

STIRLING CITY CENTRE



Innaloo Precinct



Detailed Area Plan

As Adopted by Council on 16 June 2015

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1. INTRODUCTION

Where this Detailed Area Plan is inconsistent with the provisions of a local planning policy adopted under Local Planning Scheme No. 3, the provisions of this Detailed Area Plan shall prevail.

This Detailed Area Plan needs to be read in conjunction with the City's Local Planning Scheme No. 3 and the Stirling City Centre Structure Plan.

This Detailed Area Plan applies to all development and subdivision applications situated within the boundaries of the Innaloo Precinct of the Stirling City Centre, as defined in the Stirling City Centre Structure Plan.

1.1.Objectives

The key objectives of this Detailed Area Plan are listed below:

- Facilitate more intensive redevelopment of residential areas whilst maintaining areas of private and communal open space.
- To require non-residential uses on the ground floor in mixed use areas to activate the street.
- To ensure there is a “stepping down” of heights from non-residential areas to the residential areas.

1.2.Applications

All Subdivision and Development Applications within the Innaloo Precinct are subject to this plan.

1.3.Precinct Area

This Detailed Area Plan applies to the Innaloo Precinct in the Stirling City Centre as shown in **Figure 1**.



Figure 1 – Innaloo Precinct

1.4. Variations

Development applications seeking to vary the provisions of this Detailed Area Plan will be determined against the relevant objectives of this Detailed Area Plan.

No variations shall be permitted for the following provisions for sub precinct areas 2 - 7:

- Clause 2.1.1.1 - Lot size;
- Clause 2.1.1.2 - Lot Street Frontages;
- Clause 2.1.4.1 - Street setbacks;
- Clause 2.1.4.4 - Minor projections into setback area;
- Clause 2.1.5.2 - Outdoor Living Areas;
- Clause 2.1.5.3 - Communal Open Space;
- Clause 2.2.1 – Location of Land Use Category;
- Clause 2.2.2.3 – Surveillance of Streets, Public Open Space and Public Access Ways;
- Clause 2.2.2.6 - Street Walls and fences;
- Clause 2.2.5.3 - Existing buildings; and
- Minimum and maximum number of storeys (as per relevant sub precinct provision).

A variation of up to a maximum 20% may be considered for the following clauses for sub precinct areas 2 – 7:

- Clause 2.1.4.2 – Side and rear setbacks; and
- Clause 2.1.4.3 - Setbacks between buildings on the same lot.

1.5. Definitions

Definitions in this Detailed Area Plan shall be as per the Residential Design Codes.

1.6. Application of the Residential Design Codes

Unless otherwise provided for in this Detailed Area Plan, the Residential Design Codes do not apply.

1.7. Relationship with the Scheme and Structure Plan

The Detailed Area Plan needs to be read in conjunction with the City of Stirling Local Planning Scheme Number 3 and the Stirling City Centre Structure Plan. **Figure 2** below depicts the relationships and hierarchies of these documents.

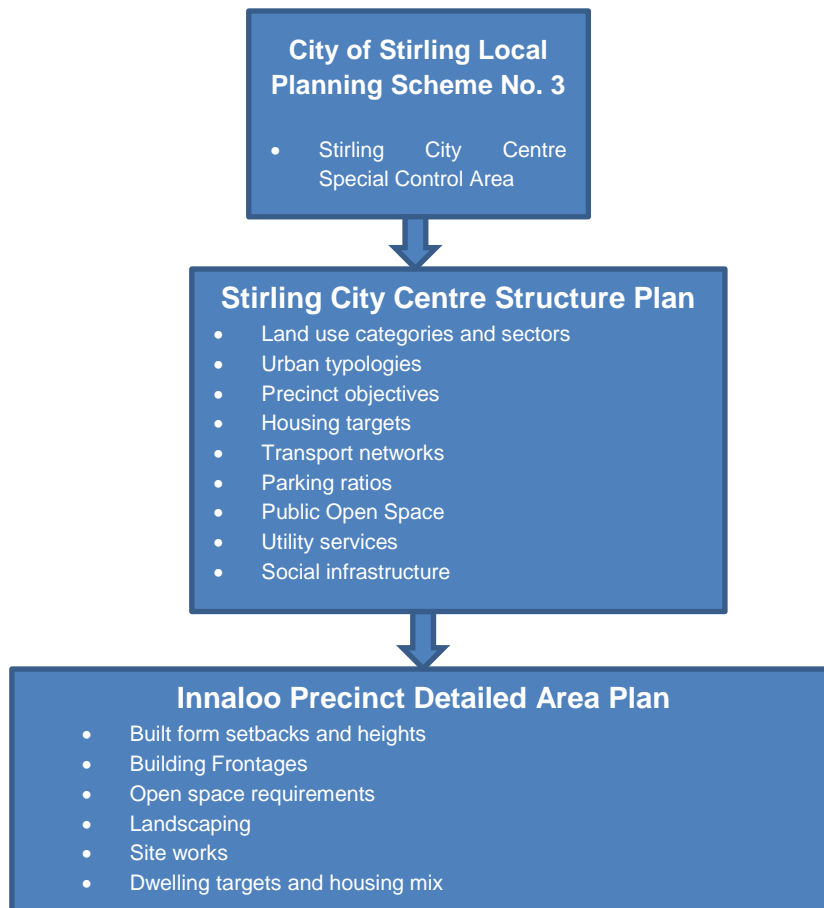


Figure 2 – Planning Process

2. GENERAL PROVISIONS

Unless otherwise stated the provisions of this part apply to all development and subdivision within the Innaloo Precinct, except for Sub Precinct Area 1.

If there is a conflict between the general provisions in this section of the Detailed Area Plan and the provisions applicable to the Sub Precinct Areas then the provisions within the Sub Precinct Areas shall prevail.

2.1 Built Form & Design

2.1.1. Lot Configuration

2.1.1.1. Lot Size

Objectives

To ensure that the size of lots and bulk of buildings are constrained in order to provide gaps in building frontages along the street.

To ensure air movement, view corridors and green spaces between buildings.

To prevent fragmentation of landholdings in order to enable development intensification with generous setbacks.

Provision

- As per Sub Precinct Areas (Refer section 3).

2.1.1.2. Lot Street Frontages

Objective

To ensure lots are wide enough to accommodate a sufficient building envelope given the mandatory side setbacks.

Provision

- As per Sub Precinct Areas (refer section 3).

2.1.2. Dwelling Targets and Size

2.1.2.3. Dwelling Mix

Objectives

To ensure a number of smaller dwellings are developed.

Provisions

- All developments comprising ten or more dwellings shall provide a minimum of 10% single bedroom dwellings as part of the development.
- Single bedroom dwelling provision is to be calculated by rounding to the nearest whole number. In the case of exactly 0.5 the requirement shall be rounded up to the nearest whole number.

2.1.2.4. Dwelling Size

Objective

To ensure dwellings have sufficient space to cater for the needs of residents.

Provision

- Minimum dwelling size of 40.0m², excluding outdoor living areas and external storage.

2.1.2.5. Minimum number of Dwellings

Objective

To achieve the dwelling targets outlined in the Stirling City Centre Structure Plan

Provision

- Except for single dwellings, ancillary dwellings, and grouped dwellings, the minimum number of dwellings required in a development shall be calculated using the formula below and the numbers outlined in Figure 3.

$$\text{Min. dwellings per lot} = \left(\frac{\text{Minimum No. of Dwellings per Street Block (Fig 3 \& 4)}}{\text{Street Block Land Area (Refer Fig 3 \& 4)}} \right) \times \text{Lot Area}$$

Block Number	Street Block Land Area (sqm)	Minimum No. Dwellings
5A	38,000	330
5B	14,000	50
5C	19,000	70
5D	21,000	105
5E	18,000	165
5F	3,000	15
5G	7,000	35
5H	16,000	80
5I	16,000	80
5J	15,000	165
5K	16,000	80
5L	27,000	200
5M	8,000	45
5N	29,000	165
5O	13,000	75
5P	10,000	90
5Q	12,000	60
5R	5,000	35

Figure 3 - Minimum number of dwellings required



Figure 4 – Block location in precinct area

2.1.3. Building Heights

2.1.3.1. Wall Height

Objective

To limit the impact of overshadowing on adjoining neighbours and to ensure a low to mid rise scale of buildings.

Provisions

- As per Sub Precinct Areas (Refer Section 3).
- Calculated in accordance with the City's Building Height Policy

2.1.3.2. Roof Height

Objective

To limit the impact of overshadowing on adjoining neighbours and to ensure a low to mid rise scale of buildings.

Provision

- As per Sub Precinct Areas (Refer Section 3).

2.1.3.3. Minor Projections above Building Wall Height

Objective

To ensure walls are visually interesting.

Provision

- Maximum 1.0m projection for 15% on any frontage.

2.1.4. Setbacks

2.1.4.1. Street Setbacks

Objective

To ensure that buildings provide a consistent frontage to the street.

Provision

- As per Sub Precinct Areas (see Section 3).

2.1.4.2. Side / Rear Setbacks

Objective

To provide sufficient space for trees and landscaped areas and protect amenity of neighbouring properties by minimising visual intrusion and overshadowing.

Provisions

- 4.0m to a habitable window or balcony above ground level; and
- Side and Rear setbacks as per Sub Precinct Areas (in section 3).
- The provisions for achieving side and rear setbacks for single dwellings and ancillary dwellings developments shall be as per the Residential Design Codes.

2.1.4.3. Setback between buildings on the same lot

Objective

To ensure that there is sufficient space between buildings on the same lot to limit overlooking and overshadowing.

Provisions

- Minimum 8.0m distance between habitable buildings (for multiple dwellings only).

- The provisions for achieving setbacks between buildings on the same lot do not apply to single, grouped and ancillary dwellings developments.

2.1.4.4. Minor projections into setback area

Objective

To ensure that minor projections do not have an adverse impact on overshadowing and amenity of neighbouring properties.

Provision

- Maximum projection of 0.75m for chimneys, balconies, eaves overhang and other architectural features.

2.1.4.5. Setback of garages, carports and parking areas

Objective

To ensure that car parking and car parking structures are not visible from the street.

Provision

- As per Sub Precinct Areas (Refer Section 3).

2.1.5. Open Space

2.1.5.1. Open Rooftop Terraces

Objective

To maximise the useability of roof space whilst minimising any negative impacts on adjoining properties.

Provisions

- Rooftops may be used as an open terrace;
- Rooftops shall not include habitable rooms;
- All rooftop terraced areas shall be setback a minimum of 3.0m from the building edge;
- Pergola rafters may extend to the edge of the terrace; and
- Maximum 10% of rooftop terrace may be covered by impermeable roof.

2.1.5.2. Outdoor Living Areas

Objective

To ensure that every dwelling has sufficient outdoor space to cater for the needs of residents.

Provisions

- Each dwelling shall be provided with either:
 - one balcony with minimum dimension of 2.4m and minimum area of 10.0sqm; or
 - one courtyard accessed directly from a habitable room with minimum dimension of 4.0m and minimum area of 20.0sqm

2.1.5.3. Communal Open Space

Objective

To encourage social interaction between residents and workers in a development, passive surveillance and provide spaces for rest and recreation.

Provisions

- Developments incorporating between six and twelve units (inclusive) shall provide a minimum of 40m² of communal open space with a minimum dimension of 4m, accessible from a major openings to a habitable room; or
- Developments incorporating between thirteen and twenty units (inclusive) shall provide a minimum of 80m² of communal open space with a minimum dimension of 5m, overlooked by a major opening to a habitable room of dwellings on the same level as the communal open space; or
- Developments incorporating more than twenty units or all non-residential development shall provide communal open space of no less than 10% of the lot area with a minimum dimension of 8m, overlooked by a major opening to a habitable room of dwellings on the same level as the communal open space;
- A minimum of 50% of the communal open space shall be designed as a garden area and shall include shade trees; and
- A maximum 10% of total communal open space area to be covered with an impervious roof cover.

Note: the provisions for achieving communal open space do not apply to ancillary, single or grouped dwellings developments. Site coverage as per the R40 provisions of the Residential Design Codes shall apply.

2.1.6. Special Purpose Dwellings

Objective

To ensure residential development is provided for people with or without special needs, providing ancillary accommodation, which is independent or semi-independent to residents of the single house.

Provision

- As per the ancillary dwellings provisions of the Residential Design Codes.

2.1.7. Building Exterior

2.1.7.1. Facades and Walls

Objective

To ensure that building facades are architecturally interesting.

Provisions

- No wall to be longer than 8.0m in length without indentation.
- Minimum indentation to be at least 1.0m deep and 2.0m wide.

2.1.7.2. Balconies

Objective

To ensure that the bulk of the building is reduced.

Provision

- Balcony balustrades shall be 75% visually permeable.

2.1.7.3. External Fixtures

Objective

To ensure that services do not detract from the streetscape and adjoining properties.

Provisions

- All service meters and related infrastructure are to be screened as viewed from the street.
- All external fixtures such as television and radio antennae, satellite dishes, plumbing vents and pipes, air conditioners and hot water systems are to be screened as viewed from the street and adjoining properties.

2.1.7.4. Essential Facilities

Objective

To ensure provision is made for external storage, rubbish collection/storage areas and clothes drying areas that are adequate to meet the needs of residents.

Provisions

- Every dwelling shall be provided with an enclosed storage area of at least 4.0sqm, minimum 1.5m dimension, which may be accessed from outside the dwelling.
- Every dwelling shall be provided with a clothes drying area (communal or private) that is not visible from the street.
- In accordance with the City's Bin Storage policy.

2.1.7.5. Outbuildings

Objective

To ensure that outbuildings do not detract from the streetscape or amenity of the area.

Provision

- Outbuildings shall not be located within the street setback area and shall be in accordance with the relevant clauses relating to outbuildings as contained in the Residential Design Codes.

2.2. Streetscape Relationship

2.2.1. Location of Land Use category

Objectives

To ensure commercial uses on the ground floor and residential uses on the upper floors of mixed use developments.

Provision

- As per Sub Precinct Areas (Refer Section 3).

2.2.2. Entry Points

2.2.2.1 Non Residential Entry Points

Objective

To ensure pedestrian entrances are clearly defined and designed to enable safe and comfortable access.

Provision

- Entry points shall directly face the street and include at least two of the following:
 - Signage above the entry door;
 - Indentation of the entry point, where recessed entrances are provided, they should be truncated at an angle to the pedestrian route of no less than 60 degrees;
 - Highlighting the entry point through the use of different materials; and
 - Increasing the height of the awning above the entry point to no higher than 4.0m above footpath level.

2.2.2.2 Residential Entry Points and Surveillance of the Street

Objective

To ensure that all residential buildings have an entry point facing the primary street on the ground level.

Provision

- Entry point to be no more than 1.2m above the ground level.

2.2.2.3 Surveillance of Streets, Public Open Space & Public Access Ways

Objectives

To ensure there is passive surveillance of public open space areas and public access ways for safety.

To ensure buildings address streets, Public Open Space and Public Access Ways with balconies and major openings to habitable rooms.

Provision

- The building shall have courtyards and balconies facing all streets;
- The building shall provide a minimum of one habitable room window for every dwelling that orientates to the street, public open space and public access way.

2.2.2.4 Major openings to habitable rooms

Objective

To ensure that there is sufficient outlook from all habitable rooms.

Provision

- One major opening (min 1m²) shall be provided to each habitable room.

2.2.2.5 Weather Protection

Objectives

To support a comfortable external environment for pedestrians.

Provisions

- Awnings shall have a minimum depth of 2.5m;
- Awnings shall have a maximum vertical clearance from the pavement level of 3.5m;
- Awnings shall be constructed using materials that are opaque and non-reflective; and
- New awnings shall line up with existing awnings (where present).

2.2.2.6 Street Walls and Fences

Objective

To promote surveillance of the street.

Provision

- Front walls and fences facing the primary street and secondary street are visually permeable above 1.2m of natural ground level.

2.2.3 Site Works

2.2.3.1 Excavation or Fill

Objective

To ensure that development follows the topography of the land.

Provision

- A maximum of 0.5m of fill above natural ground level is permitted;
- Excavation within all boundaries shall have no limit.

2.2.3.2 Retaining Walls

Objective

To ensure development considers and responds to the natural features of the site and requires minimal excavation/fill. Where excavation/fill is necessary, all finished levels respecting the natural ground level at the lot boundary of the site as viewed from the street.

Provision

- As per Residential Design Codes.

2.2.3.3 Levels

Objective

To ensure that there is equitable access for pedestrians and that excessive differences will not have a negative impact on the amenity of the area.

Provisions

- The ground floor level of buildings shall match footpath level for all non-residential and mixed use developments; and
- Basement parking structures between a street frontage and the main front elevation are no more than 1.2m above natural ground level for residential developments.

2.2.3.4 Landscaping

Objective

To improve the visual appeal of development, screen service areas and provide shade and green relief in built up areas.

Provisions

- A Landscaping Plan shall be submitted for all developments with 5 or more dwellings in accordance with the City's Landscaping Policy;
- Landscaping shall include the landscape strips illustrated in Section 3 of this Detailed Area Plan; and
- Landscaping strips shall include trees (min 45 litres) and minimum 5m spacing.

2.2.3.5 Lighting, Safety and Security

Objective

To ensure appropriate lighting to improve safety.

Provision

- Shall be in accordance with Local Planning Policy Number 4.2 - Mixed Use and Commercial Centre Design Guidelines

2.2.4 Access and Parking

2.2.4.1 Onsite Car Parking Provision

Objective

To provide parking for short term visitors, residents and employees.

Provision

- Parking shall be provided in accordance with the Parking Policy applicable to this Detailed Area Plan.

2.2.4.2 Offsite Car Parking Provision

Objective

To provide limited parking for short term visitors.

Provision

- Off-site parking shall be in accordance with the Parking Policy applicable to this Detailed Area Plan.

2.2.4.3 Design and Location of Car Parking Bays

Objectives

To ensure that car parking areas do not disrupt the continuity of building frontages and that parking is not visible from any street.

Provision

- Car parking bays located within a building shall be located in accordance with Figures 5, 6, 7, 8 and 9.

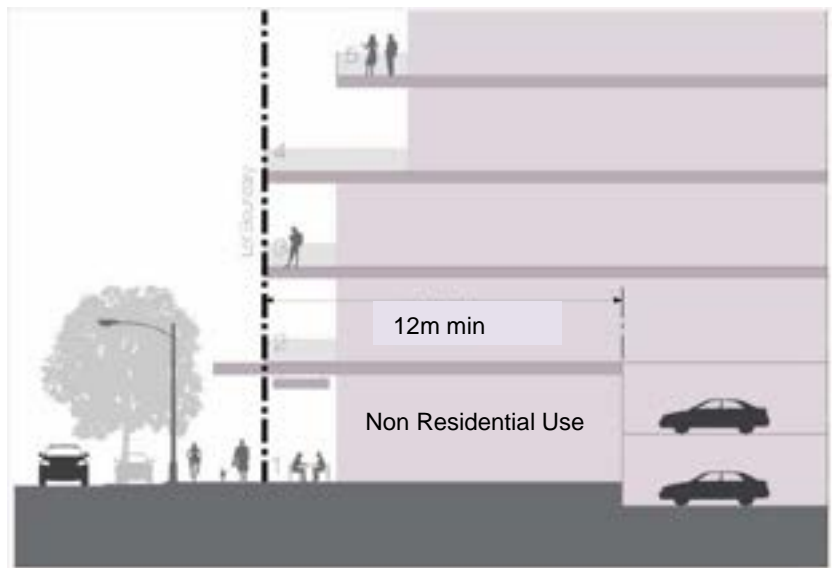


Figure 5 – Permitted parking location for mixed use developments

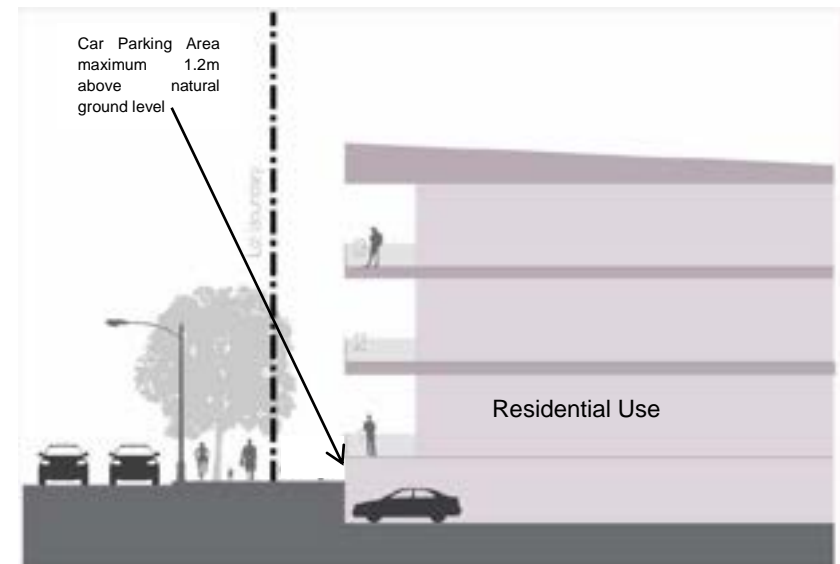


Figure 7 – Permitted parking locations for residential developments

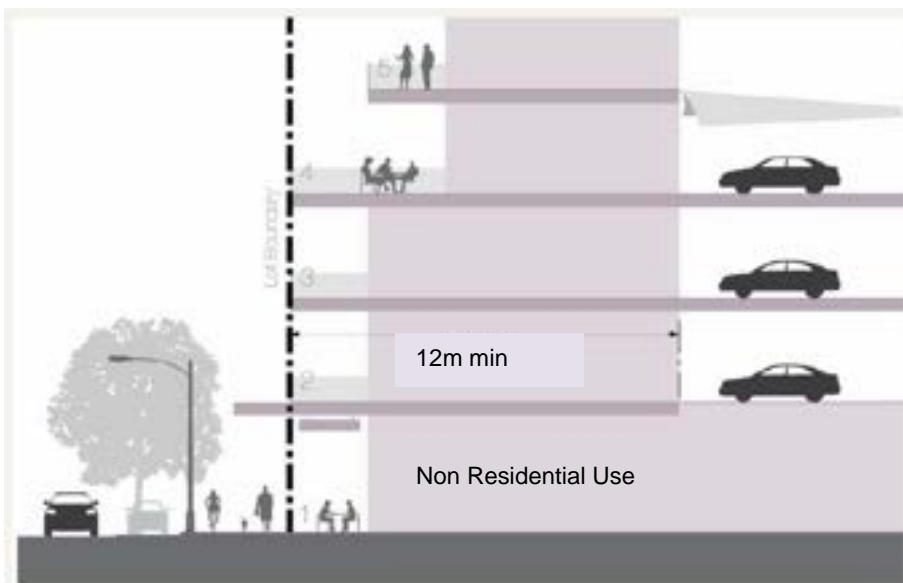


Figure 6 – Permitted parking location for mixed use developments

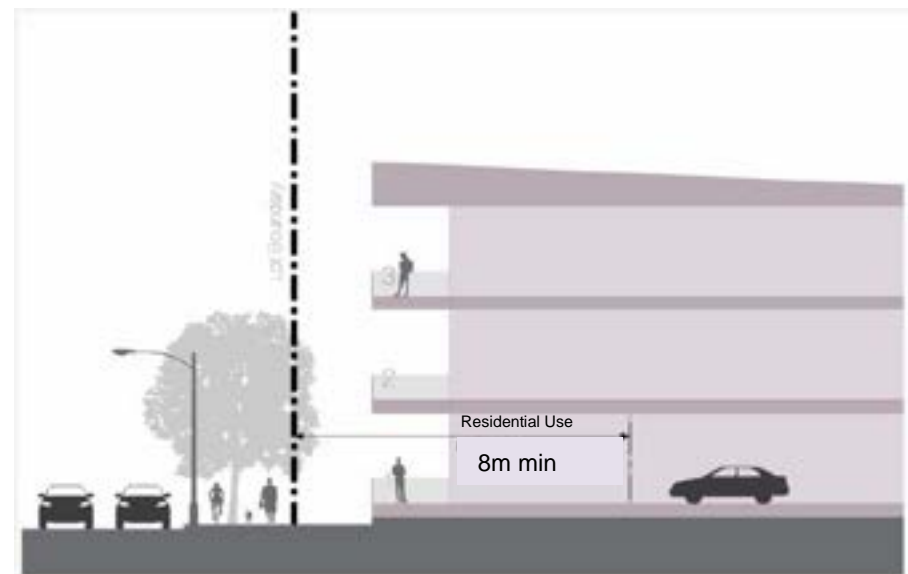


Figure 8 – Parking location for residential developments

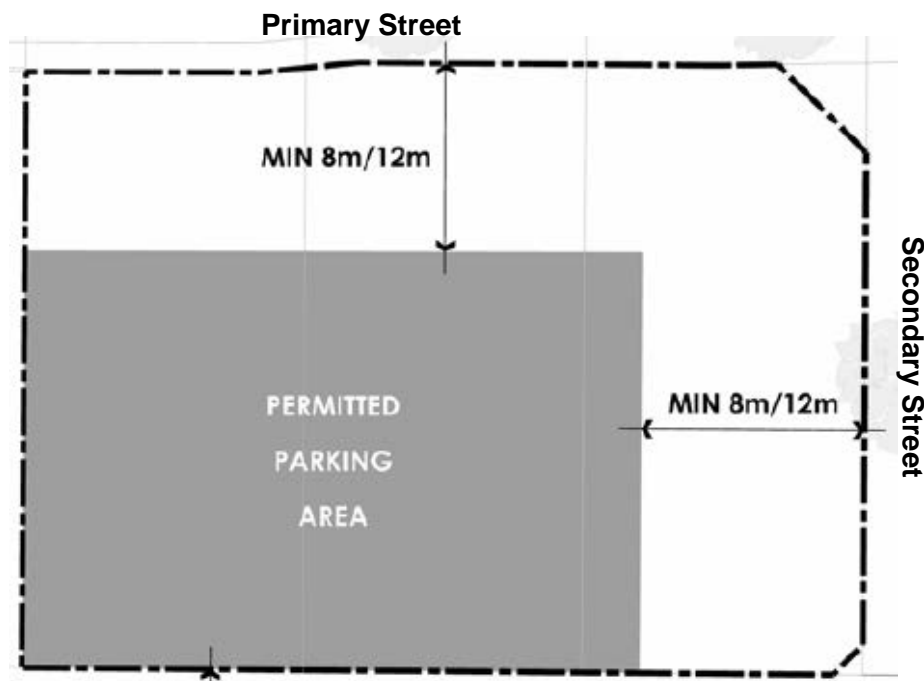


Figure 9 – Permitted parking areas to ground and upper floors

2.2.4.4 Bicycle Parking Provision

Objective

To provide adequate bicycle parking bays and facilities.

Provision

- Parking shall be in accordance with the relevant bike parking policy.

2.2.4.5 Vehicle Access

Objective

To ensure that vehicle access ways are safe and easily traversed.

To limit the number of, and width of crossovers, reducing the impact on pedestrians, traffic, movement and safety.

To minimise the amount of land used for driveways.

Provisions

- Driveways serving up to 15 dwellings shall be a maximum 3.0m wide;
- Driveways servicing developments of more than 15 dwellings shall have a maximum width of 6.0m wide.
- Convex mirrors and/or pedestrian warning devices shall be provided where driver line of sight is obscured by buildings or landscaping.

2.2.4.6 Crossovers

Objective

To limit the number of crossovers, reducing the impact on pedestrians and traffic.

Provisions

- No more than one crossover is permitted for any one site;
- Existing redundant crossovers will be required to be removed at the expense of the developer.
- Maximum cross over width 6.0m.

2.2.5 Other Considerations

2.2.5.1 Signage

Objective

To ensure there is not a proliferation of signage within the streetscape.

Provision

- Signage detail shall be in accordance with the City's Advertising Signs Policy.

2.2.5.2 Sound Attenuation

Objective

To ensure that noise from non-residential uses does not adversely affect the amenity of residential development.

Provision

- Noise attenuation of non-residential uses shall be in accordance with the City's Local Planning Policy 4.2 - Mixed Use and Commercial Centre Design guidelines.

2.2.5.3 Existing Buildings

Objective

To ensure only major extensions or additions are assessed under the provisions of the Detailed Area Plan.

Provisions

- Minor single storey extensions (maximum 200sqm) to existing dwellings that do not include additional dwellings shall be assessed under the provisions of the Residential Design Codes.
- Major additions, two storey additions or single storey buildings and structures more than 200sqm shall be assessed under the provisions of this Detailed Area Plan.

3 SUB PRECINCT AREAS

The Innaloo Precinct comprises of seven Sub-Precinct Areas, as identified in Figure 10.

- Sub Precinct Area 1 - Residential R40 Lots
- Sub Precinct Area 2 - Standard Lots
- Sub Precinct Area 3 - Geneff Village
- Sub Precinct Area 4 - Cedric Street
- Sub Precinct Area 5 - Ellen Stirling Boulevard
- Sub Precinct Area 6 - Odin Road
- Sub Precinct Area 7 - Cloates Street



Figure 10 – Innaloo Sub Precinct Areas

3.1 Innaloo Sub Precinct Area 1 – Residential R40 Lots

All land highlighted in Figure 11 is subject to these provisions.

3.1.2 Character Statement

Existing residential lots that have been predominantly redeveloped into grouped dwellings with limited ability for redevelopment.

3.1.3 Specific Provisions

All development on the lots identified on Figure 11 (except for public open space) shall be as per the R40 provisions of the Residential Design Codes.



Figure 11 – Innaloo Sub Precinct Area 1 site context

3.2 Innaloo Sub Precinct Area 2 – Standard Lots

All land highlighted in Figure 12 is subject to these provisions.

3.2.1. Character statement

Residential buildings (3 – 5 storeys) in a landscaped setting with setbacks to all boundaries to create space for tree planting between buildings.

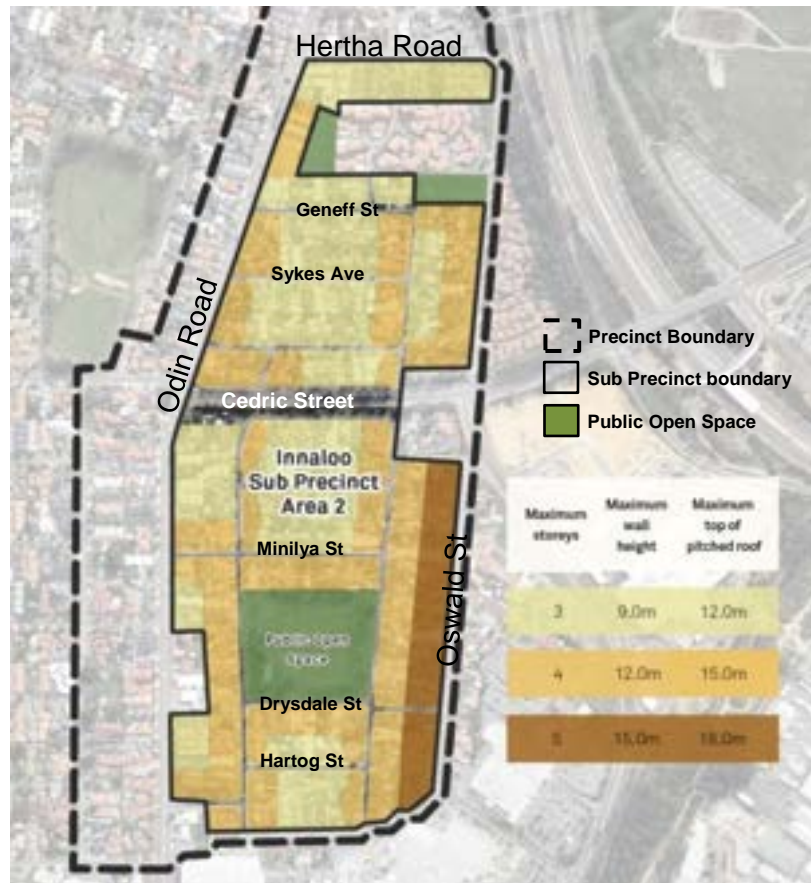


Figure 12 – Innaloo Sub Precinct Area 2 site context

3.2.2 Specific Provisions

Development and Land Use Standards		
Ground Floor standards	Minimum ground floor to ceiling height	3.0m
Setbacks	Front	Min 3.0m
	Rear ground	Min 6.0m
	Rear upper floors	As per Figures 13 and 14
	Side	As per Figures 13 and 14
	Public Open Space	Min 3.0m.
	Public Access Way	Min 1.5
Location of Land Use Category	All Floors	Urban Residential
Building Height	Minimum Storeys	2 storey *
	Maximum Storeys	As per Figure 14
	Maximum Wall Height Maximum Roof Height	As per Figures 12, 13, and 14
Lot Size	Minimum	700m ²
	Maximum	3000m ²
Lot Frontage	Minimum	16m
	Maximum	70m
Communal Open Space	Preferred location	As per Figure 13

* Does not apply to single dwellings or ancillary dwellings.

3.2.3 Special Provisions

- Each new development shall construct new visitor bays in the verge at the developer's cost where possible.

The provisions for achieving the required minimum lot size do not apply to grouped dwellings developments. Minimum required lot size for grouped dwelling as per the R40 provisions of the Residential Design Codes.

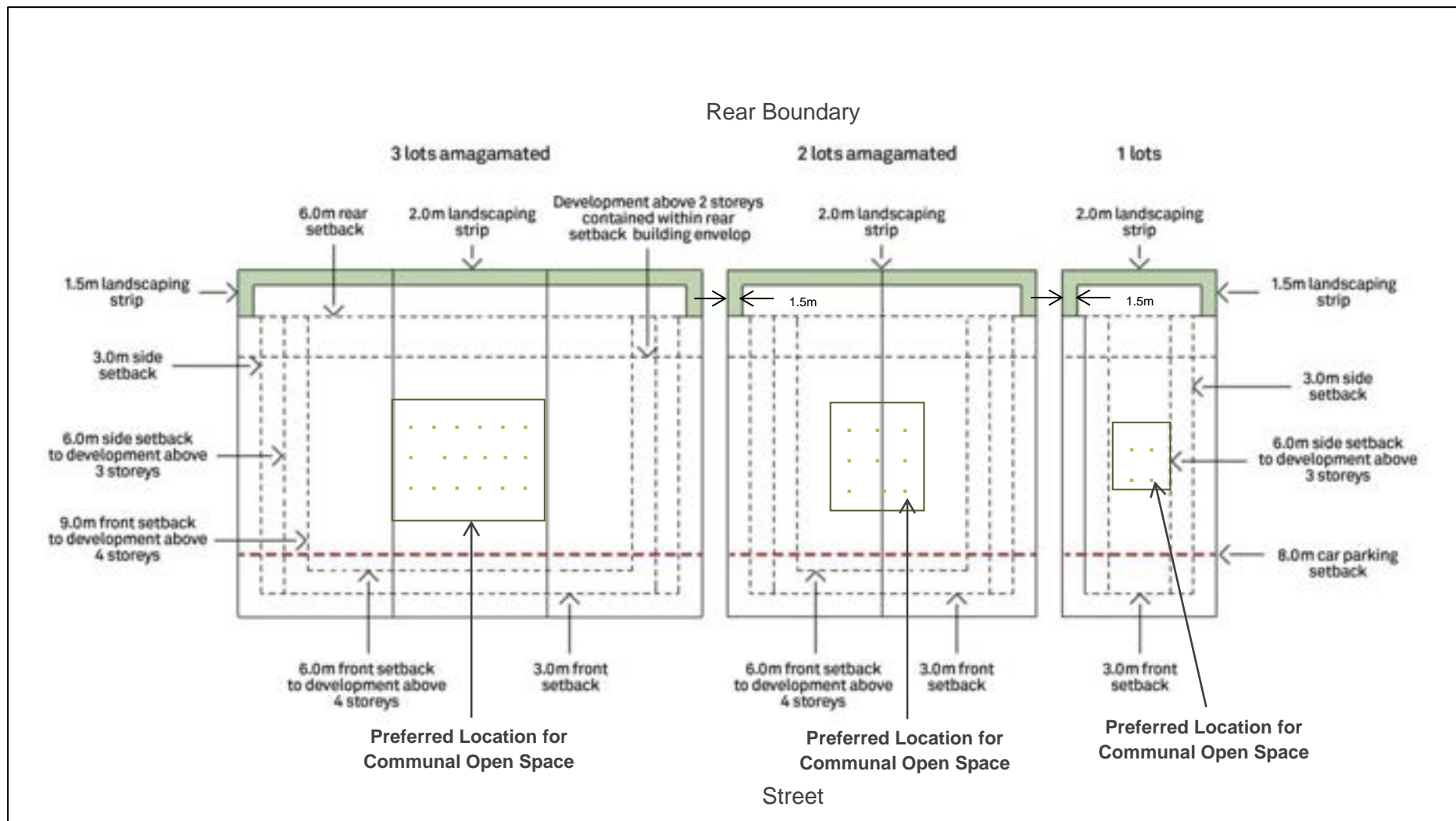


Figure 13 – Innaloo Sub Precinct Area 2 typical site plans

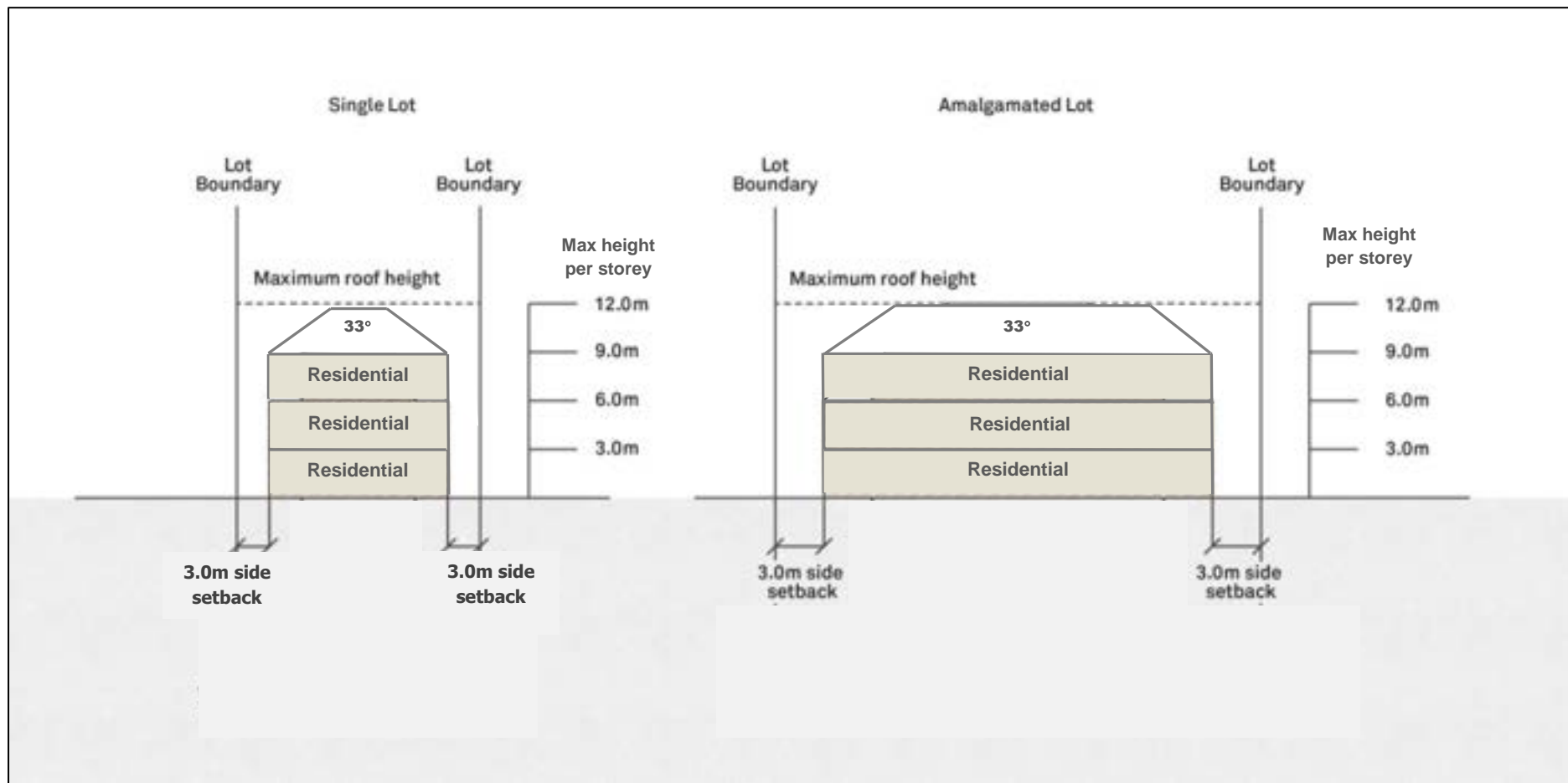


Figure 13A – Innaloo Sub Precinct Area 2 - Typical 3 Storey Front Elevation

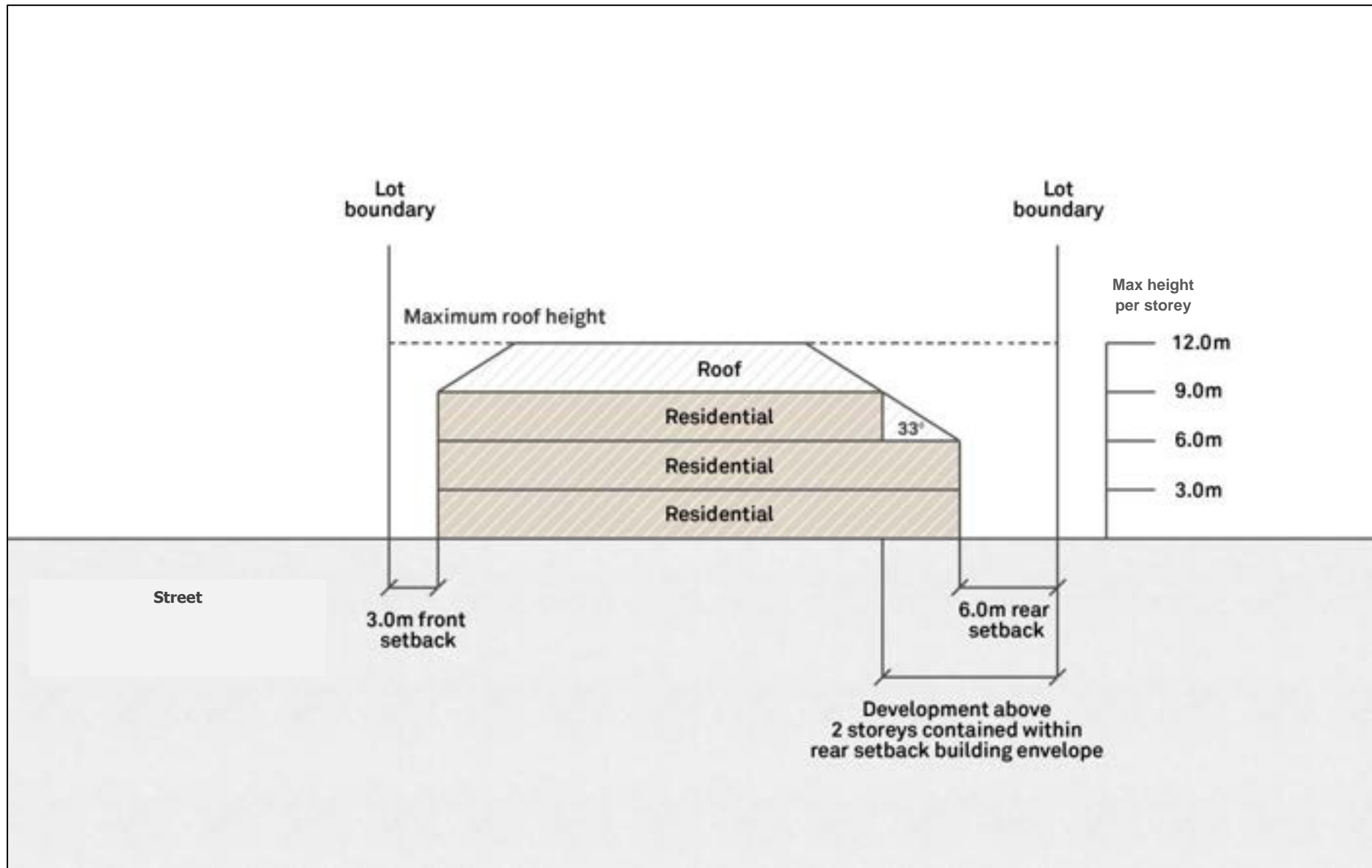


Figure 13B – Innaloo Sub Precinct Area 2 - Typical 3 Storey Side Elevation

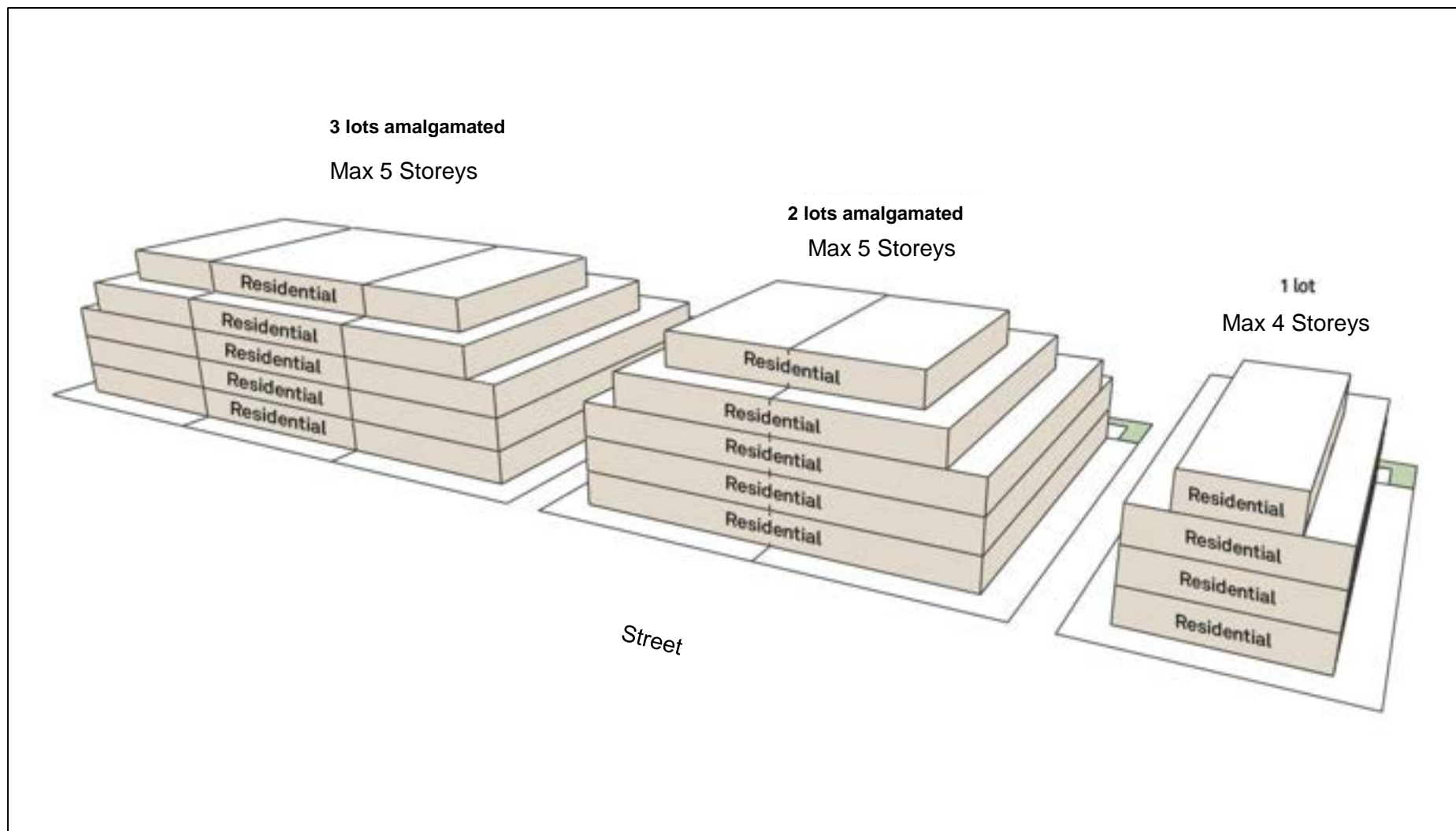


Figure 14 – Innaloo Sub Precinct Area 2 building height plans

3.3 Innaloo Sub Precinct Area 3 – Geneff Village

All land highlighted in **Figure 15** is subject to these provisions.

3.3.1 Character Statement

Aged Persons development that can be redeveloped and intensified with lower scale dwellings facing the street and areas of public open space.



Figure 15 – Innaloo Sub Precinct Area 3 site context

3.3.2 Specific Provisions

Development and Land Use Standards		
Ground Floor standards	Minimum ground floor to ceiling height	3.0m
Setbacks	Minimum	As per Figure 16, 17, 18
Location of Land Use Category	All Floors Ground Floor Ground Floor Ground Floor	City Residential Convenience Store* Medical Centre* Personal Care Services*
Building Height	Minimum Storeys	2
	Maximum Storeys	As per Figure 17 and 18
	Max Wall Height	As per Figure 17 and 18
	Max Roof Height	As per Figure 17 and 18
Lot Size	Minimum	700m ²
	Maximum	25,000m ²
Lot Frontage	Minimum	20m
Communal Open Space	Minimum	20% of total site area
	Location	Figure 16

*The floor area of which does not exceed 150 square metres net lettable area.

3.3.3 Special Provisions

- New development shall construct new visitor bays in the verge of Hertha Road at the developer's cost.
- Vehicle access shall only be via locations as per Figure 16.

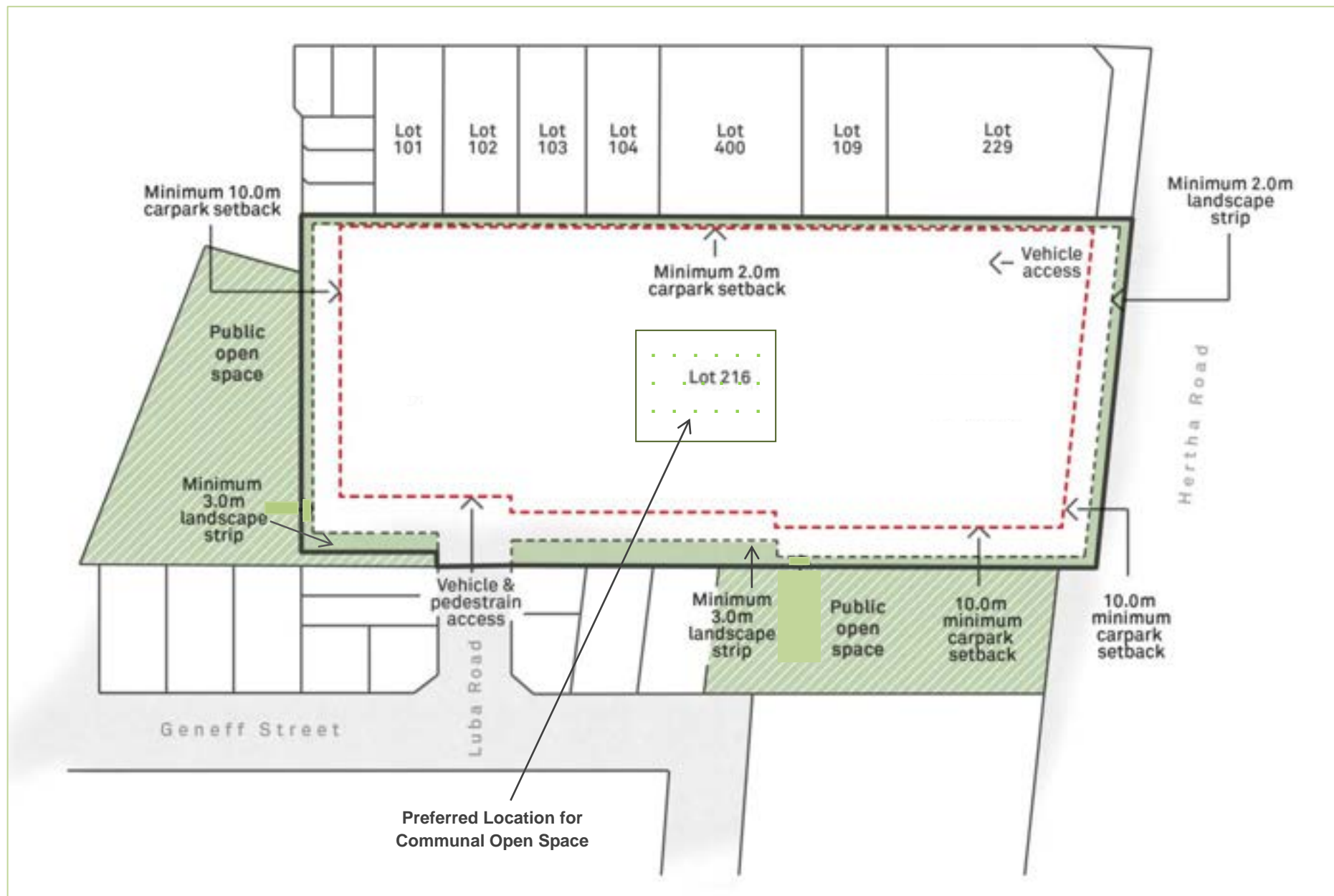


Figure 16 – Innaloo Sub Precinct Area 3 site plan

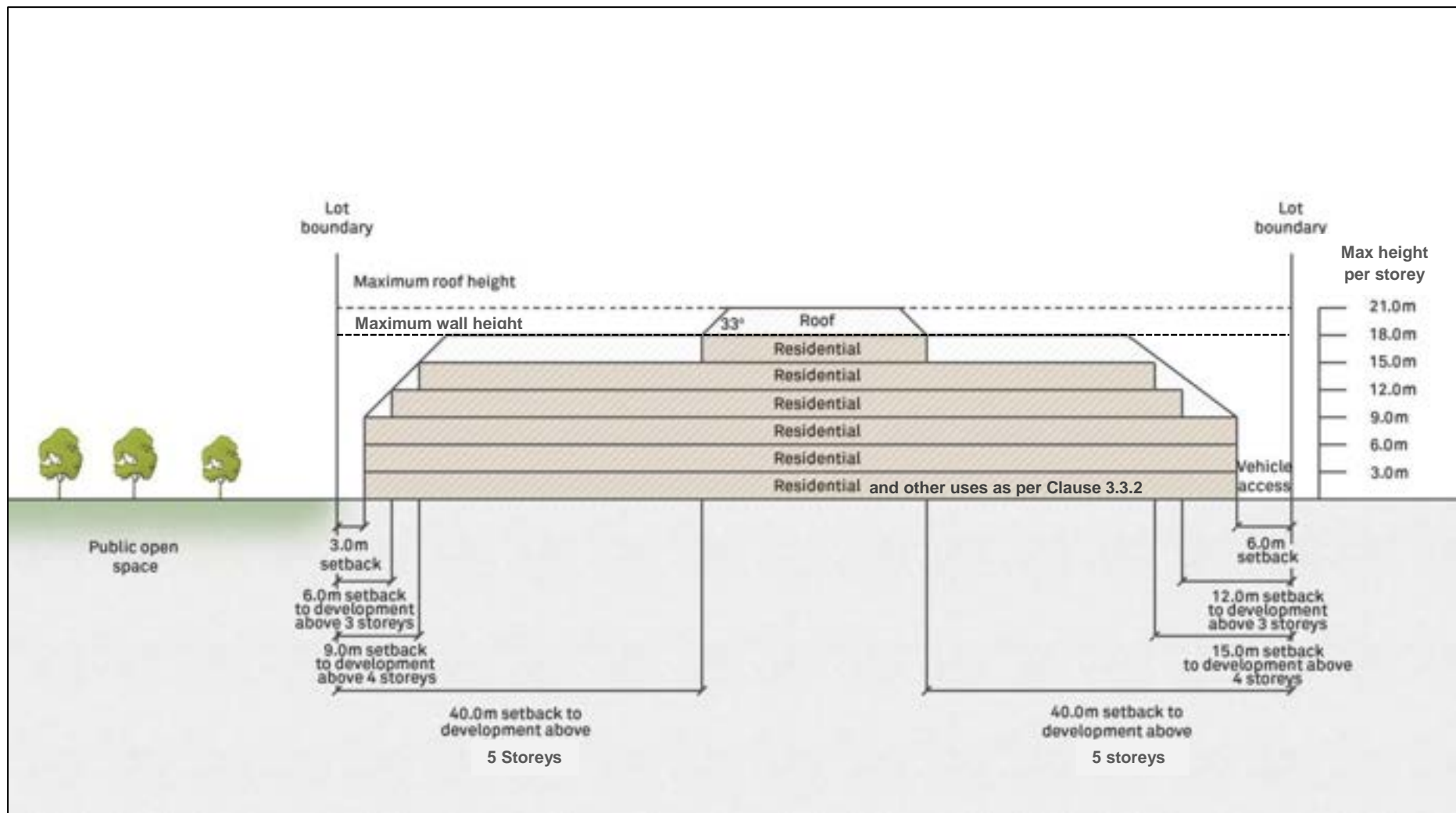


Figure 17 – Innaloo Sub Precinct Area 3 east elevation

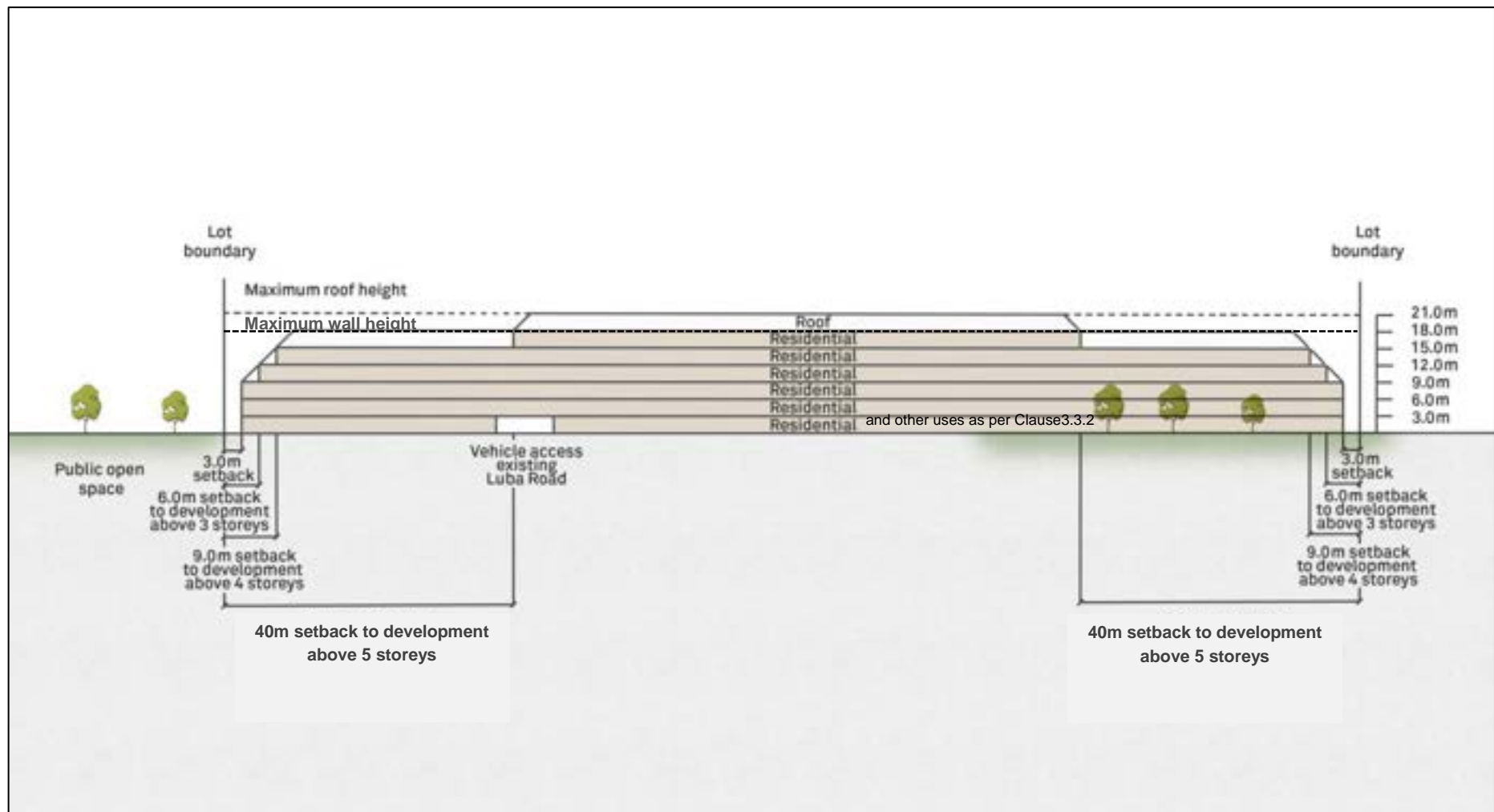


Figure 18 – Innaloo Sub Precinct Area 3 south elevation

3.4 Innaloo Sub Precinct Area 4 – Cedric Street

All land highlighted in **Figure 19** is subject to these provisions.

3.4.1 Character Statement

Medium rise mixed-use building on vacant land.



Figure 19 – Innaloo Sub Precinct Area 4

3.4.2 Specific Provisions

Development and Land Use Standards		
Ground Floor standards	Minimum ground floor to ceiling height	3.5m
Setbacks	Cedric Street	Nil
	Others	As per Figures 20, 21 and 22
Location of Land Use Category	All Floors	Business Max 250m ² shop use
Building Height	Minimum storeys	2
	Maximum Wall Height Maximum Roof Height	As per Figures 21 and 22
Lot Size	Minimum	1500m ²
	Maximum	1800m ²
Lot Frontage	Minimum	20m
Awnings	Minimum	Continuous Awning along Cedric Street

3.4.3 Special Provisions

- Car park access shall only be via new cross over off Cedric Street as per Figure 20 and 21;
- No vehicle access to the site from Hertha Road or Geneff Street; and
- Road reserve between new building and existing kerb line is to be repaved and landscaped.

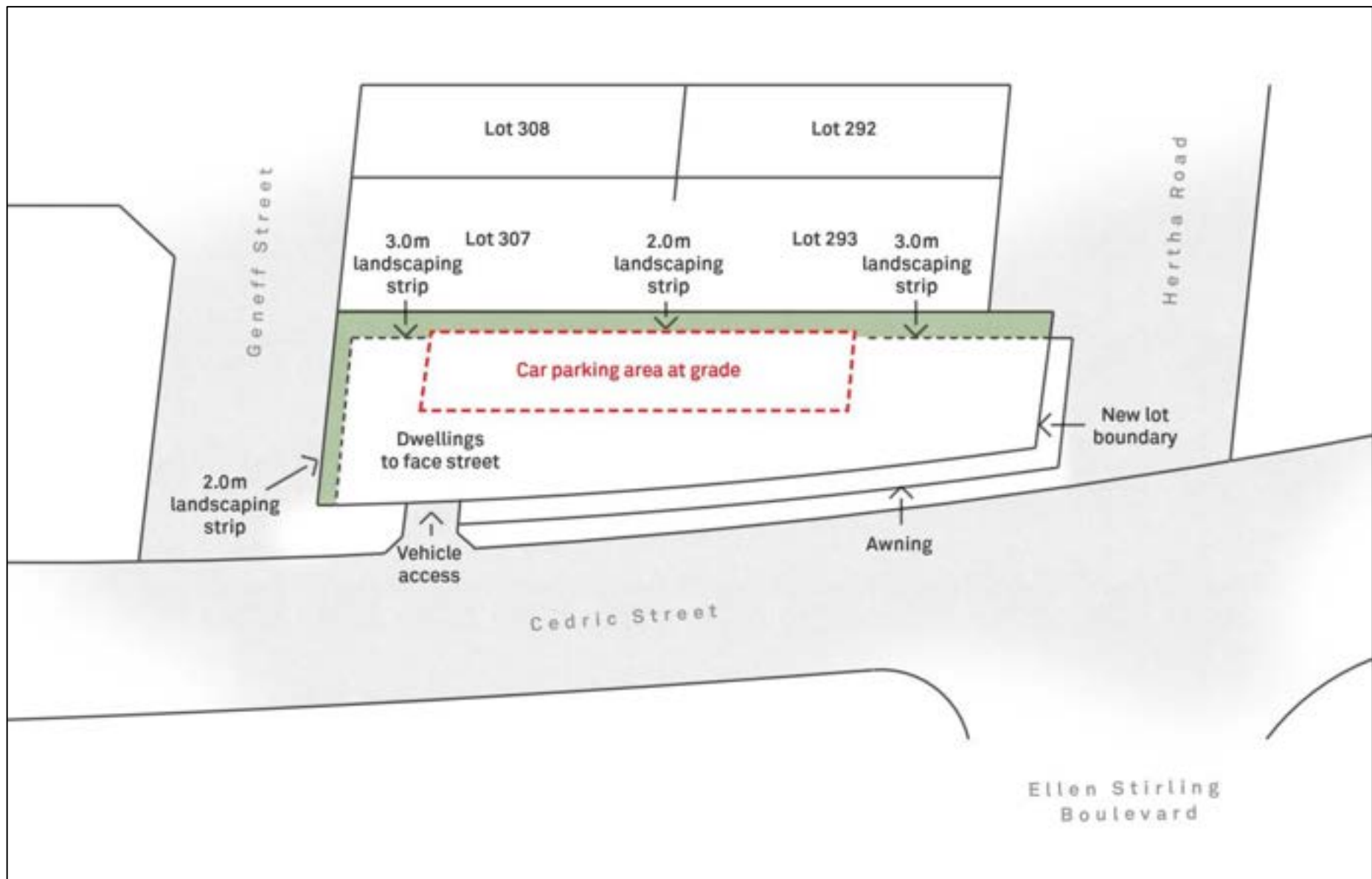


Figure 20 – Innaloo Sub Precinct Area 4 site plan

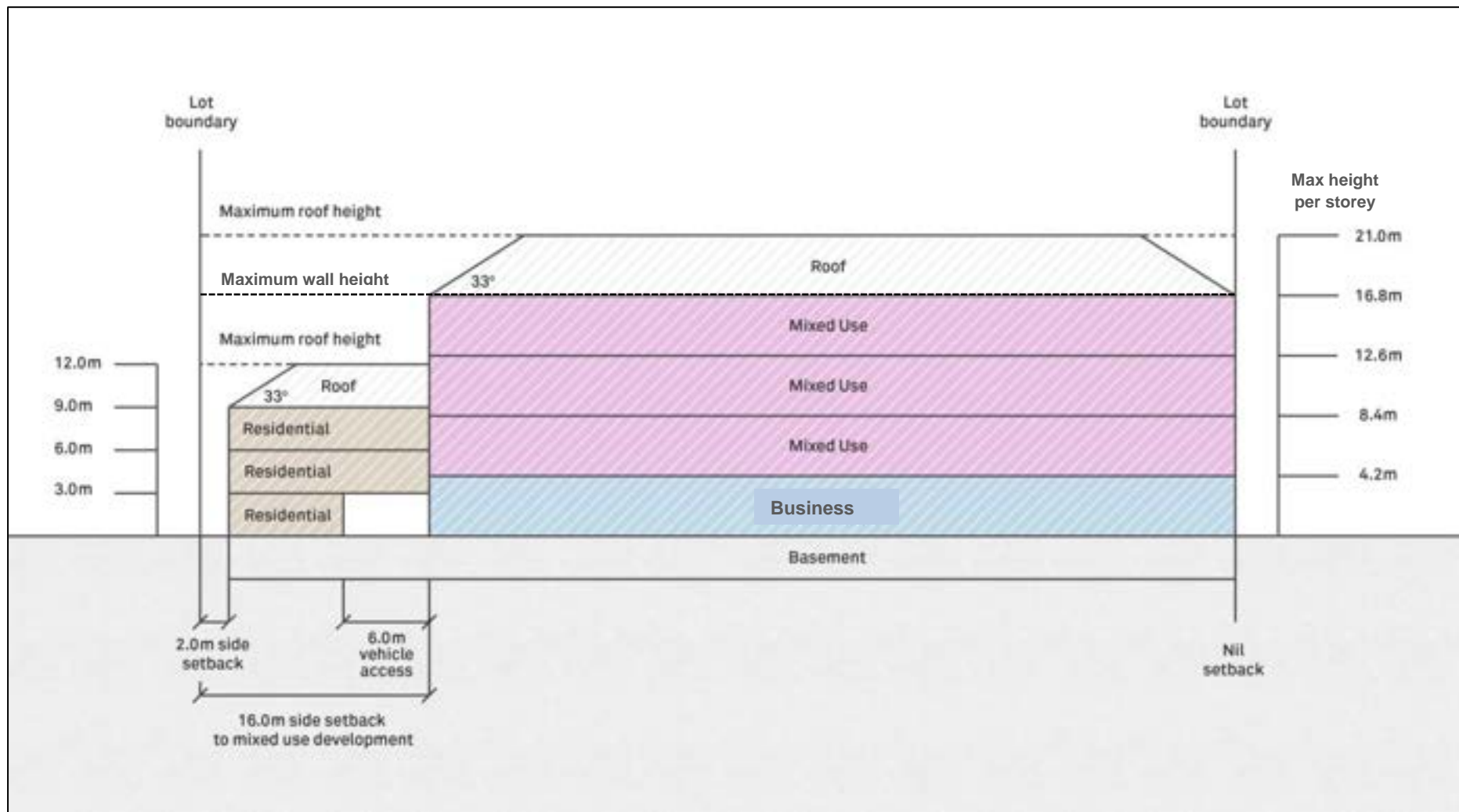


Figure 21 – Innaloo Sub Precinct Area 4 south elevation

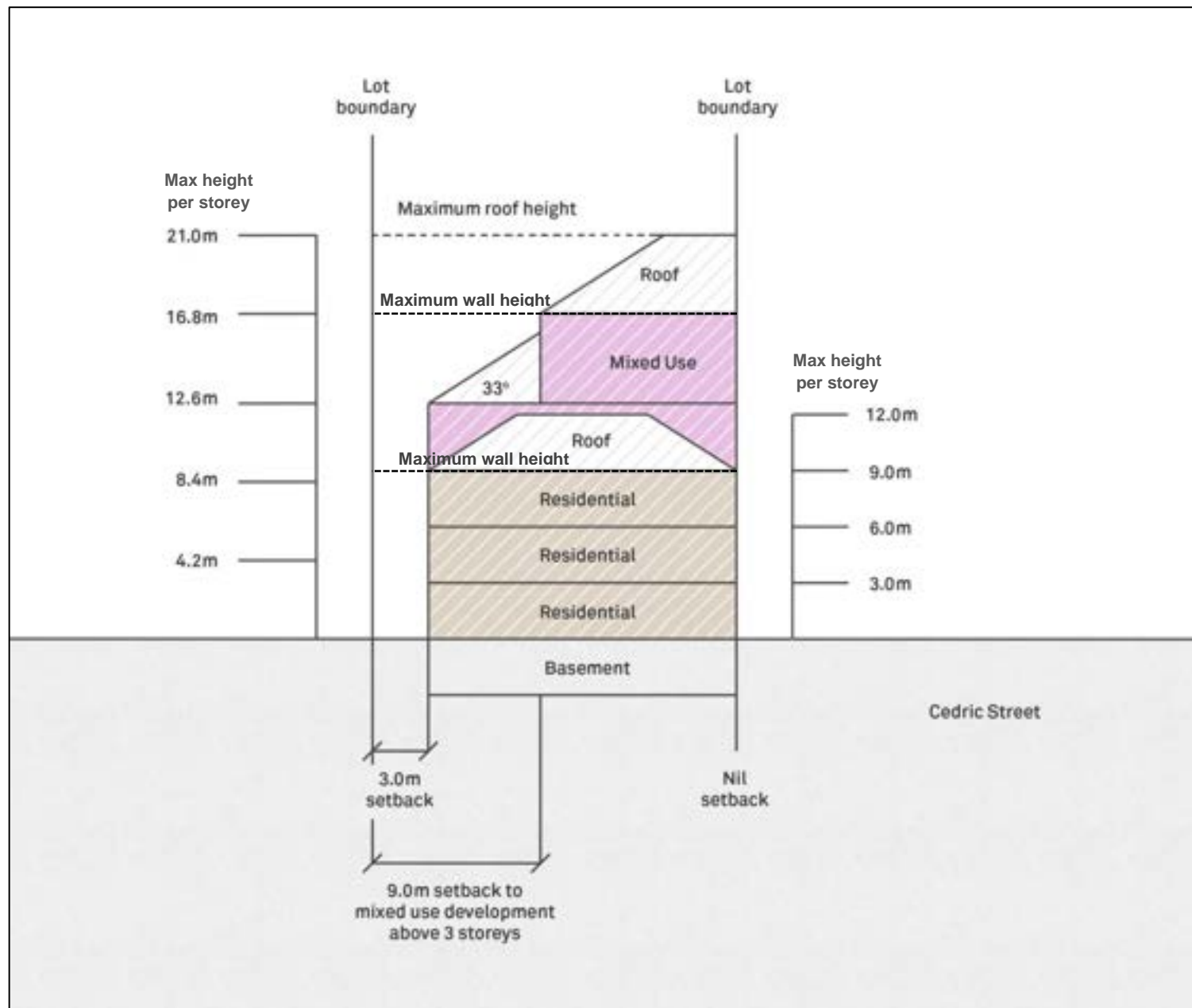


Figure 22 – Innaloo Sub Precinct Area 4 west elevation

3.5 Innaloo Sub Precinct Area 5 – Ellen Stirling Boulevard

All land highlighted in **Figure 23** is subject to these provisions.

3.5.1 Character Statement

Medium rise landmark mixed use building on amalgamated lots.
Provides a strong entry statement into the mixed use area of the City Centre.



Figure 23 – Innaloo Sub Precinct Area 5 site context

3.5.2 Specific Provisions

Development and Land Use Standards		
Ground Floor standards	Minimum ground floor to ceiling height	3.5m
Setbacks	Cedric Street	Nil
	Others	As per Figures 24, 25, 26, 27 and 28
Location of Land Use Category	Upper Floors only facing Dongara St and Kimber St.*	City Residential
	Ground Floor only facing Ellen Stirling Blvd and Cedric St.*	Business**
	Upper floors only facing Ellen Stirling Blvd and Cedric St.*	Mixed Use**
Building Height	Minimum height	3 storeys
	Maximum height	As per Figures 25 to 28
	Maximum roof and wall height	As per Figures 25 to 28
Lot Size	Minimum	4,000m ²
	Maximum	5,000m ²
Lot Frontage	Minimum	20m
Communal Open Space	Minimum	20% of total site area
	Location	As per Figure 24
Awnings	Minimum	Continuous Awning along Cedric Street

*Location of uses as per **Figures 25, 26, 27 and 28.**

**Max 250m² shop use per tenancy

3.5.3 Special Provisions

- All lots shall be amalgamated prior to development;
- Road reserve fronting Cedric Street is to be landscaped and repaved at the developer's cost;
- Car park access to non-residential development and off street parking bays shall only be via new Crossover on Ellen Stirling Boulevard as shown on **Figure 24**; and
- Access to on site residential parking shall be from Kimber Street and or Dongara Street as per as shown on **Figure 24**;
- Road Reserve fronting Ellen Stirling Boulevard is to be landscaped and paved and the construction of on-street parking bays for visitors indicatively shown on **Figure 24** at the developer's cost; and
- Continuous awning along Ellen Stirling Boulevard and Cedric Street as shown on **Figure 24**.

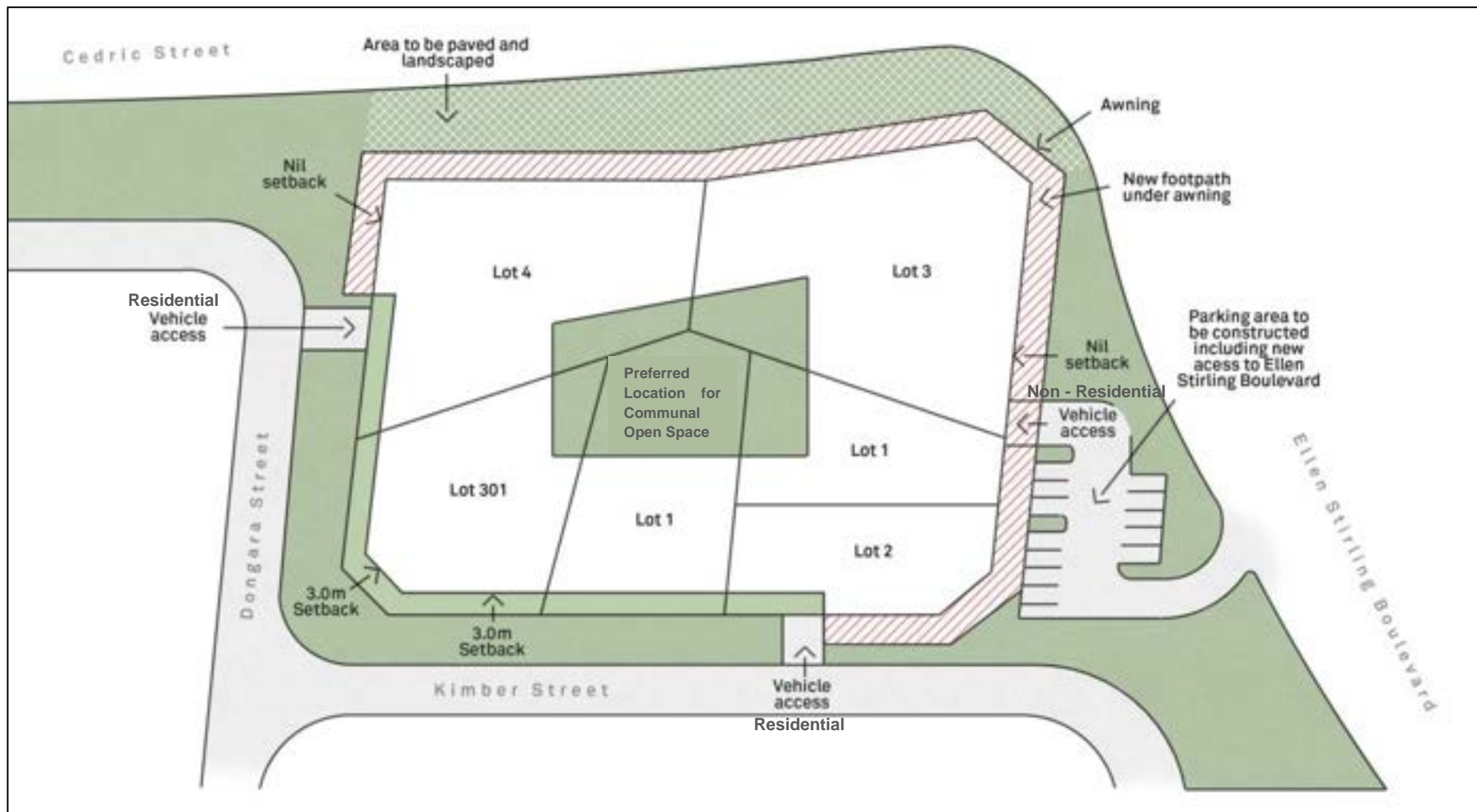


Figure 24 – Innaloo Sub Precinct Area 5 site plan

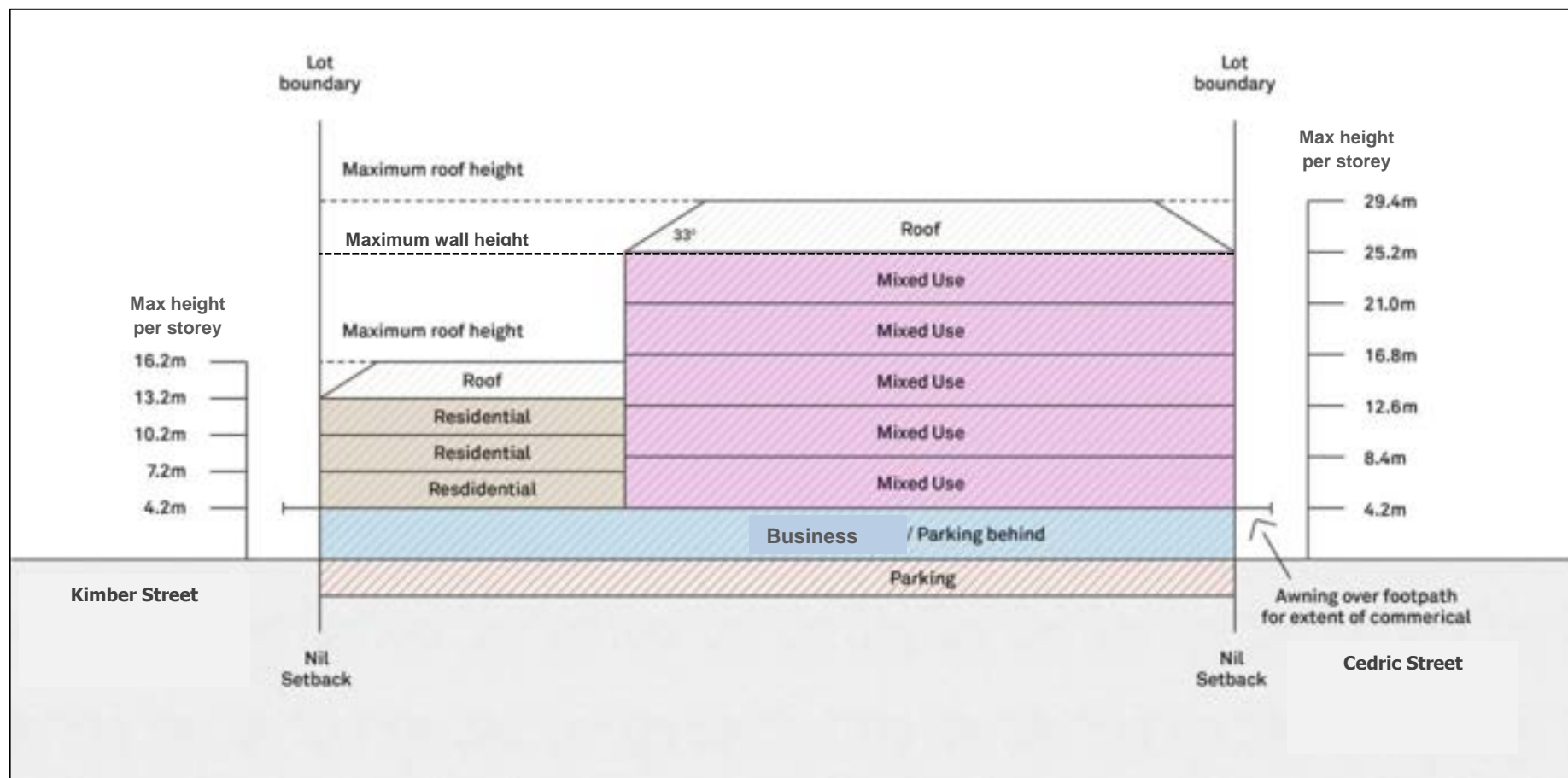


Figure 25 – Innaloo Sub Precinct Area 5 east elevation

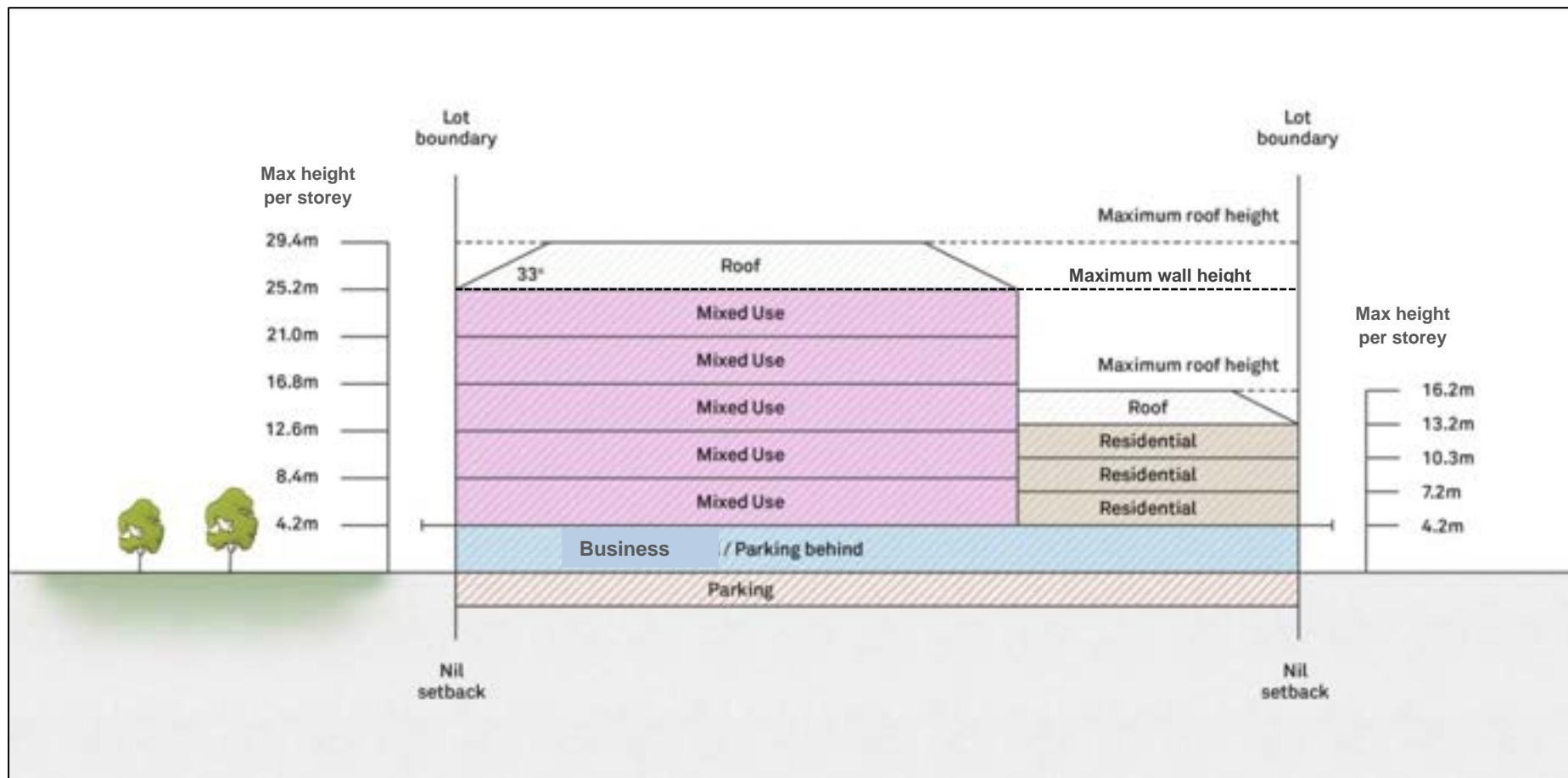
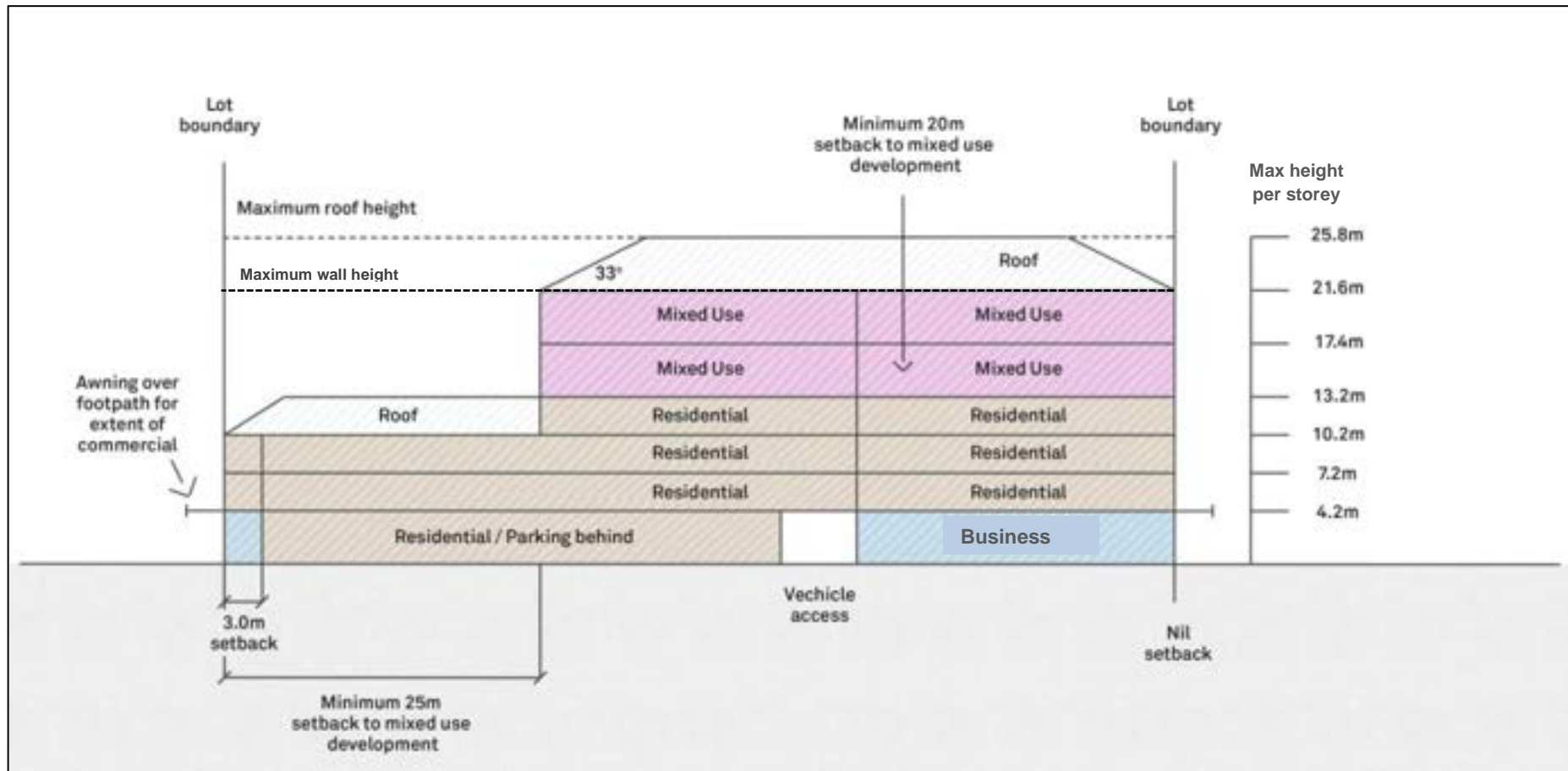


Figure 26 – Innaloo Sub Precinct Area 5 north elevation



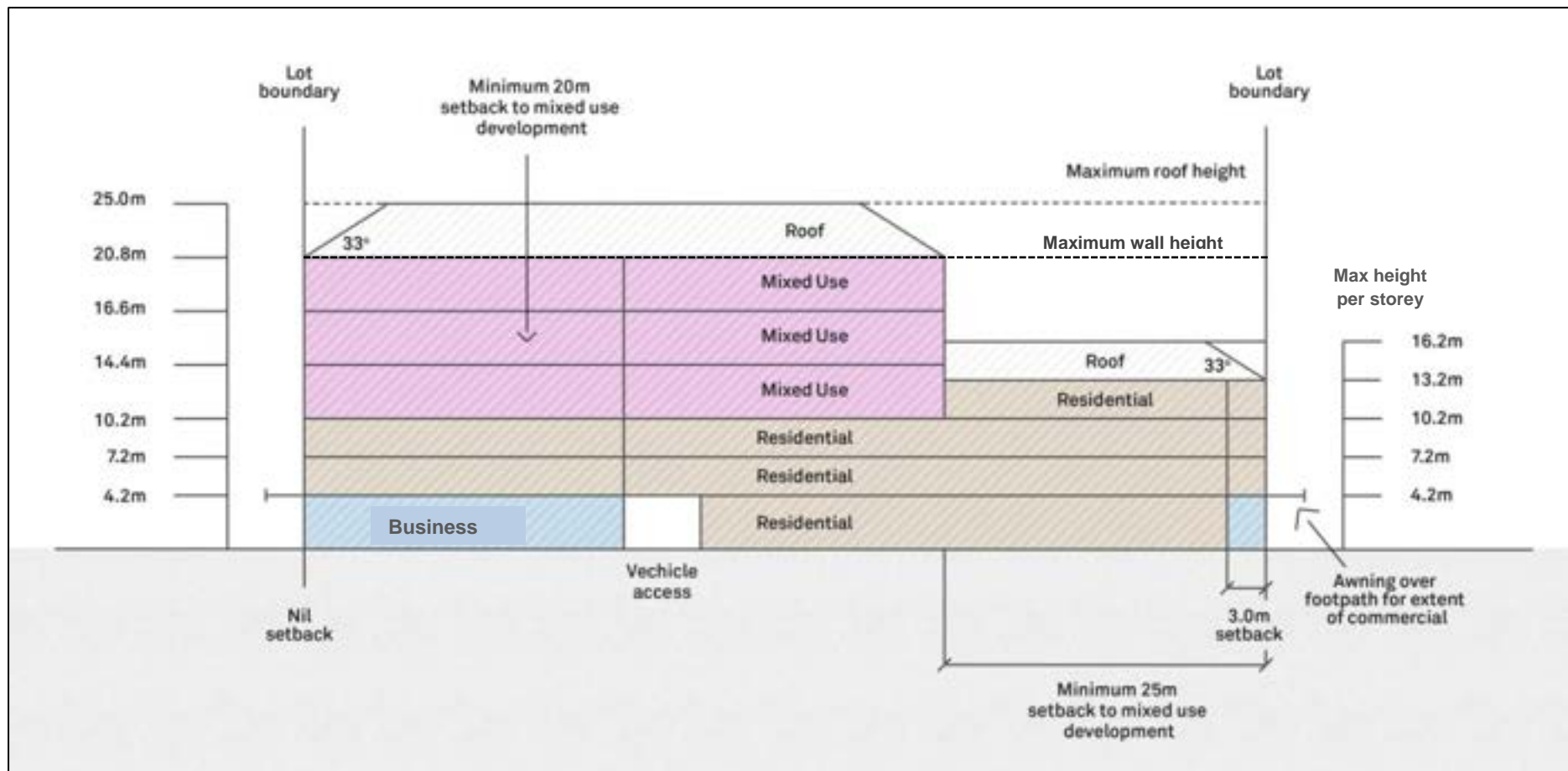


Figure 28 – Innaloo Sub Precinct Area 5 west elevation

3.6 Innaloo Sub Precinct Area 6 – Odin Road

All land highlighted in **Figure 29** is subject to these provisions.

3.6.1 Character Statement

Medium rise residential building with commercial on the ground floor. Provides a community focal point for residents west of Odin Road.



Figure 29 – Innaloo Sub Precinct Area 6

3.6.2 Specific Provisions

Development and Land Use Standards		
Ground Floor standards	Minimum ground floor to ceiling height	3.5m
Setbacks	Minimum	As per Figures 30, 31, 32 and 33.
	Minimum side setback between Lot 208 and 209	3.0m
Location of Land Use Category	Upper Floors*	Residential*
	Ground Floor only fronting Odin Rd*	Business**
Building Height	Minimum storeys	2
	Maximum storeys	4***
	Maximum wall height	13.2m***
	Maximum roof height	16.2m***
Lot Size	Minimum	1,000m ²
	Maximum	6,000m ²
Lot Frontage	Minimum	20m
Communal Open Space	Preferred location	As per Figure 30
Awnings	Minimum	Continuous Awning along Odin Street
Vehicle Access	Location	As per Figure 30

*Location of uses as per **Figures 31, 32 and 33**.

** Max 250m² shop use per tenancy.

*** Max heights as per **Figures 31-33**

3.6.3 Special Provisions

- All development shall construct on street parking bays in front of the lot at the owner's expense. These can be used in the parking calculations for visitor parking.

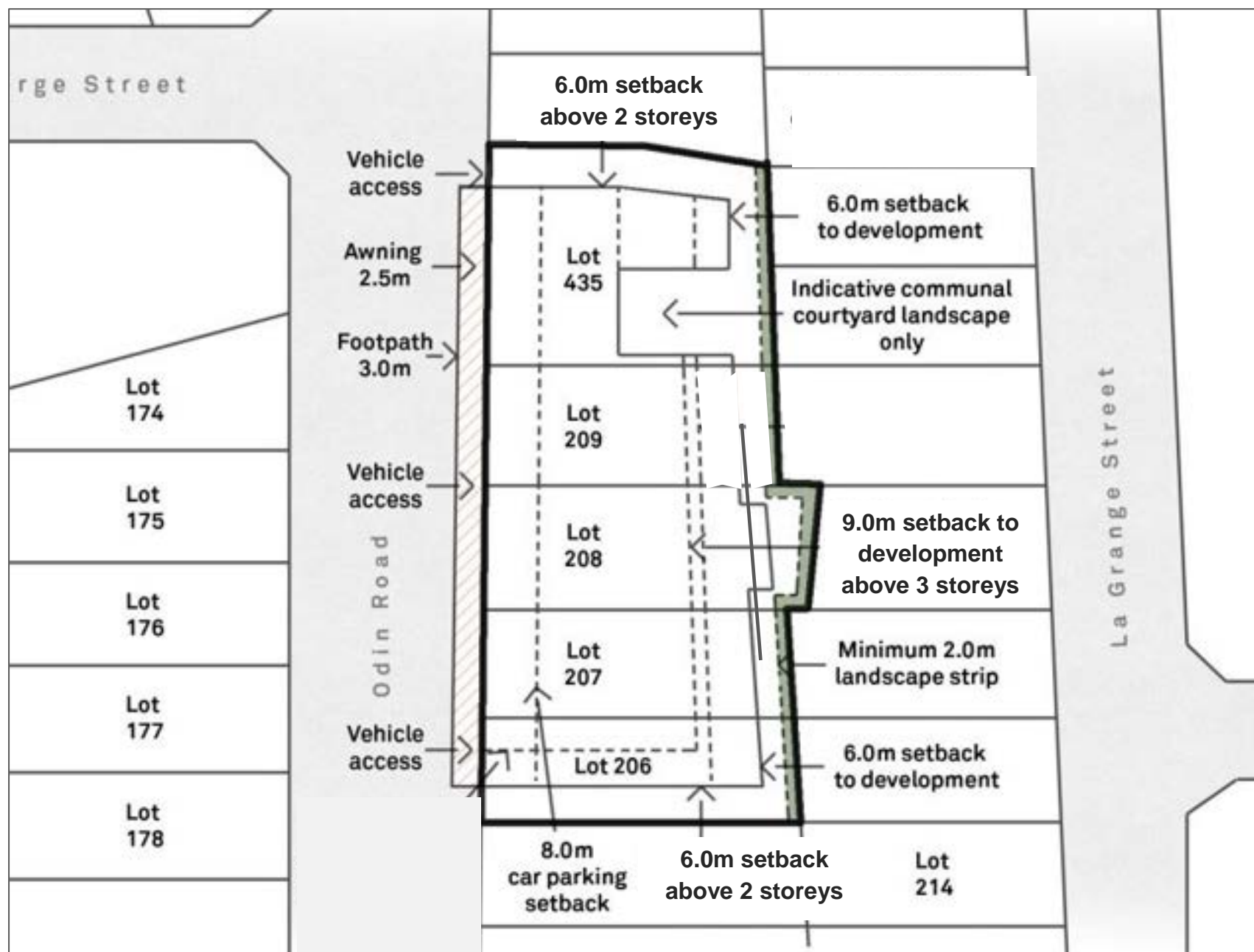


Figure 30 – Innaloo Sub Precinct Area 6 site plan

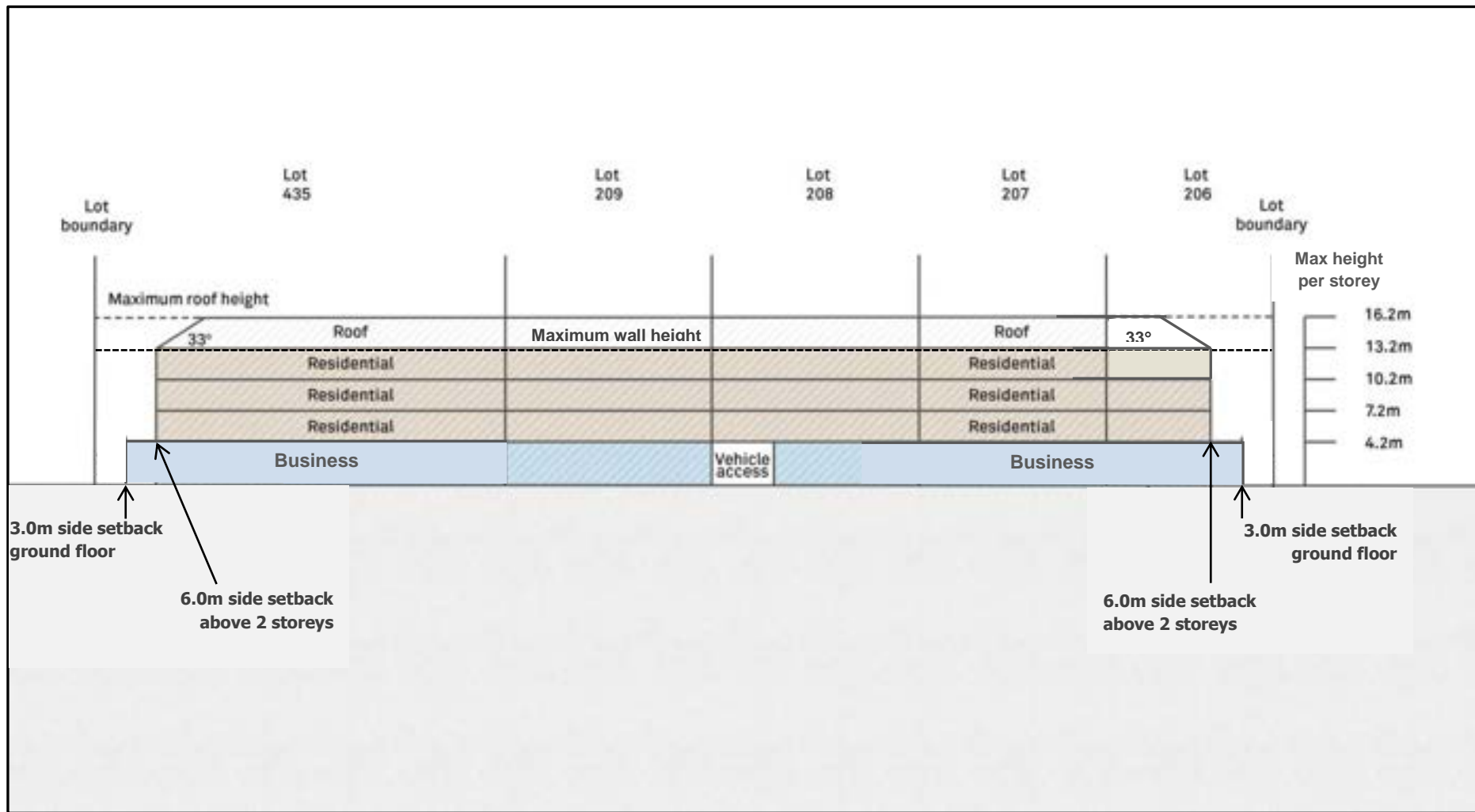


Figure 31 – Innaloo Sub Precinct Area 6 west elevation

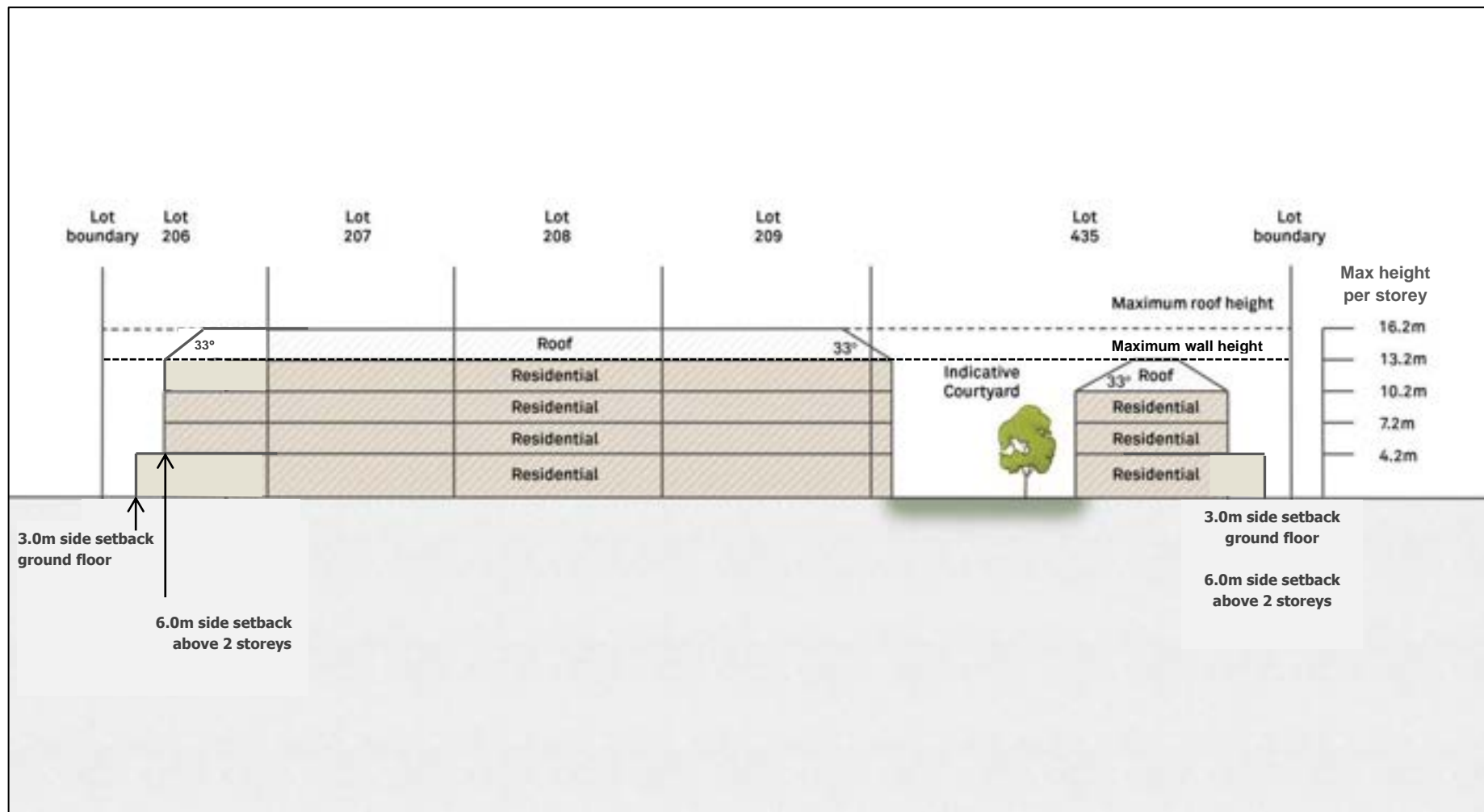


Figure 32 – Innaloo Sub Precinct Area 6 east elevation

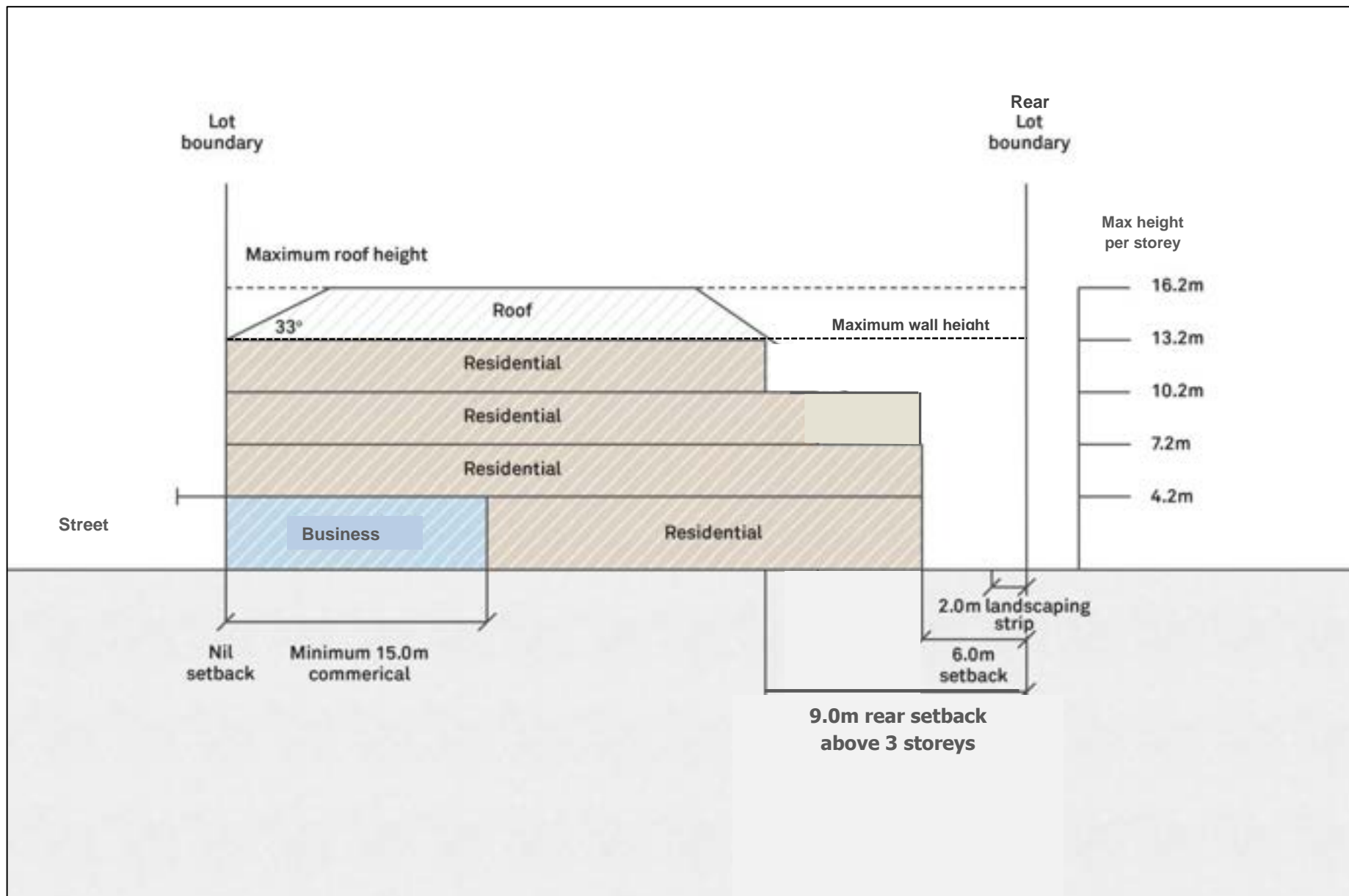


Figure 33 – Innaloo Sub Precinct Area 5 south elevation

3.7 Innaloo Sub Precinct Area 7 – Cloates Street

All land highlighted in **Figure 34** is subject to these provisions.

3.7.1 Character Statement

Medium rise landmark mixed use building.



Figure 34 – Innaloo Sub Precinct Area 7

3.7.2 Specific Provisions

Development and Land Use Standards		
Ground Floor standards	Minimum ground floor to ceiling height	3.5m
Setbacks	Minimum	As per Figures 35, 36 and 37
Location of Land Use Category	Upper Floors Only	Residential*
	Ground Floor Fronting Odin Rd only	Business**
Building Height	Minimum storeys	2
	Maximum storeys	4*
	Maximum wall height	13.2m*
	Maximum wall height non residential	4.2m*
	Maximum roof height	16.2m*
Lot Size	Minimum	900m ²
	Maximum	4,000m ²
Lot Frontage	Minimum	20m
Communal Open Space	Preferred location	As per Figure 35
Awnings	Minimum	Continuous Awning along Odin Street
Vehicle Access	Location	As per Figure 35

*As per **Figures 36 and 37**.

**Max 250m² shop use per tenancy.

3.7.3 Special Provisions

- Building shall be continuous along the Odin Road frontage including building over driveway.
- All development shall construct on street parking bays in front of the lots at the owner's expense. These can be used in the parking calculations.



Figure 35 – Innaloo Sub Precinct Area 7 site plan

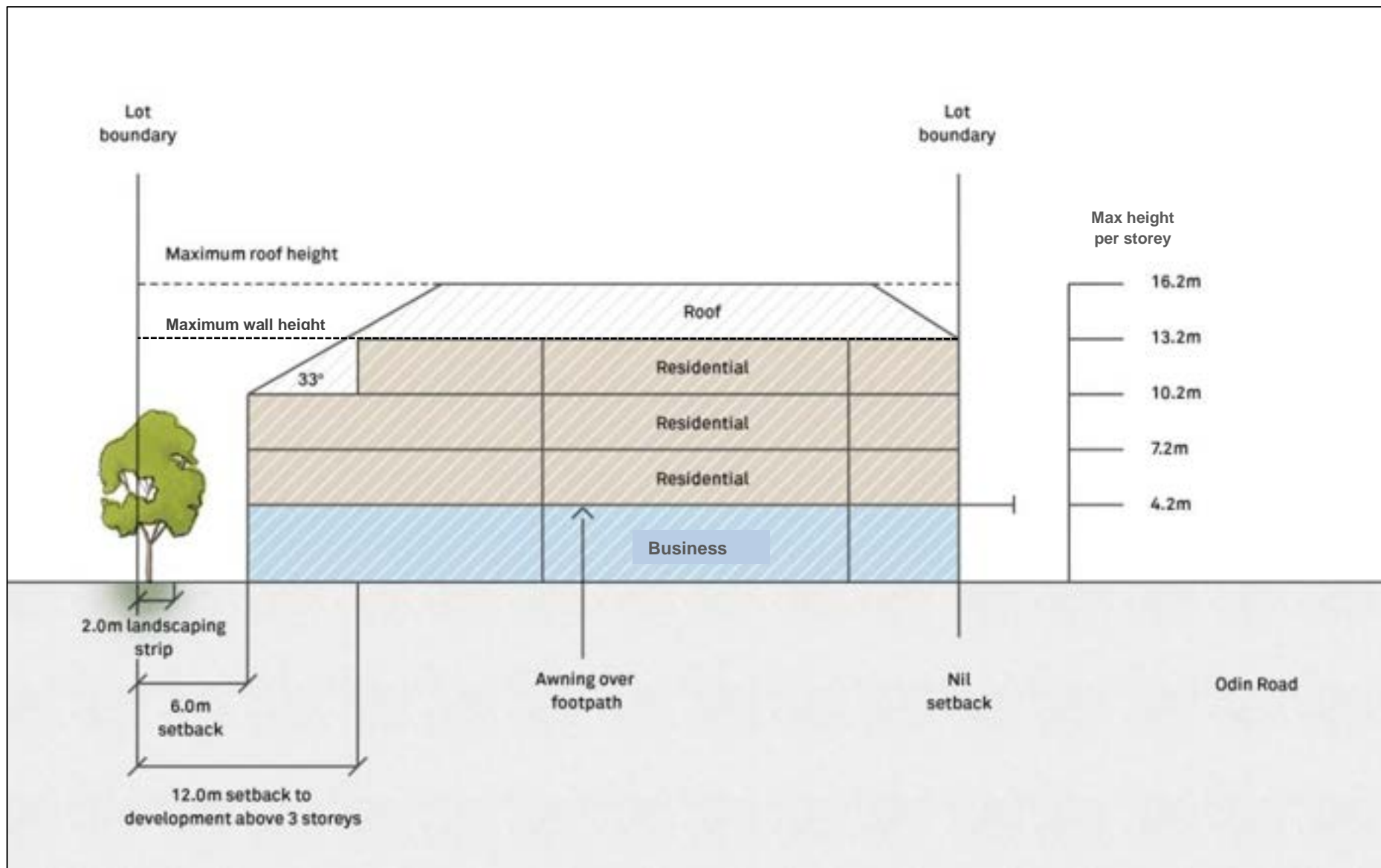


Figure 36 – Innaloo Sub Precinct Area 7 south elevation

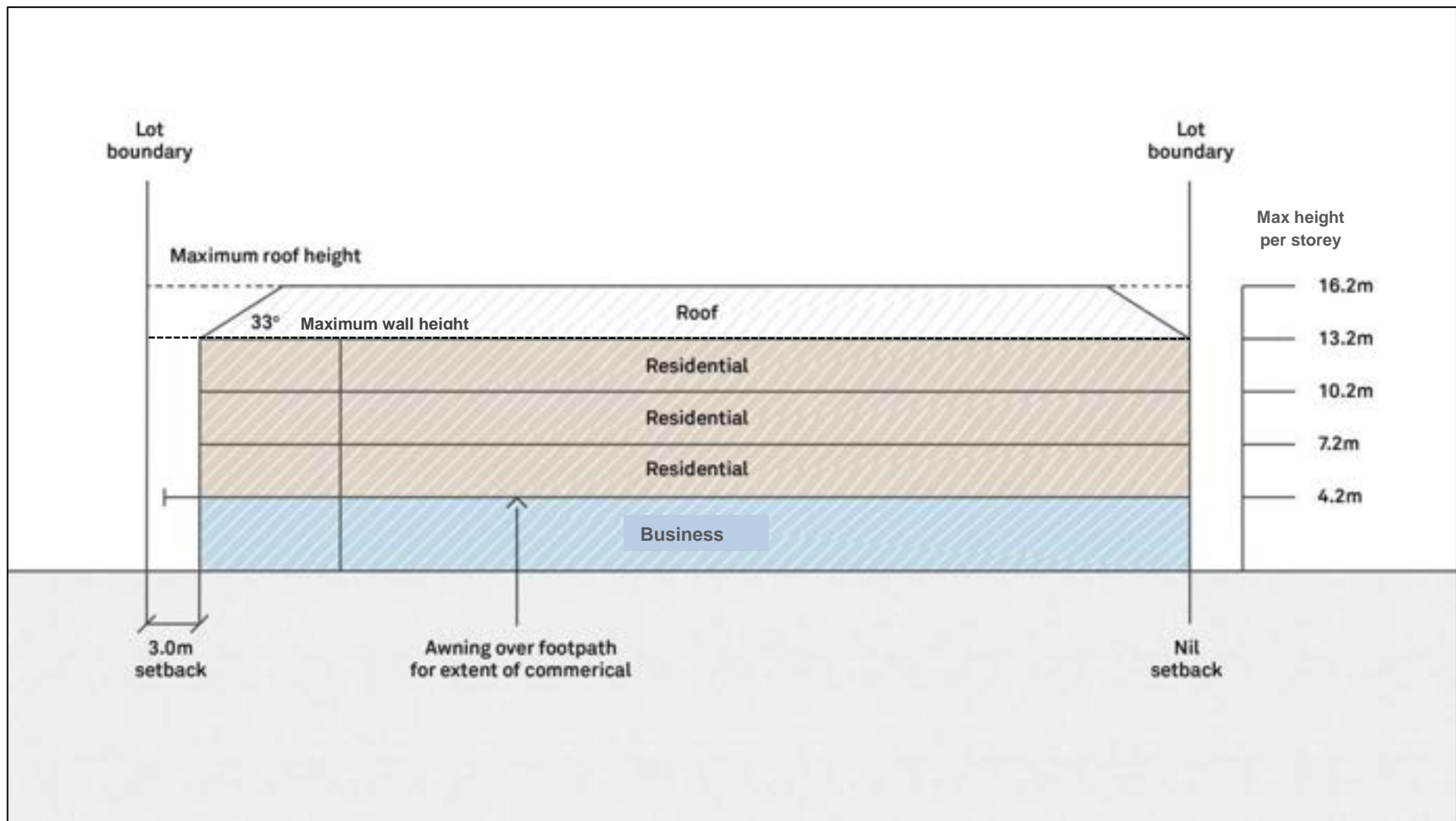


Figure 37 – Innaloo Sub Precinct Area 7 east elevation