

STIRLING CITY CENTRE



Southern Precinct

Local Development Plan

As Adopted by Council on 20 March 2018

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1.0 INTRODUCTION

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

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

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

1.1 Objectives

The key objectives of this Local Development Plan are to:

- Facilitate mixed use development with an emphasis on retail and other active uses;
- Enable a main street-based retail environment with future light rail along a narrowed Ellen Stirling Boulevard;
- Allow Scarborough Beach Road to incorporate a light rail with a high-quality pedestrian environment with on-street parking and active ground floor uses;
- Provide a Town Square, Market Square and a linear open space and open urban stream; and
- Ensure there is a “stepping down” of heights between buildings to the residential areas to reduce impacts on residential amenity.

1.2 Applications

All Subdivision and Development Applications within the Southern Precinct sub precinct areas are subject to this Local Development Plan.

1.3 Precinct Area

This Local Development Plan applies to the Southern Precinct of the Stirling City Centre as shown in **Figure 1**. Six sub precinct areas have been identified where development can be supported at this point in time. Future sub precincts may be added to this plan subject to meeting the requirements of the Stirling City Centre Structure Plan.



Figure 1 – Southern Precinct

1.4 Variations

Development and subdivision applications seeking to vary the provisions of this Local Development Plan will be determined against the objectives of the provision being varied and the overall objectives.

Variations shall only be permitted for the following provisions where the applicant has provided justification demonstrating compliance with the relevant objective:

- Clause 2.1.1.1—Lot Size;
- Clause 2.1.1.2—Lot Street Frontage;
- 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 – percentage of permeable roof;
- Clause 2.2.1 — Location of Land Use Category;
- Clause 2.2.2.4—Surveillance of Streets, Public Open Space and Public Access Ways;
- Clause 2.2.3 — Street Walls and Fences;
- Clause 2.4.3 — Existing Buildings; and
- Minimum and maximum number of storeys (as per relevant sub precinct provision).

If an applicant can demonstrate that an application meets the objectives of this Local Development Plan a variation may be considered for the following clauses:

- Clause 2.1.4.2—Side and Rear Setbacks (to a maximum of 30% of the length of this boundary);
- Clause 2.1.4.3— Setbacks between Buildings (to a maximum of 30% of length of wall facing other boundary); and
- Clause 2.1.5.3—Communal Open Space.

1.5 Definitions

Definitions in this Local Development Plan shall be as per the Residential Design Codes, Schedule 1 of the Local Planning Scheme No. 3 and the Stirling City Centre Structure Plan.

1.6 Applications of the Residential Design Codes

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

1.7 Relationship to other Policies

Unless a Local Planning Policy is cited by this Local Development Plan, the provisions of this Local Development Plan prevail.

1.8 Relationship with the Scheme and Structure Plan

The Local Development Plan needs to be read in conjunction with the City of Stirling Local Planning Scheme No. 3 and the Stirling City Centre Structure Plan. **Figure 2** depicts the relationships and hierarchies of these documents.

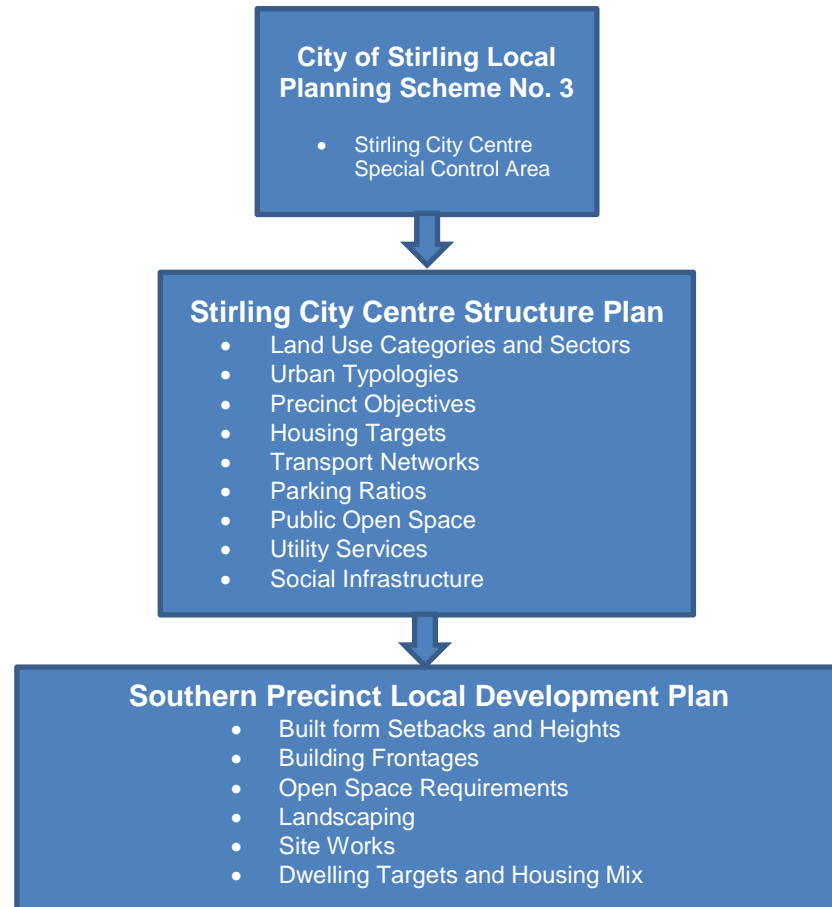


Figure 2 – Planning Process

2.0 GENERAL PROVISIONS

Unless otherwise stated, the provisions of this part apply to all development and subdivision.

If there is a conflict between the general provisions in this section of the Local Development 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

Objective

- *To prevent fragmentation of landholdings in order to enable development intensification with appropriate setbacks.*

Provision

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

2.1.1.2 Lot Street Frontage

Objective

- *To ensure that lot frontages are not too narrow and to limit the amount of crossovers.*

Provision

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

2.1.2 Dwelling Targets and Size

2.1.2.1 Dwelling Mix

Objective

- *To ensure a range of types and sizes of dwellings are developed.*

Provisions

- All developments and subdivisions comprising ten or more dwellings shall provide a minimum of 10% single bedroom dwellings as part of the development; and
- 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.

2.1.2.2 Multiple Dwelling Size

Objective

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

Provision

- Minimum multiple dwelling size of 40.0m² plot ratio area, excluding outdoor living areas, external storage areas and car parking areas.

2.1.2.3 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 or subdivision shall be calculated using the formula below and the numbers outlined in **Figures 3 and 4**.

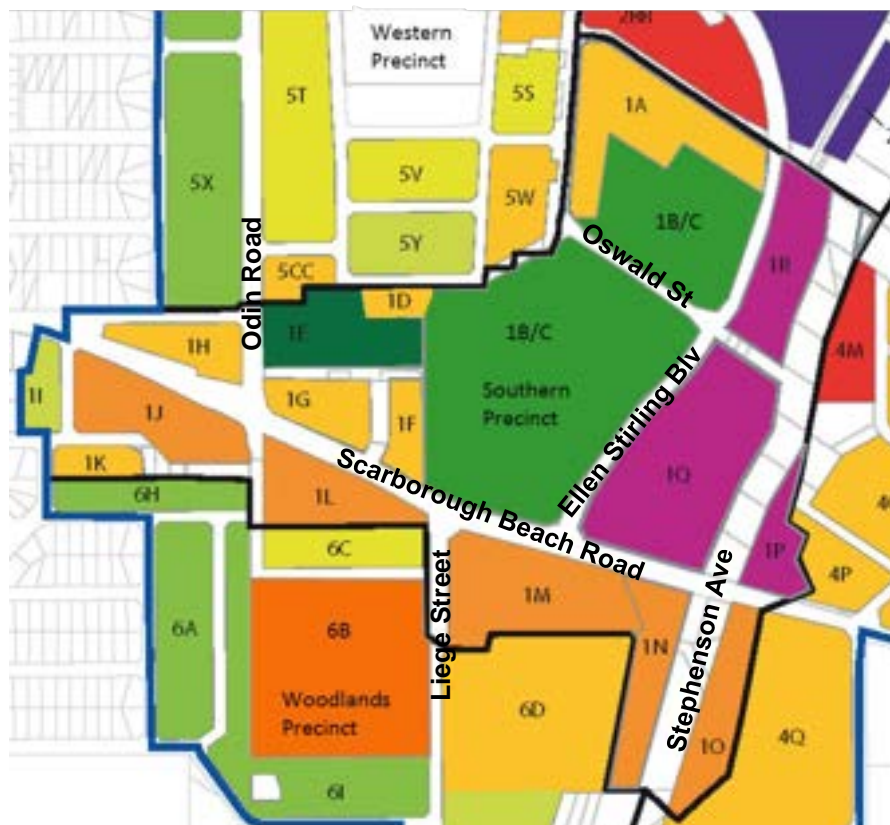


Figure 3 - Southern Precinct Street Block Plan

Block Number	Street Block Land Area (M ²)	Min No of Dwellings
1A	23,500	70
1B/1C	119,000	150
1D	3,500	15
1E	17,500	70
1F	5,200	60
1G	9,000	20
1H	8,000	20
1I	5,000	20
1J	18,000	100
1K	4,000	20
1L	14,000	50
1M	26,000	80
1N	8,000	50
1O	13,000	70
1P	7,500	50
1Q	29,500	295
1R	14,200	220

$$\text{No. Dwellings} = \left(\frac{\text{Minimum No. of Dwellings per Street Block}}{\text{Street Block Land Area}} \right) \times \text{Lot Area}$$

Figure 4 - Minimum Number of Dwellings Required

2.1.3 Building Heights

2.1.3.1 Wall Height

Objective

- *To protect habitable rooms and outdoor living areas of existing landowners and reduce bulk of buildings*

Provisions

- As per Sub Precinct Areas (Refer Section 3 not including basement);
- Top of external wall (concealed roof) 1.0m above wall height limit outlined in sub precinct areas; and
- Floor to ceiling heights on upper floors are to be as per sub precinct provision.

2.1.3.2 Architectural features above Building Wall Height

Objective

- *To add architectural interest to the street façade which contributes to the streetscape.*

Provision

Maximum 1.0m projection for 15% on any frontage.

2.1.3.3 Roof Height

Objective

- *To limit the impact of bulk and scale on adjoining neighbours.*

Provisions

- As per Sub Precinct Area (Refer Section 3).
- For skillion roofs, a maximum additional height of 2.0m above the wall height can be approved, but on one side only.
- Maximum roof height for buildings 4 storeys and below shall be 3.0m with a 33 degree pitch from the top of the wall; and
- Maximum roof height for buildings over 4 storeys in height shall be 5.0m with a 33 degree pitch from the top of the wall.

2.1.3.4 Bonus Height

Objective

- To allow bonus heights in return for improvement in building design and community facilities.

Provisions

- As per **Figures 50, 54, 59** and **61** for sub precinct areas D and E (Bonus heights are only permitted for these sites)
- Bonus heights are permitted in accordance with Table 1;

Bonus Height	No of Criteria satisfied
1 – 2 Storeys	1
3 – 4 Storeys	2
5 - 6 Storeys	3

Table 1 – Bonus Heights

- The following can be used to qualify for a bonus height:
 - A design rating of 5 stars under the national rating scheme of the Green Building Council of Australia, or an equivalent standard; and/or
 - The proposal provides community facilities (must be different types if seeking to satisfy three criteria) as defined in Local Planning Scheme No. 3 that are accessible to the public to the satisfaction of the City.

Notes

- Three (3) types of community facilities need to be provided to satisfy this requirement.
- A 5 Star Green Star - Design & As Built certified rating must be achieved from the Green Building Council of Australia. Prior to the commencement of development a Green Star Registration Certificate must be submitted to the City with the building permit. This should be supported by a project plan or similar confirmation document. Within 24 months of practical completion, As Built certification must be achieved, as per the Green Star – Design & As Built requirements, and evidence of this provided and approved in writing by the City.

2.1.4 Setbacks

2.1.4.1 Street Setbacks

Objectives

- To ensure that buildings provide a consistent frontage to the street; and
- To provide visually accessible areas of open space on privately owned land.

Provisions

- As per Sub Precinct Area (Refer Section 3); and

2.1.4.2 Side / Rear Setbacks

Objectives

- To provide sufficient space for trees and landscaped areas; and
- To protect habitable rooms and outdoor living areas of existing landowners and reduce bulk.

Provisions

- 4.0m to a major opening to a habitable room or balcony above ground level;
- Side and Rear setbacks as per Table 2 – Building Separation Table and sub precinct areas (in Section 3); and
- Side and rear setbacks for single dwellings and ancillary dwellings developments shall be as per the R20 code of the Residential Design Codes for developments that are no more than 200m².

2.1.4.3 Setbacks between Buildings

Objectives

- To provide sufficient space for light, cross ventilation, outlook, landscaping and trees between buildings; and
- To reduce building bulk.

Provisions

- As per Section 3 and corresponding figures; and
- As per Table 2.

Building Height / Wall Type	1-4 storeys (up to 12m)	5-8 storeys (up to 25m)	≥ 9 storeys (over 25m)
1. Between habitable rooms with major openings / balconies	12m min	18m min	24m min
2. Between habitable rooms with major openings / balconies and non-habitable rooms with openings, blank walls and lot boundaries (except street and right of way frontages)	9m min	12m min	18m min
3. Between non-habitable rooms with openings and non-habitable room with openings, blank walls and lot boundaries (except street and right of way frontages)	6m min	9m min	12m min

Table 2 – Building Separation Table

Notes

1. Applies to all buildings whether or not they are on one lot or on different lots); and
2. Where no building exists in the adjacent lot the setback shall be as per Table 2 wall type 3.

2.1.4.4 Minor Projections into Setback Area

Objective

- To allow for architectural features to have minor projections into the setback area whilst providing sufficient space for light, cross ventilation, outlook, landscaping and trees between buildings.

Provision

- Maximum projection of 0.75m for chimneys, unenclosed balconies, eaves over-hang 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.
- To allow on-street residential visitor bays in accordance with the Stirling City Centre Urban Design and Landscape Strategy.

Provision

- As per Sub Precinct Area (Refer Section 3) and clause 2.3.2.
- Residential visitor bays may be provided on-street at the expense of the applicant in accordance with the Stirling City Centre Urban Design and Landscape Strategy.

2.1.5 Open Space

2.1.5.1 Open Rooftop Terraces

Objective

- To maximise the useability of roof space whilst minimising 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 4.0m from the side and rear boundaries;
- Pergola rafters may extend to the edge of the terrace;
- Maximum 10% of rooftop terrace may be covered by impermeable roof unless it can be demonstrated there is sufficient access to uncovered spaces; and
- Rooftop terraces can be included in the calculation of required communal open space.
- Pergolas and structures on the rooftop may exceed building heights by a maximum of 3.0m

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 10.0m²; or
- One courtyard accessed directly from a habitable room with minimum dimension of 4.0m and minimum area of 20.0 m².

2.1.5.3 Communal Open Space

Objective

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

Provisions

- Residential Developments incorporating between six and twelve units (inclusive) shall provide a minimum of 40m² of communal open space with a minimum dimension of 4m; or
- Residential Developments incorporating between thirteen and twenty units (inclusive) shall provide a minimum of 80m² of communal open space with a minimum dimension of 5m; or
- Residential 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.
- A minimum of 50% of the communal open space shall be designed as landscaped areas inclusive of soft landscaping, and shall include shade trees;
- A maximum 10% of total communal open space area to be covered with an impermeable roof cover; and
- Communal facilities such as BBQ's, seating, shade structures, tables etc. shall be provided.

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 Podium Facades and Walls (Ground Storey to 3rd Storey)

Objective

- To ensure that podium facades are articulated, indented with openings and use different materials and colours.

Provisions

- No wall (other than side boundary walls with nil setback) to be longer than 10.0m in length without indentation;
- Minimum indentation to be at least 1.0m deep and 2.0m wide; and
- As per Sub Precinct Areas (refer Section 3).

2.1.7.2 Balconies

Objective

- To ensure that the bulk of the building is reduced and provides articulation.

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; and
- 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 4.0m², 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. Alternatively, every dwelling shall be provided with a clothes dryer; and
- Bin storage areas shall be provided in accordance with the City's Bin Storage Areas Policy and shall not be located within landscaped areas or building setback areas.

2.1.7.5 Outbuildings

Objective

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

Provisions

- Outbuildings shall have a minimum dimension of 1m;
- Outbuildings shall not be located within the street setback areas or landscaping areas; and
- Shall be in accordance with the relevant clauses relating to outbuildings as contained in the Residential Design Codes.

2.1.8 Basements

Objective

To allow appropriate uses while ensuring basement developments do not impact on underground services, neighbouring developments or groundwater flows.

Provision

- Bedrooms and living areas shall not be permitted in the basement;
- Basements are not to interfere with any service infrastructure unless written approval has been obtained from the relevant authority/s; and
- Basements must be setback at least one metre from any lot boundary.

2.2 Streetscape Relationship

2.2.1 Location of Land Use Category

Objectives

- To ensure active non-residential uses are on the ground floor of mixed use developments; and
- To ensure that non-residential uses do not have a detrimental impact on residential uses.

Provision

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

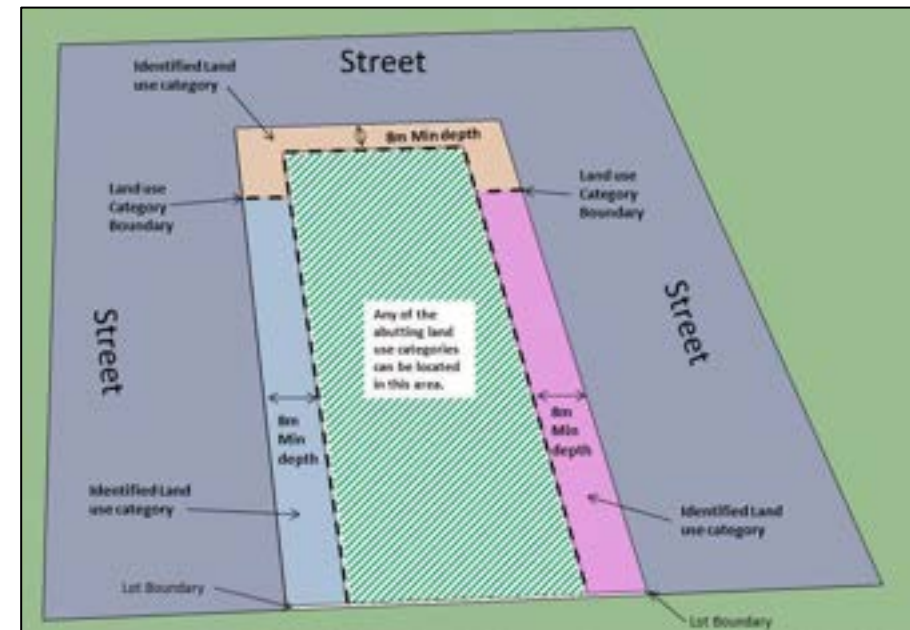


Figure 4A – Location of Land Use Categories

Notes

1. Where a site has multiple land use categories and the use class permissibilities contradict each other, then "P" uses shall prevail over all other permissibilities. Where there is no "P" then "D" shall prevail. Where there is no "D" then "A" shall prevail.
2. Where lots have different land uses assigned on the same level each land use category shall be designated a minimum depth of 8m from

each street frontage as per **Figure 4A**.

3. Where land use categories are not visible or measurable a scaled model is available on request.

2.2.2 Ground Floor Frontages

2.2.2.1 Non-Residential Ground Floor Frontages

Objective

- *To ensure that active non-residential frontages face the street and portray an attractive and inviting frontage.*

Provisions

- Minimum of 80% clear glazing; and
- Have non-residential uses on the ground floor facing the street.

2.2.2.2 Non-Residential Entry Points

Objective

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

Provisions

Entry points shall:

- Directly face the street;
- Be at ground level; 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 of the entry point, through the use of different materials; and
 - Increased awning height above the entry point to no higher than 4.0m above footpath level.

2.2.2.3 Residential Entry Points

Objective

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

Provisions

- Entry points to be no more than 1.2m above the ground level for residential and mixed use development;
- In a mixed use development, the residential entrance is to be differentiated from the commercial entrance; and
- Each development shall have entry points facing all streets and residential uses on the ground floor facing the street.

2.2.2.4 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; and*
- *To ensure buildings address streets, public open space and public access ways with balconies and major openings to habitable rooms.*

Provisions

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

2.2.2.5 Major Openings to Habitable Rooms

Objective

- *To ensure that there is sufficient access to natural light, ventilation and outlook from all habitable rooms.*

Provision

- One major opening (exceeding 1m²) shall be provided to each habitable room and have a sill height less than 1.6m above floor height.

2.2.2.6 Weather Protection

Objective

- *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 (4.0m for entry points);
- Awnings shall be constructed using materials that are opaque and non-reflective; and
- New awnings shall match with existing awnings (where present).

2.2.3 Street Walls and Fences

Objective

- *To promote surveillance of the street.*

Provision

- Front walls and fences within primary street and secondary street setback area are visually permeable above 1.2m to a maximum height of 1.8m.

2.2.4 Site Works

2.2.4.1 Excavation or Fill

Objective

- *To ensure that development follows the topography of the land.*

Provisions

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

2.2.4.2 Retaining Walls

Objectives

- *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.*

Provisions

- For residential development as per Residential Design Codes; and
- For non-residential development a maximum of 0.5m retaining is permitted above natural ground level.

2.2.4.3 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 development;
- 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; and

- A maximum 0.5m of fill is permitted above natural ground level..

2.2.4.4 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 non-residential developments and residential developments with five or more dwellings in accordance with the City's Landscaping Policy;
- Landscaping shall be provided in all landscaping areas and setback areas as illustrated in **Section 3** and in accordance with the City's relevant Tree Policy;
- Landscaping strips and setback areas shall include large trees (min 45 litres, with a potential to reach 8-10m height);
- Trees shall be planted every 5.0m, and include other soft landscaping;
- All developments shall make provision for deep planting zones in the rear landscaping strip and other landscaping areas; and
- Street Trees shall be planted in front of all developments, at 7.0m intervals, where possible.

2.2.4.5 Lighting, Safety and Security

Objective

- *To ensure appropriate lighting to improve safety.*

Provision

- Shall be in accordance with the City's Mixed Use and Commercial Design Guidelines.

2.3 Access and Parking

2.3.1 Parking Provisions

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 Local Development Plan.
- Residential parking ratios as per the Residential Design Codes

2.3.2 Design and Location of Car Parking Bays

Objectives

- To ensure that car parking areas do not disrupt the continuity of building frontages;
- To ensure that onsite parking is not visible from any street; and
- To ensure parking is sleeved with residential and non-residential buildings.

Provision

- Car parking bays located within a development shall be located in accordance with **Figures 5, 6, 7, 8, and 9**; and
- Basement car parking is permitted in all situations.

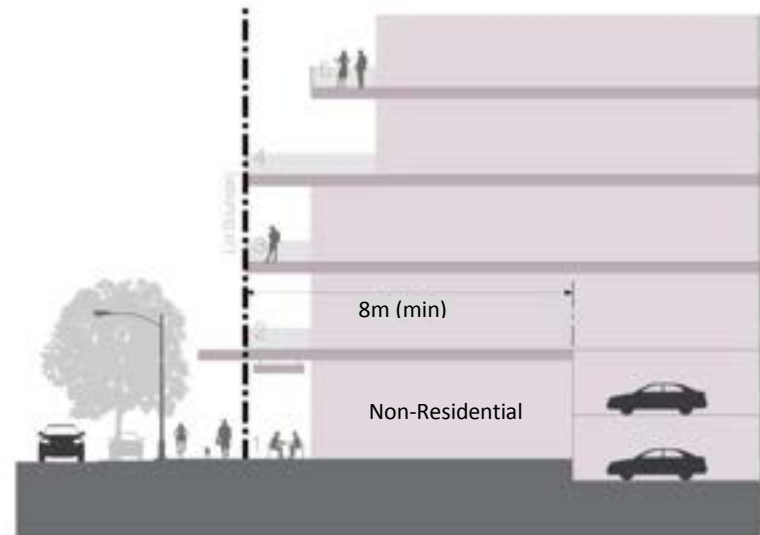


Figure 5 - Permitted Parking Location for Mixed Use Developments

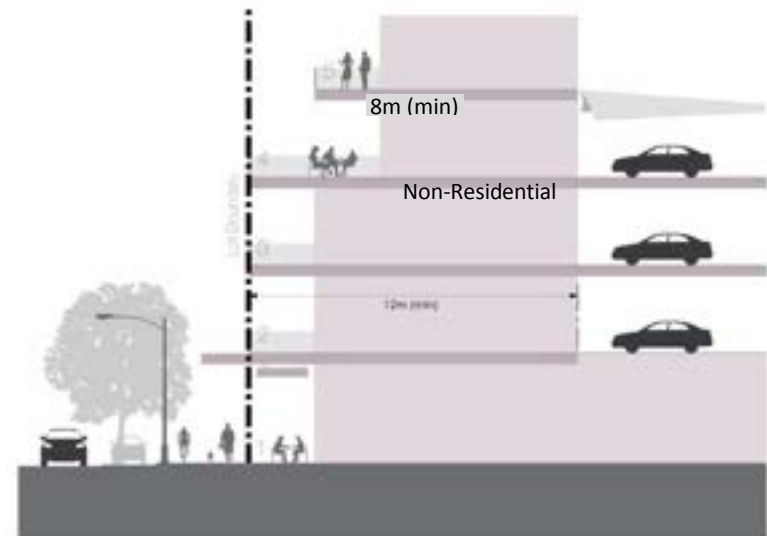


Figure 6 - Permitted Parking Areas to Ground and Upper Floors for Mixed Use Developments

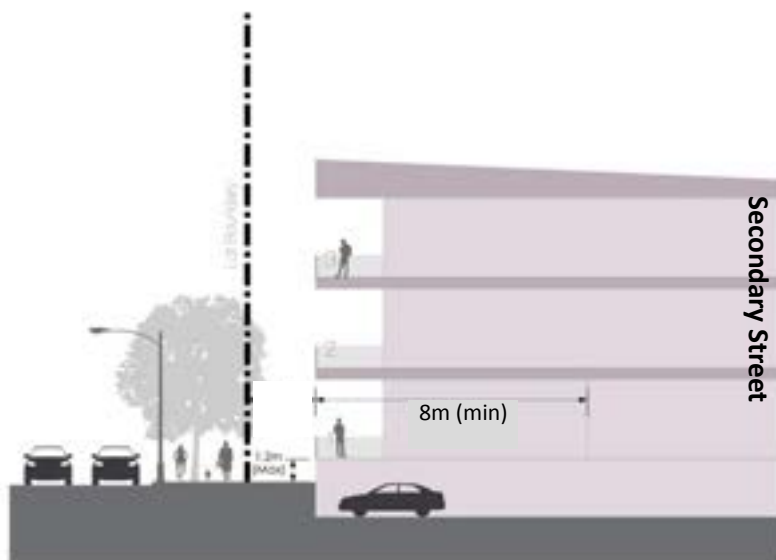


Figure 7 - Permitted Parking Locations for Residential Developments

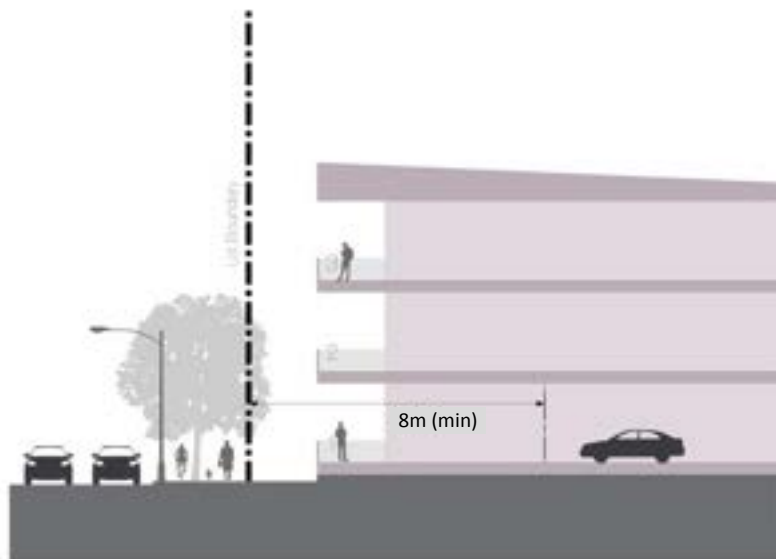


Figure 8 - Permitted Parking Locations for Residential Developments

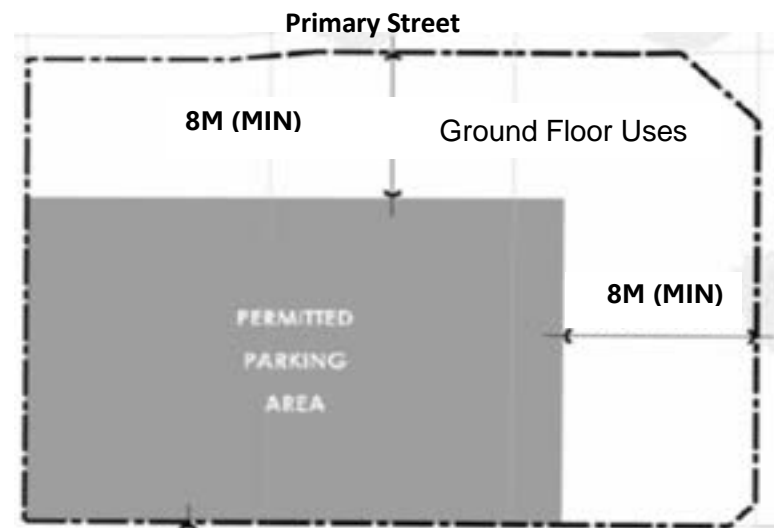


Figure 9 - Permitted Parking Locations

2.3.3 Vehicle Access

Objectives

- To ensure 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; and
- To minimise the amount of land used for driveways.

Provisions

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

2.3.4 Crossovers

Objective

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

Provisions

- The number of crossovers shall be minimised for any site;
- Lots with a frontage of less than 50m shall have no more than one crossover;
- Existing redundant crossovers will be required to be removed at the expense of the developer and verge reinstated; and
- Maximum crossover width 6.0m.

2.4 Other Considerations

2.4.1 Signage

Provision

Signage detail shall be in accordance with the Stirling City Centre Structure Plan.

Objective

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

2.4.2 Sound Attenuation

Objective

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

Provisions

- Noise attenuation of non-residential uses shall be in accordance with the City's Mixed Use and Commercial Centre Design Guidelines; and
- An acoustic report is required for all non-residential uses.

2.4.3 Existing Buildings

Objective

- To ensure only major extensions to existing buildings are assessed under the provisions of the Local Development Plan.

Provision

- Major additions, two storey additions or single storey buildings and structures more than 200m² shall be assessed under the provisions of this Local Development Plan.

2.4.4 Single and Grouped Dwellings

Objective

- To ensure applications for single dwellings and additions are assessed under the Residential Design Codes.

Provisions

- Applications for single dwellings and additions to existing single dwellings shall be assessed under the R20 provisions of the Residential Design Codes; and

- Additions to existing grouped dwellings as per the R40 provisions of the Residential Design Codes.

3.0 SUB PRECINCT AREAS

The Southern Precinct has six sub precinct areas, as shown in **Figure 10**.

- Sub Precinct Area A – Ewen and Wotan
- Sub Precinct Area B – SBR Central
- Sub Precinct Area C – Odin Road
- Sub Precinct Area D - Nookanburra
- Sub Precinct Area E – Shopping Centre Innaloo
- Sub Precinct Area F – Oswald and Ellen

Future sub precinct areas may be added to this Local Development Plan over time. If no sub precinct area exists, no development is supported.

Where there is an inconsistency between the sub precinct area provisions and the general provisions of the overall Southern Precinct, the provisions of the sub precinct area shall apply.



Figure 10 – Southern Precinct Sub Precinct Areas

3.1 Sub Precinct Area A – Ewen & Wotan

All land highlighted in **Figure 11** shall comply with the following provisions.

3.1.1 Character Statement

Sub Precinct A is the western gateway to Stirling City Centre and will establish a sense of arrival along Scarborough Beach Road that is commensurate with a major urban centre. Scarborough Beach Road will be framed by mixed-use buildings between three and eight storeys in height, whilst Scarborough Beach Road itself will be upgraded to an urban 'boulevard' with on-street parking, transit lanes and rows of street trees.

The northern and southern edges of the sub precinct will step down significantly to present a neighbourly scale to the existing residential areas to the north and the Woodlands Precinct to the south.



Figure 11 - Southern Sub Precinct Area – A

3.1.2 Specific Provisions

Development and Land Use Standards – Sub Precinct Area A		
Ground Floor Heights	Minimum Ground Level Floor to ceiling	3.2m - residential; and 3.6m - non-residential
	Maximum Ground Level	6.0m
Setbacks	Street Setbacks	Refer to Figures 12, 24
	Non-Street Setbacks	Refer to Figures 12, 24
Location of Land Use Category	Ground and Upper Floors	Refer to Figures 13 - 22
Building Heights (m)	Minimum Storeys	2 Storeys
	Maximum Storeys	Refer to Figures 12 - 22
Lots	Minimum Size	700m ²
	Minimum Street Frontage	18.0m
Awnings and Activation	Required Location	Continuous awnings and activated frontages along Scarborough Beach Road and Odin Road
Landscaping	Minimum Area	All areas identified with 0 Storeys max height shall be landscaped

Table 3 - Development and Land Use Standards – Sub Precinct A

3.1.3 Special Provisions

- Buildings shall be setback to the road-widening boundary as identified in **Figure 23**; and
- The owner of any site affected by road widening as identified in **Figure 23** shall cede such road widening to the Crown, free of cost and without any payment of compensation, as a condition of development approval that involves, in the opinion of the local government, the complete or substantial redevelopment of the site or as a condition of subdivision or strata subdivision of a lot, whichever occurs first.



Figure 12 - Southern Sub Precinct Area A

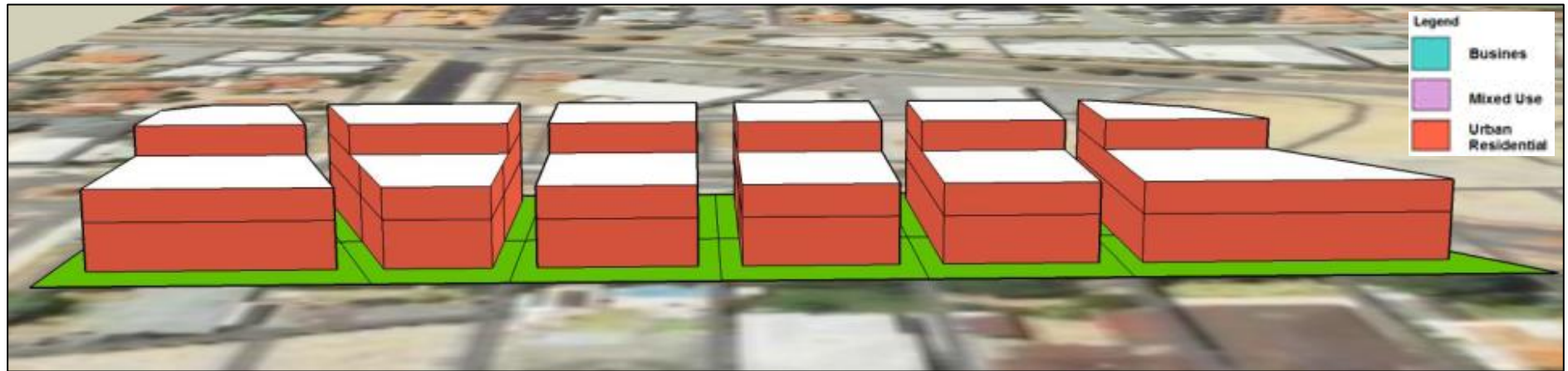


Figure 13 - Land Use Plan, as viewed from Hakea Road



Figure 14 - Land Use Plan, as viewed from Ewen Street



Figure 15 - Land Use Plan, Corner Ewen Street & Bowra Avenue

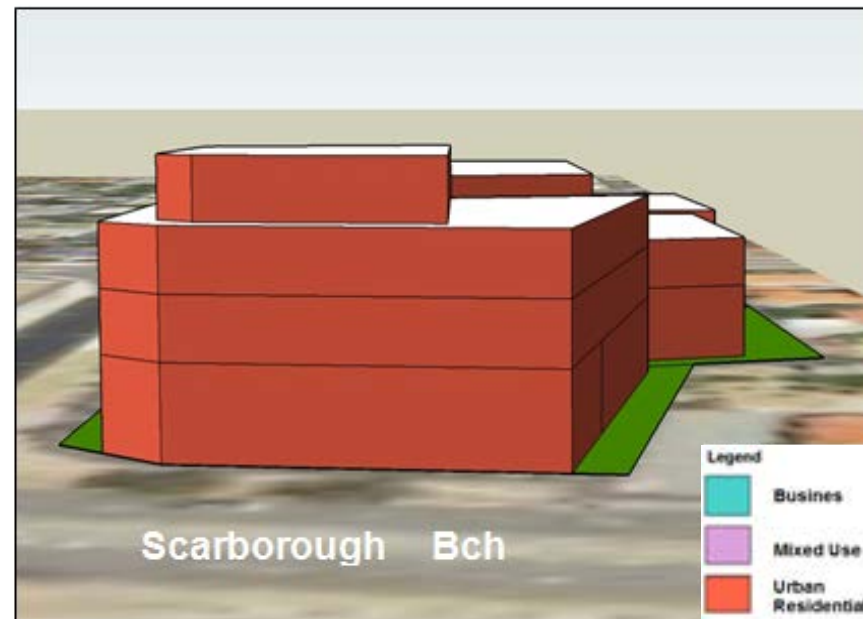


Figure 16 - Land Use Plan, Corner Scarborough Beach Road & Bowra Avenue



Figure 17 - Land Use Plan, Bowra Avenue



Figure 18 - Land Use Plan, Corner Odin Road & Wotan Street

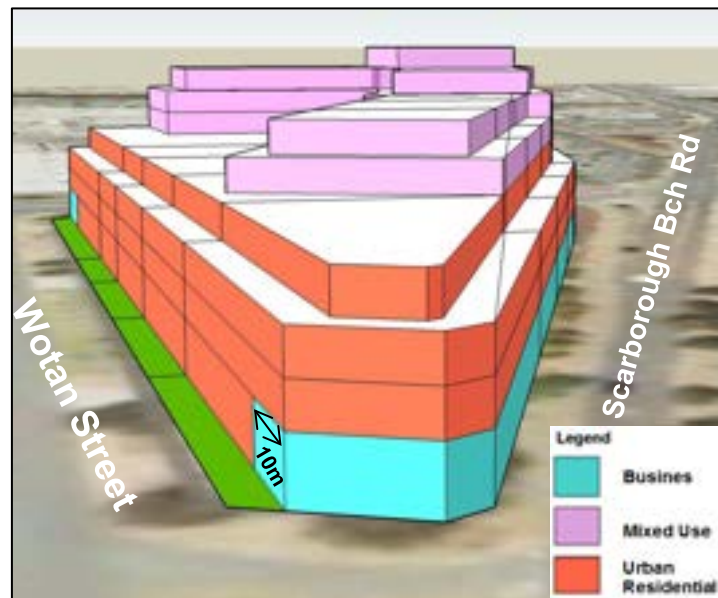


Figure 19 - Land Use Plan, Corner Wotan Street & Scarborough Beach Road

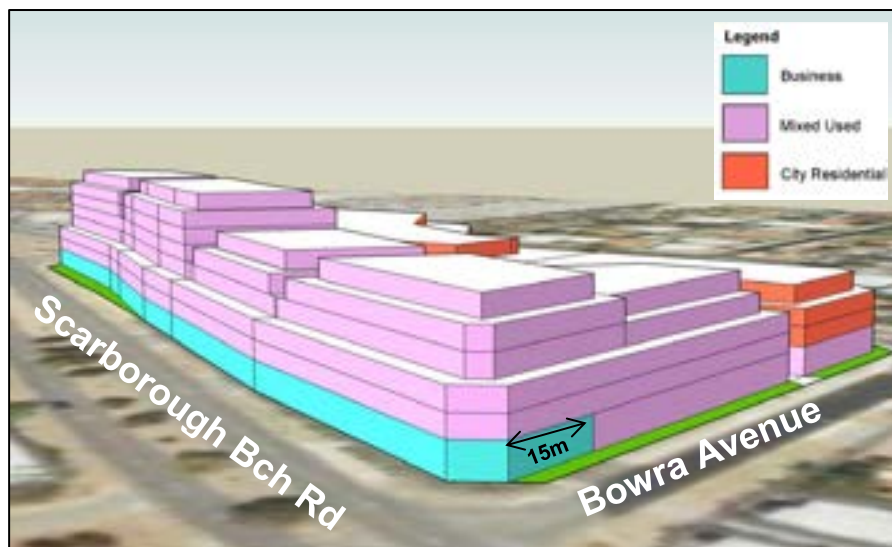


Figure 20 - Land Use Plan, Corner Scarborough Beach Road & Bowra Avenue

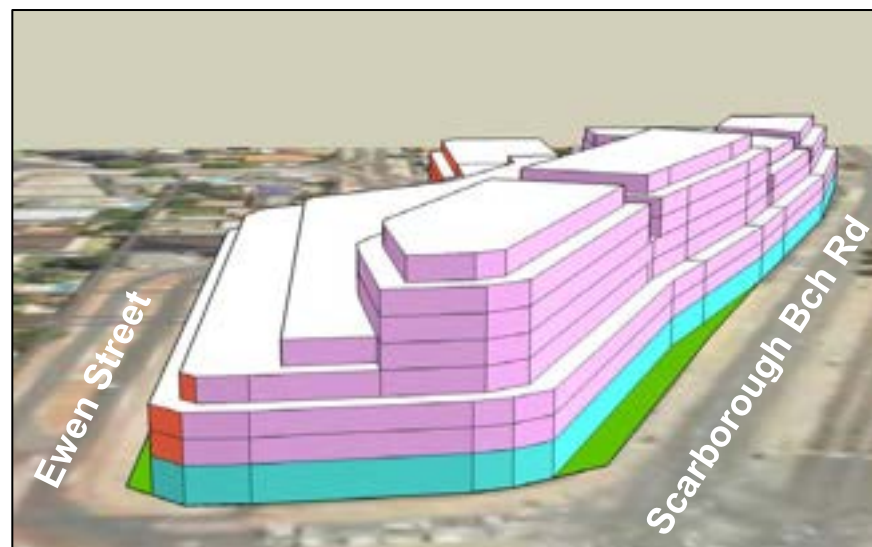


Figure 21 - Land Use Plan, Corner Scarborough Beach Road & Odin Road

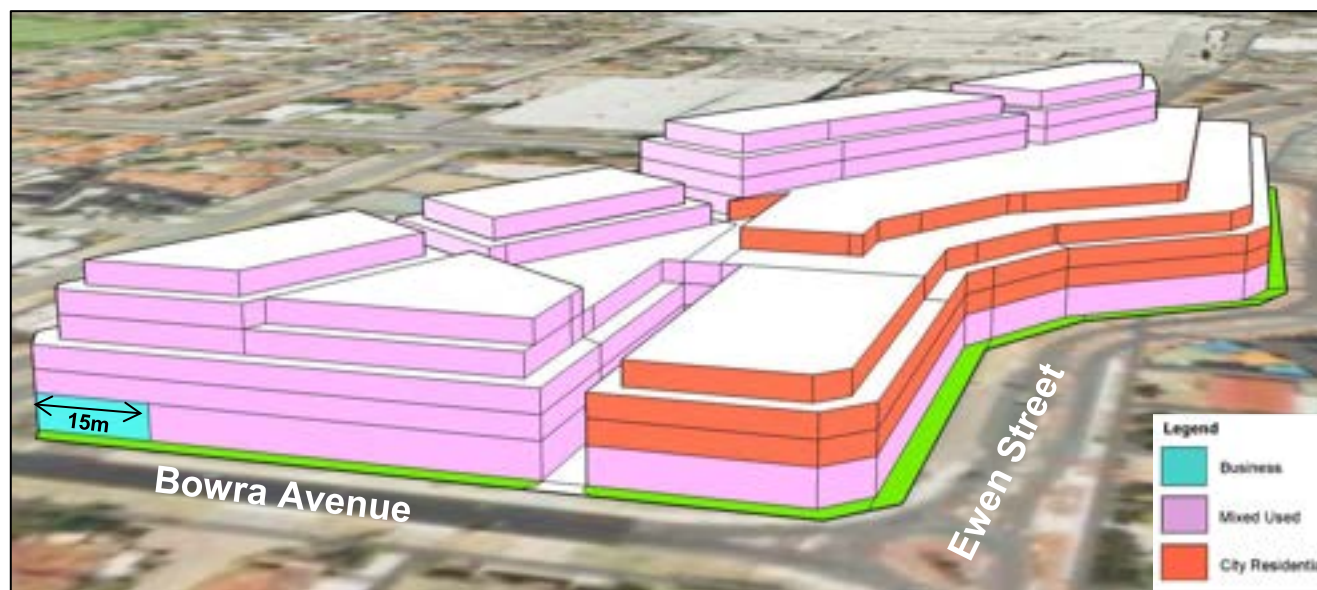


Figure 22 - Land Use Plan, Corner Bowra Avenue & Ewen Street



Figure 23 - Amalgamation and Road Widening Plan

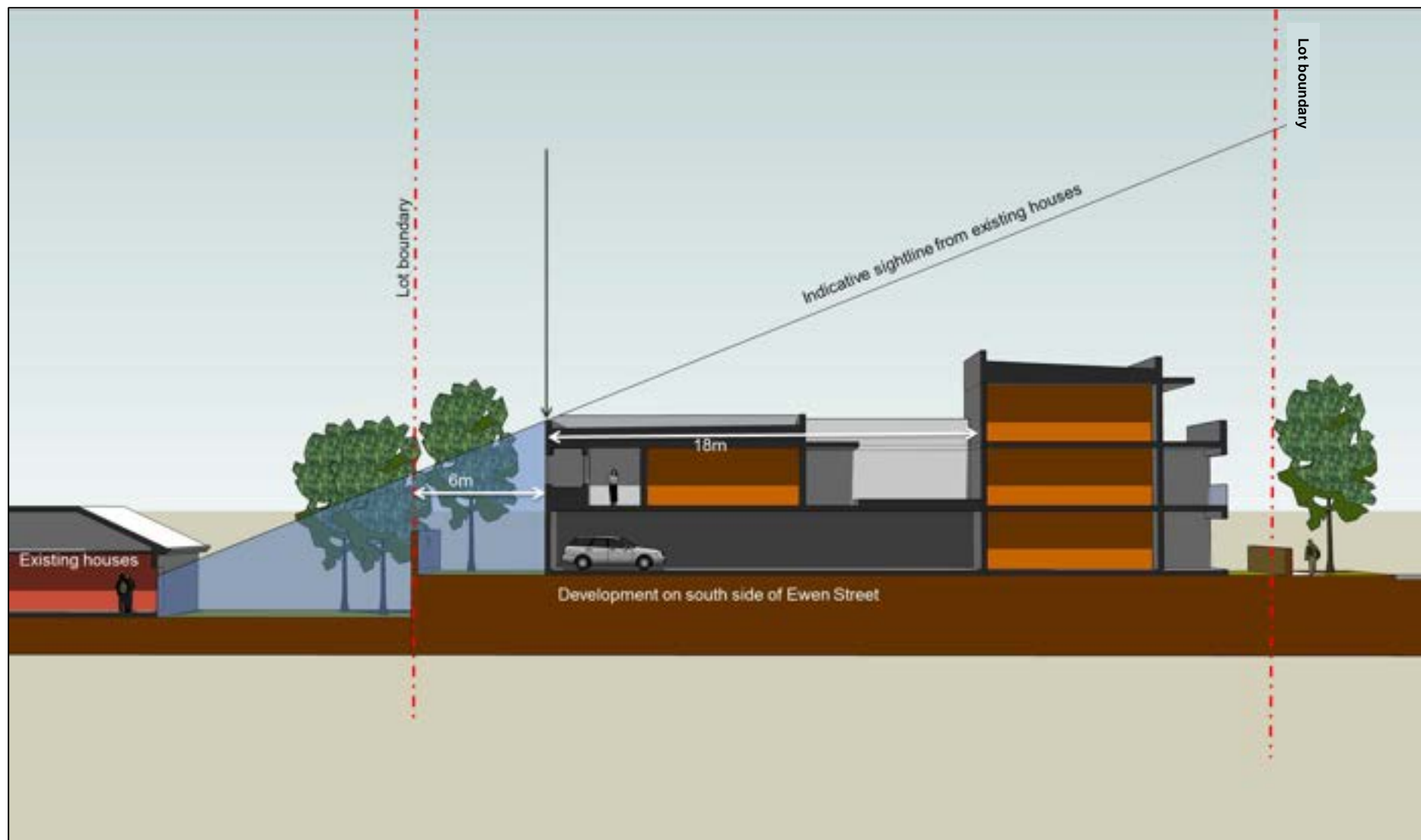


Figure 24 – Cross Section between Ewen Street and Houses on Hakea Street

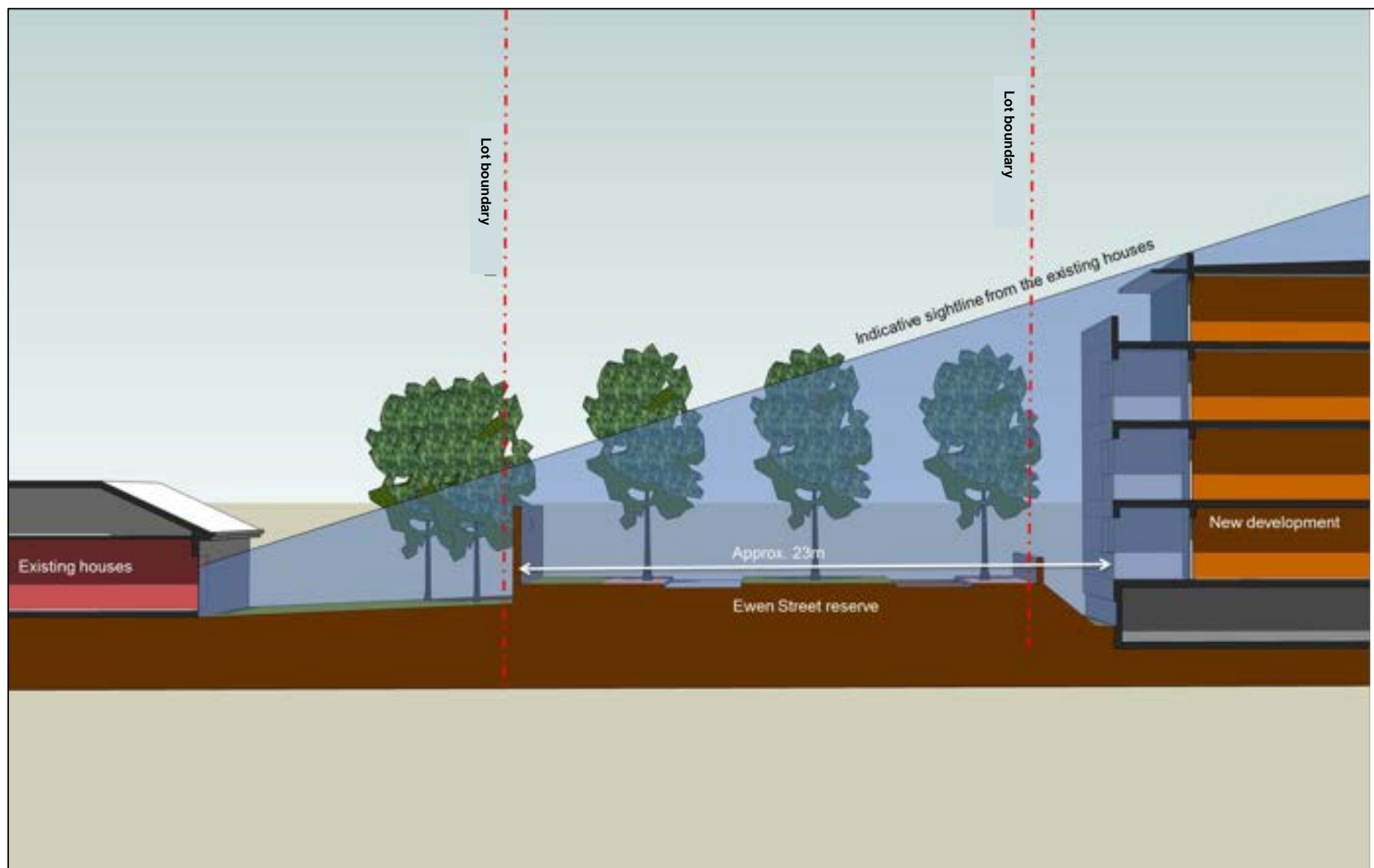


Figure 25 – Cross Section between Houses on Hakea Street and Buildings on the Northern side of Ewen Street

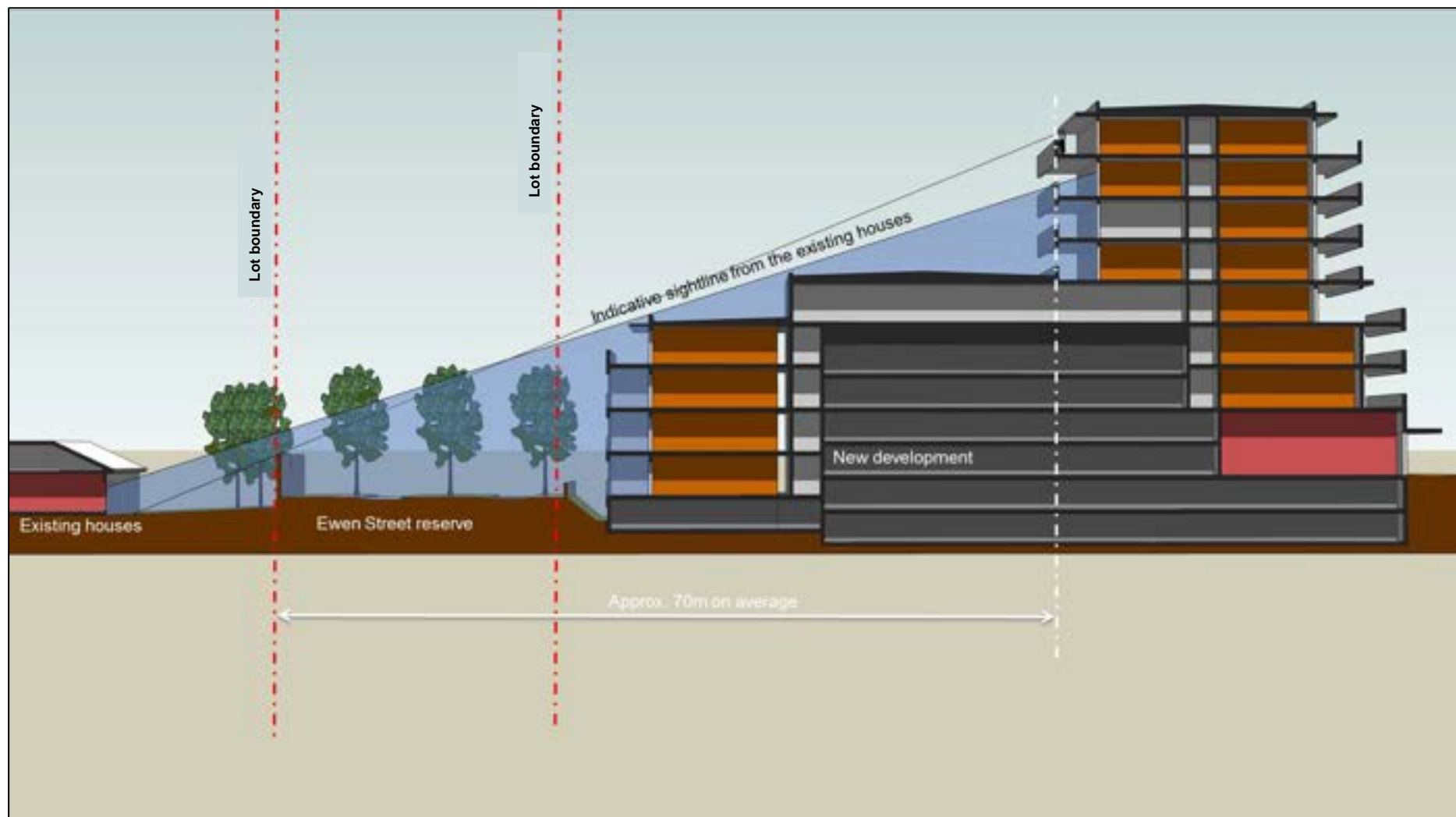


Figure 26 – Cross Section between Houses on Hakea Street and Buildings on the Northern side of Ewen Street



Figure 27 - Typical 8 Storey Building Cross Section

3.2 Sub Precinct Area B – SBR Central

All land highlighted in **Figure 28** shall comply with the following provisions.

3.2.1 Character Statement

Sub Precinct Area B, is currently occupied by a series of small buildings that are set well back from Scarborough Beach Road. These will transform into a mixed-use urban form that provide active ground level frontage to Scarborough Beach Road by utilising excess road reserve. Buildings are generally anticipated to be in the order of eight storeys in height but stepping down to three storeys in the southwestern corner closest to the Woodlands precinct. The easternmost lot is a potential landmark site that terminates the vista westwards along Scarborough Beach Road when approaching from the east.

The lots currently have vehicle access to the rear of the properties. A right-of-carriageway is required as an alternative to vehicle access from Scarborough Beach Road.



Figure 28 - Southern Sub Precinct Area – B

3.2.2 Specific Provisions

Development and Land Use Standards – Sub Precinct Area B		
Ground Floor Heights	Minimum Ground Level	3.2m - residential; and 3.6m - non-residential
	Maximum Ground Level	6.0m
Setbacks	Street Setbacks	Refer to Figures 29, 34, 35
	Non-Street Setbacks	Refer to Figures 29, 34, 35
Location of Land Use Category	Ground and Upper Floors	Refer to Figures 30 - 32
Building Heights (m)	Minimum Storeys	2 Storeys
	Maximum Storeys	Refer to Figures 29 - 32
Lots	Minimum Size	700m ²
	Minimum Street Frontage	18.0m
Awnings and Activation	Required Location	Continuous awnings and activated frontages shall be provided along Scarborough Beach Road and Odin Road

Table 4 - Development and Land Use Standards – Sub Precinct Area B

3.2.3 Special Provisions

- The owner of any site affected by road widening as identified in **Figure 33** shall cede such road widening to the Crown, free of cost and without any payment of compensation, as a condition of development approval that involves, in the opinion of the local government, the complete or substantial redevelopment of the site or as a condition of subdivision or strata subdivision of a lot, whichever occurs first;
- New right of ways as identified in **Figure 29** shall be ceded free of cost to the crown;
- No major development (extensions to existing buildings no greater than 2000m² in area) is permitted on the following lots until they are amalgamated with the excess road reserve located directly in front of these properties, as identified in **Figure 33**:
 - Lot 456, HN 371 Scarborough Beach Road, Innaloo;
 - Lot 455, HN 373 Scarborough Beach Road, Innaloo; and
 - Lot 60, HN 375 Scarborough Beach Road, Innaloo.



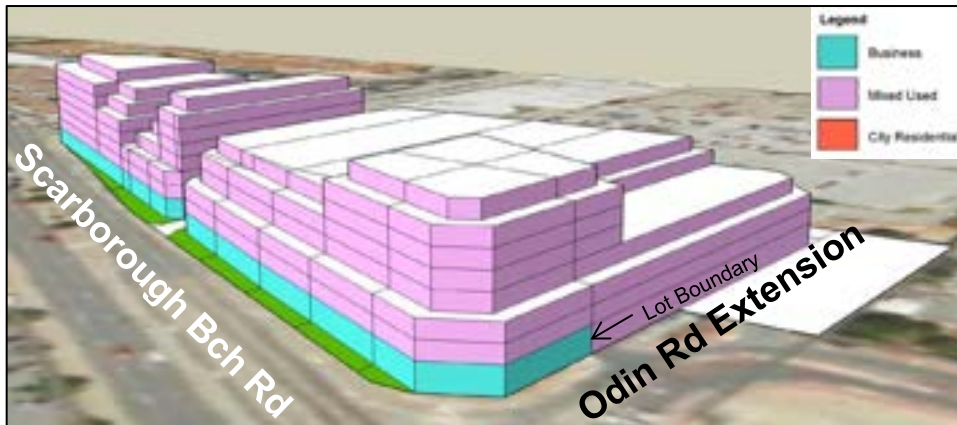


Figure 30 - Land Use Plan, Corner Scarborough Beach Road & Odin Road

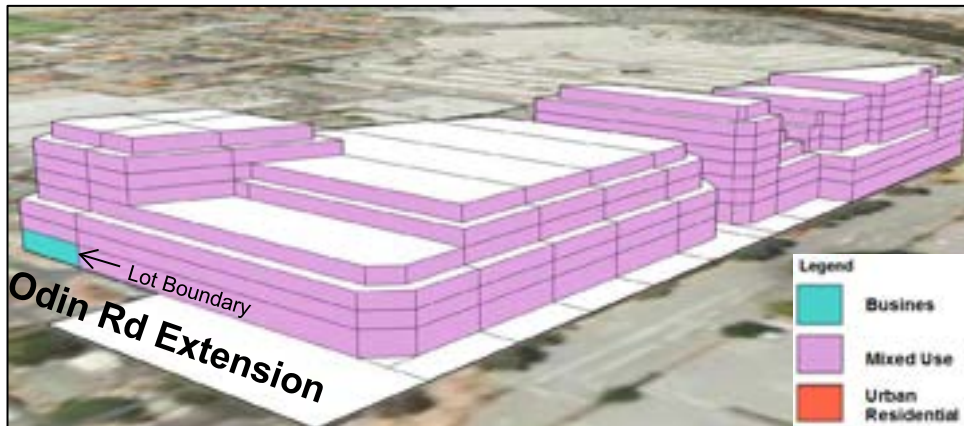


Figure 31 - Land Use Plan, Corner Odin Road Extension & Cinema Site



Figure 32 - Land Use Plan, Corner Liege Street & Scarborough Beach Road

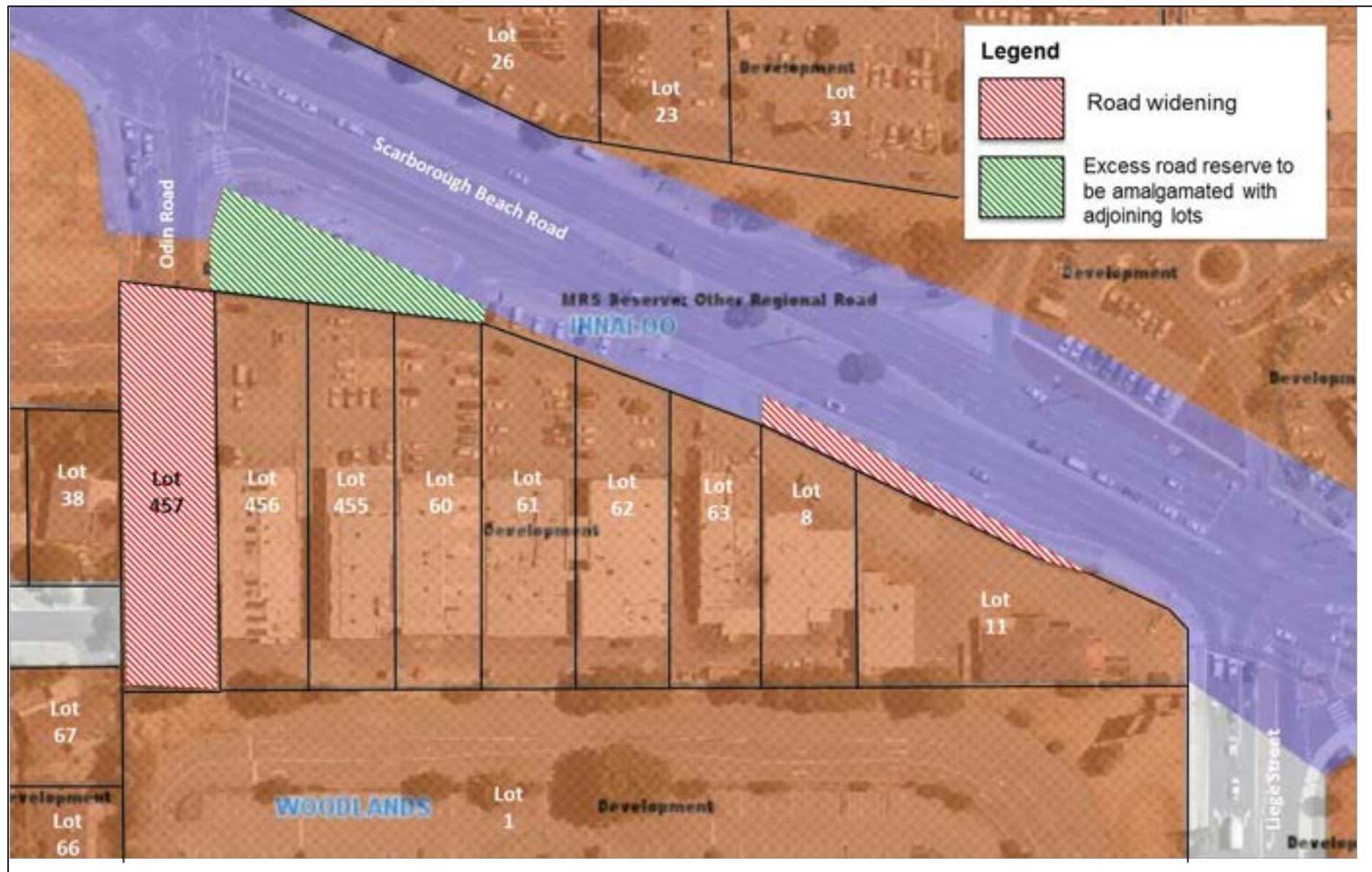


Figure 33 - Amalgamation and Road Widening Plan



Figure 34 - Typical 8 Storey Building Cross Section



Figure 35 - Right of Way Cross Section

3.3 Sub Precinct Area C – Odin Road

All land highlighted in **Figure 36** shall comply with the following provisions.

3.3.1 Character Statement

Sub Precinct Area C is envisaged to become the urban mixed-use core of the Southern precinct. The sub precinct is large enough to be subdivided into three distinct street blocks with an internal road network. The scale of new buildings in Sub Precinct Area C will be up to 12 storeys, with frontages that directly address Scarborough Beach

Road with retail and other commercial uses at ground level.

The internal streets may be privately owned and residential or non-residential uses fronting these streets.



Figure 36 - Southern Sub Precinct Area – C

3.3.2 Specific Provisions

Development and Land Use Standards – Sub Precinct Area C		
Ground Floor Heights	Minimum Ground Level	3.2m - residential; and 3.6m - non-residential
Setbacks	Street Setbacks	Refer to Figures 37 - 38, 46 - 48
	Non-Street Setbacks	Refer to Figures 37-38, 46 - 48
Location of Land Use Category	Ground and Upper Floors	Refer to Figures 39 - 44
Building Heights (m)	Minimum Storeys	2 Storeys on Scarborough Beach Road frontage
	Maximum Storeys	Refer to Figures 37 - 44
Lots	Minimum Size	2000m ²
	Minimum Street Frontage	25.0m
Awnings and Activation	Required Location	Continuous awnings and activated frontages shall be provided along Scarborough Beach Road, Odin Road and new internal roads
Landscaping	Minimum Area	All areas identified with 0 Storeys max height shall be landscaped

Table 5 - Development and Land Use Standards – Sub Precinct C

3.3.3 Special Provisions

- New roads as identified in **Figures 37 - 38** shall be constructed and an easement in gross be created for public access;
- No major development (extension to existing buildings greater than 2000m² in area) is permitted on the following lots until they are amalgamated with the excess road reserve located directly in front of these properties, as identified in **Figure 45**;
 - Lot 23, HN 380A Scarborough Beach Road, Innaloo;
 - Lot 31, HN 382 Scarborough Beach Road, Innaloo; and
 - Lot 25, HN 384 Scarborough Beach Road, Innaloo.
- If Lots 259, 260, 261, 1 and 263 Roebuck Street are not amalgamated with Lot 26 Scarborough Beach Road (this requires all of these lots to be amalgamated together), development shall be in accordance with **Figures 37, 39 - 40**;
- If Lots 259, 260, 261, 1 and 263 Roebuck Street are amalgamated with Lot 26 Scarborough Beach Road, development shall be in accordance with **Figure 38, 41 - 42**; and
- The owner of any site affected by road widening as identified in **Figure 45**, shall cede such road widening to the Crown, free of cost and without any payment of compensation, as a condition of development approval that involves, in the opinion of the local government, the complete or substantial redevelopment of the site or as a condition of subdivision or strata subdivision of a lot, whichever occurs first.



Figure 37 - Southern Sub Precinct Area C Plan A

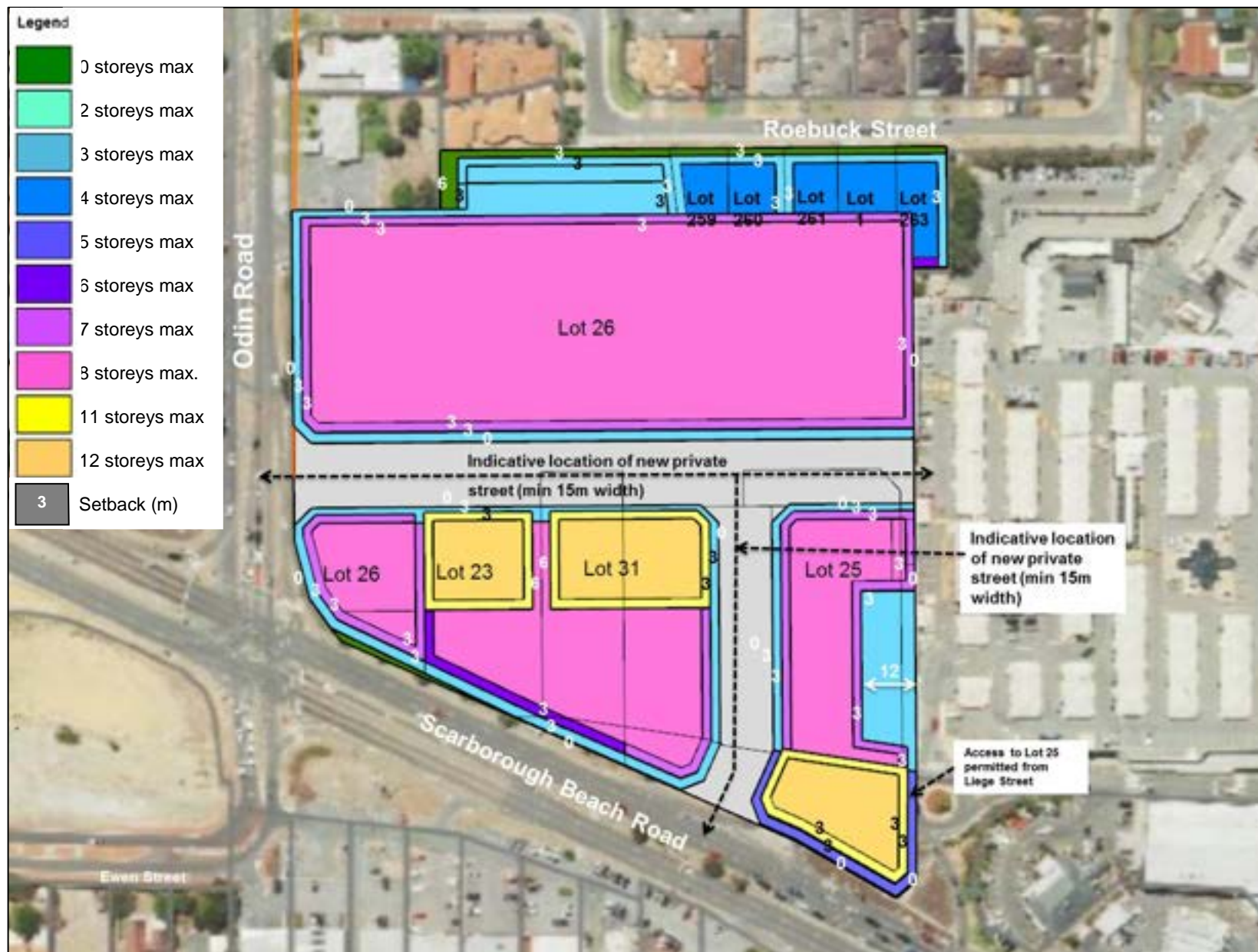


Figure 38 - Southern Sub Precinct Area C Plan B

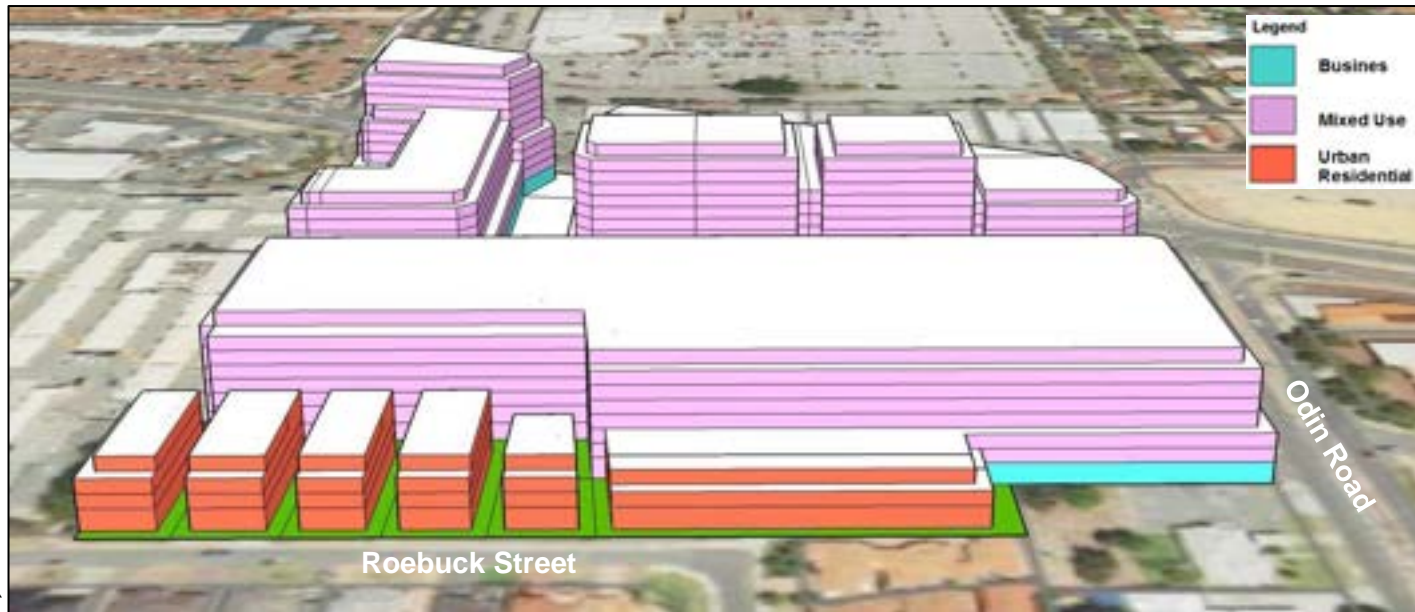


Figure 39 - Land Use Plan, Roebuck Street - Plan A



Figure 40 - Land Use Plan, Odin Road - Plan A



Figure 41 - Land Use Plan, Roebuck Street - Plan B

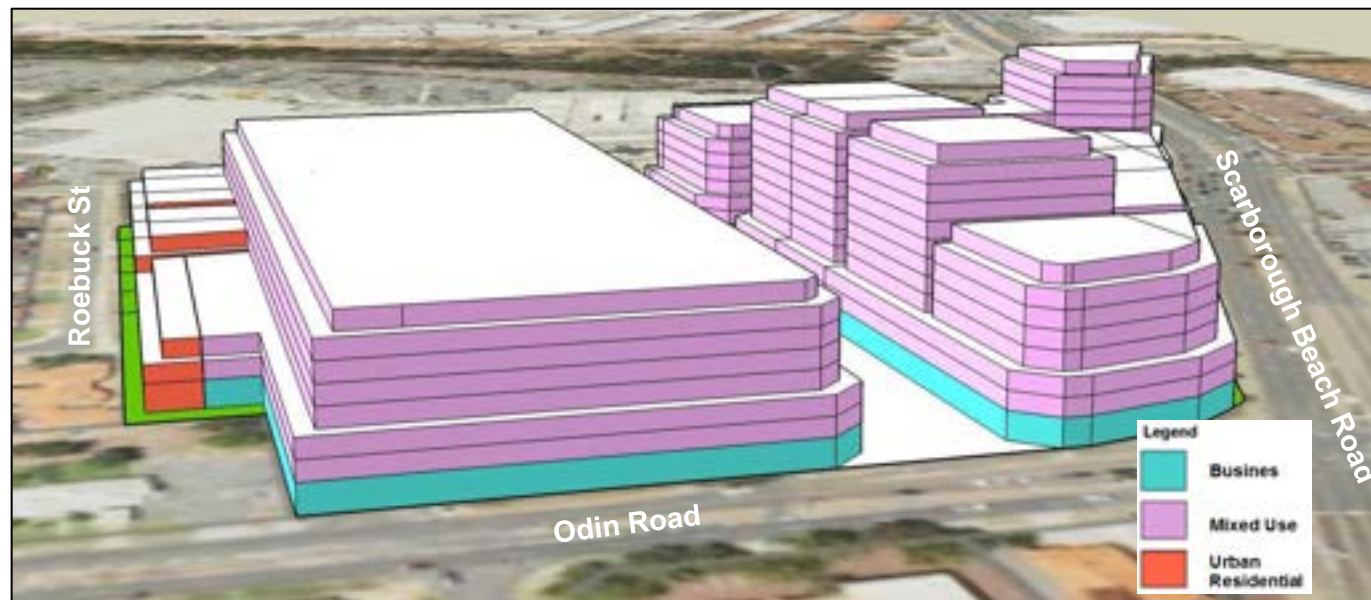


Figure 42 - Land Use Plan, Odin Road - Plan B

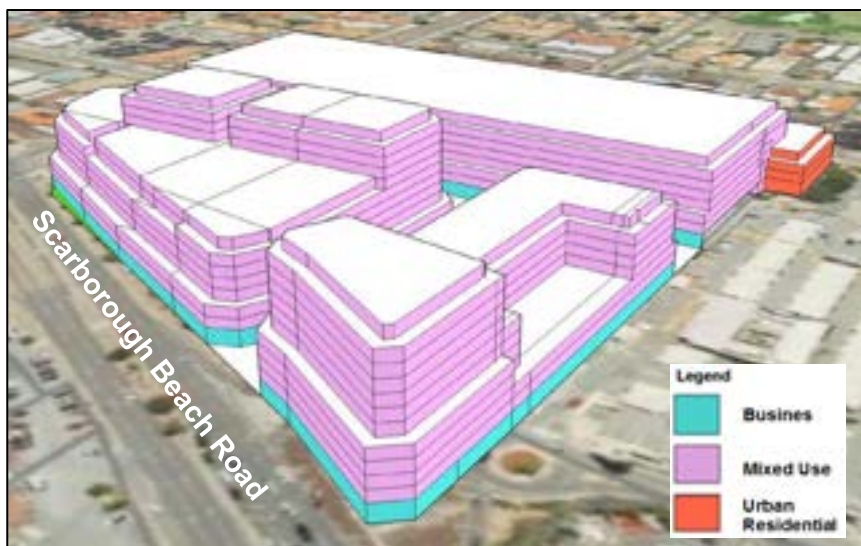


Figure 43 - Land Use Plan, Corner Scarborough Beach Road & Liege Street – Plan B



Figure 43A - Land Use Plan, Corner Scarborough Beach Road & Liege Street – Plan B



Figure 44 - Land Use Plan, Corner Scarborough Beach Road & Odin Road – Plan B

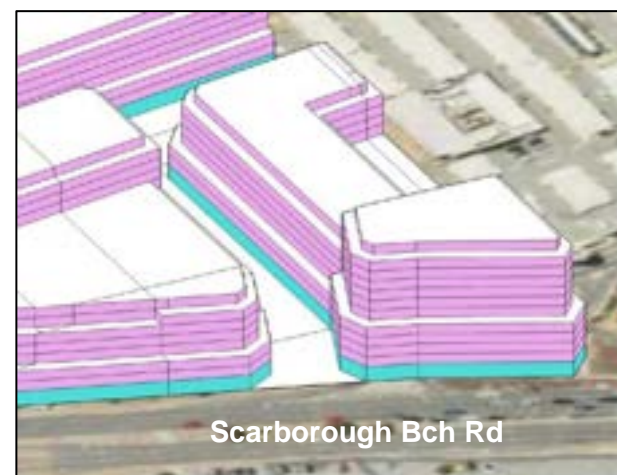


Figure 44A - Land Use Plan, Corner Scarborough Beach Road & Liege Street – Plan B

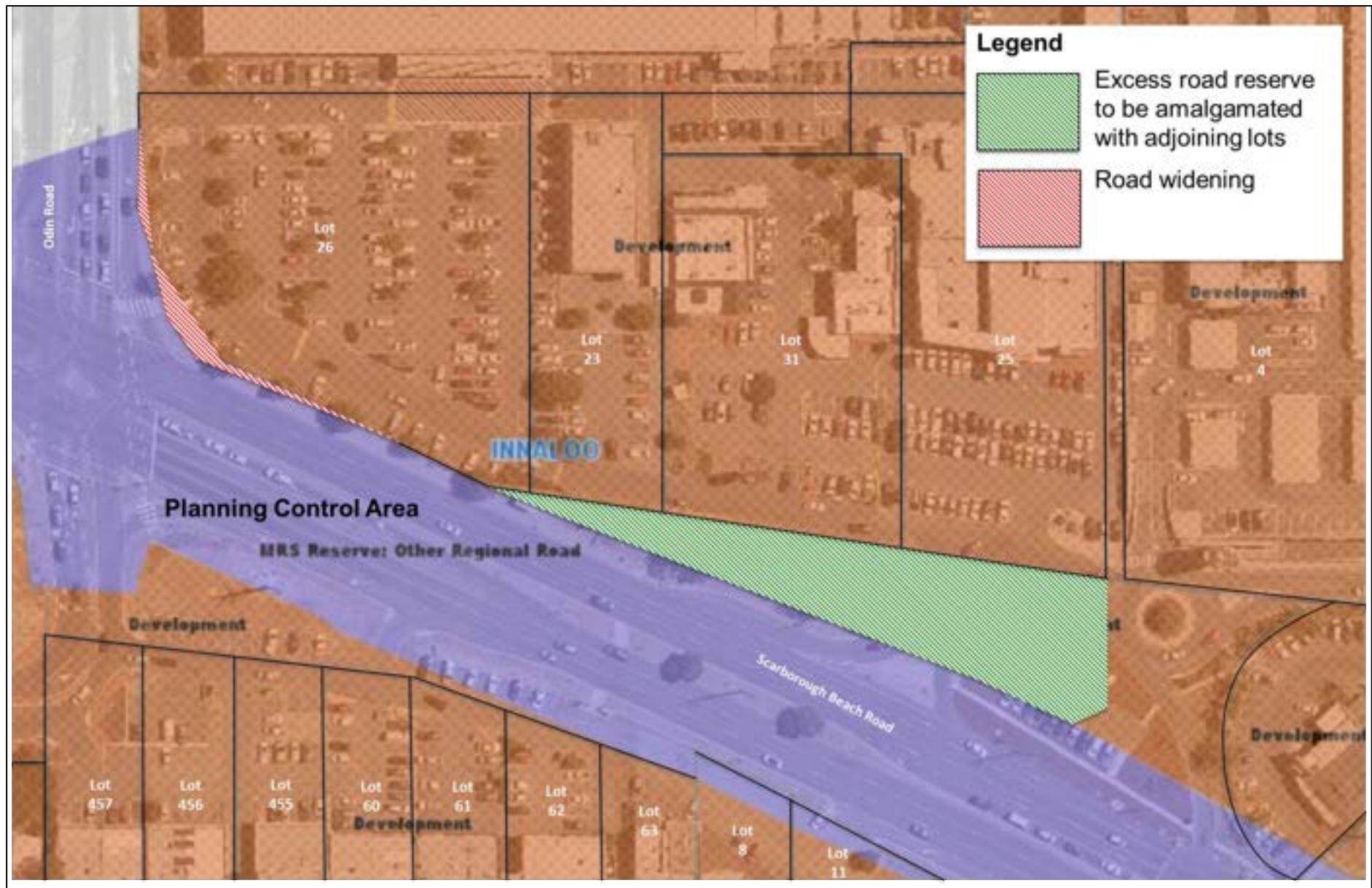


Figure 45 - Amalgamation and Road Widening Plan

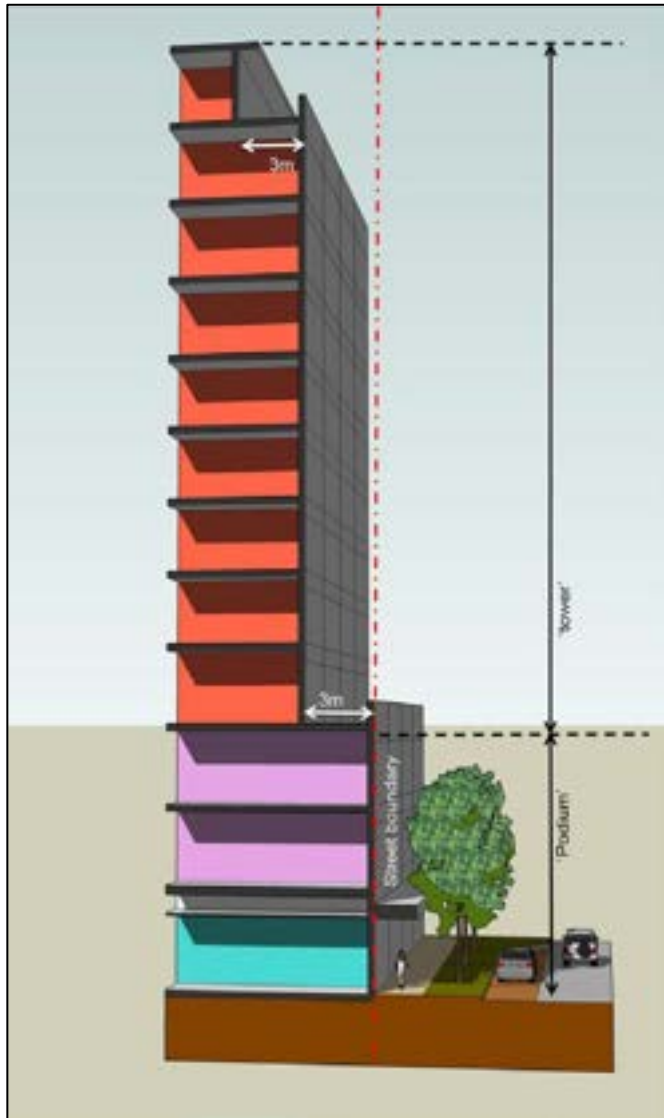


Figure 46 - Typical 12 Storey Building Cross Section



Figure 47 - Typical 8 Storey Building Cross Section



Figure 48 - New Cross Road Section

3.4 Sub Precinct Area D - Nookenburg

All land highlighted in **Figure 49** shall comply with the following provisions.

3.4.1 Character Statement

Sub Precinct Area D forms part of the eastern gateway on Scarborough Beach Road to the Stirling City Centre. Built form will have a podium up to five storeys that establishes a more human scale to Scarborough Beach Road. Mixed-use buildings will address Scarborough Beach Road with commercial uses at ground level.

The corners of Scarborough Beach Road, Liege Street and Stephenson Avenue have been identified as an opportunity for significant landmark buildings.

The scale of buildings will reduce at the southern boundary to establish a transition to the Woodlands Precinct to the south.



Figure 49 - Southern Sub Precinct Area – D

3.4.2 Special Provisions

Development and Land Use Standards – Sub Precinct Area D		
Ground Floor Heights	Minimum Ground Level	3.2m - residential; and 3.6m - non-residential
	Max Ground Level	6.0m
Setbacks	Street Setbacks	Refer to Figures 50, 56, 57
	Non-Street Setbacks	Refer to Figures 50, 56, 57
Location of Land Use Category	Ground and Upper Floors	Refer to Figures 51, 52, 53, 54
Building Heights (m)	Minimum Storeys	2 Storeys
	Maximum Storeys	Refer to Figure 50
Lots	Minimum Size	2000m ²
	Minimum Street Frontage	25.0m
Awnings and Activation	Required Location	Continuous awnings and activated frontages shall be provided along Scarborough Beach Road, Stephenson Avenue and Liege Street
Landscaping	Minimum Area	All areas identified with 0 Storeys max height shall be landscaped

Table 6 - Development and Land Use Standards – Sub Precinct D

3.4.3 Special Provisions

- An above ground (minimum 20.0m width) Urban Stream shall be maintained on Lot 101, HN 19A Talbot Way, Woodlands and Lot 6, HN 529 Scarborough Beach Road, Innaloo as identified in **Figure 50**; and
- The owner of any site affected by road widening as identified in **Figure 55** shall cede such road widening to the Crown, free of cost and without any payment of compensation, as a condition of development approval that involves, in the opinion of the local government, the complete or substantial redevelopment of the site or as a condition of subdivision or strata subdivision of a lot, whichever occurs first.



Figure 50 - Southern Sub Precinct Area – D

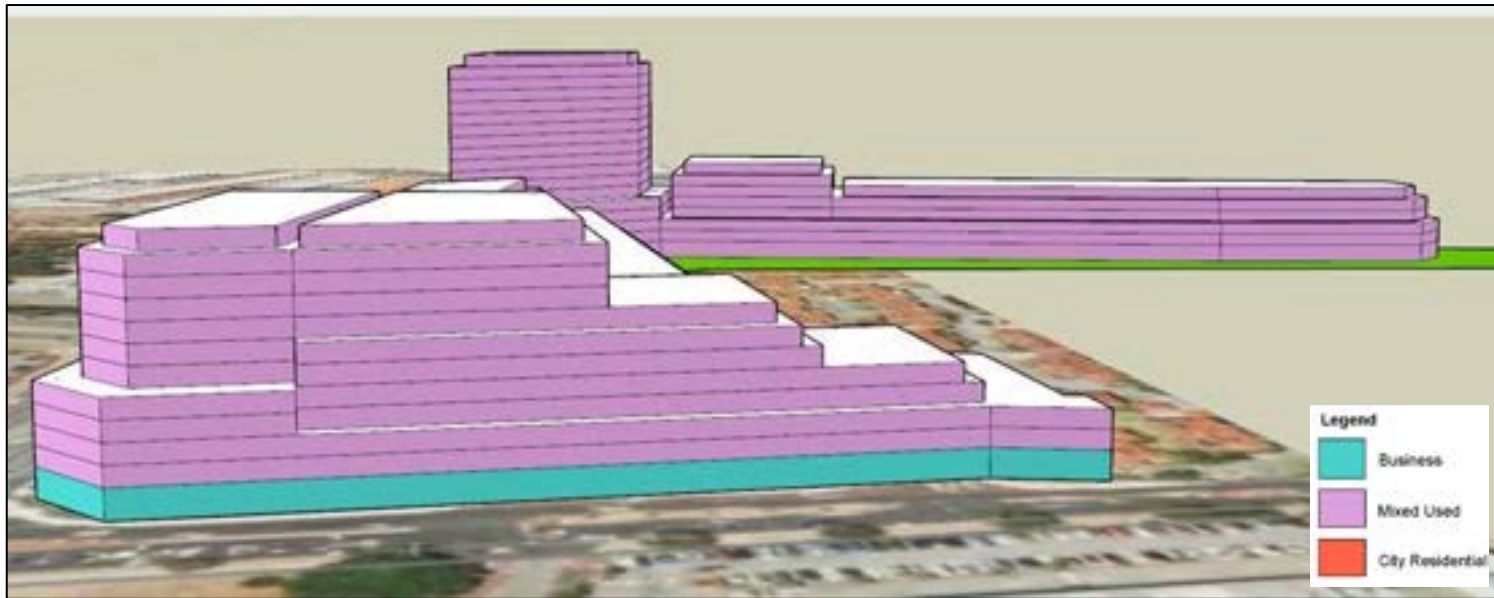


Figure 51 - Land Use Plan, Corner Liege Street & Scarborough Beach Road

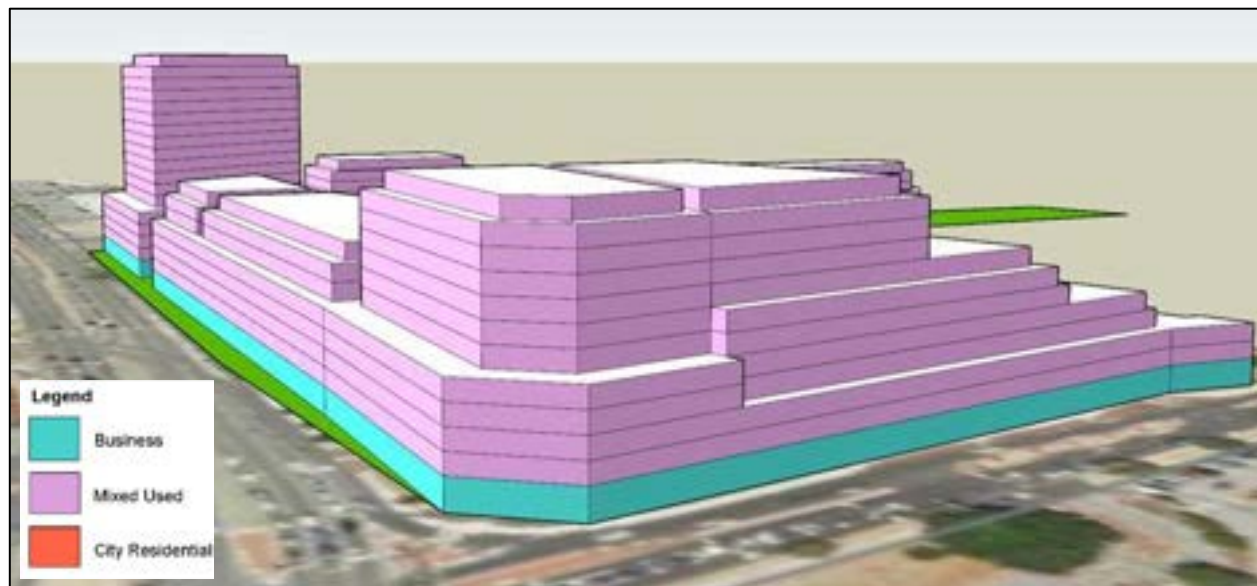


Figure 52 - Land Use Plan, Liege Street



Figure 53 - Land Use Plan, Corner Scarborough Beach Road & Stephenson Avenue

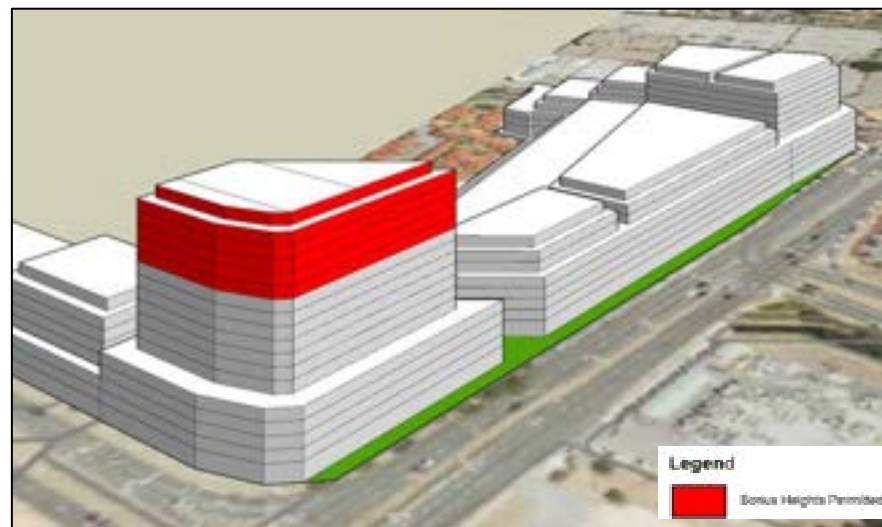


Figure 54 - Bonus Heights, Corner Scarborough Beach Road & Stephenson Avenue

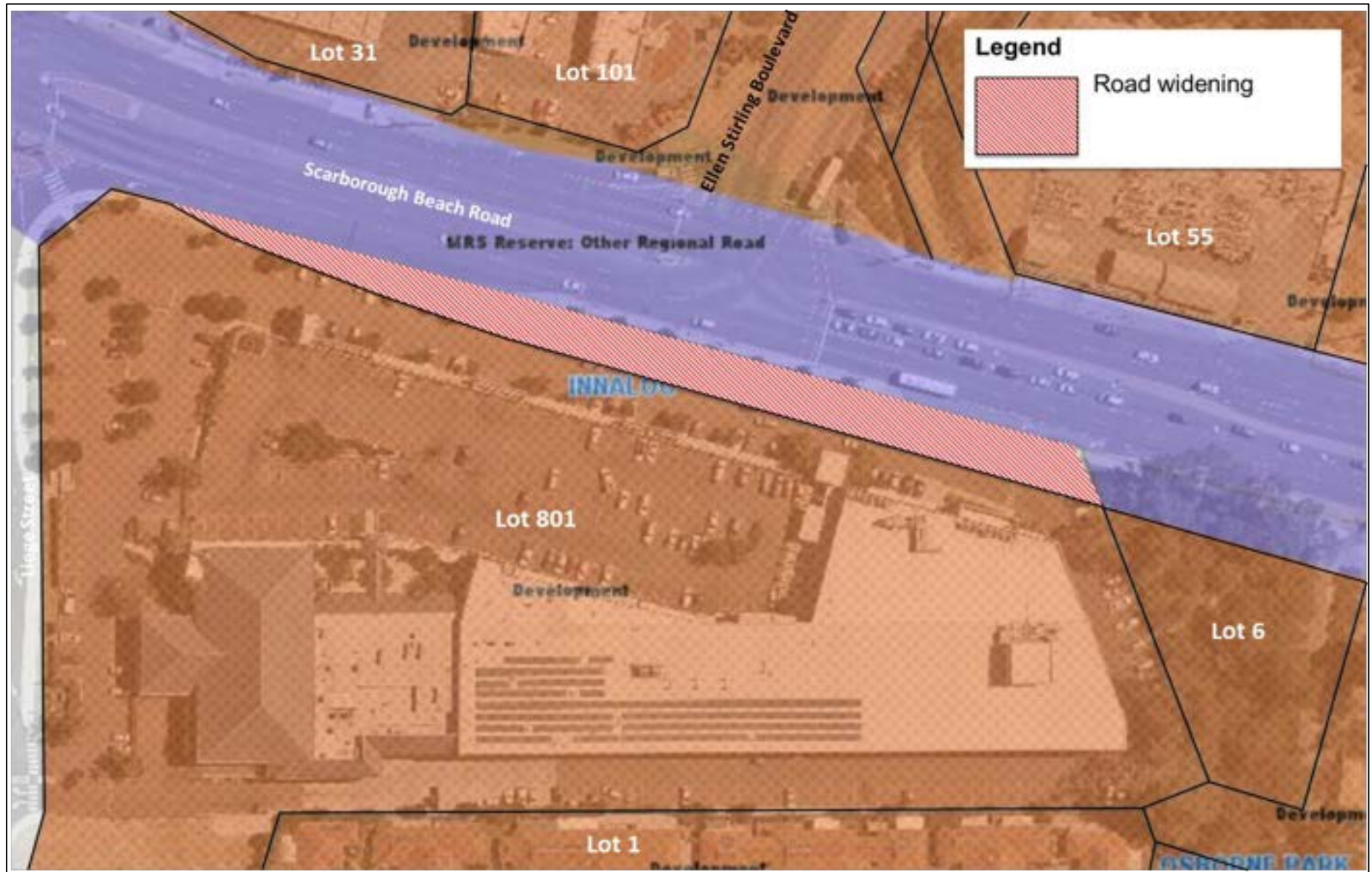


Figure 55 - Amalgamation and Road Widening Plan

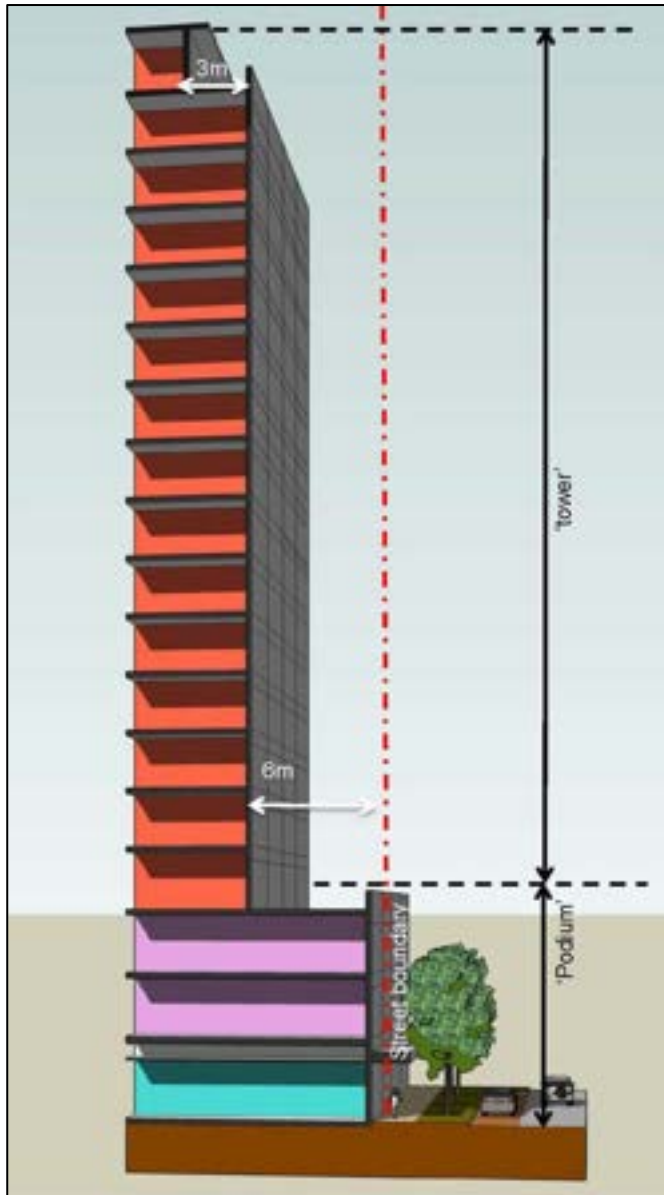


Figure 56 – Typical 18 Storey Building Cross Section

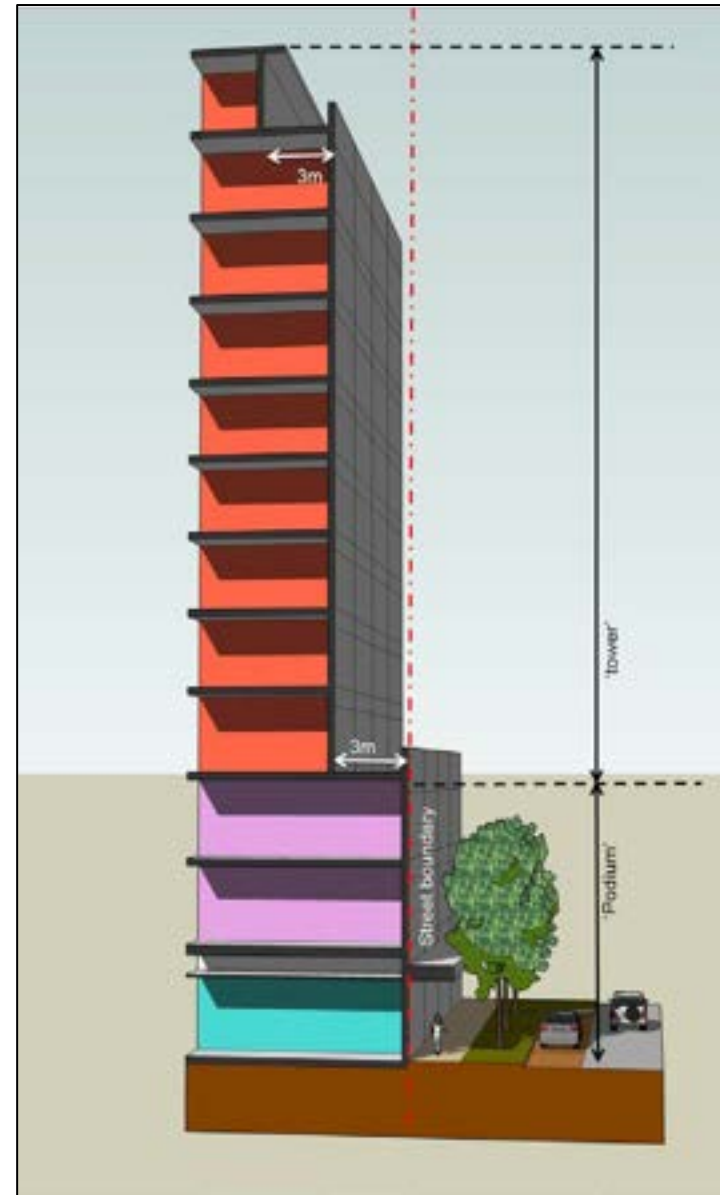


Figure 57 – Typical 12 Storey Building Cross Section Sub Precinct

3.5 Sub Precinct Area E – Shopping Centre Innaloo

All land highlighted in **Figure 58** shall comply with the following provisions.

3.5.1 Character Statement

Sub Precinct Area E is the retail core of the Stirling City Centre, which will be developed intensively with predominantly retail, entertainment and commercial uses. The built form will address adjacent streets with active frontage at ground level. The Scarborough Beach Road frontage is envisaged as a mixed-use precinct with tower forms on a five storey podium.

A town square will be located on the south west corner of Ellen Stirling Boulevard and Oswald Street.



Figure 58 - Southern Sub Precinct Area – E

3.5.2 Specific Provisions

Development and Land Use Standards – Sub Precinct E		
Ground Floor Heights	Minimum Ground Level	3.2m - residential; and 3.6m - non-residential
	Maximum Ground Level	6.0m
Setbacks	Street Setbacks	Refer to Figures 59, 65
	Non-Street Setbacks	Refer to Figures 59, 65
Location of Land Use Category	Ground and Upper Floors	Refer to Figures 60, 61, 62, 63, 64
Building Heights (m)	Minimum Storeys	2 Storeys
	Maximum Storeys	Refer to Figures 59
Lots	Minimum Size	4000m ²
	Minimum Street Frontage	100.0m
Awnings and Activation	Required Area	Continuous awnings and activated frontages shall be provided along Scarborough Beach Road, Ellen Stirling Boulevard, Oswald St and the Town Square
Landscaping	Minimum Location	All areas identified with 0 Storeys max height shall be landscaped
Location of Parking	Upper floors	Car Parking to be screened (Figure 6 does not apply)

Table 7 - Development and Land Use Standards – Sub Precinct E

3.5.3 Special Provisions

- A town square shall be constructed by the owners of Lot 4, HN 388 Scarborough Beach Road, Innaloo with a minimum area of 850m² on part of the road reserve and part of Lot 4, HN 388 Scarborough Beach Road, Innaloo as identified in **Figure 59**.
- A maximum of two land bridges may be constructed over Oswald Street to link Lot 4, HN 388 Scarborough Beach Road, Innaloo with Lot 204, HN 46 Oswald Street, Innaloo to a maximum width of 20m and a minimum clearance of 4.7m from natural ground level.
- The future Oswald Street land bridge may be multi-level, contain commercial uses, and permit pedestrian and vehicle movements.
- An incidental structure no more than 3.0m in height may be constructed to the boundary where a zero height limit is required for no more than 10% of that setback area.
- The maximum number of vehicle access points to the lots from Ellen Stirling Boulevard shall be in accordance with **Figure 59**.

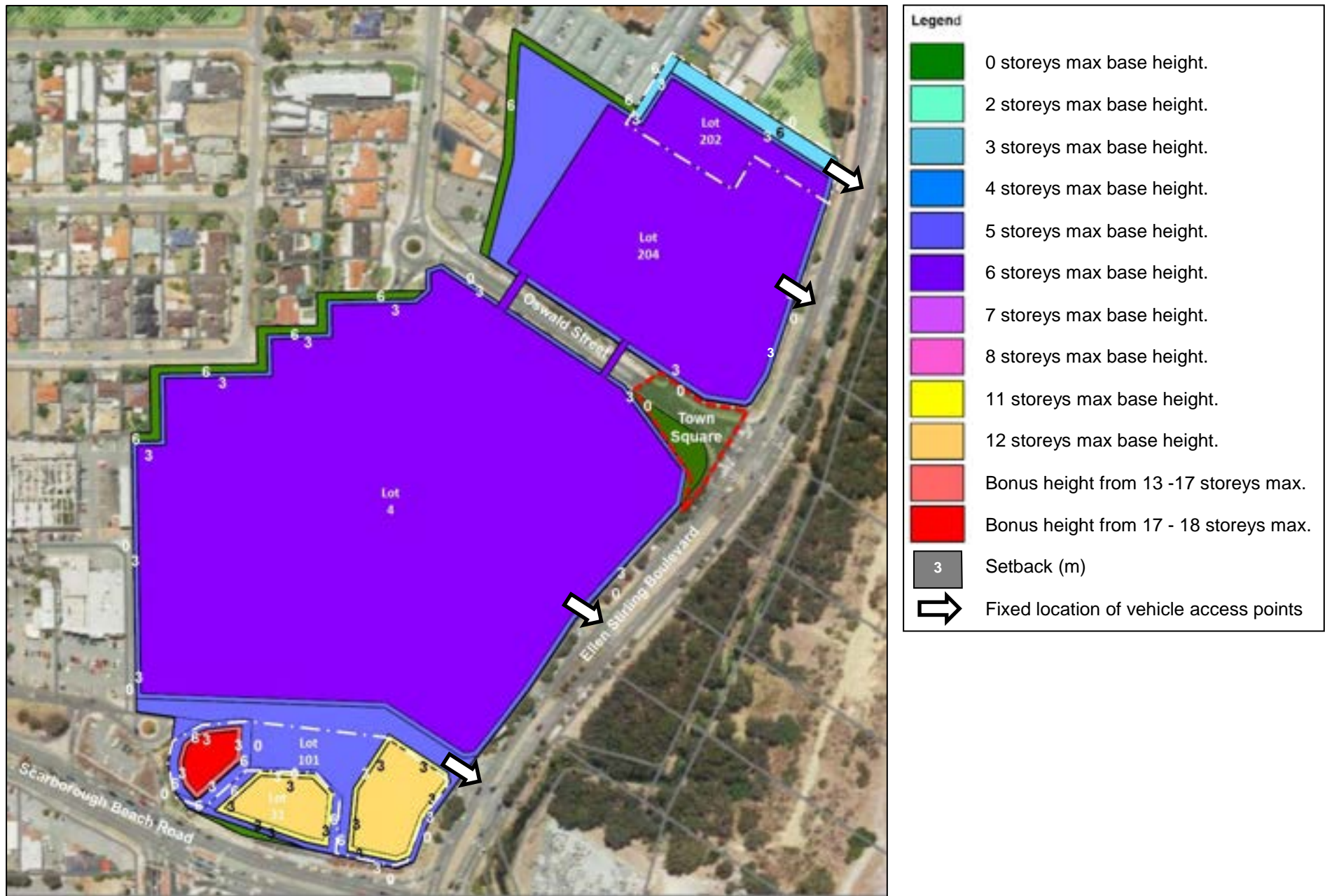


Figure 59 - Southern Sub Precinct Area – E



Figure 60 - Land Use Plan, Scarborough Beach Road



Figure 61 - Bonus Heights, Scarborough Beach Road



Figure 62 - Land Use Plan, Oswald Street

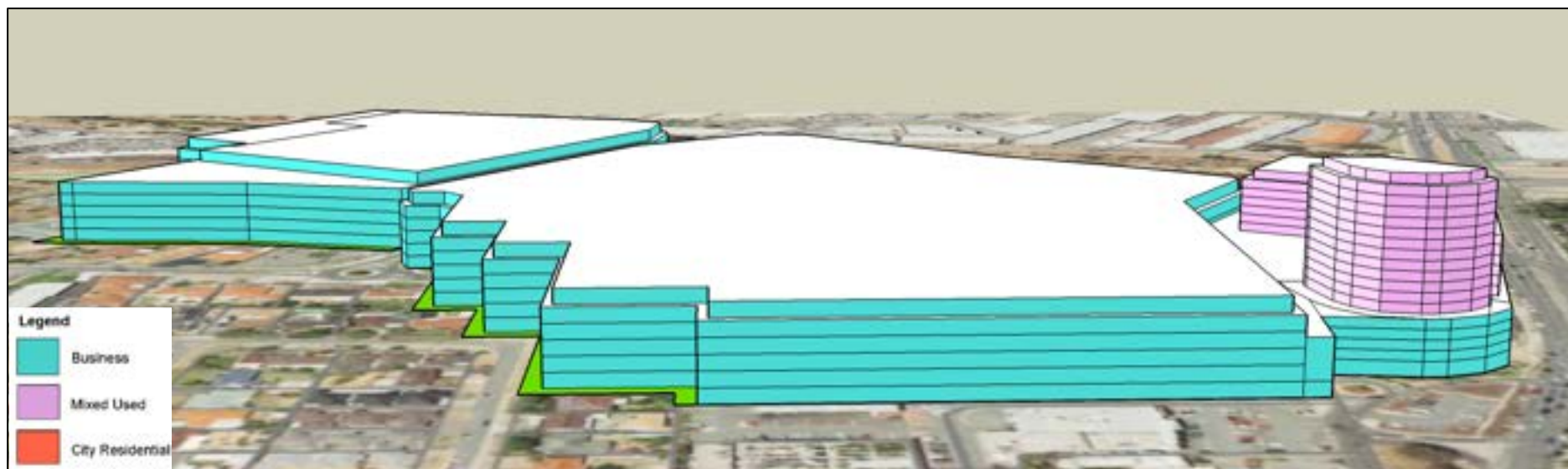


Figure 63 - Land Use Plan, Western Elevation



Figure 64 - Land Use Plan, Ellen Stirling Boulevard

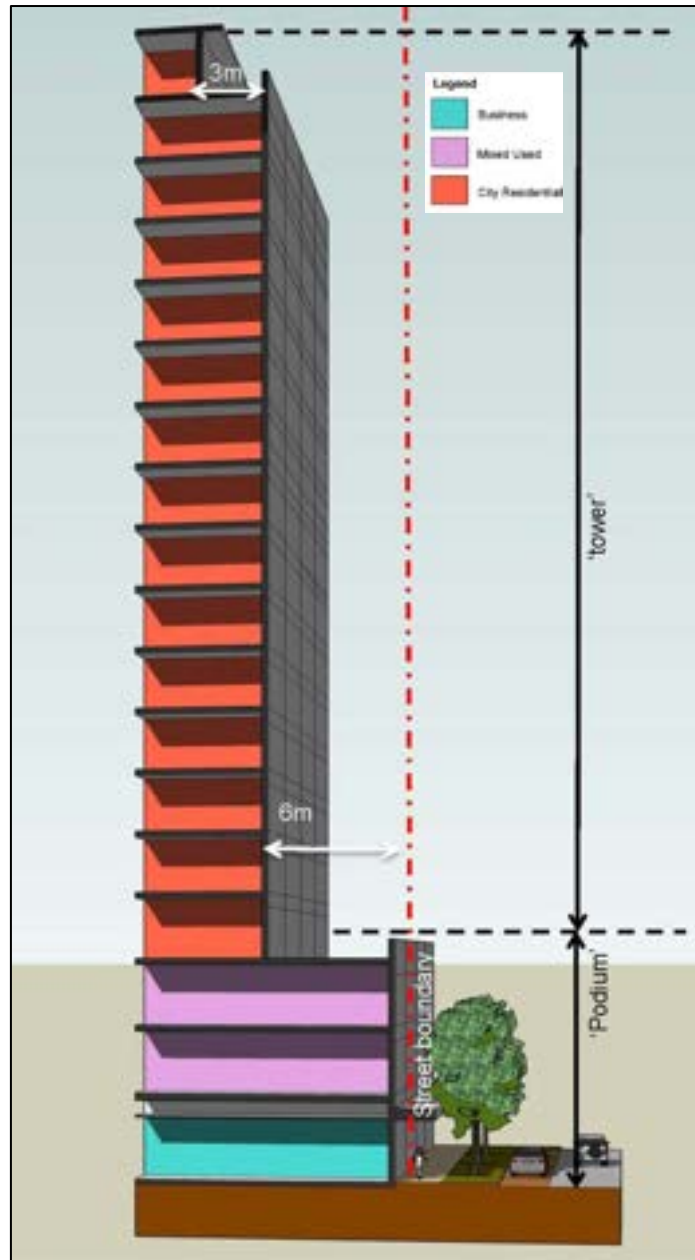


Figure 65 - Typical 18 Storey Building Cross Section

3.6 Sub Precinct Area F – Oswald & Ellen

All land highlighted in **Figure 66** shall comply with the following provisions.

3.6.1 Character Statement

Sub Precinct Area F forms a residential transition area between the retail core of the Stirling City Centre and the predominantly residential Innaloo precinct. The built form will be five storeys with building set back from the street boundary and predominantly residential at ground and upper levels. The scale of development may increase up to eight storeys towards Ellen Stirling Boulevard.

The building envelopes for the smaller lots on Oswald Street indicate a preference for courtyard building types that enable cross ventilation and offer rear apartments an internal view.

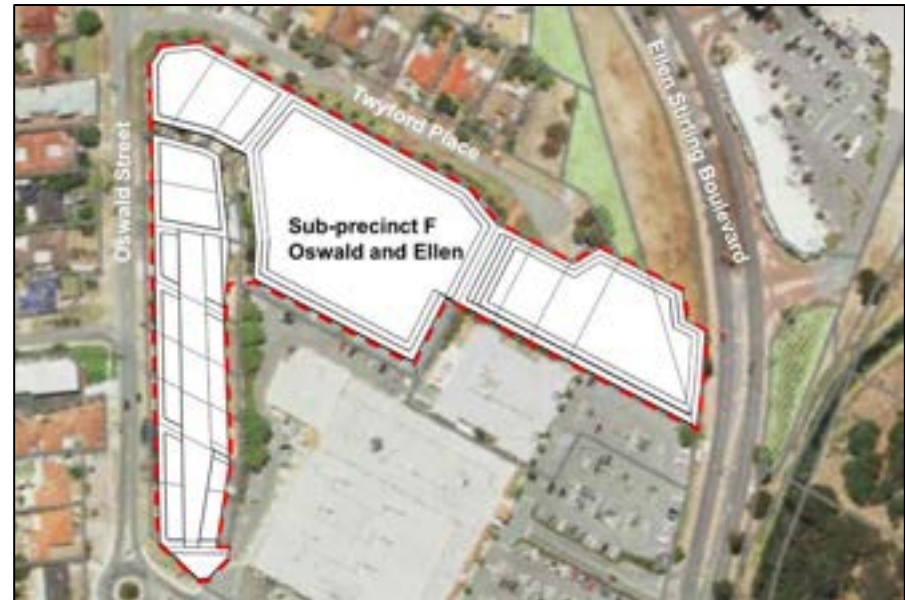


Figure 66 - Southern Sub Precinct Area – F

3.6.2 Specific Provisions

Development and Land Use Standards – Sub Precinct Area F		
Ground Floor Heights	Minimum Ground Level	3.2m - residential; and 3.6m - non-residential
	Maximum Ground Level	6.0m
Setbacks	Street Setbacks	Refer to Figures 67 - 73
	Non-Street Setbacks	Refer to Figures 67 - 73
Location of Land Use Category	Ground and Upper Floors	Refer to Figures 68 - 72
Building Heights (m)	Minimum Storeys	2 Storeys
	Maximum Storeys	Refer to Figure 67 - 73
Lots	Minimum Size	700m ²
	Minimum Street Frontage	18.0m
Awnings and Activation	Minimum	Continuous awnings and activated frontages shall be provided along Ellen Stirling Boulevard
Landscaping	Required Location	All areas identified with 0 Storeys maximum height shall be landscaped
Parking	Maximum	400 Bays per hectare on Lots 114, 113, 124 Twyford Place, Innaloo, Lot 7427 Staveley Place, Innaloo and Lot 206 Ellen Stirling Boulevard, Innaloo

Table 8 - Development and Land Use Standards – Sub Precinct F

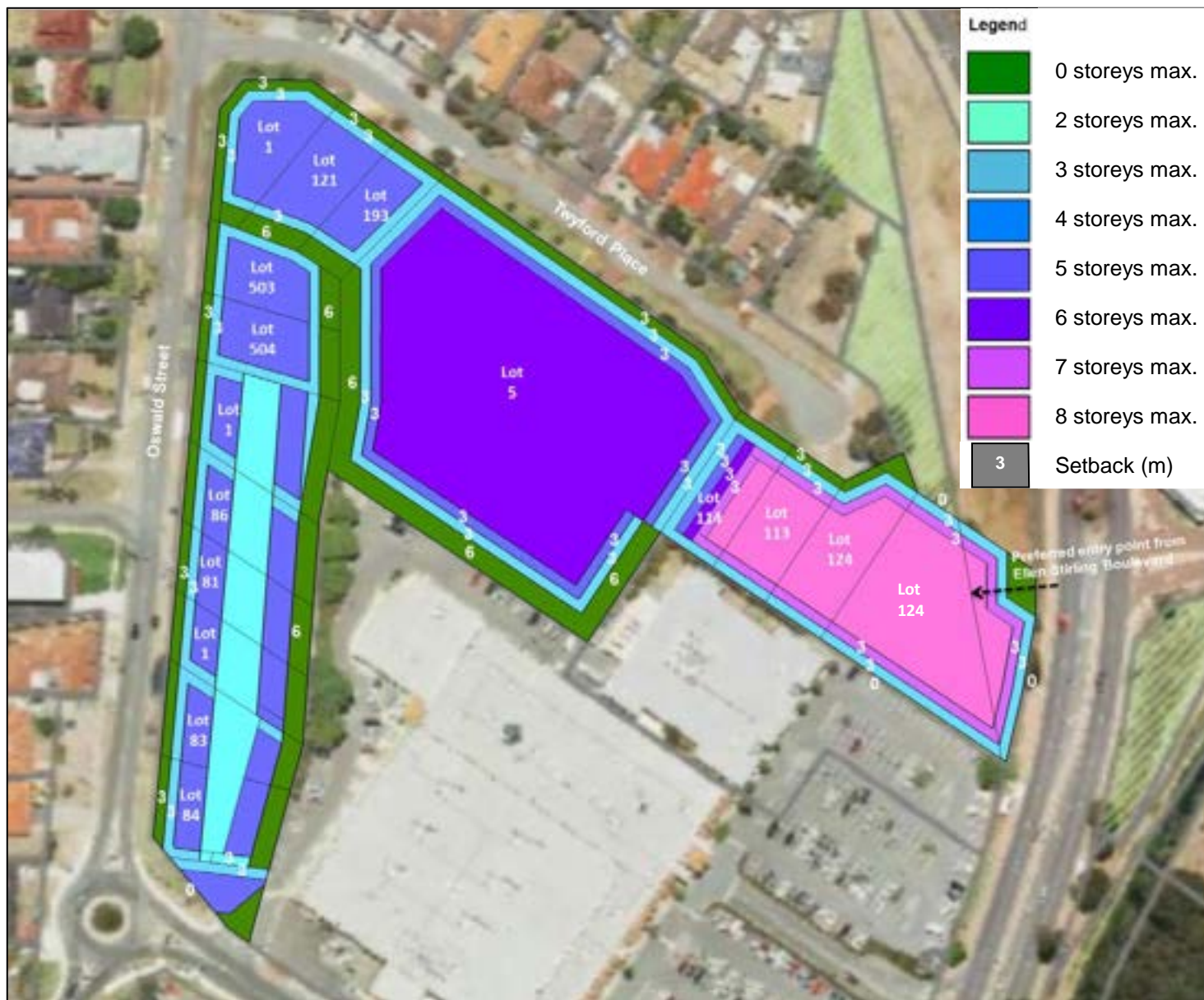


Figure 67 - Southern Sub Precinct Area – F

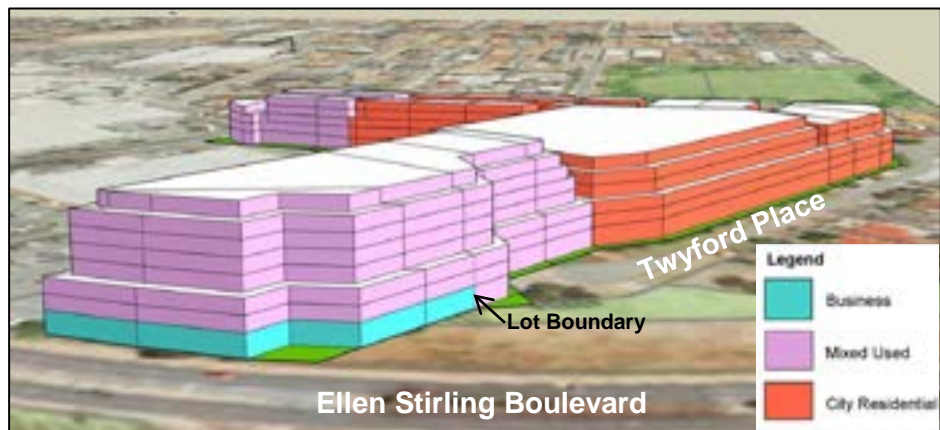


Figure 68 - Land Use Plan, Corner Twyford Place & Ellen Stirling Boulevard

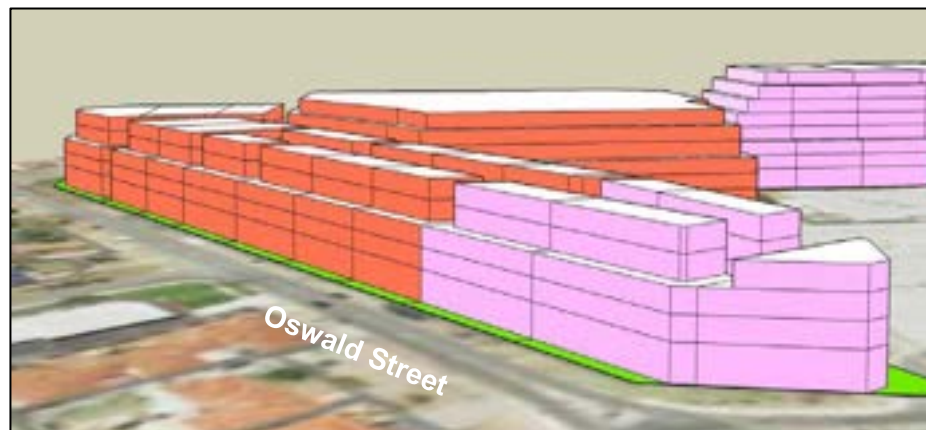


Figure 69 - Land Use Plan, Oswald Street



Figure 70 - Land Use Plan, Corner Twyford Place & Oswald Street



Figure 71 - Land Use Plan, looking North West



Figure 72 – Typical 8 Storey Building Cross Section

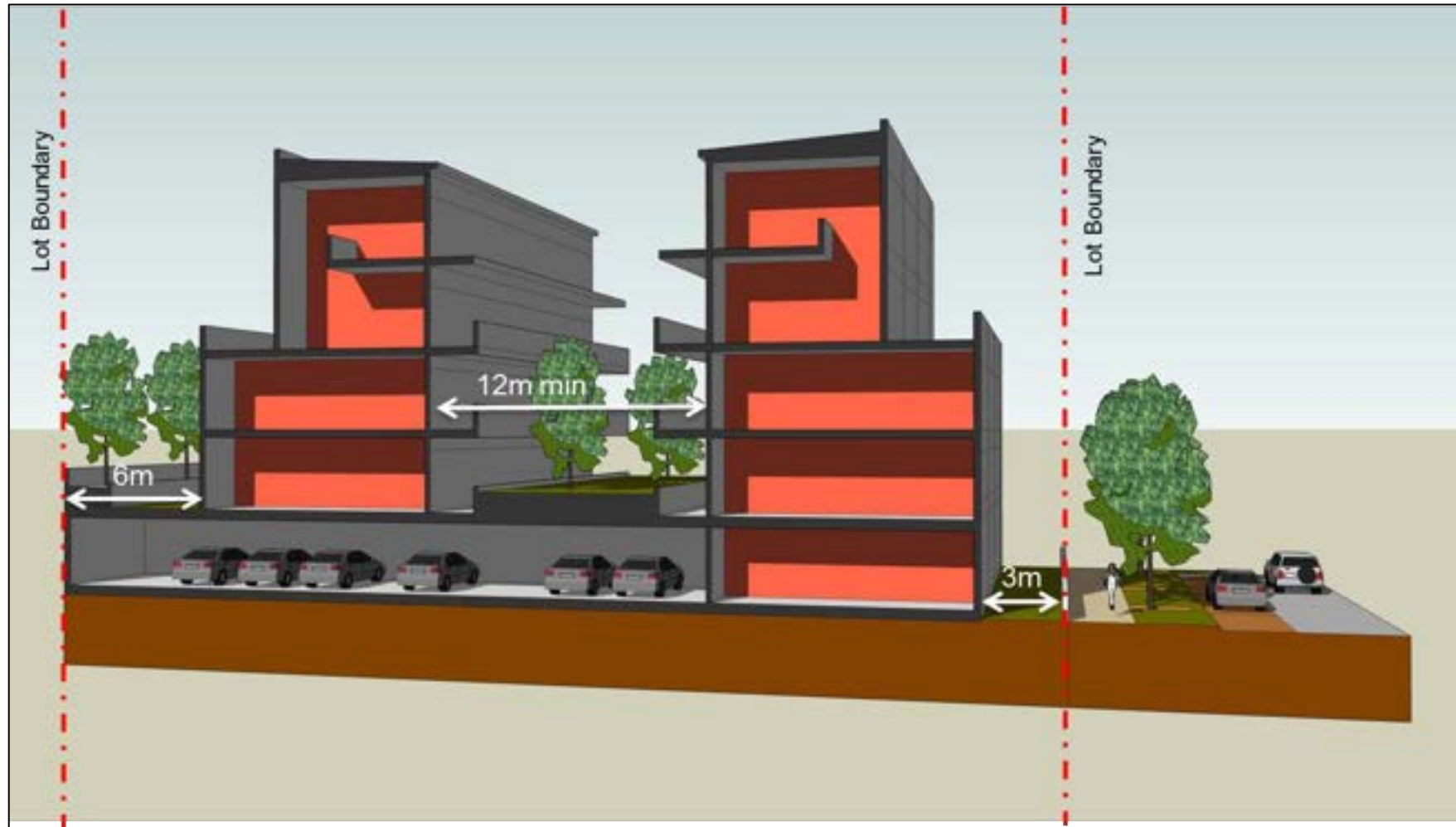


Figure 73 – Typical Courtyard Housing Cross-Section for lots fronting Oswald Street

