possible.

3.5 Vehicle Access

With regard to multiple dwellings, this clause provides additional Acceptable Outcomes of the R-Codes Volume 2 at Element 3.8. With regard to single houses and grouped dwellings, this clause replaces Deemed-to-Comply provisions C5.1-C5.7 of the R-Codes Volume 1 at Element 5.3.5 Vehicular Access.

- a. No vehicle access shall be permitted from any street where a site has alternative access via a Right of Way.
- b. Where no Right of Way exists, vehicle access shall be provided from a secondary street.
- c. No more than one vehicle access point for any one site shall be permitted for from a street other than a Right of Way.
- d. Maximum crossover widths shall be:
 - i) 3.0 metres where serving up to 15 dwellings; or,
 - ii) 6.0 metres where serving 15 dwellings or more.
- e. 6 metre two-way driveways / crossovers are permitted where shared access between adjoining lots is provided.
- f. The amalgamation of lots is encouraged in order to gain vehicle access from streets other than Class 1, 2 or 3 corridors. Suitable access easements may also be used in lieu of amalgamation.

3. General Development Provisions

3.6 Building Outlook

With regard to multiple dwellings, this clause provides additional Acceptable Outcomes of the R-Codes Volume 2 at Element 3.2. With regard to single houses and grouped dwellings, this clause provides additional Deemed-to-Comply provisions to the R-Codes Volume 1 at Element 5.2.3 Street Surveillance.

- a. All habitable rooms shall have a major opening.
- b. All dwellings shall have habitable rooms facing all streets, Rights of Ways and Public Access Ways.

3.7 Building Height

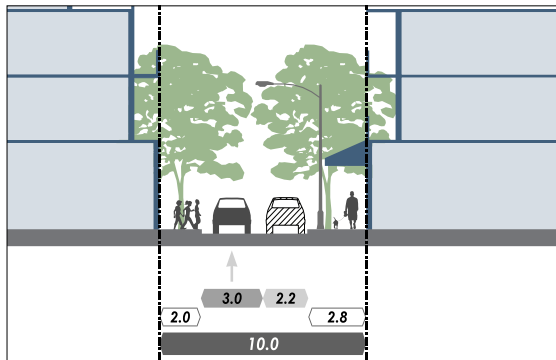
- a. Non-residential building height is measured in storeys, with the maximum height being 4.5 metres for the ground storey and 3.5 metres for all upper storeys.
- b. Residential building height for multiple dwellings is measured in storeys and is calculated in accordance with LPP2.6 Residential Building Height.
- c. Residential building height for single houses and grouped dwellings is measured in storeys and is calculated in accordance with LPP2.6 Residential Building Height, where 2 storeys equals Category B and 3 storeys equals Category C. Single and grouped dwellings shall not exceed 3 storeys.

4. Street Types

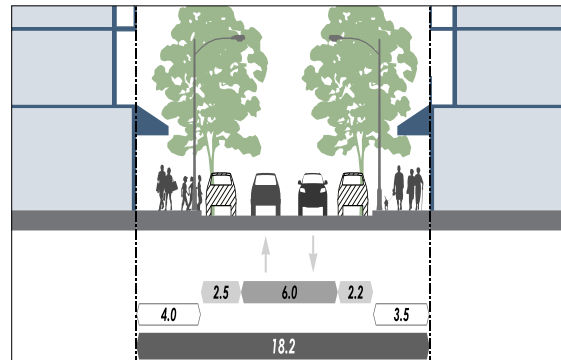
4.1 Street Types

This Local Development Plan contains a number of Street Types:

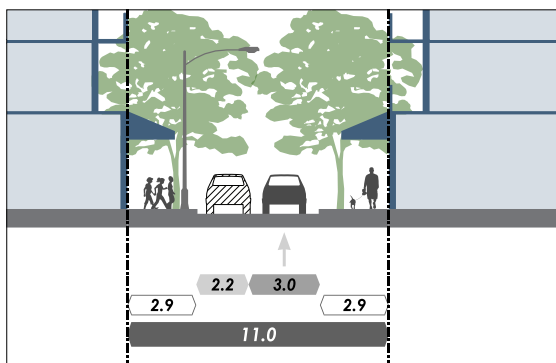
- New development is required to upgrade/construct the adjoining or relevant portion of road reserve to the particular Street Type as identified in the Site Specific Development Provisions contained within Section 6 of this LDP as a condition of subdivision / built-strata approval.
- Where the existing road reserve width does not meet the precise dimensions as depicted on the relevant Street Type cross section, the design, character and function envisaged for that Street Type with respect to pedestrian, cyclist, vehicle and public transport movement shall be met.
- Satisfactory arrangements (such as cash-in-lieu) shall be made by the landowner with the local government for the full cost of upgrading/constructing the adjoining or relevant portion (as depicted in the Site Specific Development Standards) of the existing road reserve to the standard as required by the relevant Street Type cross-section.
- Existing street trees shall not be removed and new street trees shall be planted at a maximum linear distance of 7.0m or between each on-street car parking bay.



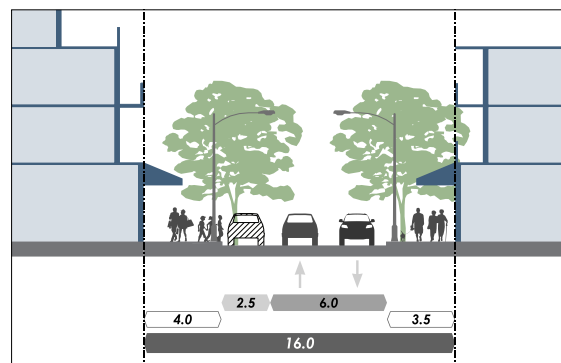
Centres Street Type 1: One way traffic movement (10m) width - Shopping Street



Centres Street Type 3/3A: Two way traffic movement, parking both sides (17.4m - 18.2m) width - Shopping Street



Centres Street Type 2: One way traffic movement (11m) width - Shopping Street



Centres Street Type 3B: Two way traffic movement, parking on one sides (16m) width - Shopping Street

5. Building Types

With regard to multiple dwellings, this clause replaces the Acceptable Outcomes in Table 1 of the R-Codes Volume 2 at Elements 2.1-2.5. With regard to single houses and grouped dwellings, this clause replaces the Deemed-to-Comply provisions of the R-Codes Volume 1 at Elements 5.1.2, 5.1.3 and 5.1.6 .

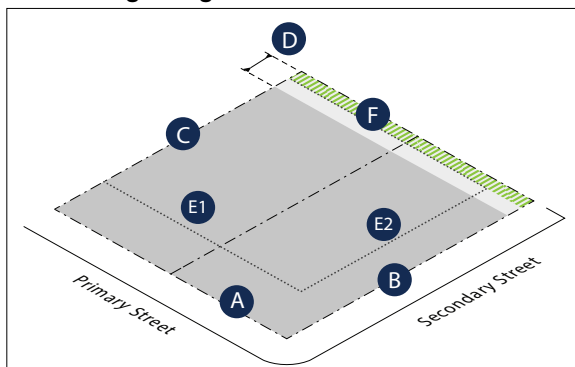
- a. This Local Development Plan is categorised into:
 - Detached Building Types (grouped and multiple dwellings)
 - Residential Urban Attached Building Types (grouped and multiple dwellings)
 - Urban Attached Building Types (mixed-use development)
- b. All development and subdivision shall comply with the applicable building type which is detailed in the Site Specific Development Provisions contained within Section 6 of this LDP.

5.1 Attached Building Types

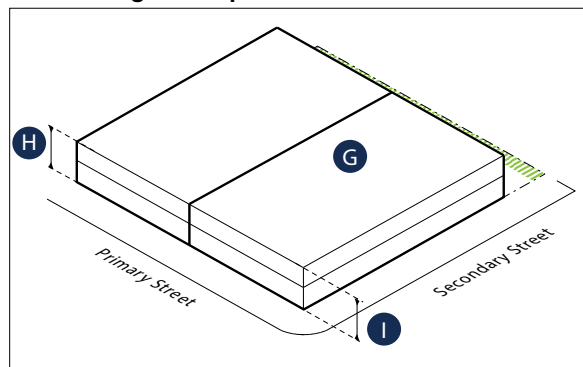
5.1.1 Urban Attached A0

A0 types will be located in non-residential zones only and generally in local and neighbourhood activity centres and along class 3 activity corridors. Buildings in the A0 type will be built to the front and side boundaries forming a continuous urban edge in centres and along corridors. Ground floor shop fronts will face the street and upper floor windows will be oriented to face the street. Building height is limited to 2 storeys.

A0 Building Siting



A0 Building Envelope



Street Setbacks (min)

A	Primary Street Setback Areas	Nil
B	Secondary Street Setback Areas	Nil

Side Setback Areas

C	Abutting lots coded R60 and under, or Detached building typologies	3m
	Abutting lots coded R80 and over, or Attached building typologies	Nil

Rear Setback Areas

	Abutting lots coded R60 and under, or Detached building typologies	6m
	Abutting lots coded R80 and over, or Attached building typologies	3m
D	Corners lots abutting lots coded R60 and under, or Detached building typologies	3m
	Corner lots abutting lots coded R80 and over, or Attached building typologies	Nil

Parking Setbacks (min)

E1	Primary Street Setback	8m
E2	Secondary Street Setback	6m
	Rear Setback	3m

Deep Soil Areas, Width (min)

F	Rear, Front & Side (where min 3m setback is required)	3m
----------	---	----

Plot Ratio

G	Plot Ratio - maximum	1.0
----------	----------------------	-----

Building Height, Storeys

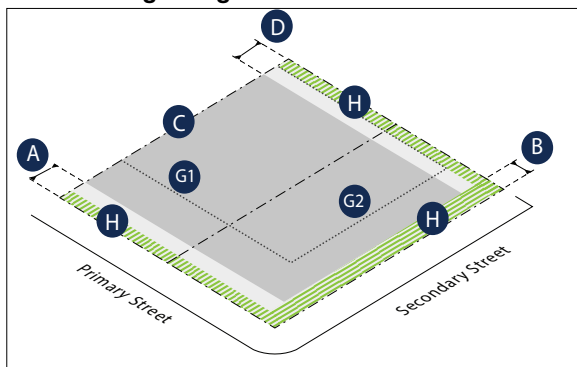
H	Height - maximum	2
I	Boundary walls - maximum	2

5.1 Attached Building Types

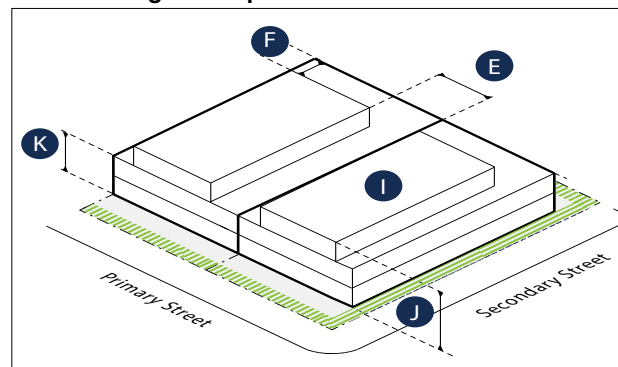
5.1.2 Residential Urban Attached RA1

RA1 types will be located in residential zones only mainly next to local and neighbourhood activity centres and along class 2 and 3 activity corridors. Apartment buildings will be attached along the street with side walls built to the lot boundary. Generous front setbacks are to enable ground floor courtyards and space for trees to achieve canopy coverage, windows will face the street. Amalgamation of lots to create larger sites is encouraged to maximise development potential. Building height is limited to 2 storeys for lots smaller than 1000m² and 3 storeys for lots larger than 1000m² as detailed below.

RA1 Building Siting



RA1 Building Envelope



Lower Levels Street Setbacks (min)

A	Primary Street Setback Areas	6m
B	Secondary Street Setback Areas	3m

Lower Levels Side Setback

C	Abutting lots coded R60 and under, or Detached building typologies	3m
	Abutting lots coded R80 and over, or Attached building typologies	Nil

Lower Levels Rear Setback

	Abutting lots coded R60 and under, or Detached building typologies	6m
	Abutting lots coded R80 and over, or Attached building typologies	3m
D	Corners lots abutting lots coded R60 and under, or Detached building typologies	3m
	Corner lots abutting lots coded R80 and over, or Attached building typologies	Nil

Upper Levels Boundary Setbacks Above 2 Storeys (min)

A	Primary Street Setback Area	6m
B	Secondary Street Setback Area	3m
E	Side Setback Area	3m
F	Rear Setback	9m

Parking Setbacks (min)

G1	Primary Street Setback	8m
G2	Secondary Street Setback	6m
	Rear Setback	3m

Deep Soil Areas, Width (min)

H	Rear, Front & Side (where min 3m setback is required)	3m
----------	---	----

Plot Ratio

I	Lots less than 1000m ² and/or less than 24m frontage - maximum	0.8
I	Lots greater than 1000m ² and greater than 24m frontage - maximum	1.4

Building Height, Storeys

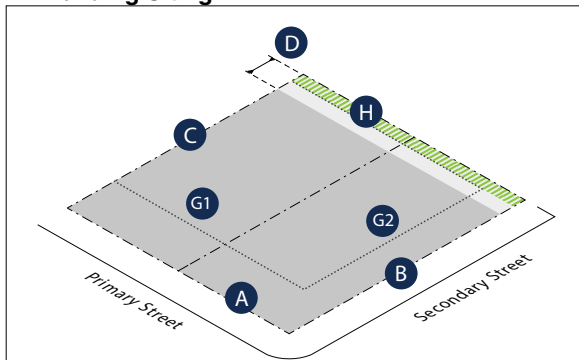
J	Lots less than 1000m ² and/or less than 24m frontage - maximum	2
J	Lots greater than 1000m ² and greater than 24m frontage - maximum	3
K	Boundary wall (all lots) - maximum	2

5.1 Attached Building Types

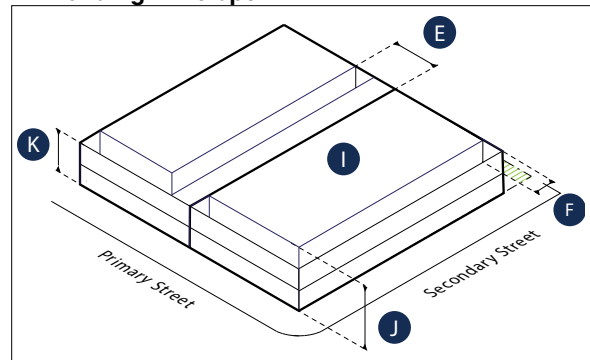
5.1.3 Urban Attached A1

A1 types will be located in non-residential zones only and generally in local and neighbourhood activity centres and along class 2 and 3 activity corridors. Buildings in the A1 type will be built to the front and side boundaries forming a continuous urban edge in centres and along corridors. Ground floor shop fronts will face the street and upper floor windows will be oriented to face the street. Amalgamation of lots to create larger sites is encouraged to maximise development potential. Building height is limited to 2 storeys for lots smaller than 1000m² and 3 storeys for lots larger than 1000m² as detailed below.

A1 Building Siting



A1 Building Envelope



Lower and Upper Levels Street Setbacks (min)

A	Primary Street Setback Areas	Nil
B	Secondary Street Setback Areas	Nil

Lower Levels Side Setback

C	Abutting lots coded R60 and under, or Detached building typologies	3m
	Abutting lots coded R80 and over, or Attached building typologies	Nil

Lower Levels Rear Setback

D	Abutting lots coded R60 and under, or Detached building typologies	6m
	Abutting lots coded R80 and over, or Attached building typologies	3m
	Corners lots abutting lots coded R60 and under, or Detached building typologies	3m
	Corner lots abutting lots coded R80 and over, or Attached building typologies	Nil

Upper Levels Boundary Setbacks Above 2 Storeys (min)

E	Side Setback Area	3m
F	Rear Setback Area	9m

Parking Setbacks (min)

G1	Primary Street Setback	8m
G2	Secondary Street Setback	6m
	Rear Setback	3m

Deep Soil Areas, Width (min)

H	Rear, Side & Front (where min 3m setback is required)	3m
----------	---	----

Plot Ratio

I	Minimum residential plot ratio	0.5
I	Lots less than 1000m ² and/or less than 24m frontage - maximum	0.8
I	Lots greater than 1000m ² and greater than 24m frontage - maximum	1.6

Building Height, Storey

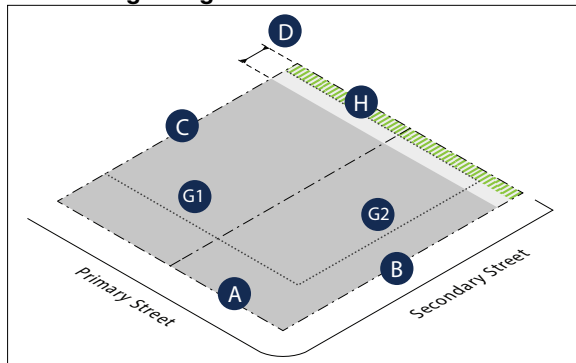
J	All lots - minimum	2
J	Lots less than 1000m ² and/or less than 24m frontage - maximum	2
J	Lots greater than 1000m ² and greater than 24m frontage - maximum	3
K	Boundary wall (all lots) - maximum	2

5.1 Attached Building Types

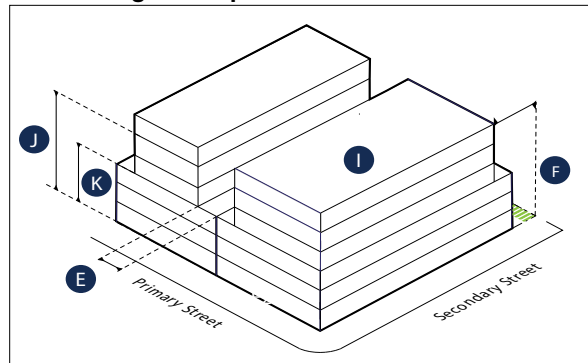
5.1.4 Urban Attached A2

A2 types will be located in non-residential zones only and generally in neighbourhood, district and larger activity centres and along class 1 and 2 activity corridors. Buildings in the A2 type will be built to the front and side boundaries forming a continuous urban edge in centres and along corridors. Ground floor shop fronts will face the street and upper floor windows will be oriented to face the street. Amalgamation of lots to create larger sites is encouraged to maximise development potential. Building height is limited to 3 storeys for lots smaller than 1000m² and 6 storeys for lots larger than 1000m² as detailed below.

A2 Building Siting



A2 Building Envelope



Lower Levels Street Setbacks (min)		
A	Primary Street Setback Areas	Nil
B	Secondary Street Setback Areas	Nil
Lower Levels Side Setbacks (min)		
C	Abutting lots coded R60 and under, or Detached building typologies	3m
	Abutting lots coded R80 and over, or Attached building typologies	Nil
Lower Levels Rear Setbacks (min)		
D	Abutting lots coded R60 and under, or Detached building typologies	6m
	Abutting lots coded R80 and over, or Attached building typologies	3m
	Corners lots abutting lots coded R60 and under, or Detached building typologies	3m
	Corner lots abutting lots coded R80 and over, or Attached building typologies	Nil
Upper Levels Boundary Setbacks Above 3 Storeys (min)		
A	Primary Street Setback	Nil
B	Secondary Street Setback	Nil
E	Side Setback	3m
F	Rear Setback	9m

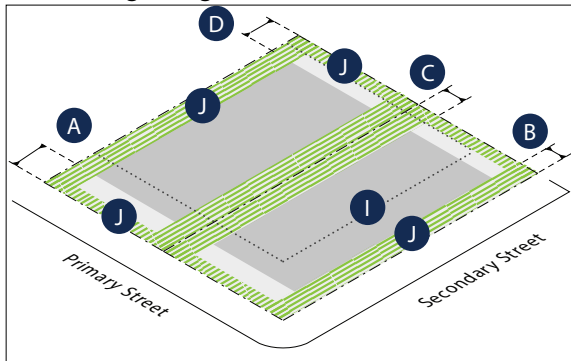
Parking Setbacks (min)		
G1	Primary Street Setback	8m
G2	Secondary Street Setback	6m
	Rear Setback	3m
Deep Soil Areas, Width (min)		
H	Rear, Front & Side (where min 3m setback is required)	3m
Plot Ratio		
I	Minimum residential plot ratio	0.5
I	Lots less than 1000m ² and/or less than 24m frontage - maximum	0.8
I	Lots greater than 1000m ² and greater than 24m frontage - maximum	2.2
Building Height, Storeys		
J	All lots - minimum	2
J	Lots less than 1000m ² and/or less than 24m frontage - maximum	3
J	Lots greater than 1000m ² and greater than 24m frontage - maximum	6
K	Boundary wall (all lots) - maximum	3

5.2 Detached Building Types

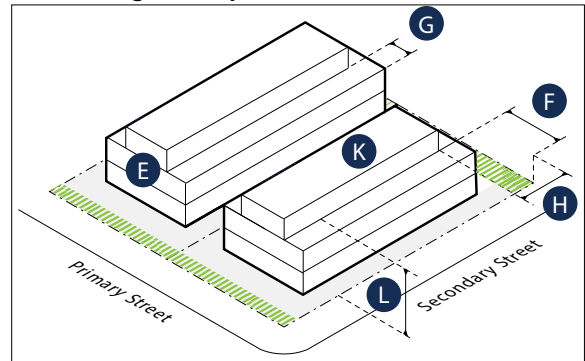
5.2.1 Detached D1

D1 types will be located in residential zones only. They will be generally located in local, neighbourhood and district centres and at the back of lots fronting activity corridors. Apartment buildings will be separated by landscaping between lots to maintain the garden suburb feeling. Generous front setbacks are to enable ground floor courtyards and space for trees to achieve canopy coverage, windows will face the street. Rear setbacks are to allow for trees and for rear facing apartments to have an landscaped outlook. Amalgamation of lots to create larger sites is encouraged to maximise development potential. Building height is limited to 2 storeys for lots smaller than 1000m² and 3 storeys for lots larger than 1000m² as detailed below.

D1 Building Siting



D1 Building Envelope



Lower Levels Boundary Setbacks (min)

A	Primary Street Setback Areas	3m
B	Secondary Street Setback Areas	3m
C	Side Setback Areas	3m
D	Rear Setback Areas	6m
	Rear Setbacks Corner Sites	3m

Upper Levels Boundary Setbacks - Above 2 Storeys (min)

E	Primary Street Setback	6m
F	Secondary Street Setback	6m
G	Side Setback	6m
H	Rear Setback	9m

Upper Levels Boundary Setbacks Above 2 Storeys (min)

I	Side Setback Area	3m
	Rear Setback Area	9m

Deep Soil Areas, Width (min)

J	Rear	m
	Front	3m
	Side (min only one side required)	3m

Plot Ratio

K	Lots less than 1000m ² and/or less than 24m frontage - maximum	0.8
K	Lots greater than 1000m ² and greater than 24m frontage - maximum	1.3

Building Height, Storeys

L	Lots less than 1000m ² and/or less than 24m frontage - maximum	2
L	Lots greater than 1000m ² and greater than 24m frontage - maximum	3

Lot Configuration - Grouped Dwellings

	Lot Sizes as per R40 density code	
--	-----------------------------------	--

6. Neighbourhood Centres Specific Development Provisions

This section contains specific development provisions for the following neighbourhood centres:

- NC 10 - Mirrabooka Village
- NC 12 - Nollamara
- NC 18 - Balga Plaza

6.1 Mirrabooka Village Neighbourhood Centre (NC10)

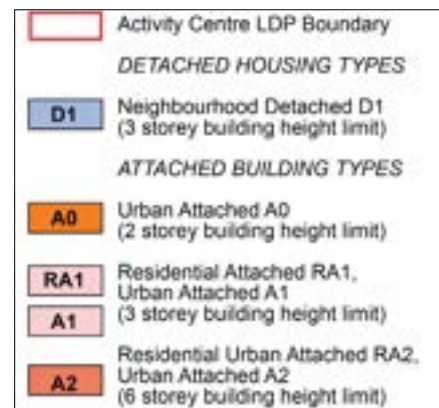
Description

The Mirrabooka Village Neighbourhood Activity Centre is presently configured with limited building relationship to Honeywell Boulevard and to the adjacent Fragrant Gardens Reserve.

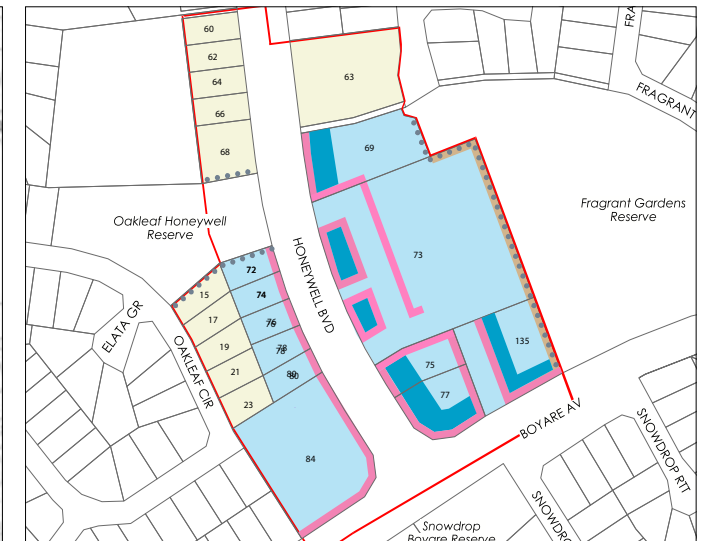
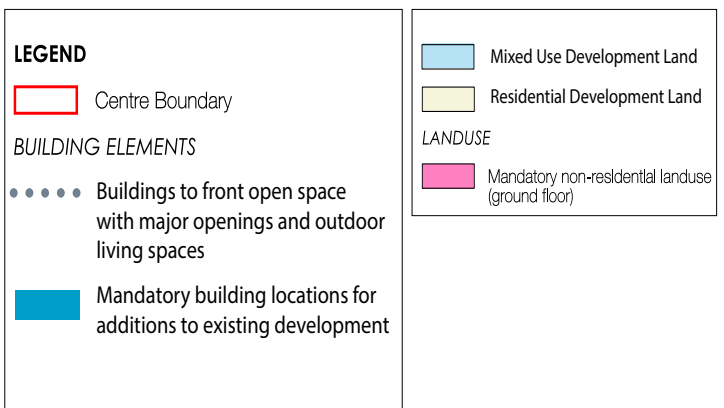
The Centre features a supermarket anchor and several specialty stores oriented to a large car park, which has resulted in the Centre being setback from the street edge.

The Centre is characterised by the provision of a small range of convenience shops, local professional services and a supermarket providing the daily and weekly shopping needs and a small range of other convenience services.

a. Building Type



b. Built Form Design - Building Elements



6.1 Mirrabooka Village Neighbourhood Centre (NC10)

c. Urban Design - Public Realm

LEGEND

Centre Boundary

PUBLIC REALM ELEMENTS

Centre parking embayments required

Existing Trees

Street tree upgrades

Development land within centre

Public Plaza location

No vehicle access permitted

Vehicle access permitted where the access point is not dominant within the building facade

New On-Street Parking

For all new developments or extensions to existing development the provision of mandatory new on-street parking abutting site on Honeywell Blv using kerbside lanes is required.

Public Plaza

Provision of mandatory privately owned public plaza min 100m² provided with new development and additions to existing development on HN 73 Honeywell Blv, Mirrabooka

Opportunity for new private road connection



Parking

Min shop parking for HN 73 Honeywell Blv, Mirrabooka is 4/100m² NLA, subject to the provision of all of the following:

- On-street parking abutting site and street trees
- Public Plaza
- New Centre Roads
- Nil setback buildings in mandatory building locations

New Roads

Provision of mandatory privately owned roads (Centre Street Type 3 - 17.4m wide) on HN 73 Honeywell Blvd, Mirrabooka as part of new development or extensions

New Roads

Provision of mandatory privately owned roads (Centre Street Type 3 - 17.4m wide) on HN 135 Boyare Ave, Mirrabooka as part of new development or extensions

Opportunity for surplus verge to be used for alfresco uses associated with adjacent development

6.1 Mirrabooka Village Neighbourhood Centre (NC10)

Mirrabooka Village
Honeywell Boulevard

Before



Mirrabooka Village
Honeywell Boulevard

After



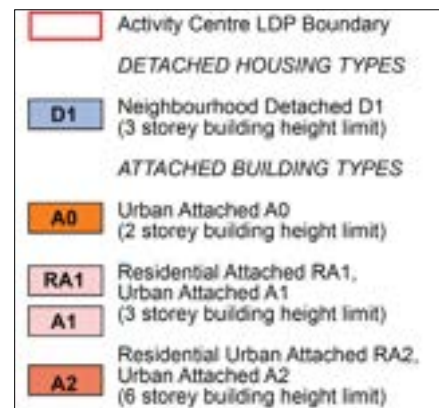
6.2 Nollamara Neighbourhood Centre (NC12)

Description

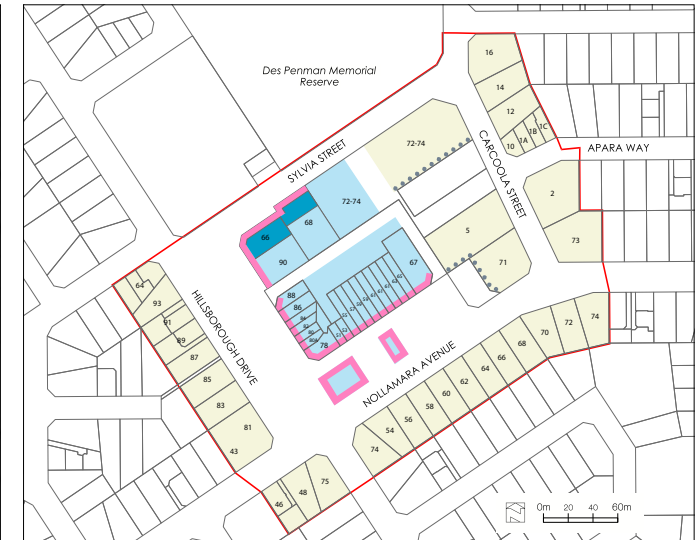
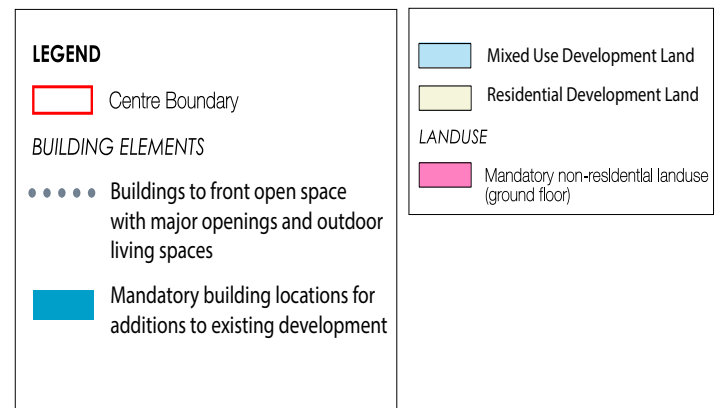
The Nollamara Neighbourhood Activity Centre is presently configured centrally within a large carpark area with limited direct building relationship to the surrounding neighbourhood streets.

The Centre is characterised by the provision of a small range of convenience shops, local professional services and a supermarket providing the daily and weekly shopping needs, community facilities and a small range of other convenience services.

a. Building Type



b. Built Form Design - Building Elements



6.2 Nollamara Neighbourhood Centre (NC12)

c. Urban Design - Public Realm

LEGEND

Centre Boundary

PUBLIC REALM ELEMENTS

Centre parking embayments required

Existing Trees

Street tree upgrades

Development land within centre

Public Plaza location

No vehicle access permitted

Vehicle access permitted where the access point is not dominant within the building facade

New Roads

Provision of mandatory new one way road (Centre Street Type 3 - 17.4m wide) linking Sylvia St to existing car park.

Existing Parking

Maintain parkign areas with shade trees and footpath connections

New Road

Provision of mandatory new one way road (Centre Street Type 3B - 16m wide)

New Lots

Provision of new mixed use development lots to create new shopping street. No parking bays required for shop uses.

Public Plaza

Provisions of Public Plaza (27m x 20m) on existing car park

Public Open Sapce

Provision of mandatory public open space on HN 9 Carcoola St, Nollamara

New Roads

Provision of mandatory new one way road (Centre Street Type 2 - 11m wide) linking Carcoola St on HN 7 Carcoola St, Nollamara. Location of road is indicative. Final alignment shall avoid existing trees.

Parking

No parking is required to be provided for non-residential development on the ground floor for HN 51-67 Nollamara Ave, HN, 78-90 Hillsborough Drv, Nollamara. A minimum of 220 public car parking bays is to be maintained within the centre.

Existing Parking

Maintain parking areas with shade trees and footpath connections



6.2 Nollamara Neighbourhood Centre (NC12)

Nollamara Shopping Centre
Nollamara Avenue

Before



Nollamara Shopping Centre
Nollamara Avenue

After



6.2 Nollamara Neighbourhood Centre (NC12)

Nollamara Shopping Centre
Hillsborough Drive

Before



Nollamara Shopping Centre
Hillsborough Drive

After



6.3 Balga Plaza Neighbourhood Centre (NC18)

Description

The Balga Plaza Neighbourhood Activity Centre is presently configured with limited relationship to its two primary frontages of Balga Avenue and Princess Road. These two primary frontages currently consist of blank walls as the centre orients towards an internal carpark with limited direct building relationship to the surrounding neighbourhood streets.

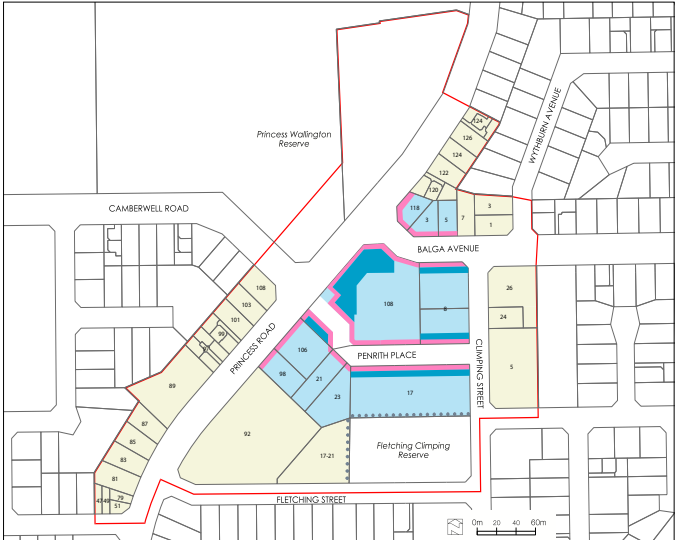
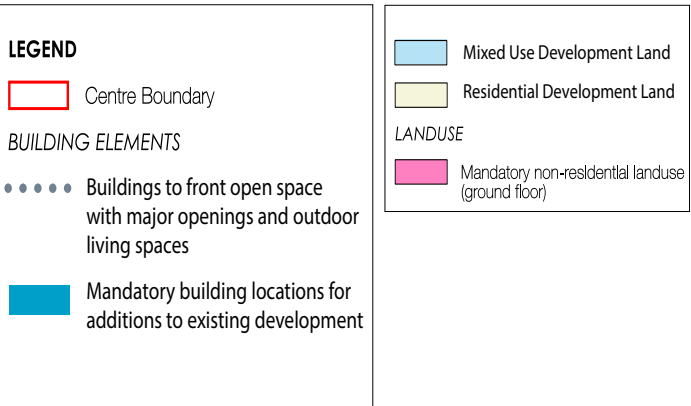
The Centre is characterised by the provision of a small range of convenience shops, local professional services and a supermarket providing the daily and weekly shopping needs and a small range of other convenience services.



a. Building Type



b. Built Form Design - Building Elements



6.3 Balga Plaza Neighbourhood Centre (NC18)

c. Urban Design - Public Realm

LEGEND

Centre Boundary

PUBLIC REALM ELEMENTS

Centre parking embayments required

Existing Trees

Street tree upgrades

Development land within centre

Public Plaza location

No vehicle access permitted

Vehicle access permitted where the access point is not dominant within the building facade

Public Plaza

Provision of mandatory privately owned public plaza min 100m² provided with additions to existing building on Lot 4, HN 108 Princess Road, Balga

New Road

Provision of mandatory new privately owned road (Centre Street Type 3 - 17.4m wide) linking Princess Rd and Penrith Pl on Lot 4, HN 108 Princess Road, Balga as part of new development or extensions to existing buildings



Opportunity for surplus road verge to be utilised in centre redevelopment and amalgamated for building and/or alfresco uses

Parking

Min shop parking for Lot 14, HN 108 Princess Road, Balga is 3/100m² NLA, subject to the provision of all of the following:

- On-street parking abutting site and street trees
- Public Plaza
- New Centre Street linking penrith Place to Princess Road
- Nil setback buildings in mandatory building locations

New Roads

Provision of mandatory privately owned roads (Centre Street Type 3 - 17.4m wide) on HN 73 Honeywell Blvd, Mirrabooka as part of new development or extensions

6.3 Balga Plaza Neighbourhood Centre (NC18)

Balga Plaza
Princess Avenue

Before



Balga Plaza
Princess Avenue

After



6.3 Balga Plaza Neighbourhood Centre (NC18)

6.3.1 Lot 21 (HN 92 Princess Road, Balga)

The provisions below (and accompanying plan) relate to all development at Lot 21 Princess Road, Balga.

LDP PROVISIONS:

Setbacks - Front Loaded Lots (minimum)	
Primary Street Setback	3m
Garage Setback	3m
Secondary Street Setback	0.5m
Side Setback	Nil
Rear Setback	Nil.
Setbacks - Rear Loaded Lots (minimum)	
Primary Street Setback	2m
Secondary Street Setback	0.5m
Laneway Setback	2m
Secondary Laneway Setback	1m
Site Setback	Nil.
Garage and vehicle access	
Garage width (maximum)	6m
Garage location as per 'designated garage location'	
Where the garage exceeds 50% of the primary frontage, the entrance to the dwelling is clearly visible from the primary street.	
All garage shall be enclosed with a door.	
No vehicles access is permitted from lots adjoining Princess Road or Fletching Street.	
Building Height, Storeys (maximum)	
All lots	3

Open Space	
The provision of the R-Codes at Element 5.1.4 do not apply to lots within this LDP.	
Outdoor Living Areas (OLAs)	
Minimum OLA (greater of)	10% of site area, or 20m ²
Uncovered outdoor living area (min)	70% of OLA
Minimum dimension of outdoor living areas	Nil.
OLAs shall be accesible from a habitable room	
OLAs shall be located behind the primary street setback area.	
Tree Canopy and Deepy Soil Areas	
With regard to Clause 3.4a, each lot shall provide a minimum 3m x 3m deep soil area to be planted with a tree. This deep soil area may be located within setback areas.	
Visual Privacy	
The provisions of the R-Codes at Element 5.4.1 do not apply to lots shown on the LDP as 'Rear Loaded Lots'.	
Overshadowing	
The provisions of the R-Codes at Element 5.4.2 only applies to those lots adjoining HNs 17-21 Fletching Street.	

Streetscape and Amenity
A major opening or outdoor living area shall be provided to every street or laneway frontage.
Outbuildings shall be attached to the dwelling constructed with same material and finishes as the dwelling where they are visible from the street or laneway.
Clothes drying areas, refuse, general storage areas and ground based hot water storage tanks are to be screened from Princess Road, Fletching Street and the Internal Street.
Uniform Fencing and Retaining
Uniform fencing shall be provided along the full extent of the Princess Road and Fletching Street boundaries (except where a street or laneway intersects) and shall not be modified by subsequent development.
Uniform fencing shall be of masonry construction and shall be visually permeable above 1.2m above natural ground level and the visually permeable component shall be of a decorative metal finish
Any retaining walls shall be of matching material and finish to the masonry portion of the uniform fencing.

6.3 Balga Plaza Neighbourhood Centre (NC18)

6.3.1 Lot 21 (HN 92 Princess Road, Balga)

The provisions below (and accompanying plan) relate to all development at Lot 21 Princess Road, Balga.





Administration Centre 25 Cedric Street Stirling WA 6021
Telephone (08) 9205 8555

Enquiries www.stirling.wa.gov.au/enquiries

Web www.stirling.wa.gov.au | [f](#) [t](#) [i](#) /citystirlingwa

This information is available in alternative formats
on request. Please contact the Customer Contact Centre
on (08) 9205 8555.

The internal pages of this publication have been printed on ecoStar - an environmentally responsible paper made Carbon Neutral. The greenhouse gas emissions of the manufacturing process including transportation of the finished product to BJ Ball Papers Warehouses has been measured by the Edinburgh Centre for Carbon Neutral Company. ecoStar is manufactured from 100 per cent post-consumer recycled paper in a process chlorine-free environment under the ISO 14001 environmental management system.

