



This LDP will facilitate the development of an Aged Day Care, Administration facility and other associated uses.

### PROVISIONS

The provisions of the City's Private Institution Design Guidelines shall apply, except where varied under this LDP.

#### Height

- Maximum height of two (2) storeys (8m concealed wall height) above natural ground level.
- The calculation of building height shall be in accordance with the City of Stirling's Local Planning Policy 2.6: Residential Building Heights.

#### Overshadowing

- Overshadowing of adjoining residential lots is not to exceed 25%, in accordance with Solar Access provisions of the Residential Design Codes.

#### Levels

- Any other site works and retaining walls are to be assessed in accordance with the provisions of the Residential Design Codes.

#### Visual Privacy

- Visual privacy to adjoining residential properties is to be assessed in accordance with the Visual Privacy provisions of the Residential Design Codes.

#### Landscaping

- A detailed Landscaping Plan shall be provided with any development application for the site incorporating vegetation species and sizes, including the location of a minimum of 18 advanced trees and screening vegetation to be planted in the south eastern boundary setback. Screening vegetation is to minimise the visual impact of the building from the adjoining residential properties to the south east. Landscaping details are to comply with the City's Local Planning Policy 6.6: Landscaping.

**LEGEND**

- LDP Boundary
- Existing Vehicle Access
- Existing Trees / Vegetation
- Minimum Ground Floor Setback (3m)
- Minimum First Floor Setback (6m)
- Landscape Buffer

**Local Development Plan**  
Lot 2 (22) Dianella Drive, Dianella

City of Stirling  
1 Sept 2017  
RECEIVED

Date: 1 Sept 2017  
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Staff: ER\_GW



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