

STIRLING CITY CENTRE



Woodlands Precinct

Detailed Area Plan

As adopted by Council 21 April 2015



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1. INTRODUCTION

Where this plan is inconsistent with the provisions of a general local planning policy the provisions of this 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.

1.1. Objectives

The key objectives of this plan are listed below:

- Include requirements for subdivision and development of the lots in the Woodlands Precinct to achieve the vision of the Stirling City Centre Structure Plan.
- Facilitate more intensive redevelopment of residential areas whilst maintaining areas of private and communal open space to ensure an increase in greening of the precinct.
- To ensure development of non-residential areas activate the street through the location of non-residential uses on the ground floor.
- 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 Woodlands Precinct are subject to this plan.

1.3 Precinct Area

This plan applies to the Woodlands Precinct in the Stirling City Centre as shown in Figure 1.



Figure 1 – Precinct Areas

1.4. Variations

Applications seeking to vary the development provisions of this Detailed Area Plan will be determined in accordance with the relevant objectives of this Detailed Area Plan.

No variations shall be permitted for the following provisions:

- Lot sizes;
- Lot frontages;
- Front and rear setbacks
- Setbacks between buildings;
- Minimum and maximum number of storeys;
- Height of front fences;
- Land uses;
- Communal open space;
- Outdoor living areas;
- Existing buildings;
- Major openings to habitable room; and
- Minor projections into setback areas.

A maximum variation of up to 20% may be considered for side setbacks subject to compliance with the objectives of this Detailed Area Plan.

1.5. Definitions

Definitions in this plan shall be as per the Residential Design Codes.

1.6. Application of the R-Codes

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

1.7. Relationship with 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.

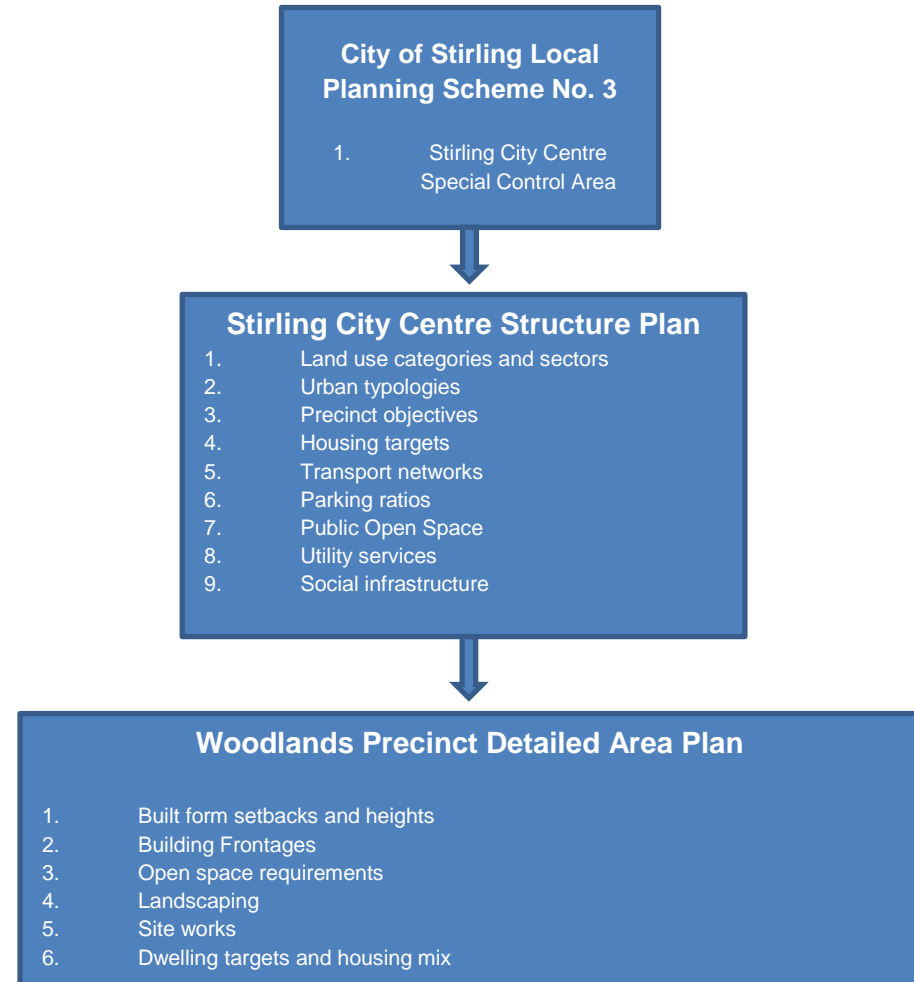


Figure 2 –Planning Process

2. GENERAL PROVISIONS

Unless otherwise stated the provisions of this part apply to all development within the Woodlands Precinct. 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 and 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.*

Provision

- As per Sub Precinct Area.

2.1.1.2 Lot Street Frontages

Objective

To ensure that the building envelopes contained within the Sub Precinct Areas are not compromised and limit the length of buildings along the street.

Provision

- As per Sub Precinct Area.

2.1.2 Dwelling Targets and Size

2.1.2.1 Dwelling Mix

Objective

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.

2.1.2.2 Dwelling Size

Objective

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

Provision

- Minimum dwelling size shall be 40.0sqm, 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 Structure Plan.

Provision

- The minimum number of dwellings required in a development shall be calculated using the formula below and the numbers outlined in Figure 3.

Note: The provisions for achieving the required minimum number of dwellings do not apply to applications for single or grouped dwelling developments or developments within Sub Precinct 1.

$$\text{No. Dwellings} = \left(\frac{\text{Minimum No. of Dwellings per Street Block (Figure 4)}}{\text{Street Block Land Area (Figure 4)}} \right) \times \text{Lot Area}$$

Block Number	Street Block Land Area (sqm)	Minimum No. Dwellings
6A	24,000	95
6B	53,300	265
6C	6,900	62
6D	48,000	360
6E	23,400	130
6F	20,200	108
6G	22,700	120
6H	11,800	20
6I	32,300	40

Figure 3 - Formula to calculate the minimum number of dwellings



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.

Provision

- As per Sub Precinct Areas.

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.

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.

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; and
- Side and Rear setbacks as per Sub Precinct Areas

2.1.4.3 Setback between buildings on the same lot

Objective

To ensure that there is sufficient space between buildings to limit overlooking and overshadowing.

Provision

- Minimum 8.0m.

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.

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;
- Rooftops shall not include solid roof or other solid structure within 3.0m of the build edge;
- Pergola rafters may extend to the edge of the terrace; and
- Maximum 10% of rooftop 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 10sqm; 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 and provide spaces for rest and recreation.

Provisions

- Developments incorporating between six and twelve units shall provide a minimum of 40m² with a minimum dimension of 4m, accessible from a major opening to a habitable room; or
- Developments incorporating between thirteen and twenty units shall provide a minimum of 80m² with a minimum dimension of 5m, accessible from 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, accessible from 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, lighting; and
- Maximum 10% of the areas with an impermeable roof cover.

2.1.6 Building Exterior

2.1.6.1 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.

2.1.6.2 Balconies

Objective

To ensure that the bulk of the building is reduced.

Provision

- Balcony balustrades shall be 75% visually permeable.

2.1.6.3 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.

2.1.6.4 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.
- Proponents to liaise with the City's Waste Services to determine the location of bin collection for the site, which shall inform appropriate bin storage area size and location to maximise efficiency of waste disposal.

2.1.6.5 Outbuildings

Objective

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

Provisions

- Shall not be located within the street setback area.
- 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 Land use

Objectives

To provide a range of dwelling sizes in a high amenity urban context capitalising on the proximity of mass transit and city centre amenities and services; and

To provide local commercial services such as corner stores and cafes within short walking distance of residents.

Provisions

- To situate commercial uses on the ground floor of mixed use developments.
- For 'active' commercial uses to front the street;
- For residential dwellings to be located on the upper floors in mixed use developments.

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.

Provisions

- 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 buildings face the street and there is a high level of passive surveillance.

Provisions

- Each dwelling shall have private and communal entry points facing and accessed from all street frontages; and
- The building shall have a minimum of one habitable room window on all street frontages.

2.2.2.3 Surveillance of 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 POS and access ways with balconies and major openings.

Provisions

- The building shall have courtyards, balconies and a minimum of one major opening from a habitable room window facing the public open space, public access way and street.

2.2.2.4 Major openings to habitable rooms

Objective

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

Provisions

- 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

- A minimum width of 2.5m;
- 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 passive surveillance of the street and public open space.

Provisions

- Front walls and fences facing the primary street and secondary street are visually permeable to 1.2m above 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.

Provisions

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

2.2.3.2 Retaining Walls

Objective

To ensure that development follows the topography of the land and 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

- Retaining walls on the boundary no greater than 500mm; and
- All other retaining walls setback 3.0m from side boundaries and rear boundary.

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

- Landscaping Plan shall be submitted for all developments with 5 or more dwellings in accordance with the City's Landscaping Policy and as per Sub Precinct Areas.
- Landscaping strips shall be landscaped with trees (min 45 litres).

2.2.3.5 Lighting, Safety and Security

Objective

To ensure appropriate lighting to support safety outcomes.

Provision

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

2.2.4 Access and Parking

2.2.4.1 Onsite Car Parking Provision

Objective

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

Provisions

- Car parking shall be in accordance with the parking policy applicable to the area of this Detailed Area Plan.
- Resident visitor bays shall be located on the street and shall be constructed by the applicant.

2.2.4.2 Offsite Car Parking Provision

Objective

To provide limited parking for short term visitors.

Provision

- Car parking shall be in accordance with the relevant parking policy.

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.
- To ensure that parking is not visible from any street.

Provision

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

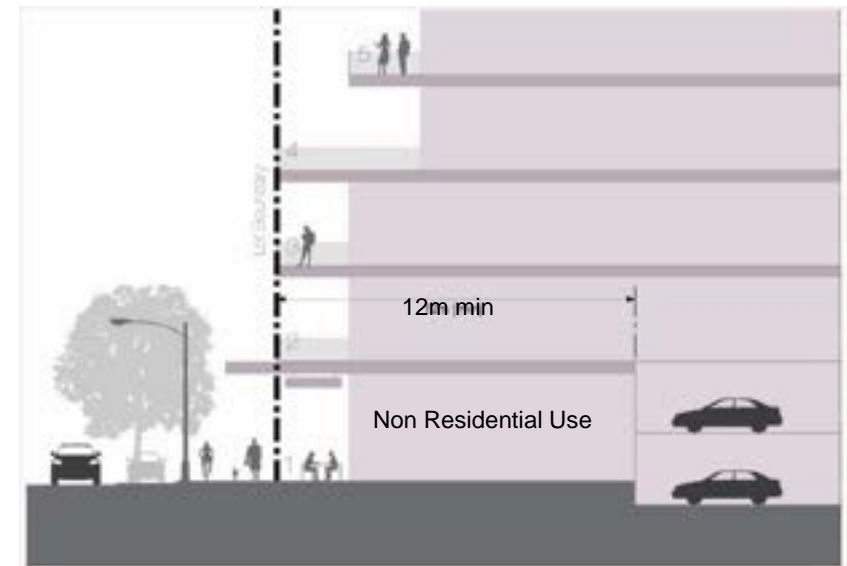


Figure 5 – Permitted parking location for mixed use developments

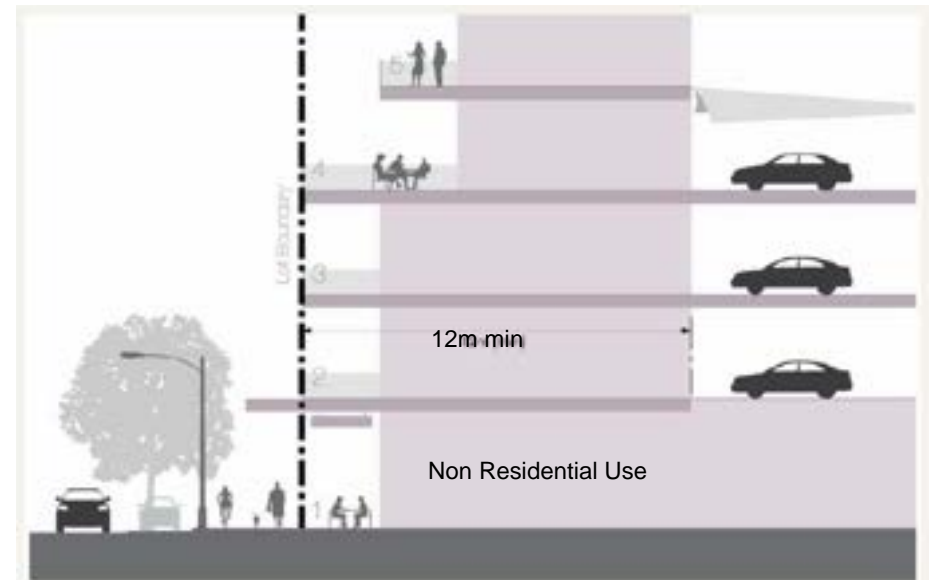


Figure 6 – Permitted parking location for mixed use developments

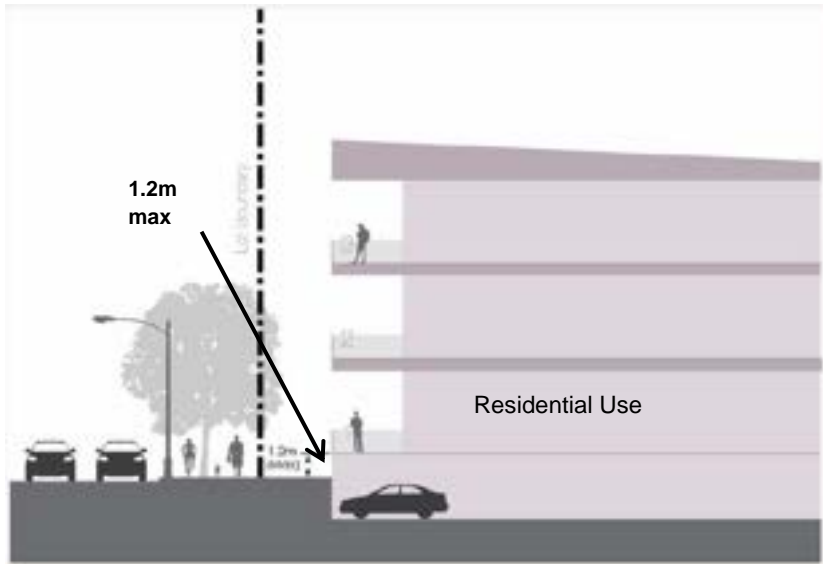


Figure 7 – Permitted parking locations for residential developments

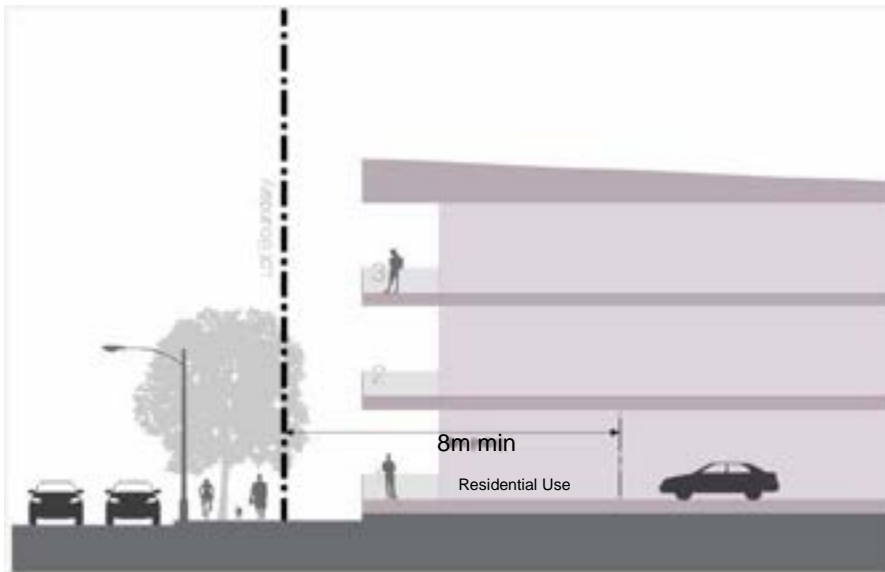


Figure 8 – Parking location for residential developments

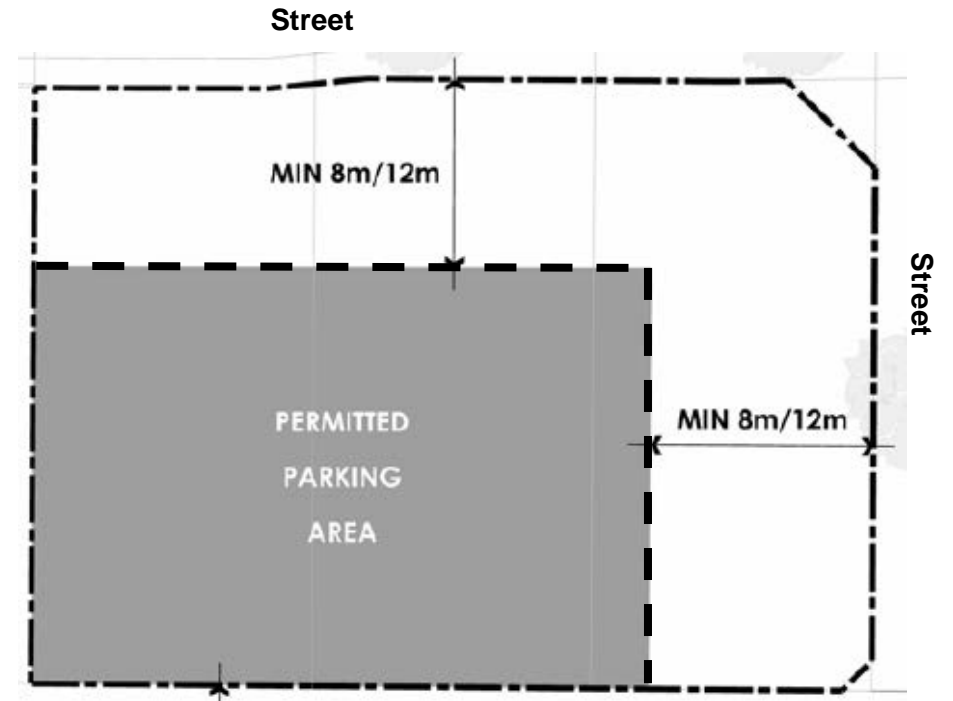


Figure 9 – Permitted parking areas to ground and upper floors

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 and traffic.

Provisions

- Driveways shall be a maximum 3.0m wide vehicle driveways for up to 15 dwellings;
- Maximum width of 6.0m for vehicle driveways for development with more than 15 dwellings;
- Convex mirrors and/or pedestrian warning devices shall be provided where driver line of sight is obscured by buildings or landscaping;
- 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; and
- 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

- To be in accordance with the City's Mixed Use and Commercial Centre Guidelines.

2.2.5.3 Existing Buildings

Objective

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.

Provisions

- Additional dwellings;
- Two storey additions;
- More than 200sqm of single storey buildings or structures,

Shall be assessed under the provisions of this detailed area plan.

3 SUB PRECINCT AREAS

Four sub precincts have been identified in the Woodlands Precinct as having particular characteristics or circumstances that warrant specific consideration and guidance as identified in **Figure 10**.

- Sub Precinct Area 1 - R20 and R30 Lots
- Sub Precinct Area 2 - Lots fronting Liege St
- Sub Precinct Area 3 - Cinema Site
- Sub Precinct Area 4 - Parkland Villas

All subdivision and development applications in the Woodlands Precinct are subject to the corresponding Sub Precinct Area provisions of this part.

Where the sub precinct provisions are inconsistent with the general provisions of this plan, the sub precinct provisions shall prevail.



Figure 10 – Sub Precinct Areas

3.1 Woodlands Sub Precinct Area 1 – R20 and R30 Lots

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

3.1.1 Character Statement

Existing residential lots predominantly redeveloped into grouped dwellings, limited ability for major redevelopment.

3.1.2 Specific Provisions

All development on the lots identified in **Figure 11** shall be as per the R20 or R30 provisions of the Residential Design Codes and the urban residential land use category.

Development and Land Use Standards		
Land Use	All Floors	Urban Residential

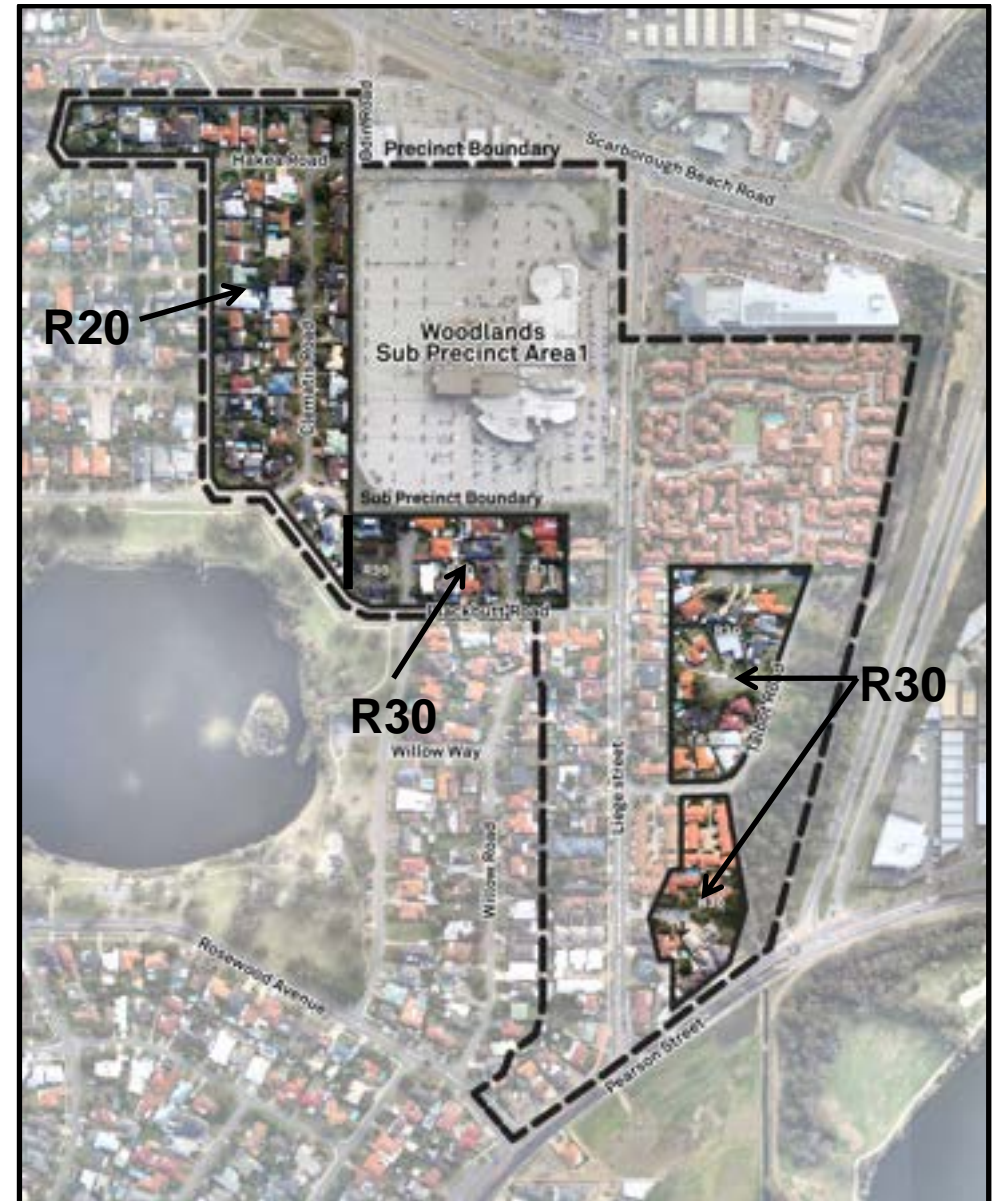


Figure 11 – Woodlands Sub Precinct Area 1 Site Context

3.2 Woodlands Sub Precinct Area 2 – Lots Fronting Liege St

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

3.2.1 Character Statement

Two to three storey residential buildings in a landscaped setting with setbacks to all boundaries to create green vistas between buildings.

3.2.2 Specific Provisions

Development and Land Use Standards		
Ground Floor standards	Minimum ground floor to ceiling height	3.0m
Setbacks	Front	3.0m
	Rear	6.0m
	Rear above two storeys	As per Figures 13 and 14
	Side	As per Figures 13 and 14
Land Use	All Floors	Urban Residential
Building Height	Minimum Storeys	2
	Maximum Storeys	3
	Maximum Wall Height	9.0m
	Maximum Top of Pitched Roof	12.0m
Landscaping Areas	Minimum	2.0m deep adjoin the rear boundary
Lot Size	Minimum	700m ²
	Maximum	3000m ²
Lot Frontage	Minimum	16m
	Maximum	70m



Figure 12 – Woodlands Sub Precinct Area 2 Site Context

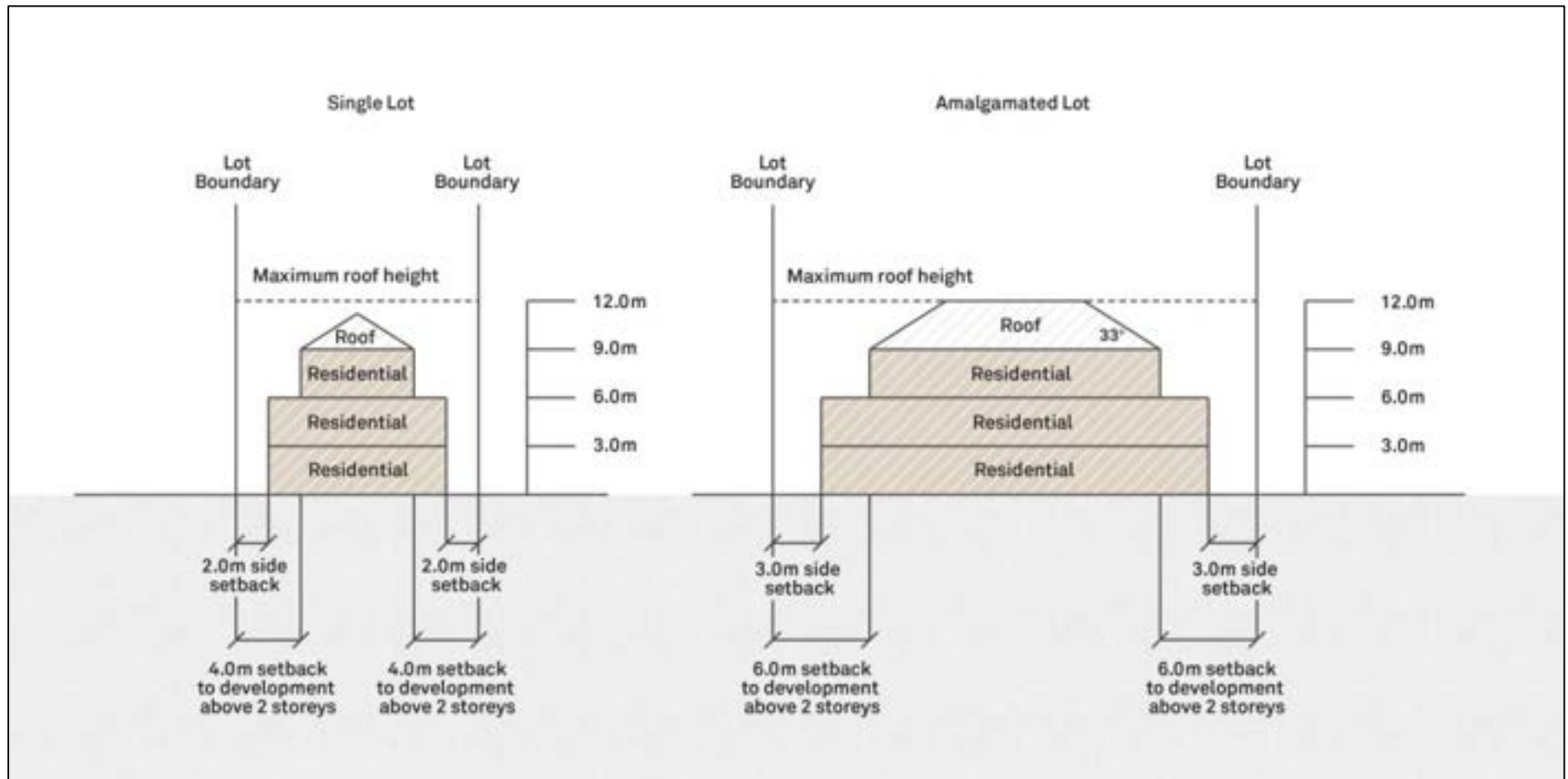


Figure 13 – Woodlands Sub Precinct Area 2 Typical Elevation – Front

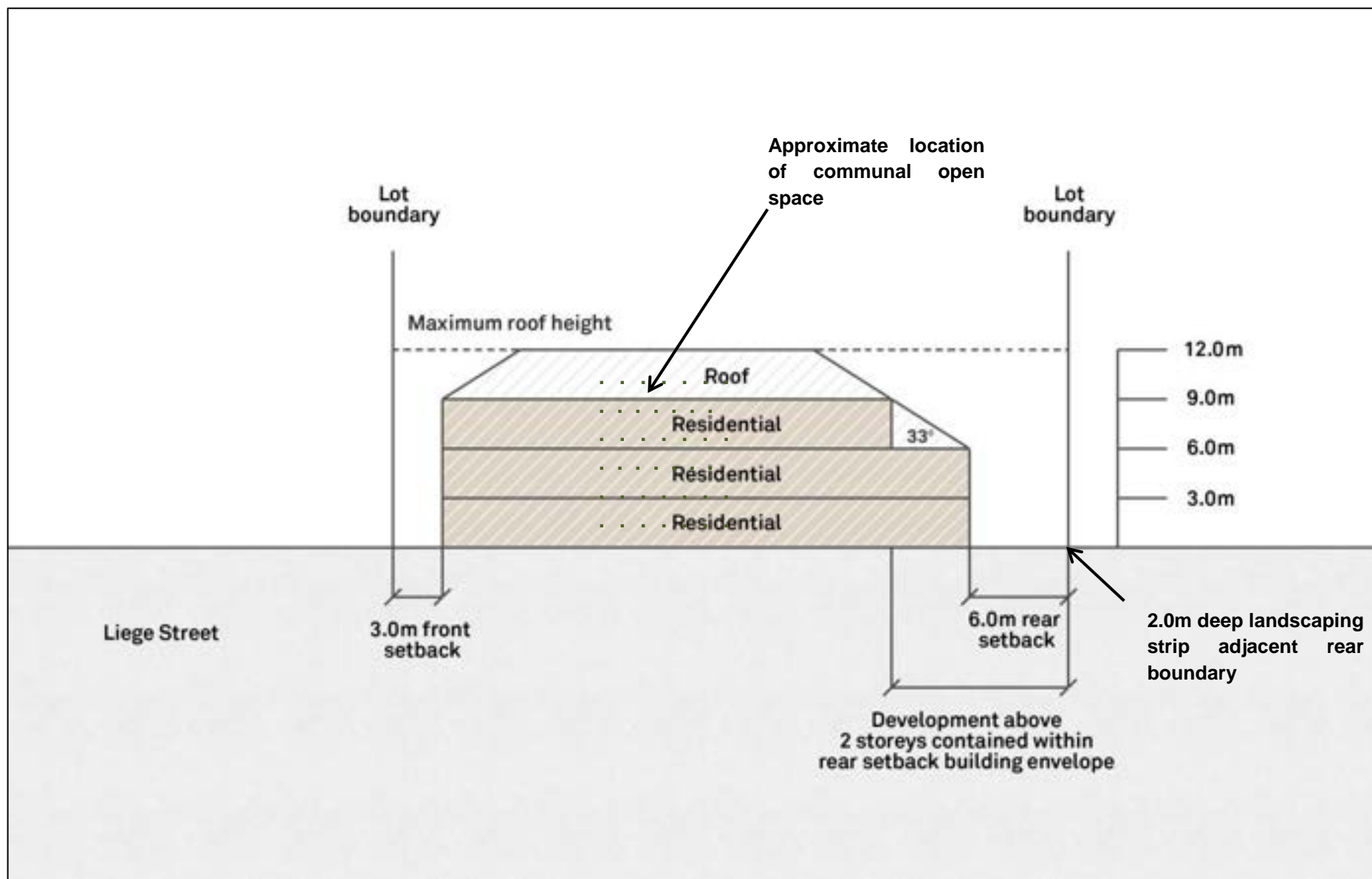


Figure 14 – Woodlands Sub Precinct Area 2 Typical Elevation - Side

3.3 Woodlands Sub Precinct Area 3 – Cinema Site

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

3.3.1 Character Statement

The redeveloped Cinema Site will provide for a mix of residential and commercial land uses providing a local destination for residents and employment opportunities for workers. Three storey residential buildings with setbacks to the western and southern boundaries will create a development transition area between existing residential development and proposed commercial development within the site. Mixed use, residential and commercial development will front Liege Street and Little Oxford Street to create a local centre in a main street format.



Figure 15 – Woodlands 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 residential 3.5m non-residential
Setbacks	Liege Street	Nil*
	Rear Ground	6.0m*
	Other	As per Figures 16, 17 and 18
Land Use Categories	Ground Floor fronting Liege St and Little Oxford Street	Business only**
	Western & Southern boundaries	Urban Residential only
	Other areas	Restricted Business Use and City Mixed Use Residential
Building Height	Minimum Storeys	2 Storeys
	Maximum Storeys	8 Storeys*
	Maximum Wall Height	21.0m*
	Maximum Top of Pitched Roof	25.2m*
Awnings	Liege Street & little Oxford Street	Continuous awning shall be provided

*Subject to Figures 16, 17 and 18

**max 5000m² shop use

3.3.3 Special Provisions

All land required for public open space, roads and laneways shall be ceded free of cost to the City.

- Land shall be ceded to the City free of cost for:

- Little Oxford Street, to connect Liege Street and Odin Road South, with a minimum width of 20.0m, and constructed to the City's satisfaction, at the developers cost.
- Internal road network, providing a permeable movement network across the site, with a minimum width of 14.0m and constructed to the City's satisfaction, at the developers cost.
- New 6.0m laneway/ access way, linking cinema site with development fronting Scarborough Beach Road, and constructed to the City's satisfaction, at the developers cost.
- Public open space, at a rate of 10% of the developable area, in one location, and landscaped to the City's satisfaction, at the developers cost at the subdivision stage.

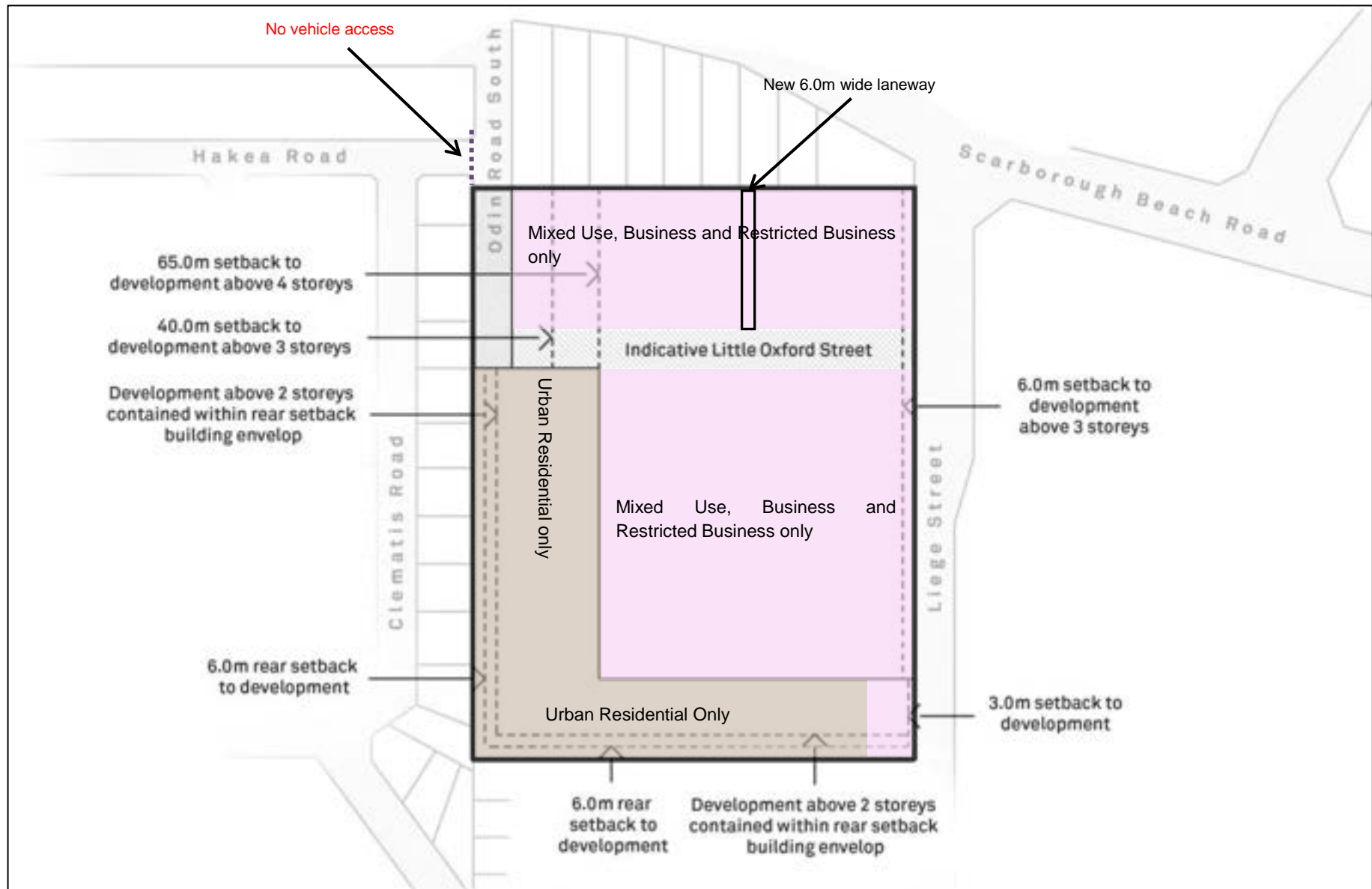


Figure 16 – Woodlands Sub Precinct Area 3 Site Plan

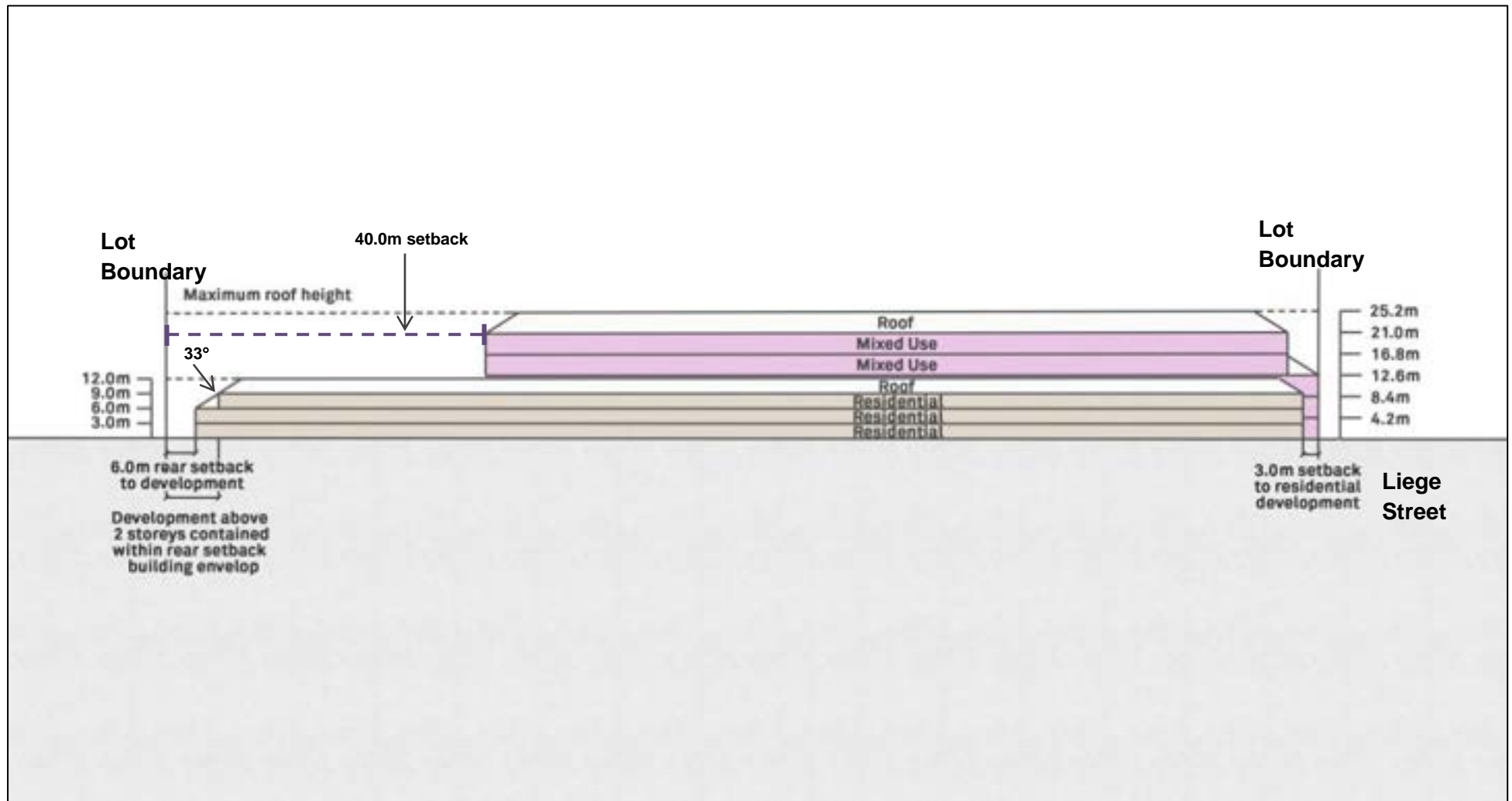


Figure 17 – Woodlands Sub Precinct Area 3 South Elevation

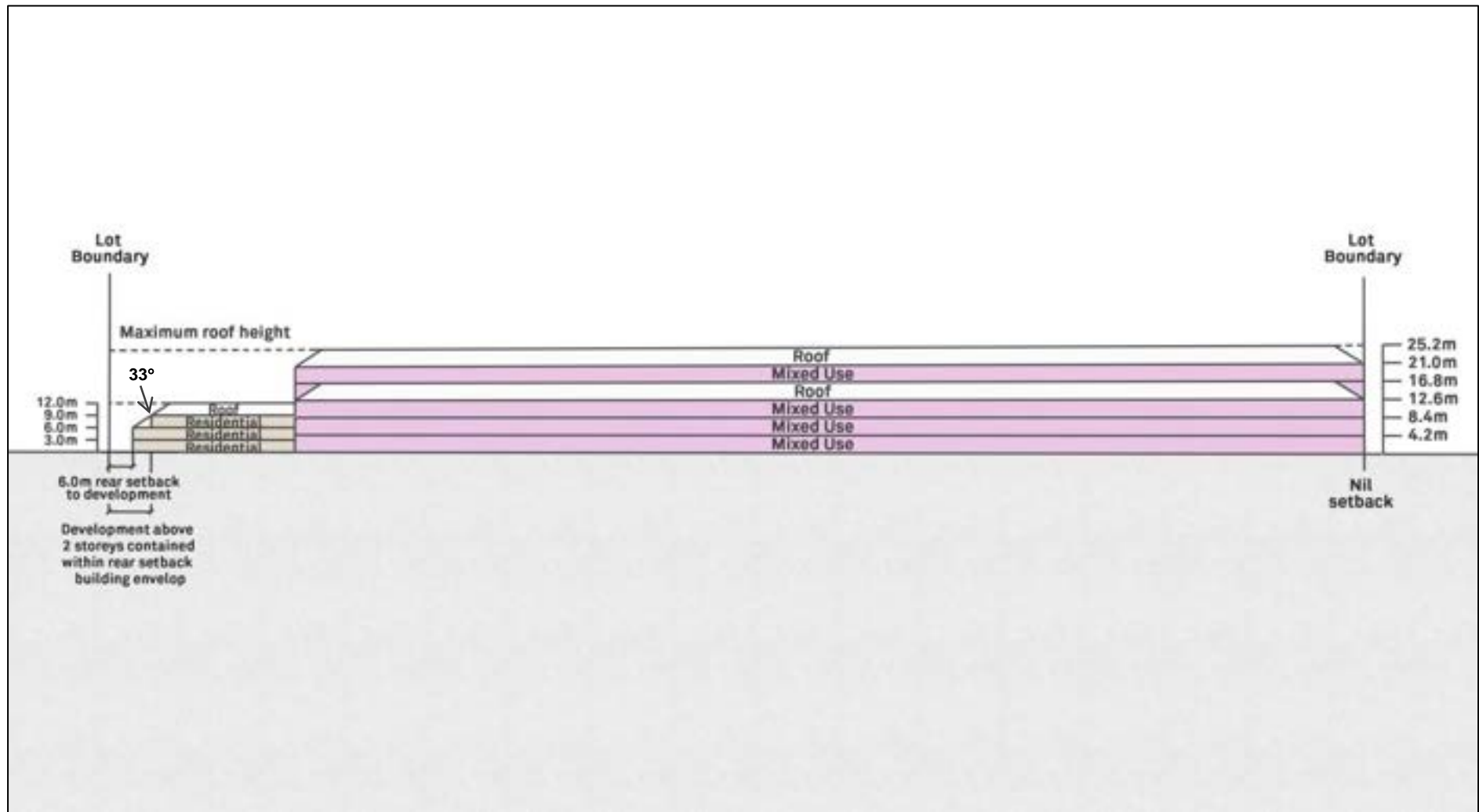


Figure 18 – Woodlands Sub Precinct Area 3 East Elevation

3.4 Woodlands Sub Precinct Area 4 – Parkland Villas

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

3.4.1 Character Statement

Existing aged person's dwellings provides an opportunity to redevelop to a greater residential density up to five storeys. Three storey residential developments will address Liege Street with five storeys setback into middle of the site.



Figure 19 – Woodlands Sub Precinct Area 4 Site Context

3.4.2 Specific Provisions

Development and Land Use Standards		
Ground Floor standards	Minimum ground floor to ceiling height	3.0m residential 3.5m non-residential
Setbacks	Front	3.0m
	Rear Ground	6.0m*
	Rear other	As per Figures 20, 21 and 22
	Side	As per Figures 20, 21 and 22
Land Use Categories	All Floors	City Residential
Building Height	Minimum Storeys	2 Storeys
	Maximum Storeys	5 storeys*
	Maximum Wall Height	15.0m*
	Maximum Top of Pitched Roof	18.0m*
Vehicle Access	Liege Street	2 access points only
Communal Open Space	Minimum	20% of the site

*Refer Figures 20, 21 and 22

3.4.3 Special Provisions

- Development to address public open space and Stephenson Avenue via placement of windows or recessed balconies to support enhanced passive surveillance.
- If the site is subdivided then new roads and public open space shall be ceded to the City free of cost.

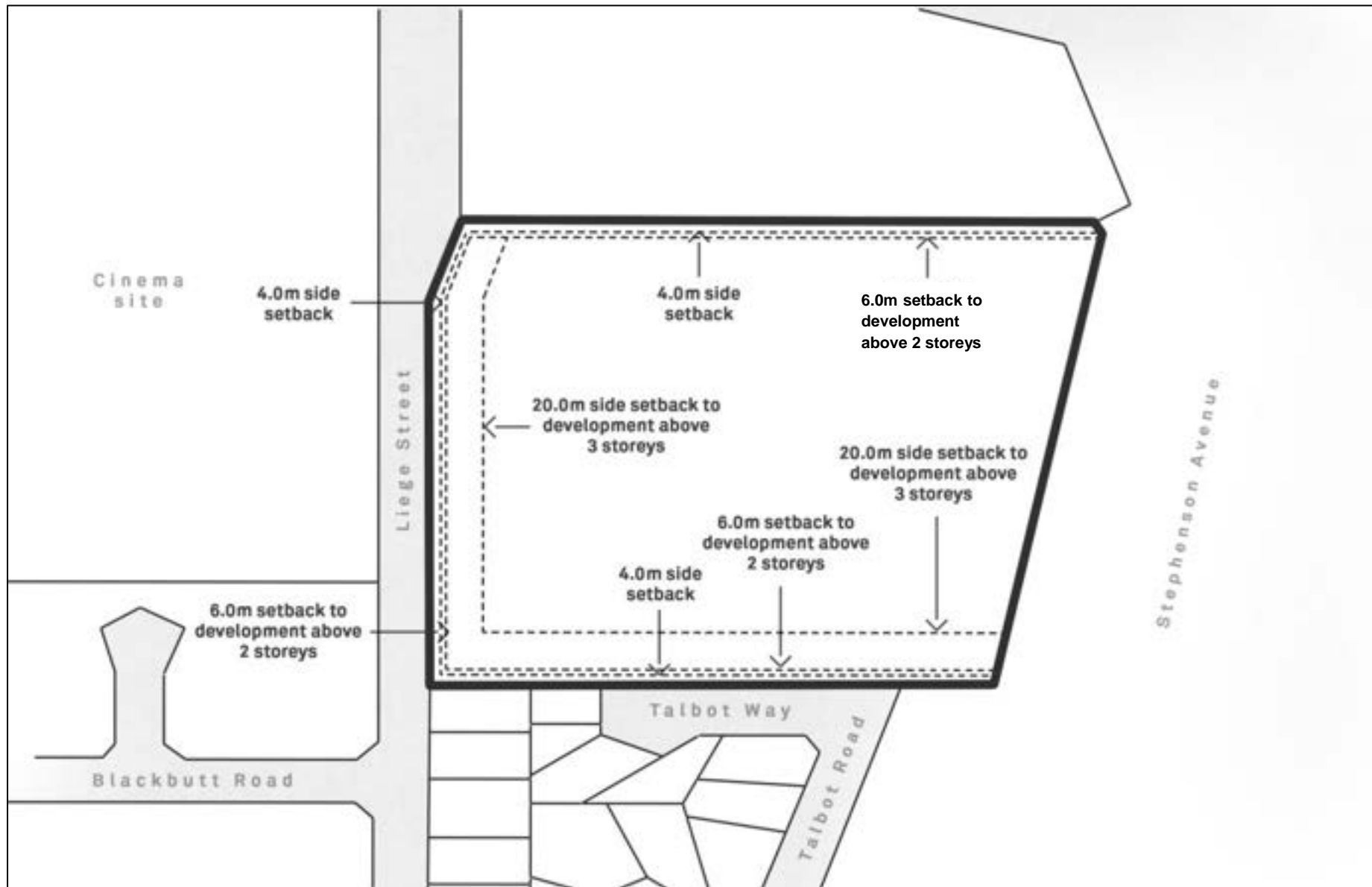


Figure 20 – Woodlands Sub Precinct Area 4 Site Plan

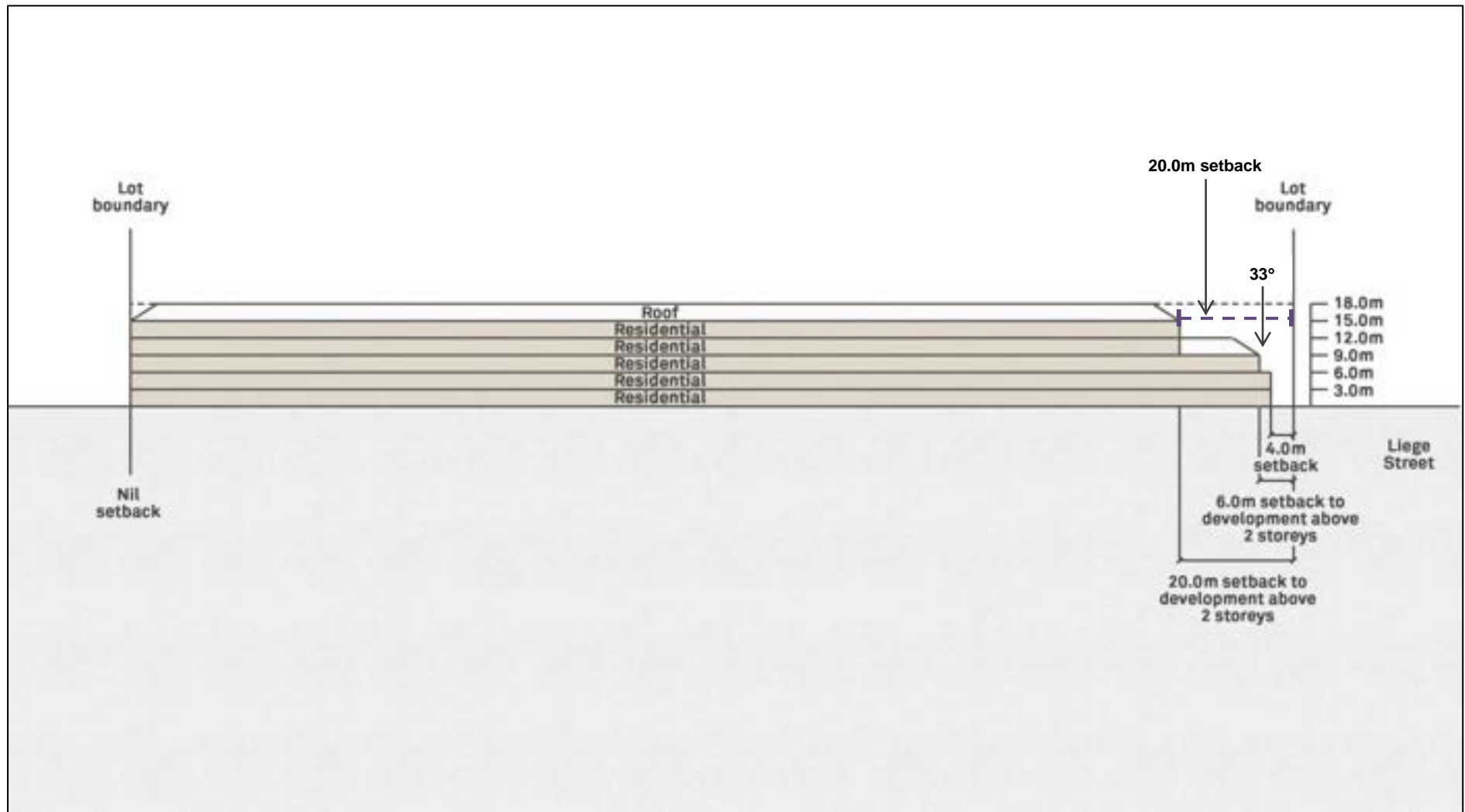


Figure 21 – Woodlands Sub Precinct Area 4 North Elevation

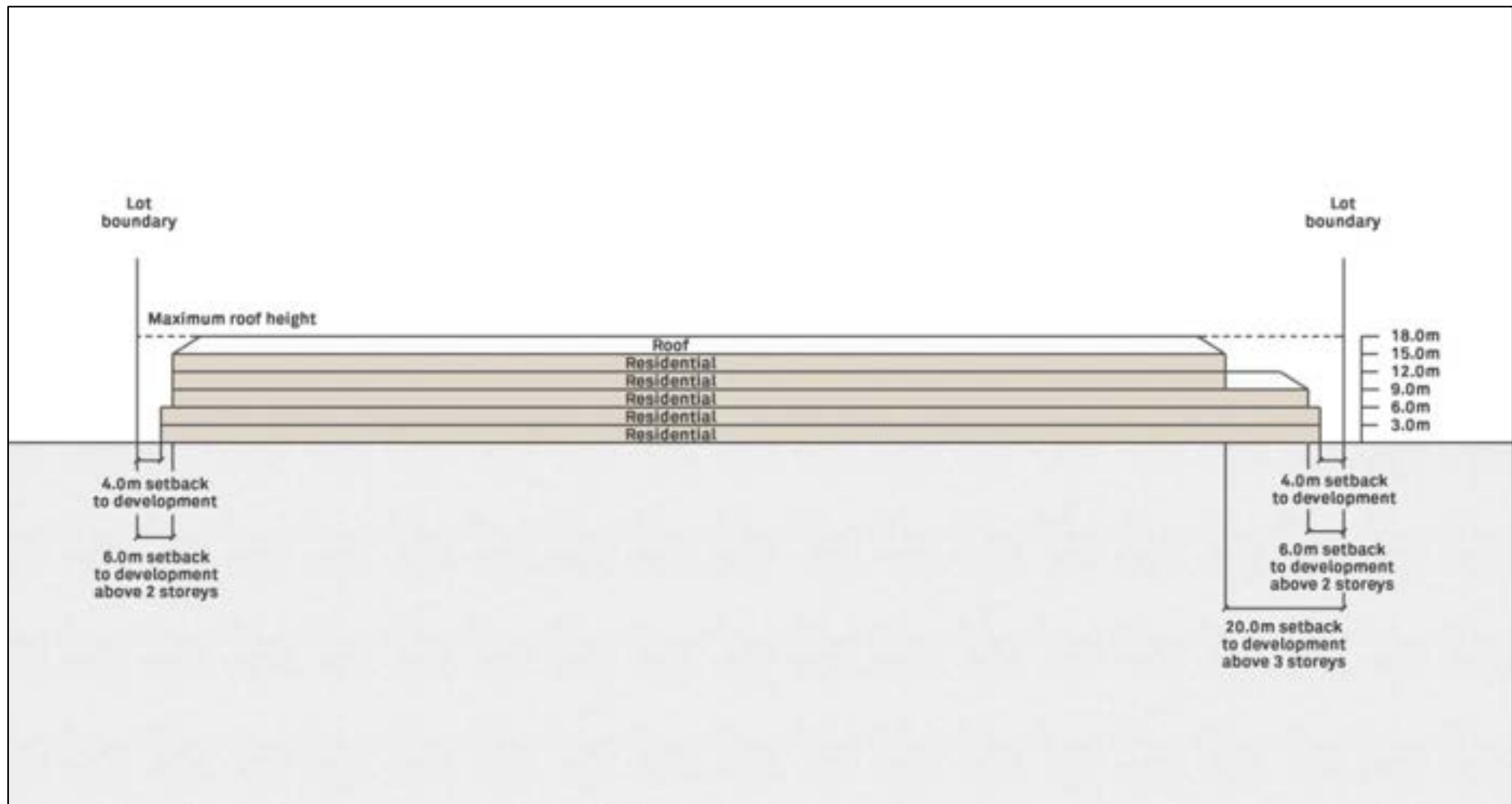


Figure 22 – Woodlands Sub Precinct Area 4 West Elevation