

STIRLING CITY CENTRE



Northern Precinct

Local Development Plan

As Adopted by Council 26 February 2019

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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 Northern 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 more intensive redevelopment of residential areas whilst protecting neighbouring amenity and maintaining adequate areas of private and communal open space;
- Encourage non-residential uses on the ground floor in mixed use areas to activate the street;
- Ensure there is a “stepping down” of heights between buildings to the residential areas to reduce impacts on residential amenity; and
- Create a “Main Street” along Elton Place that provides entry to the Osborne Park Hospital and associated medical and retail facilities.

1.2 Applications

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

1.3 Precinct Area

This Local Development Plan applies to the Northern Precinct of the Stirling City Centre as shown in **Figure 1**.



Figure 1 – Northern 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 objectives:

- Clause 2.1.1.1 – Lot Size;
- Clause 2.1.1.2 – Lot Street Frontage;
- Clause 2.1.4.1 – Street Setbacks;
- Clause 2.1.4.5 – Minor Projections Into Setback Area;
- Clause 2.1.5.2 – Outdoor Living Areas;
- Clause 2.2.1 – Location of Land Use Category;
- Clause 2.2.2.4 – Surveillance of Streets, Public Open Space & Public Access Ways;
- Clause 2.2.3 – Street Walls and Fences; and
- Minimum and Maximum Building Heights (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/Rear Setbacks (to a maximum of 30% of the length of this boundary);
- Clause 2.1.4.3 – Setbacks Between Buildings on the Same Lot (to a maximum of 30% of length of wall facing other building); 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 hierarchy of these documents.



Figure 2 – Planning Process

2.0 GENERAL PROVISIONS

Unless otherwise stated the general 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

Objectives

- *To ensure air movement, view corridors and green spaces between residential buildings; and*
- *To prevent fragmentation of landholdings in order to enable development intensification with appropriate setbacks.*

Provision

As per Sub Precinct Area (refer **Section 3**).

2.1.1.2 Lot Street Frontage

Objectives

- *To ensure that the frontage of lots do not constrain the ability to provide gaps in residential building frontages along the street; and*
- *To prevent fragmentation of landholdings in order to enable development intensification.*

Provision

- As per Sub Precinct Area (refer **Section 3**).

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 and subdivisions comprising of 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 multiple dwellings have sufficient space to cater for the needs of residents.*

Provision

- Minimum multiple dwelling size of 40m² plot ratio area, excluding outdoor living areas and external storage 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 – Northern Precinct Block Plan

Block Number	Street Block Land Area (sqm)	Target No. of Dwellings (90sqm average)
3A	18,000	120
3AA	4,000	45
3B	45,000	15
3C	12,000	80
3D	17,000	115
3E	15,000	100
3F	9,000	60
3G	9,000	60
3H	119,000	0
3I	10,000	80
3J	12,000	95
3K	13,000	100
3L	17,000	125
3M	5,000	25
TOTAL	305,000	1,100

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

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 Area (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 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 of 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 where lots are identified as 'Landmark' sites and are amalgamated.*

Provisions

- To achieve a bonus height as outlined in Clause 3.3, development shall require the amalgamation of the groups of lots outlined in Figure 20, 22, 24 and 26.

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**).

2.1.4.2 **Side / Rear Setbacks**

Objectives

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

Provisions

- 4.0m to a major openings to a habitable room with a major opening or balcony above ground level; and
- Side and rear setbacks as per Sub Precinct Area (refer **Section 3**).

2.1.4.3 Setbacks Between Buildings on the Same Lot (3 Storeys and below)

Objectives

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

Provisions

- Minimum 4.0m distance between habitable buildings for developments incorporating from 6 to 12 units;
- Minimum 5.0m distance between habitable buildings or developments incorporating from 13 to 20 units; and
- Minimum 8.0m distance between habitable buildings or developments incorporating more than 20 units (refer **Figure 5**); and.

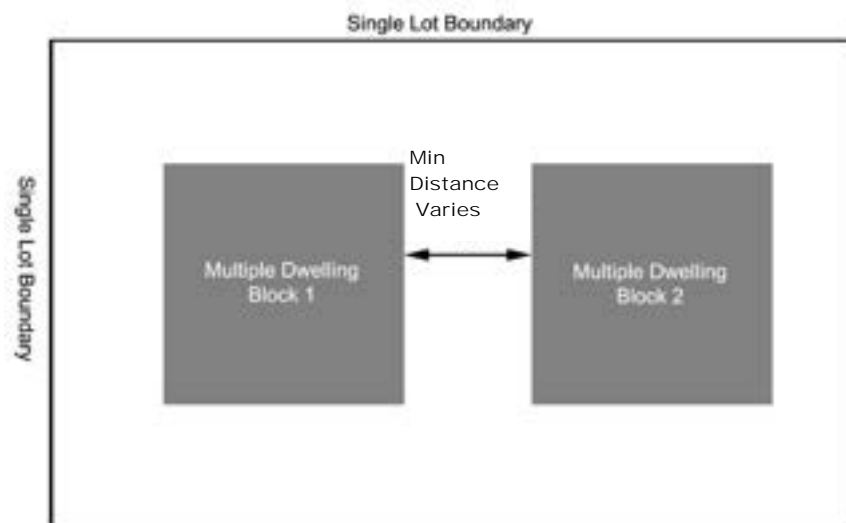


Figure 5 – Minimum Distance between Buildings on a Single Lot

2.1.4.4 Setbacks Between Buildings (4 storeys and above)

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.

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

Table 2 – Building Separation Table

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

2.1.4.5 Minor Projections into Setback Area

Objectives

- *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 and;*
- *To protect major openings to habitable rooms and outdoor living areas of existing landowners and reduce bulk.*

Provision

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

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 set back 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 space;
- Rooftop terraces can be included in the calculation of required communal open space; and
Pergolas and structures on the rooftop may exceed buildings 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 10m²; or
- One courtyard accessed directly from a habitable room with minimum dimension of 4m and minimum area of 20m².

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 4.0m; 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 5.0m; 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 8.0m;
- 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 Facades and Walls (Ground Storey to 3rd Storey)

Objective

- *To ensure that building 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 area (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.*

Provision

- Outbuildings shall have a minimum dimension of 1.0m;
- 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 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**).

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 orients 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 the Residential Design Codes; and
- For non-residential development a maximum of 0.5m retaining wall 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 of 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 all 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;
- All ground floor courtyards shall include one tree;
- Landscaping strips, setback areas and ground floor courtyards shall include trees (minimum 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 Centre Zone 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 and;
- 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 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 building shall be located in accordance with **Figures 6, 7, 8, 9 and 10**; and
- Where side setbacks are required (refer Section 3), no parking area is permitted in the setback area; and
- Basement car parking is permitted in all situations.

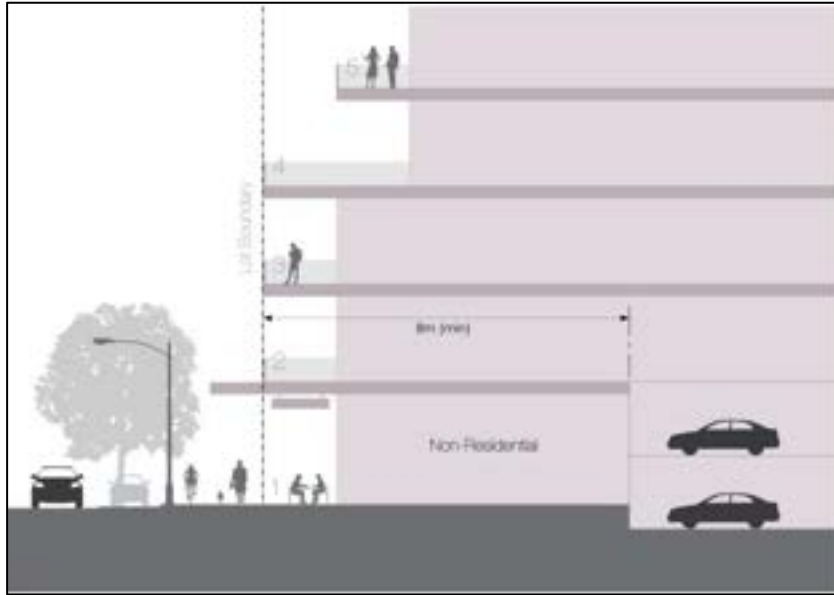


Figure 6 – Permitted Parking Location for Mixed Use Developments

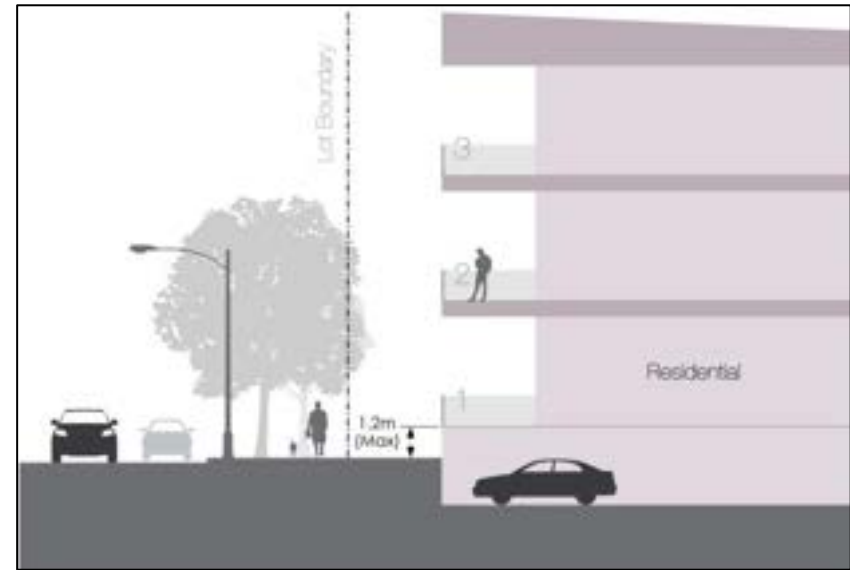


Figure 8 – Permitted Parking Locations for Residential Developments

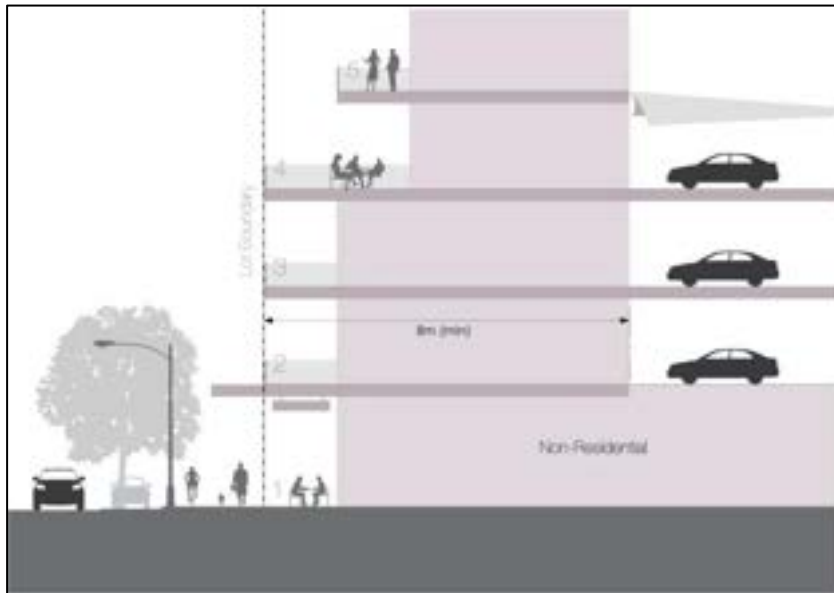


Figure 7 – Permitted Parking Areas to Ground and Upper Floors

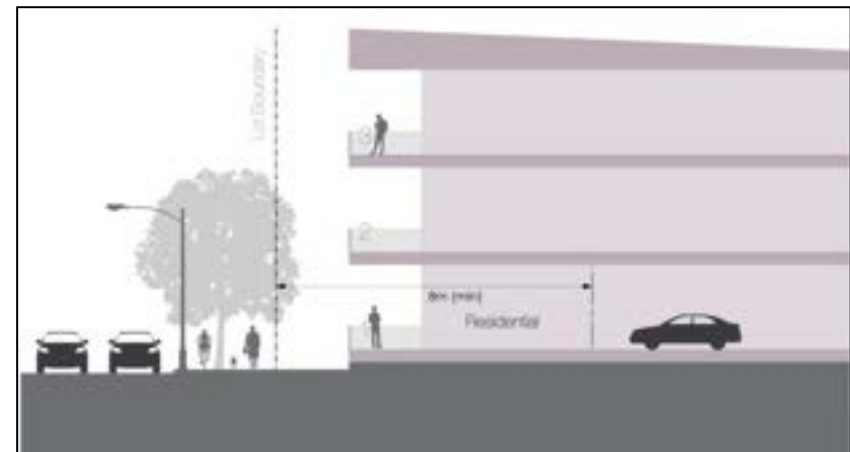


Figure 9 – Permitted Parking Locations for Residential Developments

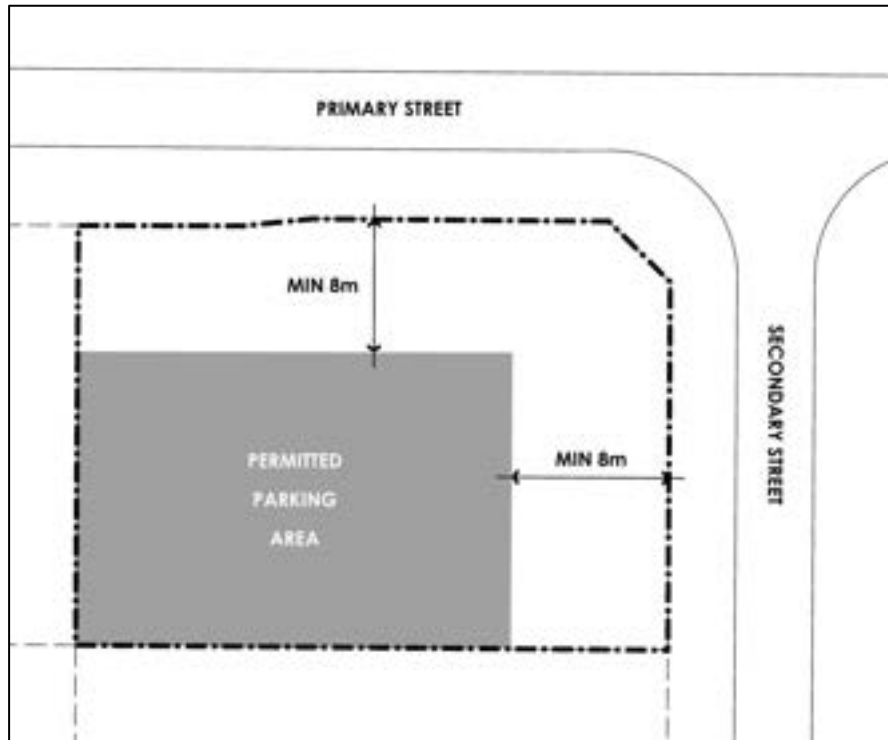


Figure 10 – Permitted Parking Locations

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

- 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 the verge reinstated; and
- Maximum crossover width 6.0m.

2.4 Other Considerations

2.4.1 Signage

Objective

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

Provision

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

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 Northern Precinct has identified 5 Sub Precinct Areas, as shown in **Figure 11**.

- Sub Precinct Area A – Elton Place
- Sub Precinct Area B - Residential
- Sub Precinct Area C - Landmark Sites
- Sub Precinct Area D - Laneways
- Sub Precinct Area E - Osborne Park Hospital
- Sub Precinct Area F – Public Open Space

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



Figure 11 – Northern Precinct Areas

3.1 Precinct Area A - Elton Place

All land highlighted in **Figure 12** as ‘Precinct A: Elton Place’ is subject to these provisions.

3.1.1 Character Statement

Elton Place will be connected to Dennis Street via Osborne Place and form the main north-south access corridor. Future provision of light rail will reinforce the importance of the route and connect the Northern Precinct to Stirling Railway Station (refer Figure 30).

Three to five storey buildings will address the street. Elton Place will have zero lot buildings with active non-residential uses on the ground floor with weather protection.



Figure 12 – Sub Precinct Area A – Elton Place

3.1.2 Specific Provisions

Development and Land Use Standards		
Ground Floor Heights	Minimum Ground Floor Level	3.5m non-residential
	Maximum Ground Floor Level	6.0m
Setbacks	Street and Non-Street Setbacks	As per Figures 13 and 14
Location of Land Use Category	Ground Floor	Mixed Use, Business & Restricted Business
	All Upper Floors	City Residential, Mixed Use
Building Heights (m)	Maximum Heights	Refer to Figure 14
Building Heights (Storeys)	Minimum Storeys	2 Storeys
	Maximum Storeys	2 Storeys Max Height for lots under 700m ² 3 Storeys Max Height for lots under 2000m ² lot 5 Storeys Max Height for lots 2000m ² and above. Refer to Figure 14
Lots	Minimum Lot Size	700m ²
	Minimum Street Frontage	18m
Awnings and Activation	Minimum	Continuous awnings

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

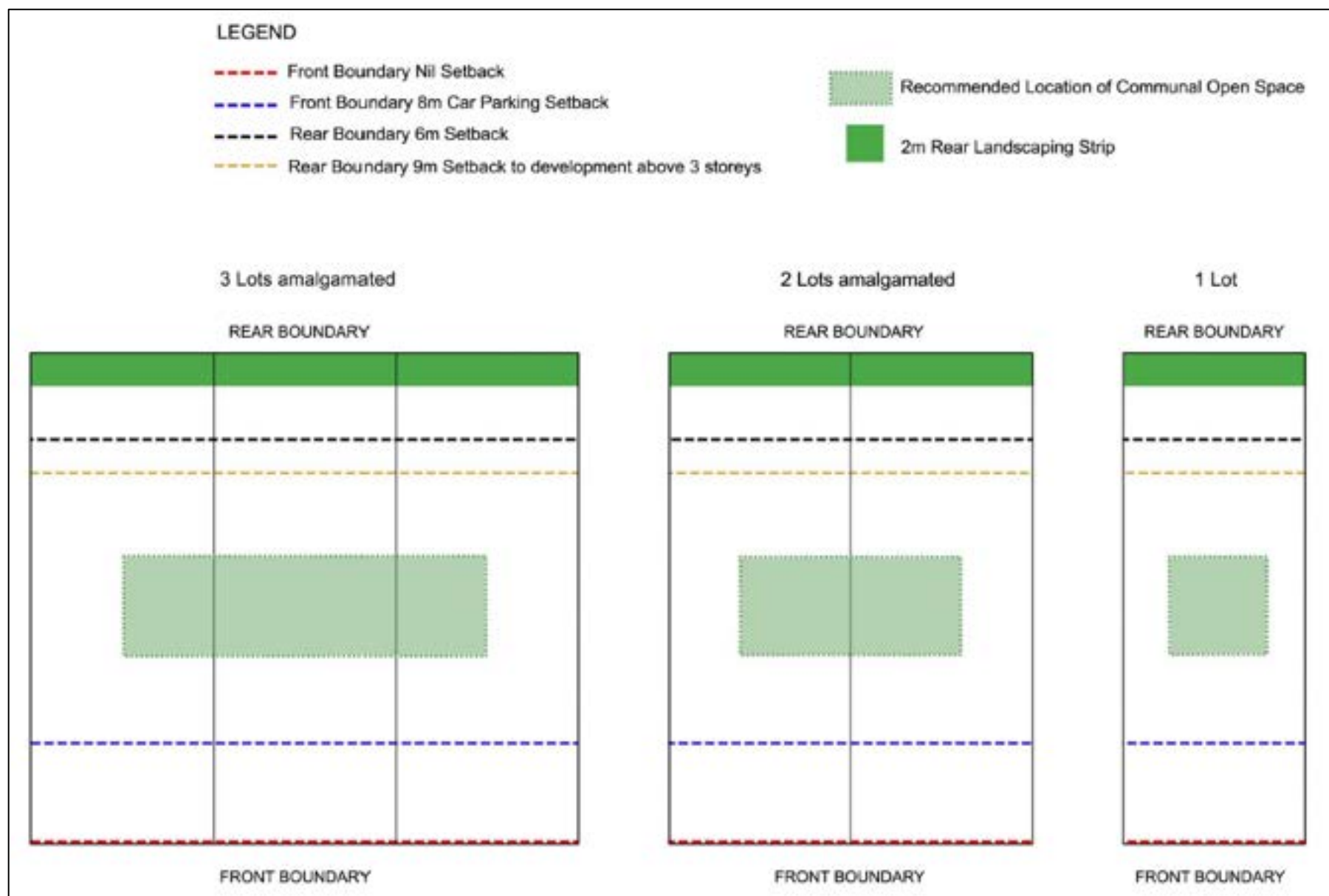


Figure 13 – Mixed Use Setbacks

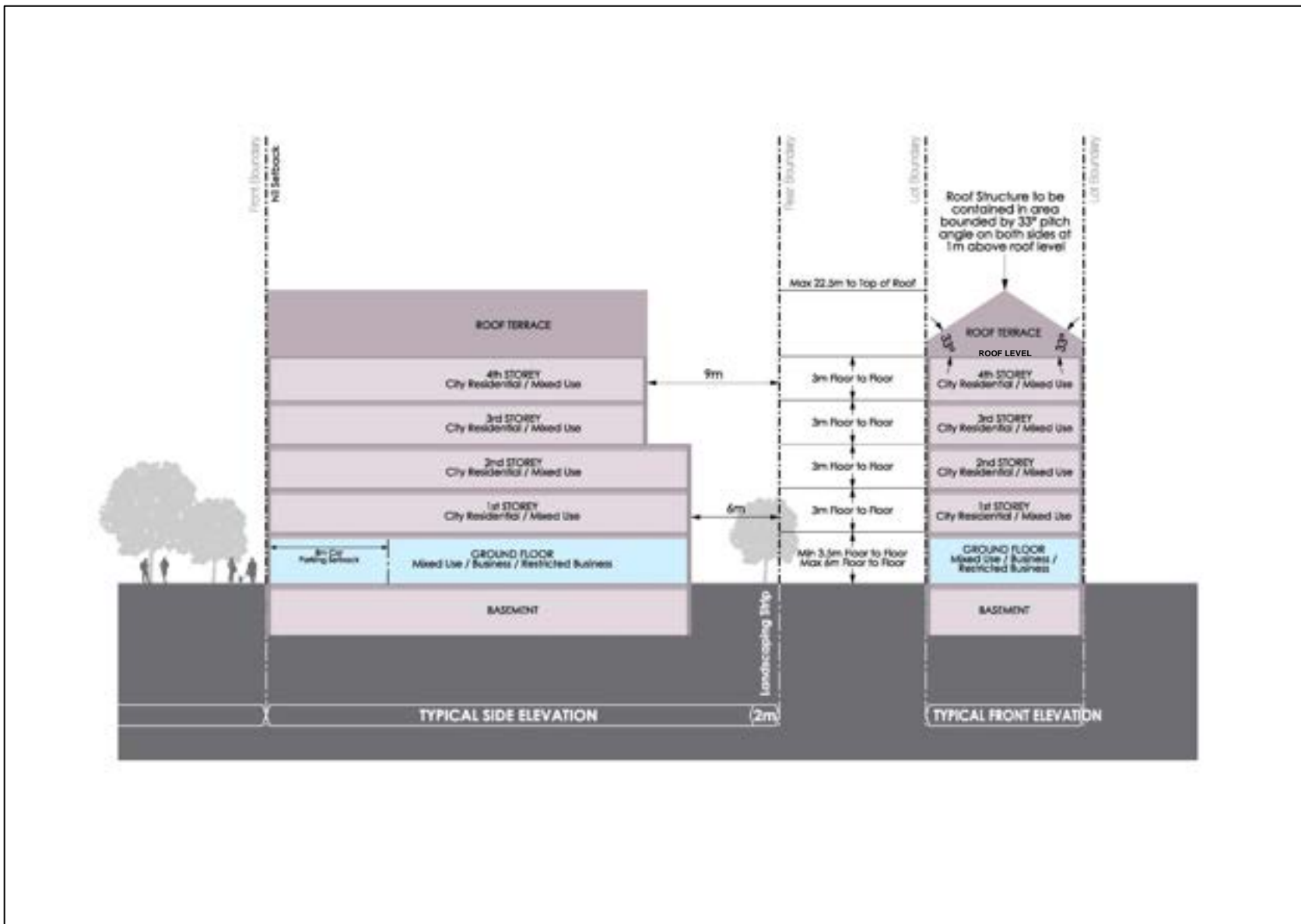


Figure 14 – Typical Lot Front & Side Elevation

3.2 Sub Precinct Area B - Residential

All land highlighted in **Figure 15** as 'Precinct B: Residential' is subject to these provisions.

3.2.1 Character Statement

Sub Precinct Area B predominantly consists of single detached dwellings built in the post-war era.

The area will transition into a precinct characterised by attractively landscaped apartments. Rear boundary setbacks will provide spaces for tree planting, to provide green relief, privacy and cooling. Larger lots will be suitable for midrise apartments, while smaller lots will be redeveloped with low rise apartments.



Figure 15 – Sub Precinct Area B – Residential

3.2.2 Specific Provisions

Development and Land Use Standards		
Ground Floor Heights	Minimum Ground Floor Level	3.0m
	Maximum Ground Floor Level	6.0m
Setbacks	Primary / Secondary Street / Rear and Side	Refer Figures 16, 17, and 18
	Public Open Space	Min 3.0m
Location of Land Use Category	All Floors	City Residential
Building Heights (m)	Maximum Wall and Roof Heights	Refer Figure 17 and 18
Building Heights (storeys)	Maximum Storeys	2 Storey Max Height for lots under 700m ² 3 Storey Max Height for lots under 2000m ² 5 Storey Max height for lots 2000m ² and above Refer Figure 17 and 18
	Minimum Storeys	2 Storeys
Lots	Minimum Lot Size	700m ²
	Maximum Lot Size	3500m ²
	Minimum Lot Frontage	16m
	Maximum Lot Frontage	70m

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

3.2.3 Special Provisions

Development applications for single dwellings on existing lots will be assessed in accordance with the R20 provisions of the Residential Design Codes, but with an additional requirement for a minimum 6m rear lot boundary setback.

The minimum lot area requirement for a three storey development may be varied by up to 5% subject to the development complying with all setback provisions. The granting of this variation is at the discretion of the relevant authority.

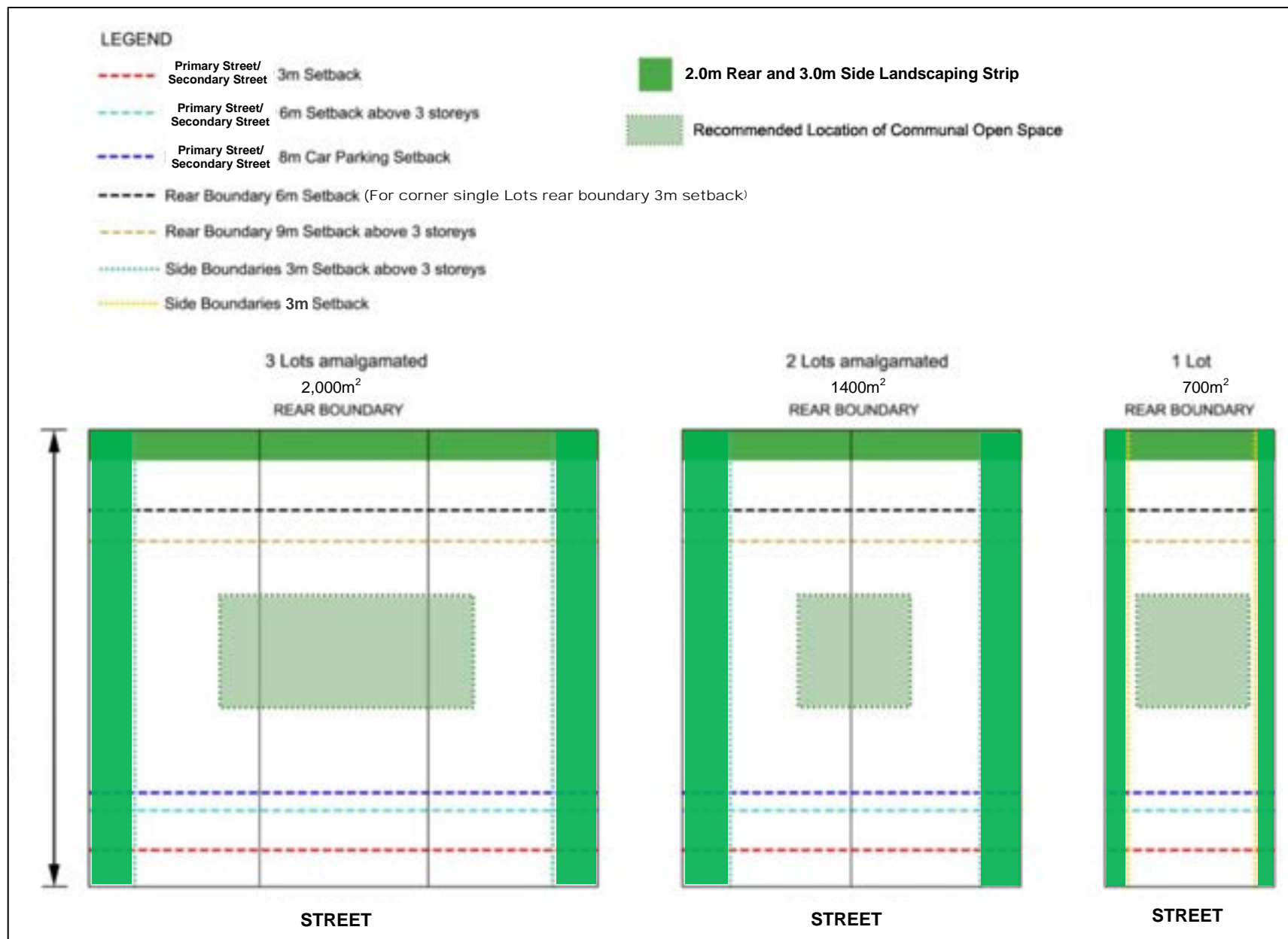


Figure 16 – Typical Site Plans for Standard Residential Lots

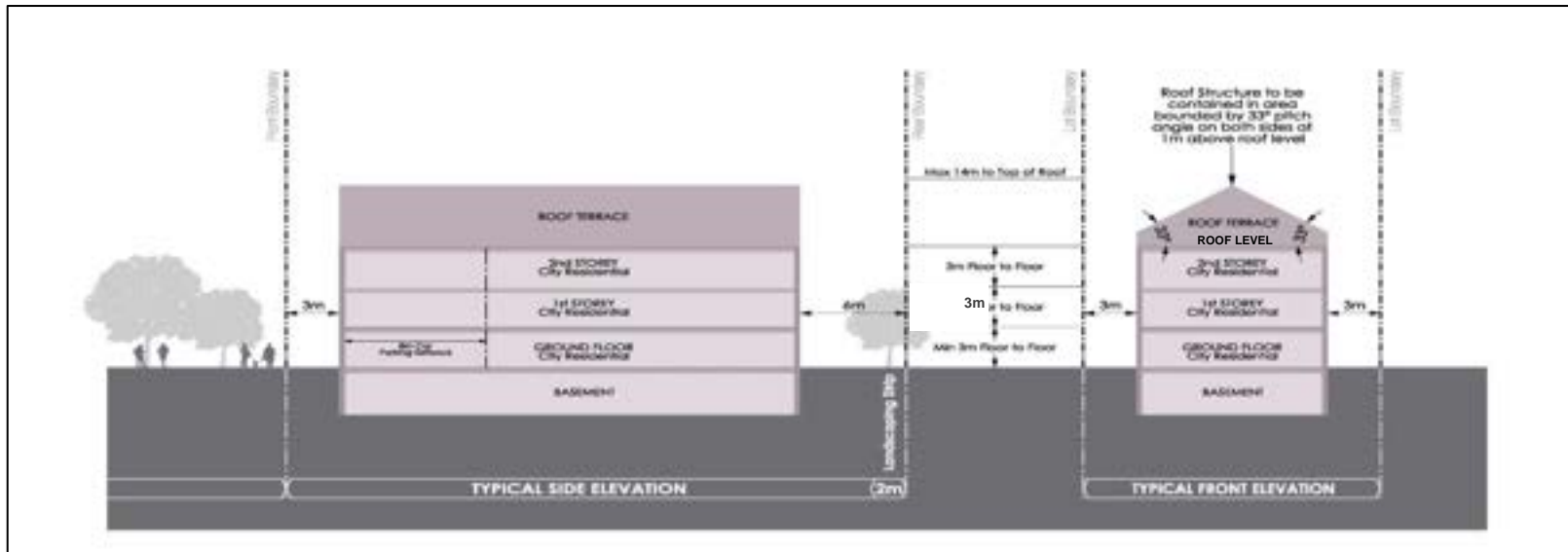


Figure 17 – Setbacks and Heights for Typical Single Lot

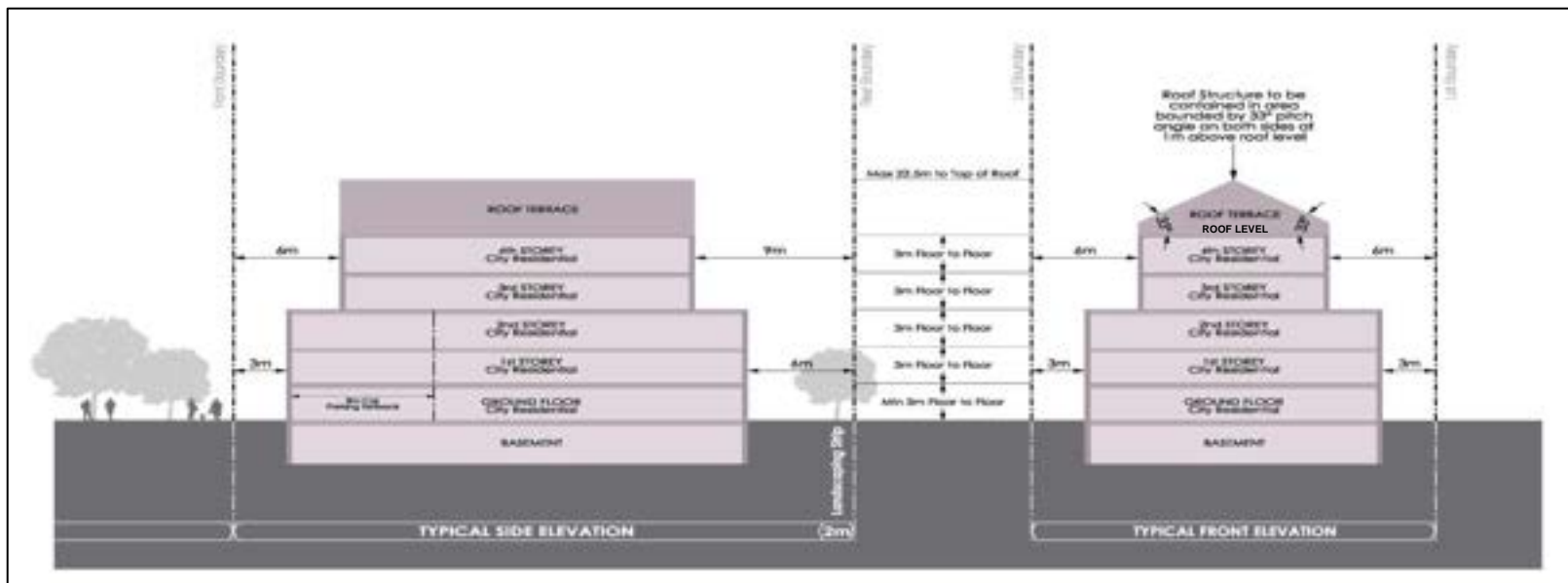


Figure 18 – Setbacks and Heights for Typical Amalgamated Lot

3.3 Sub Precinct Area C – Landmarks

All land identified as 'Landmarks' in **Figure 19** is subject to the following provisions.

3.3.1 Character Statement

Landmark building locations have been identified in prominent locations of the Northern Precinct.

The height, density and scale of new buildings will have an appropriate relationship with existing built fabric. They will provide architectural qualities that contribute to the attractiveness of the precinct and minimise the visual impact of surface parking and parking structures.



Figure 19 – Sub Precinct Area C – Landmarks

3.3.2 Specific Provisions

Development and Land Use Standards		
Floor Height (Podium)	Minimum Ground Floor Level	3.2m residential; and 3.6m non-residential
	Maximum Ground Floor Level	6.0m
Setbacks	Street, Side and Rear	As per Figures 20 - 27
Location of Land Use Category	Ground Floor	Mixed Use, City Residential
	All Upper Floors	City Residential
Building Heights (Storeys)	Minimum Storeys	2 storeys
	Maximum Storeys	<ul style="list-style-type: none"> • 3 storey Max Height for lots under 1000m² • 5 storey Max Height for lots 1000m² and above • Height Bonus above 5 Storeys require lot amalgamation as per Figures 20, 22, 24 and 26 and in accordance with clause 2.1.3.4.
Lots	Minimum Lot Size	700m ²
	Minimum Lot Frontage	20m
Awnings and Activation	Minimum	Continuous awnings along lot frontages where buildings have zero setback

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

3.3.3 Special Provisions

The owners of any sites affected by road widening as identified in **Figure 20**, 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, 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.

LEGEND

0 STOREYS	LANDSCAPING AREA Single lots only require 3m landscaping strip
3 STOREYS	MAX HEIGHT FOR LOTS UNDER 1000m ²
5 STOREYS	MAX HEIGHT FOR LOTS 1000m ² AND OVER
7 STOREYS	HEIGHT BONUS CLAUSE 2.1.3.4
3m STREET SETBACKS WHERE RESIDENTIAL ONLY	
* LOT/ROAD RESERVE AMALGAMATION REQUIRED	
ROAD WIDENING	
REFER CROSS-SECTION FIGURE 21	
0m 20 40m	

GROUP OF LOTS REQUIRING AMALGAMATION TO ACHIEVE BONUS HEIGHTS

NORTH GROUP (WEST)	LOT 100, LOT 2, LOT 1, LOT 39, LOT 40,	HN 571 KARRINYUP ROAD HN 13 DENNIS STREET HN 11 DENNIS STREET HN 27 BADER WAY; AND HN 25 BADER WAY
NORTH GROUP (EAST)	LOT 701, LOT 702, LOT 703,	HN 14 & HN 16 DENNIS STREET HN 12 DENNIS STREET HN 10 & HN 10A DENNIS STREET
SOUTH GROUP (WEST)	LOT 37, LOT 38, LOT 29, LOT 30,	HN 24 BADER WAY HN 26 BADER WAY HN 29 OSBORNE PLACE HN 27 OSBORNE PLACE
SOUTH GROUP (EAST)	LOT 50, LOT 1, LOT 2, LOT 28,	HN 6 DENNIS STREET HN 4 DENNIS STREET HN 4A DENNIS STREET HN 31 OSBORNE PLACE



Figure 20 – Landmark Sites, Dennis Street (Karrinyup Road to Osborne Place)

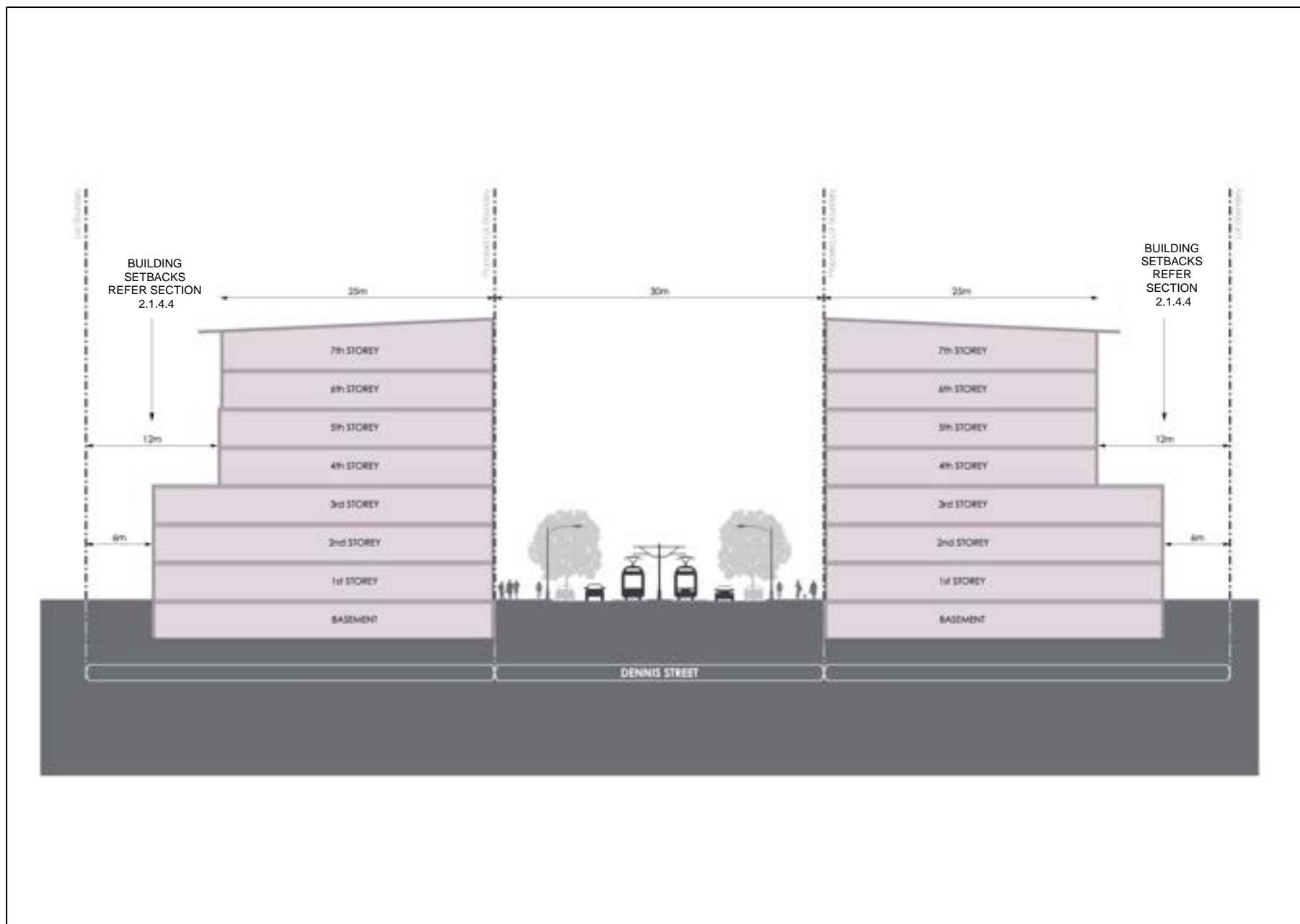


Figure 21 - Cross-Section of Landmark Sites, Dennis Street (Karrinyup Road to Osborne Place) (Looking North-East)

LEGEND

0 STOREYS	LANDSCAPING AREA Single lots only require 3m landscaping strip
3 STOREYS	MAX HEIGHT FOR LOTS UNDER 1000m ²
5 STOREYS	MAX HEIGHT FOR LOTS 1000m ² AND OVER
7 STOREYS	HEIGHT BONUS CLAUSE 2.1.3.4
*	LOT/ROAD RESERVE AMALGAMATION REQUIRED
---	REFER CROSS-SECTION FIGURE 23
0m 20 40m	

GROUP OF LOTS REQUIRING AMALGAMATION TO ACHIEVE BONUS HEIGHTS

NORTH GROUP	LOT 113, HN 42 OSBORNE PLACE
	LOT 112, HN 4 ELTON PLACE
	LOT 102, HN 44 OSBORNE PLACE
SOUTH GROUP	PARTIAL ROAD CLOSURE OF ELTON PLACE
	LOT 105, HN 6 & 6A ELTON PLACE
	LOT 104, HN 8 ELTON PLACE
	LOT 103, HN 5 BAJADA ROAD



Figure 22 – Landmark Sites, Elton Place (Bajada Road to Osborne Place)

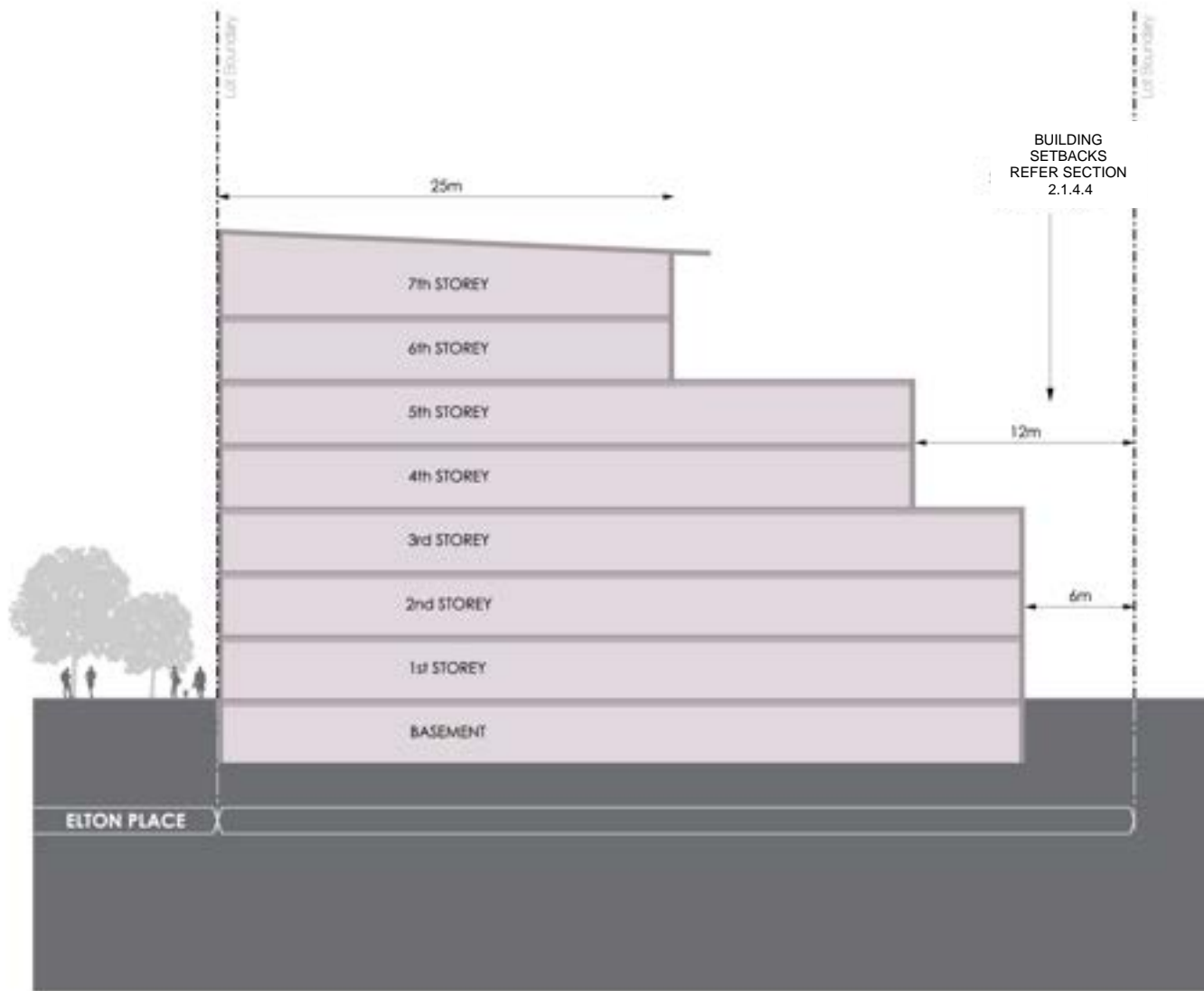


Figure 23 - Cross-Section of Landmark Sites, Elton Place (Bajada Road to Osborne Place) (Looking North)

LEGEND

	0 STOREYS	LANDSCAPING AREA Single lots only require 3m landscaping strip
	3 STOREYS	MAX HEIGHT FOR LOTS UNDER 1000m ²
	5 STOREYS	MAX HEIGHT FOR LOTS 1000m ² AND OVER
	7 STOREYS	HEIGHT BONUS CLAUSE 2.1.3.4

--- 3m STREET SETBACKS WHERE RESIDENTIAL ONLY (ALL STOREYS)

* LOT/ROAD RESERVE AMALGAMATION REQUIRED

--- REFER CROSS-SECTION FIGURE 25



GROUP OF LOTS REQUIRING AMALGAMATION TO ACHIEVE BONUS HEIGHTS

LOT 116,	HN 26 ELTON PLACE
LOT 117,	HN 30 ELTON PLACE
LOT 117,	HN 29 CIVIC PLACE
LOT 92,	HN 23A & 23B HUGO STREET
LOT 93,	HN 25 HUGO STREET
LOT 1,	HN 25A & 25B CIVIC PLACE
LOT 1,	HN 27 CIVIC PLACE
LOT 2,	HN 27A CIVIC PLACE



Figure 24 – Landmark Sites, Civic Place (Elton Place to Hugo Street)

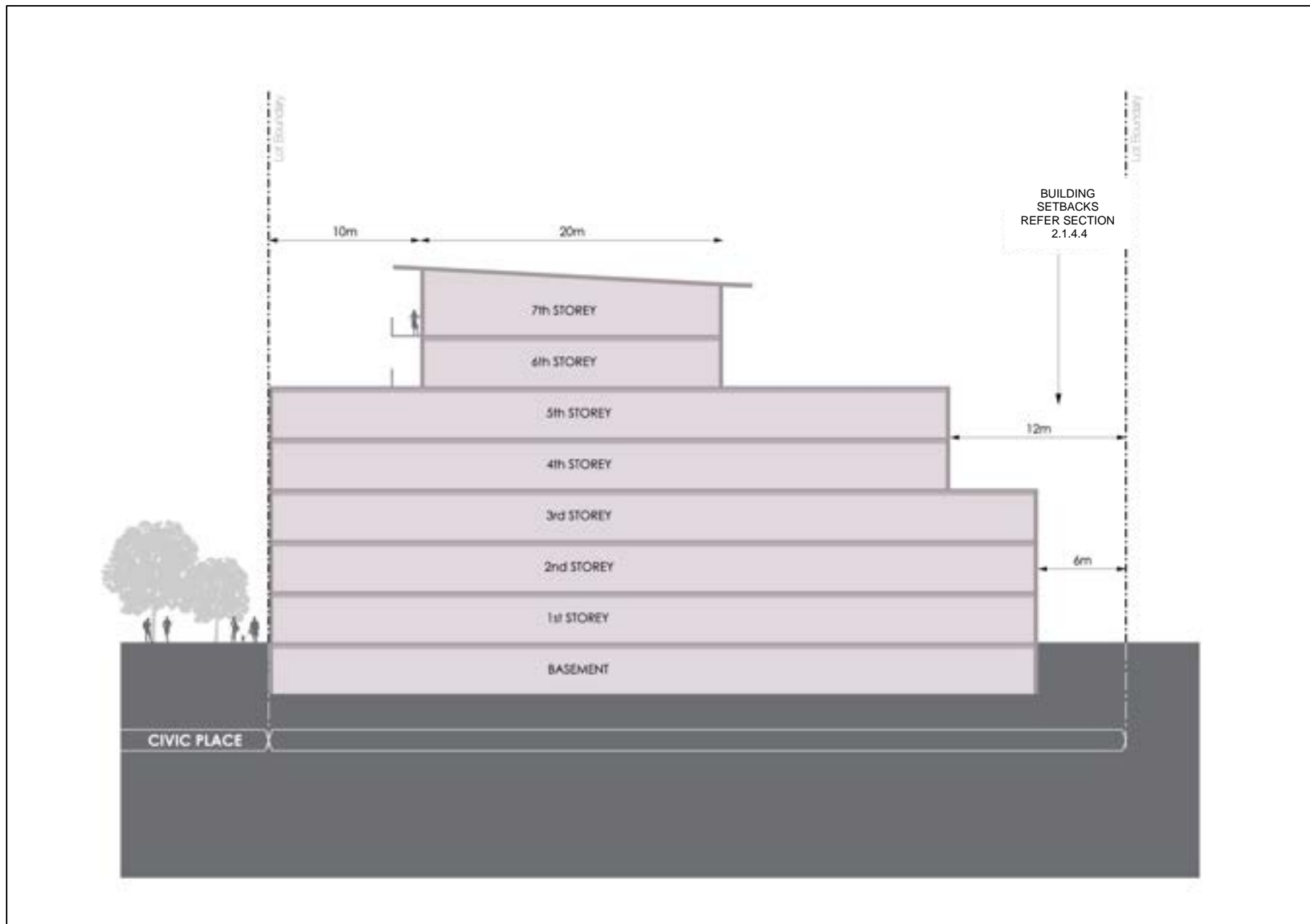


Figure 25 - Cross-Section of Landmark Sites, Civic Place (Hugo Street to Elton Place) (Looking West)



Figure 26 – Landmark Site, Lot 560 (53) Osborne Place

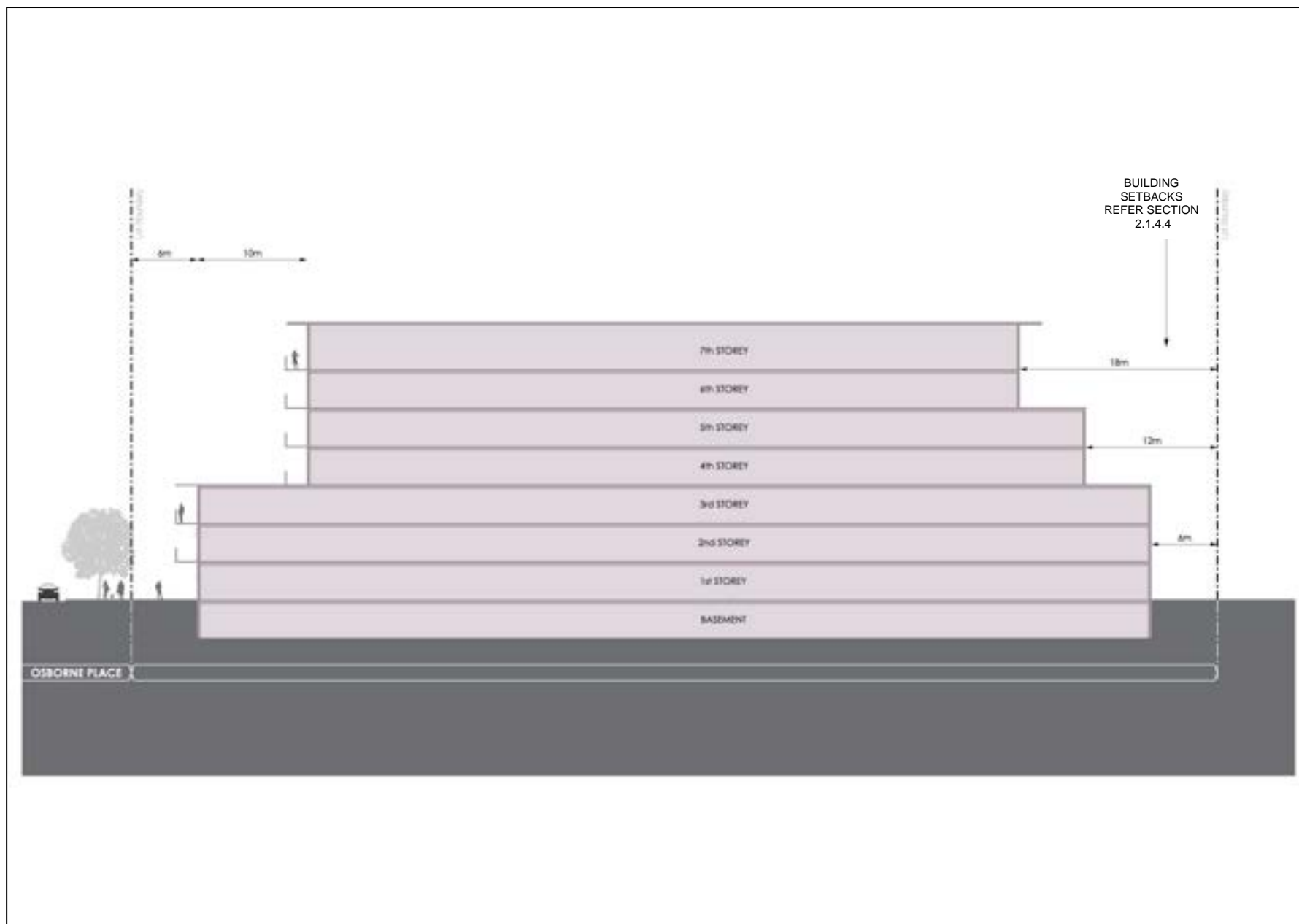


Figure 27 - Cross-Section of Landmark Site, Lot 560 (53) Osborne Place (Looking South-West)

3.5 Sub Precinct Area E - Osborne Park Hospital

3.5.1 Character Statement

Osborne Park Hospital will provide an active frontage to the future alignment of light rail along the extension of Elton Place from Stirling Station refer **Figure 30**.

The site should be developed to provide additional open space that can be made available to the general public, for pedestrian routes through the site as well as added amenity to the location.



Figure 29 – Sub Precinct Area E – Osborne Park Hospital

3.5.2 Special Provisions

- The main entrance to the Osborne Park Hospital shall be provided to Elton Place to enable staff and visitors to access the future public transport stop.
- Future development shall have a zero-lot frontage to Elton Place.
- The orientation of built form should be to Civic Place, Elton Place, Limosa Court and Osborne Place, as illustrated in **Figure 30**.
- Open space accessible to the public should be provided in the locations shown in **Figure 30**.
- Road widening to accommodate a 30.0m road reserve shall be ceded free of cost to facilitate a new main street connection to the hospital as shown in **Figure 30**.



Figure 30 – Osborne Park Hospital Precinct

3.6 Sub Precinct Area F – Public Open Space

3.6.1 Character Statement

The provision of sufficient Public Open Space is an important component in an area with increasing densities.

It is proposed to keep most of the existing public open space, move the Laga Court Open Space to the end of the cul-de-sac and enlarge Bajada Reserve to coincide with a future transit stop and new hospital entry point on Elton Place as identified in **Figure 31**.



Figure 31 – Sub Precinct Area F – Public Open Space

3.6.2 Special Provisions

- Lot 49, HN. 8 Dennis Street, Stirling is to be used for public open space only;
- The public open space reserve located at Lot 8712, HN. 4 Laga Court, Stirling will be relocated to Lot 49, HN. 8 Dennis Street, Stirling through a land transaction with the owner of Lot 49, HN. 8 Dennis Street, Stirling;
- Lot 109, HN. 12 Elton Place, Stirling is to be used for public open space only; and
- Lot 109, HN. 12 Elton Place, Stirling is to be purchased for the purpose of public open space.