

# STIRLING CITY CENTRE



## *Station Precinct*

# Local Development Plan

Adopted by Council 18 September 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 Station Precinct of the Stirling City Centre, as defined in the Stirling City Centre Structure Plan. However if there is no sub precinct plan for a particular area then no redevelopment of sites are permitted.

### 1.1 Objectives

The key objectives of this Local Development Plan are to:

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

### 1.2 Applications

All Subdivision and Development Applications within the seven Station sub precinct areas are subject to this plan.

## 1.3 Precinct Area

This Local Development Plan applies to the seven sub precinct areas of the Station Precinct in the Stirling City Centre as shown in **Figure 11**. Future sub precincts may be added to this plan.



**Figure 1** –Station - Precinct

## 1.4 Variations

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

No variations shall be permitted for the following provisions:

- Clause 2.1.1.1—Lot Size;
- Clause 2.1.1.2—Lot Street Frontages;
- Clause 2.1.4.1—Street Setbacks;
- Clause 2.1.4.5—Minor projections into setback area;
- Clause 2.1.5.2—Outdoor Living Areas;
- Clause 2.2.1—Location of Land Use Category;
- Clause 2.2.2.3—Surveillance of Streets, Public Open Space and Public Access Ways;
- Clause 2.2.2.6—Street Walls and fences;
- Clause 2.2.5.3—Existing buildings; and
- Minimum and maximum number of storeys (as per relevant sub precinct provision).

A variation of up to a maximum of 20% may be considered for the following clauses:

- Clause 2.1.4.2—Side and rear setbacks (to a maximum of 30% of frontage);
- Clause 2.1.4.3— Setbacks between buildings on the same lot; and (to a maximum of 30% of length of wall facing other building)
- Clause 2.1.5.3—Communal Open Space.

## 1.5 Definitions

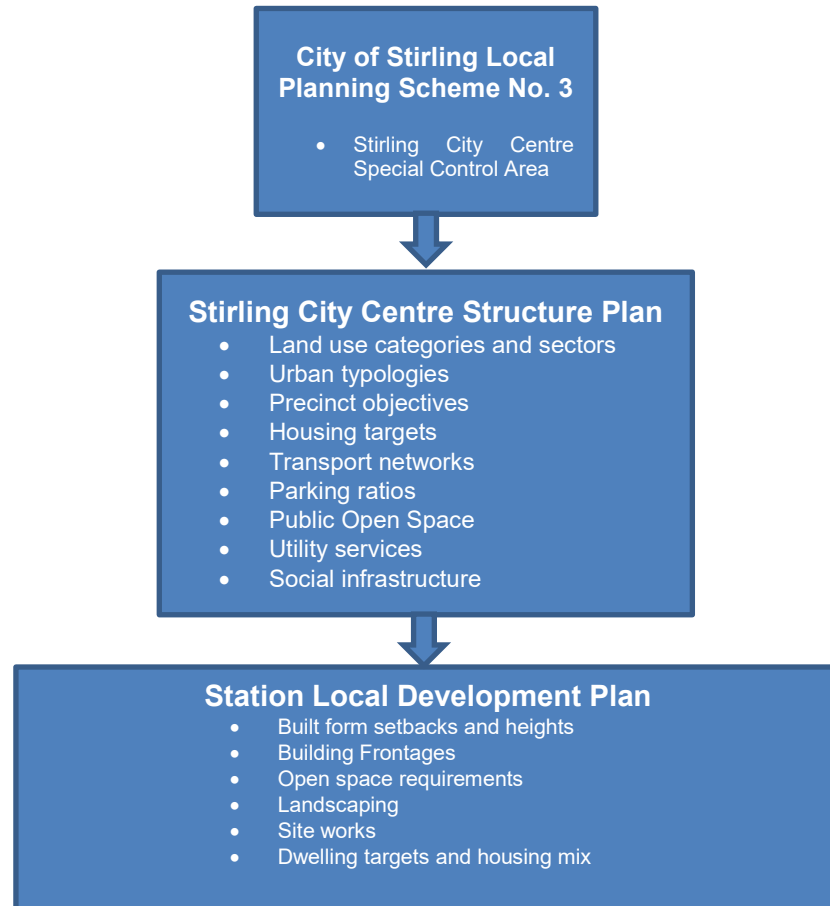
Definitions in this Local Development Plan shall be as per the Residential Design Codes and Local Planning Scheme No. 3.

## 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 with the Scheme and Structure Plan

The Local Development 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** 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

###### 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; and*
- *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 the frontage of lots does not constrain the ability to provide gaps in building frontages along the street.*

###### 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 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; 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 Dwelling Size

###### Objective

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

###### Provision

- Minimum dwelling size of 40.0m<sup>2</sup>, excluding outdoor living areas and 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 shall be calculated using the formula below and the numbers outlined in **Figures 3 and 4**.



Figure 3 - Station Precinct Block Plan

Block Number	Street Block Land Area (sqm)	Min. No Dwellings (80sqm average)
2A	6,000	36
2B	6,000	36
2C	6,000	29
2D	6,000	29
2E	3,000	16
2F	3,000	19
2G	4,000	26
2H	11,000	71
2I	6,000	26
2J	7,000	32
2K	11,000	30
2L	10,000	39
2M	52,000	188
2N	6,000	26
2O	5,000	39
2P	11,000	52
2Q	5,000	39
2R	10,000	71
2S	5,000	39
2T	5,000	39
2U	29,000	91
2V	6,000	91
2W	12,000	0
2X	6,000	0
2Y	4,000	26
2Z	6,000	91
2AA	7,000	78
2BB	7,000	78
2CC	6,000	55
2DD	9,000	56
2EE	7,000	45
2FF	7,000	78
2GG	18,000	104
2HH	34,000	194
2I	5,000	26
2JJ	19,000	110
2KK	17,000	130
2LL	13,000	97
2MM	4,000	58
2NN	6,000	104
2OO	5,000	71
2PP	12,000	175
2QQ	8,000	117
2RR	21,000	130

$$\text{No. Dwellings} = \left( \frac{\text{Minimum No. of Dwellings per Street Block (Identified in Detailed Area Plans)}}{\text{Street Block Land Area m}^2 \text{ (Identified in Detailed Area Plans)}} \right) \times \text{Lot Area m}^2$$

Figure 4 - Minimum number of dwellings required

### 2.1.3 Building Heights

#### 2.1.3.1 Wall Height

##### Objectives

- To limit the impact of overshadowing on adjoining neighbours;

##### Provisions

- As per Sub Precinct Areas (Refer Section 3); and
- Ground level calculated in accordance with the City's Building Height Policy.
- Top of external wall (concealed roof) 1.0m above wall height limit outlined in sub precinct areas.

#### 2.1.3.2 Roof Height

##### Objectives

- 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 Area (Refer Section 3).

#### 2.1.3.3 Minor Projections above Building Wall Height

##### Objective

To ensure walls are visually interesting.

##### Provision

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

#### 2.1.3.4 Bonus Height

##### Objective

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

##### Provision

- Bonus heights are only permitted in accordance with **Figures 44 and 48** for Sub Precinct Area F in accordance with **Table 1**.

Height bonus	No of Criteria satisfied
1 – 4 Storeys	1
5 – 8 Storeys	2
9 + Storeys	3

**Table 1** – Height Bonus

- The following criteria shall be provided in accordance with **Table 1**:
  - 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, as defined in Local Planning Scheme No. 3 that is accessible to the public.

**Note:** To satisfy three (3) criteria more than one community facility needs to be provided.



## 2.1.4 Setbacks

### 2.1.4.1 Street Setbacks

#### Objective

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

#### Provision

- As per Sub Precinct Area (Refer Section 3).
- A plaza or community space lined with awnings can be set back from the street subject to agreement of the City.

### 2.1.4.2 Side / Rear Setbacks

#### Objective

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

#### Provisions

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

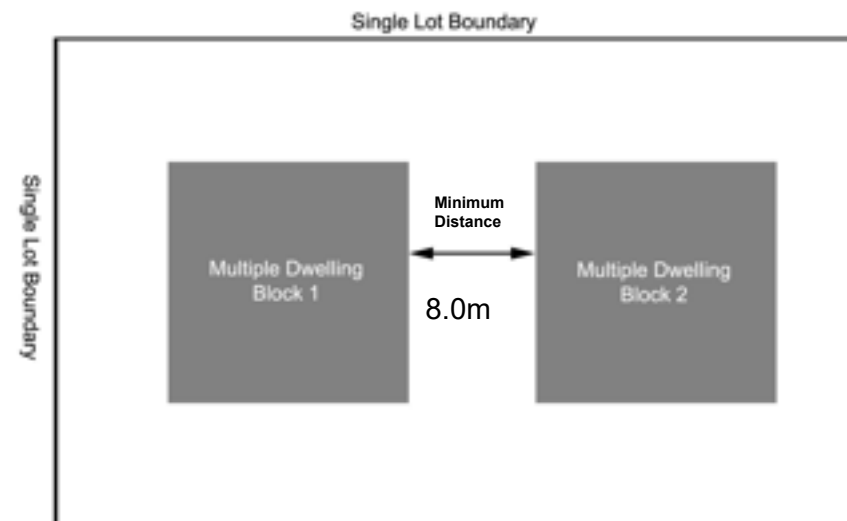
### 2.1.4.3 Setbacks between Buildings on the same Lot

#### Objective

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

Provisions (only apply to Sub Precinct Areas A, B, C, D, E and G)

- Minimum 4.0m distance between habitable buildings for developments incorporating between six and twelve units; or
- Minimum 5.0m distance between habitable buildings or developments incorporating between twelve and twenty units; or
- Minimum 8.0m distance between habitable buildings or developments incorporating more than twenty units (refer **Figure 5**); and
- The provisions for achieving setbacks between buildings on the same lot do not apply to single, grouped, ancillary dwellings developments and multiple dwellings in single building.



**Figure 5** - Minimum distance between buildings on a single lot

### 2.1.4.4 Setbacks between buildings.

#### Objective

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

Provisions (Only apply to Sub Precinct Area F)

Building Height	4 storeys (up to 12m)	5-8 storeys (up to 25m)	≥ 9 storeys (over 25m)
Between habitable rooms/balconies	12m	18m	24m
Between habitable and non-habitable rooms	9m	12m	18m
Between non-habitable rooms	6m	9m	12m

**Table 2 – Building Separation Table**

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 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.*

Provision

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

## **2.1.5 Open Space**

### **2.1.5.1 Open Rooftop Terraces**

#### *Objective*

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

#### Provisions

- Rooftops may be used as an open terrace;
- Rooftops shall not include habitable rooms;
- All rooftop terraced areas shall be setback a minimum of 3.0m from the 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; and
- Rooftop terraces can be included in the calculation of required communal open space.

### **2.1.5.2 Outdoor Living Areas**

#### *Objective*

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

#### Provisions

Each dwelling shall be provided with either:

- One balcony with minimum dimension of 2.4m and minimum area of 10.0sqm; or
- One courtyard accessed directly from a habitable room with minimum dimension of 4.0m and minimum area of 20.0sqm.

### **2.1.5.3 Communal Open Space**

#### *Objective*

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

#### Provisions

- Developments incorporating between six and twelve units (inclusive) shall provide a minimum of 40m<sup>2</sup> of communal open space with a minimum dimension of 4m; or
- Developments incorporating between twelve and twenty units (inclusive) shall provide a minimum of 80m<sup>2</sup> of communal open space with a minimum dimension of 5m; 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;
- A minimum of 50% of the communal open space shall be designed as a garden area and shall include shade trees; and
- A maximum 10% of total communal open space area to be covered with an impervious roof cover;
- 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**

#### *Objective*

- *To ensure that building facades are architecturally interesting.*

#### Provisions (For Sub Precinct Areas A, B and C only)

- 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.*

#### 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 4.0sqm, 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. Alternatively, every dwelling shall be provided with a clothes dryer.
- Bin storage areas shall be provided in accordance with the City's Bin Storage 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 not be located within the street setback area or landscaping area and shall be in accordance with the relevant clauses relating to outbuildings as contained in the Residential Design Codes.

## 2.2 Streetscape Relationship

### 2.2.1 Location of Land Use Category

#### Objectives

- To ensure 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 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;
- 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 the entry point through the use of different materials; and
- Increasing the height of the awning above the entry point to no higher than 4.0m above footpath level.

#### 2.2.2.2 Residential Entry Points and Surveillance of the Street

#### Objective

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

#### Provision

- 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.
- Each development shall have entry points facing all streets.

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

#### Objectives

- To ensure there is passive surveillance of public open space areas and public access ways for safety.
- To ensure buildings address streets, Public Open Space and Public Access Ways with balconies and major openings to habitable rooms.

#### Provisions

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

#### 2.2.2.4 Major openings to habitable rooms

#### Objective

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

#### Provision

- One major opening (min 1m<sup>2</sup>) shall be provided to each habitable room.



#### **2.2.2.5 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;
- Awnings shall be constructed using materials that are opaque and non-reflective; and
- New awnings shall line up with existing awnings (where present).

#### **2.2.2.6 Street Walls and Fences**

##### *Objective*

- *To promote surveillance of the street.*

##### Provision

- Front walls and fences facing the Primary Street and Secondary Street are visually permeable to 1.2m above the natural ground level.

### **2.2.3 Site Works**

#### **2.2.3.1 Excavation or Fill**

##### *Objective*

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

##### Provision

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

#### **2.2.3.2 Retaining Walls**

##### *Objective*

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

##### Provision

- As per Residential Design Codes (For Sub Precinct Areas A, B and C only).

#### **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 development; and
- Basement parking structures between a street frontage and the main front elevation are no more than 1.2m above natural ground level for residential developments.

#### **2.2.3.4 Landscaping**

##### *Objective*

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

##### Provisions

- A Landscaping Plan shall be submitted for all developments with 5 or more dwellings in accordance with the City's Landscaping

Policy;

- Landscaping shall be provided in all landscaping areas and setback areas and as illustrated in **Section 3**;
- Landscaping strips and setback areas shall include large trees (min 45 litres, with a potential to reach 8-10m height)
- Trees shall have a minimum 5m spacing, and include other soft landscaping; and
- All developments shall make provision for deep planting zones in the rear landscaping strip and other landscaping areas.
- Street Trees shall be planted in front of all developments, where none exist, at 7.0m intervals, where possible.

#### **2.2.3.5 Lighting, Safety and Security**

*Objective*

- *To ensure appropriate lighting to improve safety.*

Provision

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

### **2.2.4 Access and Parking**

#### **2.2.4.1 Onsite Car Parking Provision**

*Objective*

- *To provide parking for short term visitors, residents and employees.*
- To ensure that vehicular access is located appropriately so as to minimise impacts upon the character or amenity of neighbouring properties

Provision

- Parking shall be provided in accordance with the Parking Policy applicable to this Local Development Plan.

#### **2.2.4.2 Offsite Car Parking Provision**

*Objective*

- *To provide limited parking for short term visitors.*

Provision

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

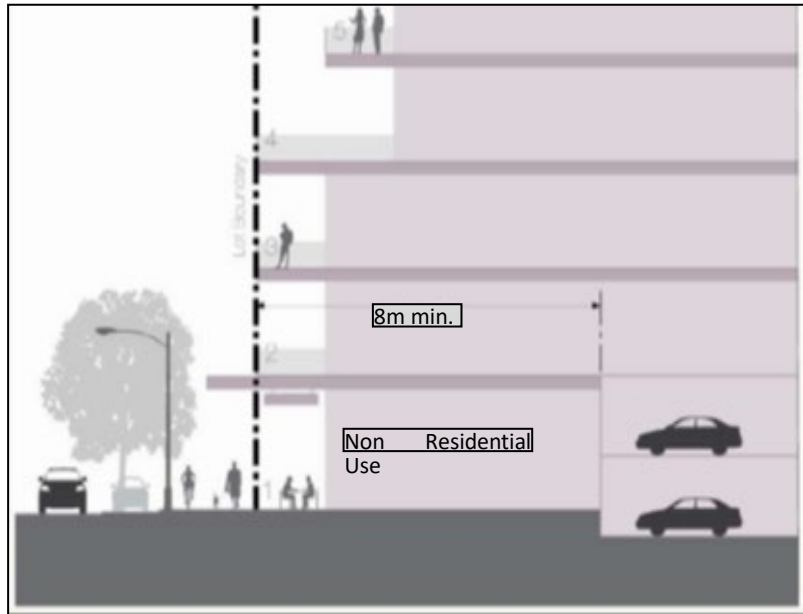
#### **2.2.4.3 Design and Location of Car Parking Bays**

*Objectives*

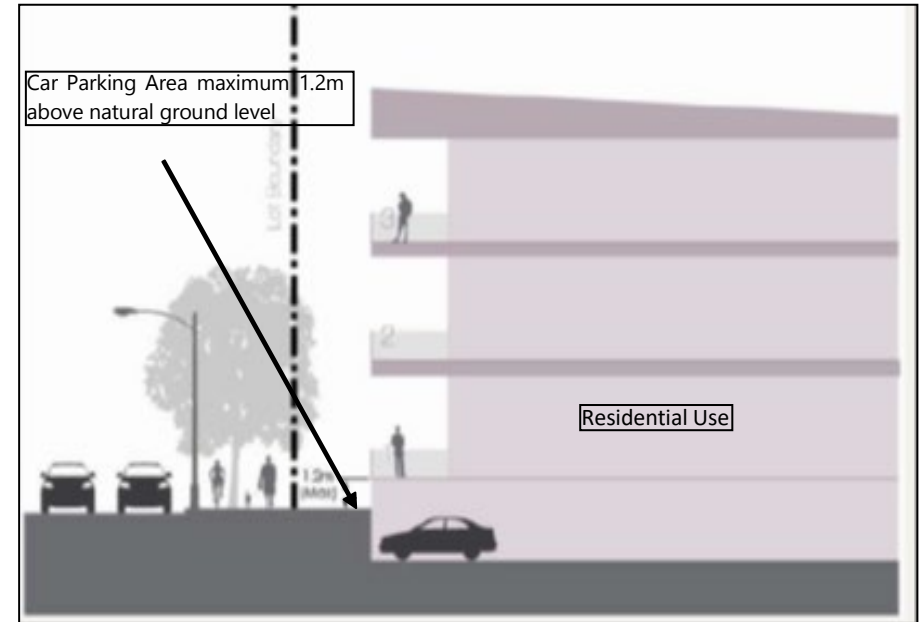
- *To ensure that car parking areas do not disrupt the continuity of building frontages;*
- *To ensure that parking is not visible from any street; and*
- *To ensure parking is sleeved with residential and non-residential buildings.*

Provision (Only apply to Sub Precinct Areas A, B and C)

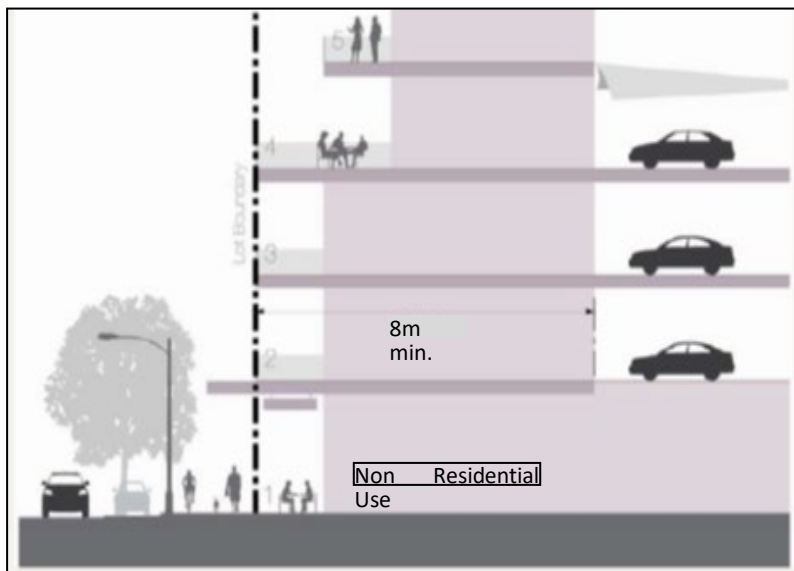
- Car parking bays located within a building shall be located in accordance with **Figures 6, 7, 8, 9 and 10.**



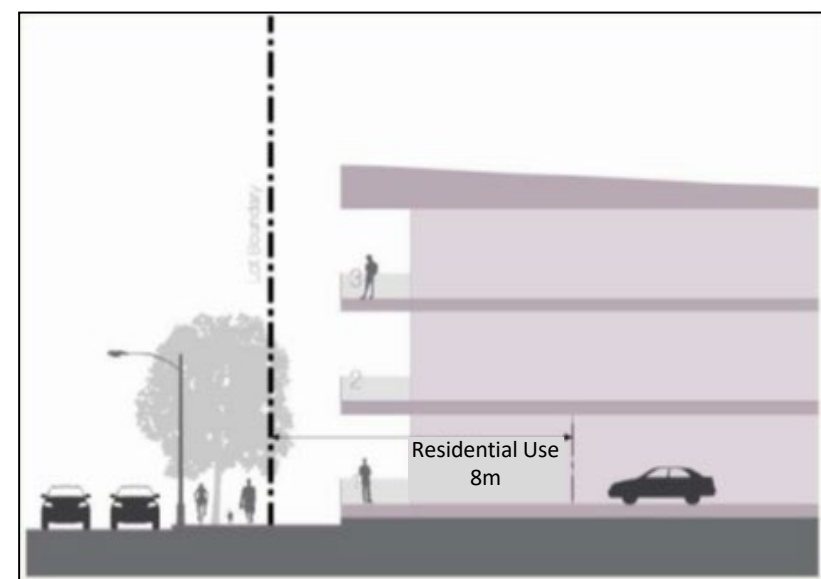
**Figure 6** - Permitted parking location for mixed use developments



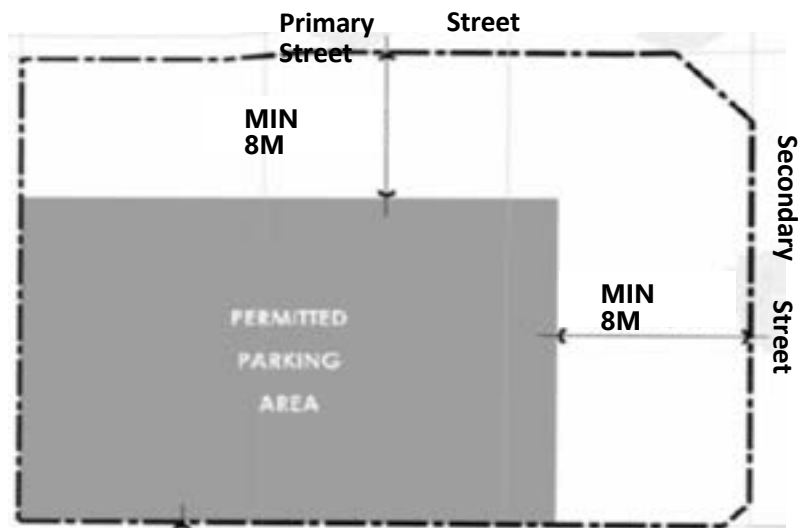
**Figure 8** - Permitted parking locations for residential developments



**Figure 7** - Permitted parking areas to ground and upper floors



**Figure 9** - Permitted parking locations for residential developments



**Figure 10 - Permitted parking locations**

Where side setbacks are required in sub precinct areas (Refer Section 3), no parking area is permitted in the setback area.

#### **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**

##### *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.*

- *To minimise the amount of land used for driveways.*

##### Provisions

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

#### **2.2.4.6 Crossovers**

##### *Objective*

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

##### Provisions

- 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.
- Maximum cross over width 6.0m.

## **2.2.5 Other Considerations**

### **2.2.5.1 Signage**

#### *Objective*

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

#### Provision

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

### **2.2.5.2 Sound Attenuation**

#### *Objective*

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

#### Provision

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

### **2.2.5.3 Existing Buildings**

#### *Objective*

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

#### Provisions

- Minor single storey extensions (maximum 200sqm) to existing dwellings that do not include additional dwellings shall be assessed under the R20 provisions of the Residential Design Codes;
- Development on newly created small lots prior to the adoption of this plan will be assessed under the R20 provisions of the Residential Design Codes; and

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



### 3.0 SUB PRECINCT AREAS

The Station Precinct has identified seven precinct Areas, as shown in **Figure 11**.

- Sub Precinct Area A – Cedric Street
- Sub Precinct Area B – Telford Crescent
- Sub Precinct Area C – Twyford Place
- Sub Precinct Area D – Ellen Stirling Boulevard
- Sub Precinct Area E – Staveley Street
- Sub Precinct Area F – Tassels Place
- Sub Precinct Area G – Hertha Road

Future sub precinct areas will 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 provisions and the general provisions of the overall station precinct, the provisions of the sub-precinct shall apply.



**Figure 11** - Station Sub Precinct Areas

### 3.1 Sub Precinct Area A

All land highlighted in **Figure 12** shall comply with the following provisions.

#### 3.1.1 Character Statement

Medium rise mixed-use buildings with commercial on the ground floor. The corners of Karrinyup Road, George Street and Cedric Street provide opportunities for strong landmark statements. Provides a transition from mainly commercial uses along Cedric Street to residential use along Telford Crescent.



**Figure 12** - Station Sub Precinct Area A

#### 3.1.2 Specific Provisions

Development and Land Use Standards		
Floor Height	Min Ground to 1st Floor	3.5m
	Max Ground to 1st Floor	6.5m
Setbacks	Cedric St/ Karrinyup Rd	Nil
	George St	Nil (first 20m of new amalgamated lots. Remainder of frontage 3.0m setback)
	Public Access Way	1.5m. See <b>Figure 15</b>
	Right of Way	<b>Figures 14 and 16</b>
	All Other Floors	As per <b>Figures 14, 15 and 16</b>
Location of Land Use Category	Ground Floor	Mixed Use, Business & Restricted Business
	All Upper Floors	Urban Residential, Mixed Use
Building Height	Maximum Height	Refer to <b>Figure 16</b>
	Maximum Storeys	Refer to <b>Figure 16</b>
Lot Configuration	Minimum Size	750m <sup>2</sup>
	Minimum Frontage	18.0m
Awnings	Minimum	Along Cedric Street

#### 3.1.3 Special Provisions

- All lots shall be amalgamated prior to development. Refer to **Figure 13** for specific lots;
- All lots adjoining road reserve areas that are required to be closed shall be amalgamated with the closed road reserve prior to development occurring, Refer **Figure 13**;
- Access shall be via George's Street only, refer **Figure 13** for specific lots.

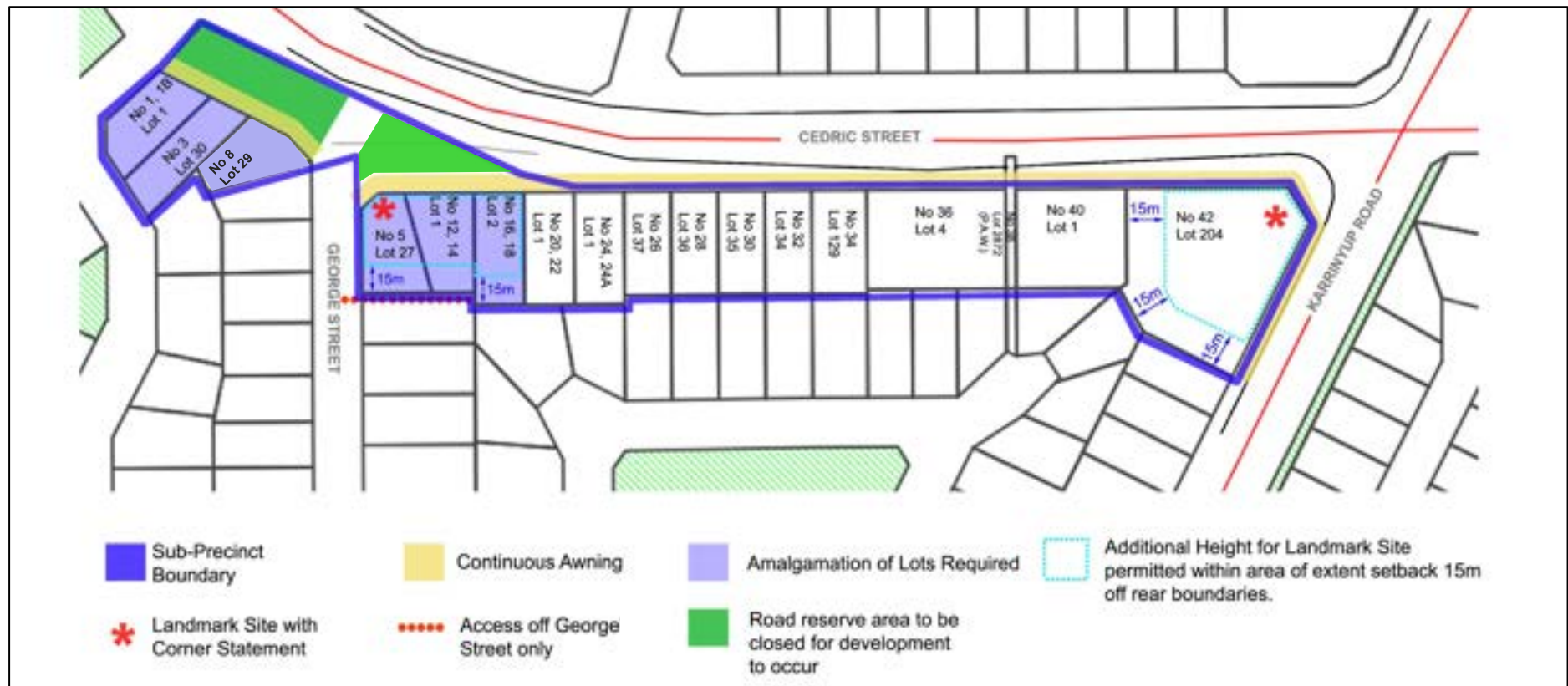
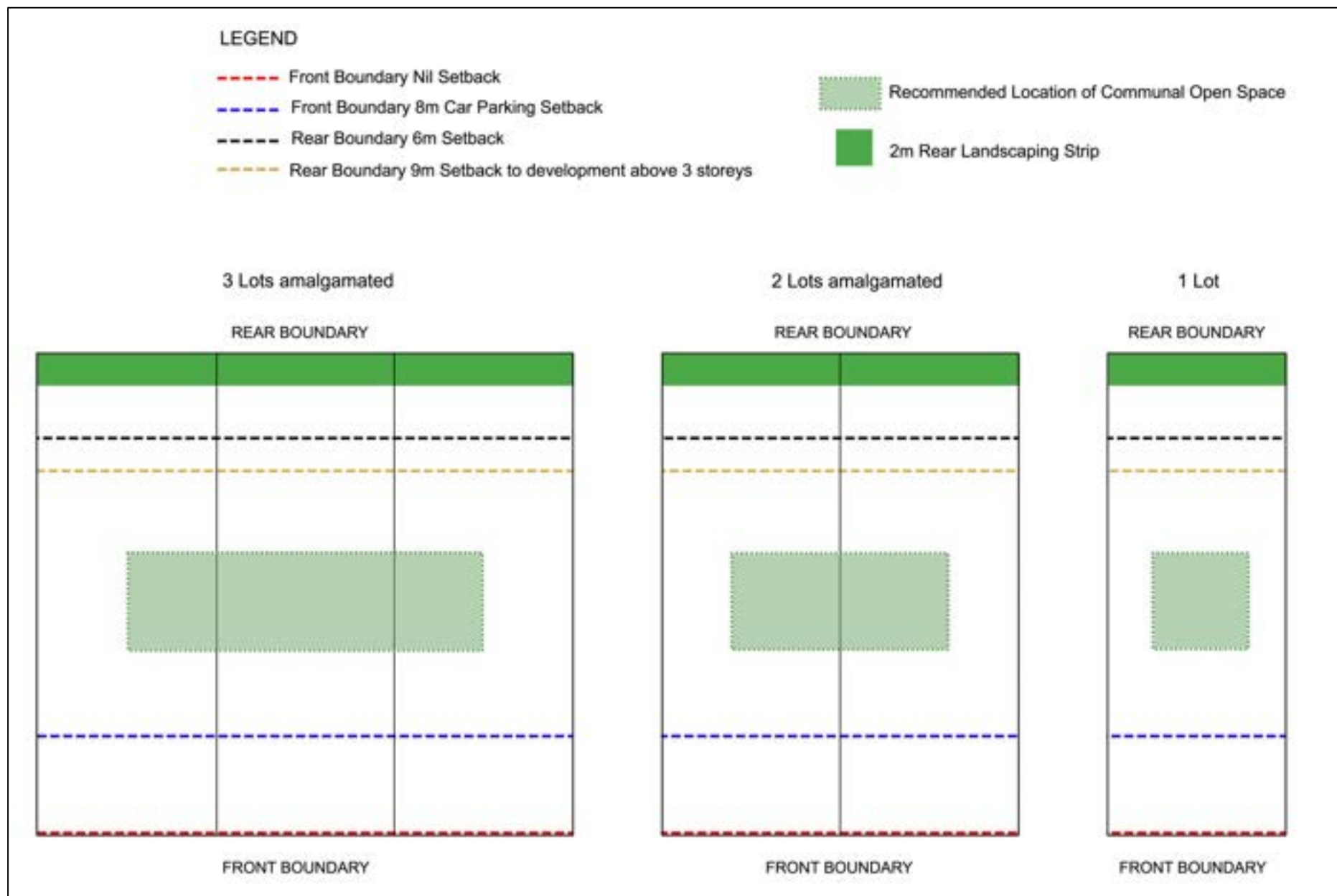
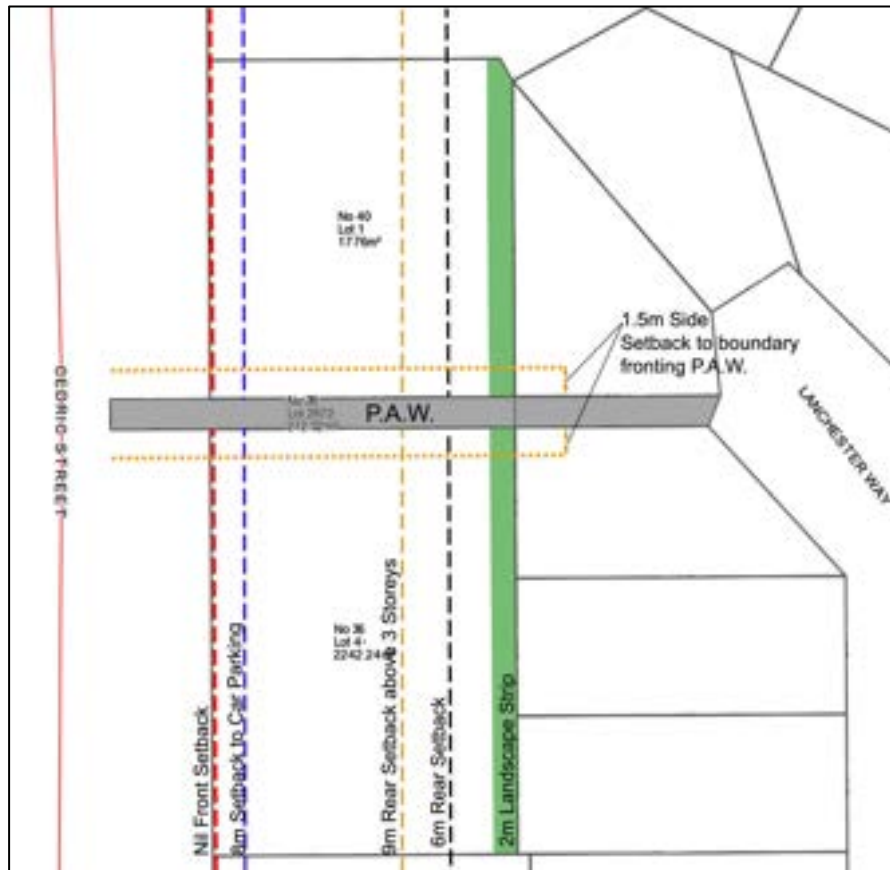


Figure 13 - Site Context



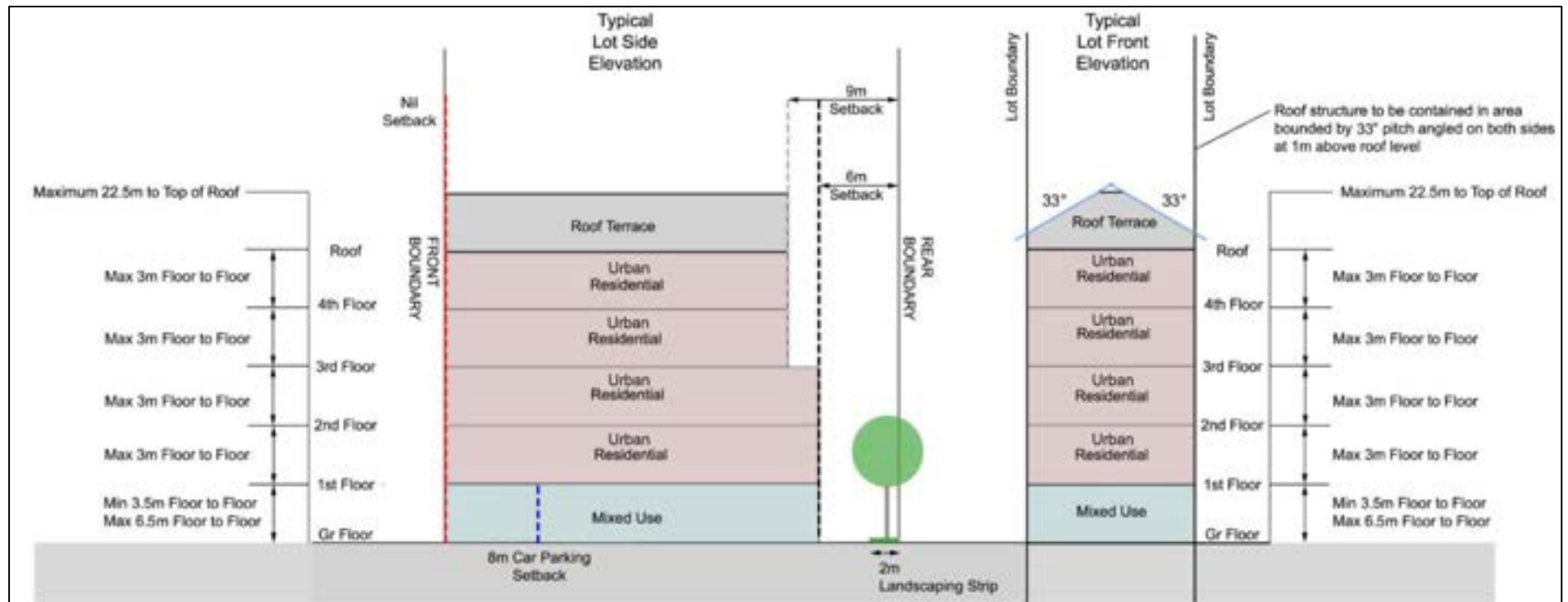
**Figure 14 - Setbacks**





**Figure 15 - Building setback provisions lots which share a side boundary with P.A.W**





**Figure 16 - Typical Lot Front & Side Elevation**

## 3.2 Sub Precinct Area B

All land highlighted in **Figure 17** shall comply with the following provisions.

### 3.2.1 Character Statement

Medium-rise residential buildings act as transition zone between the commercial nature of Cedric Street and low-rise residences towards the east. As a transition, starting from the northern portion of the sub precinct towards the south, building heights would be stepped down and uses would become predominantly residential.

Four urban typologies are deemed suitable for the sub precinct:

- 3 storey group house
- 3 storey pavilion cluster
- 3-4 storey central block
- 3-4 storey double block



Figure 17 - Station Sub Precinct Area B

### 3.2.2 Specific Provisions

Development and Land Use Standards		
Ground Floor Standards	Minimum Ground to 1st Floor	3.5m
	Maximum Ground to 1st Floor	6.5m
Setbacks	Front	Refer <b>Figures 19, 20, 21, 22, and 23</b>
	Side and Rear	
Location of Land Use Category	All floors	Urban Residential
Building Heights	Single lots more than 30m in depth	Max 4 Storeys as per <b>Figure 22</b>
	Single lots less than 30m in depth	Max 4 Storeys as per <b>Figure 23</b>
Lot Configuration	Minimum Size	700m <sup>2</sup>
	Minimum Street Frontage	18.0m

### 3.2.3 Special Provisions

- All lots shall be amalgamated prior to development. Refer to **Figure 18** for specific lots

#### Vehicle access to lots abutting Telford Crescent

The City is in the process excising a portion of Crown Reserve abutting the lots referred to below to allow for improved vehicle access to lots which currently have vehicle access from Trevithick Close. It is the City's intention to dedicate this land as road reserve. Once this has occurred, all vehicular access to the properties listed below shall be from Telford Crescent (see figure 18).

- Access to lots shall be in accordance with **Figure 18**; and
- Development applications for the following properties must show

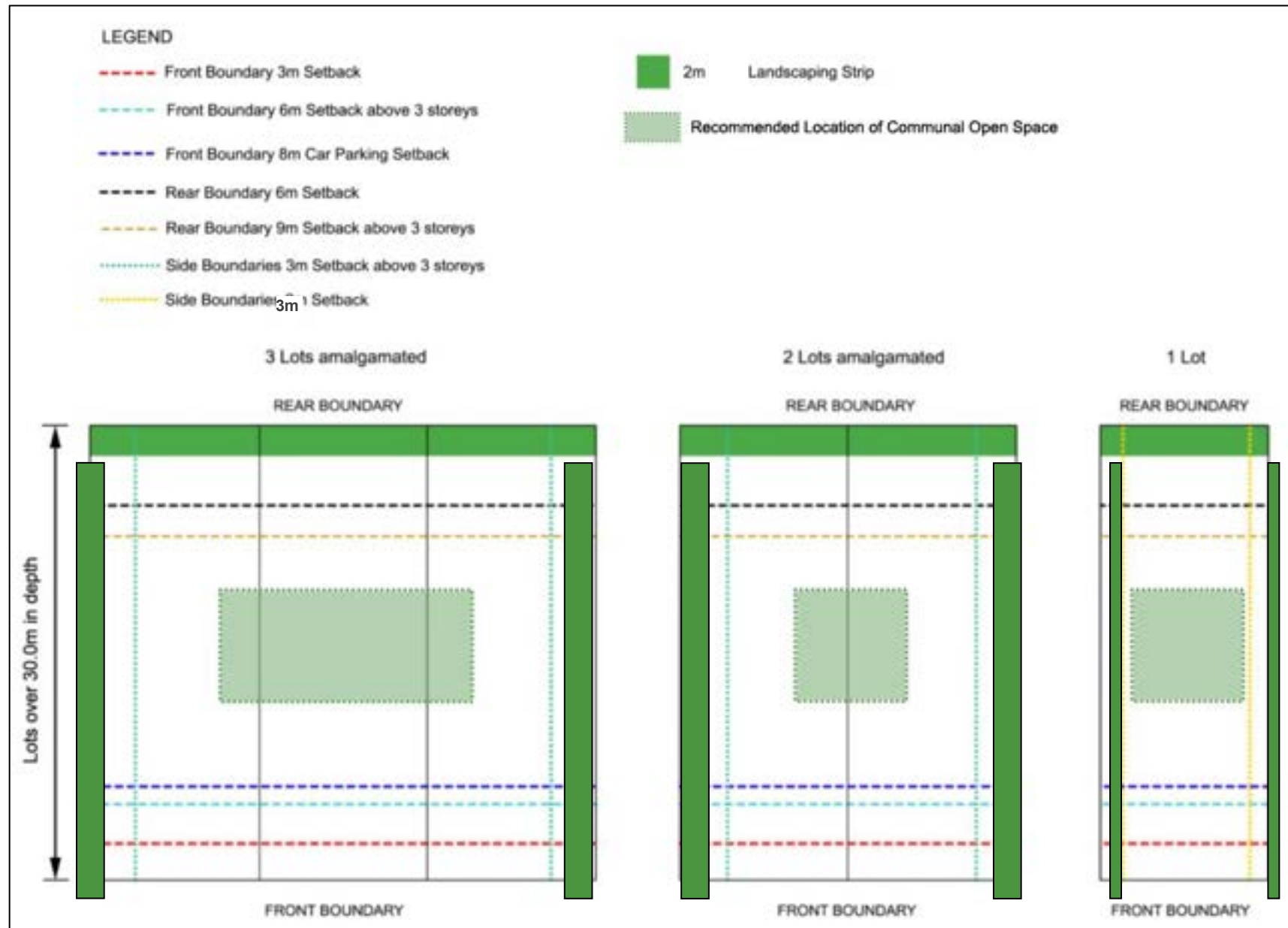
vehicle access from Telford Crescent:

- Lot 314, House Number 4 Trevithick Close, Stirling;
- Lot 1, House Number 4b Trevithick Close, Stirling;
- Lot 2, House Number 4c Trevithick Close, Stirling;
- Lot 1, House Number 10 Trevithick Close Stirling;
- Lot 2, House Number 10a Trevithick Close Stirling;
- Lot 1, House Number 10c Trevithick Close Stirling;
- Lot 2, House Number 10b Trevithick Close Stirling; and
- Lot 327, House Number 65, Telford Crescent, Stirling

Note: The City may impose such conditions of development approval as are appropriate and relevant to development of these lots to minimize the impact of development on the locality.

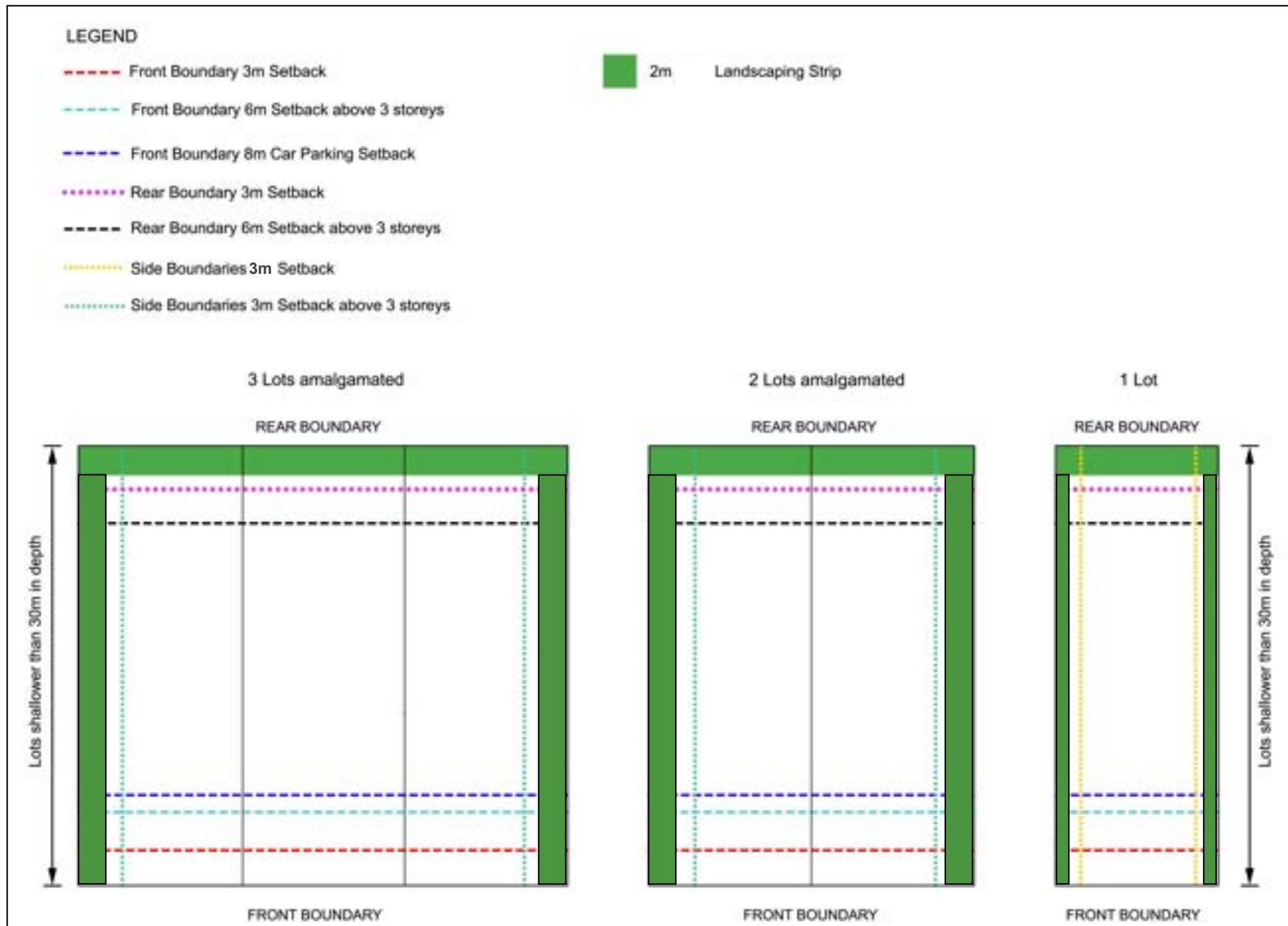


**Figure 18 - Station Sub precinct Area B Specific Provisions**



**Figure 19 - Setback Provisions for Typical Site Plans over 30.0m in depth**



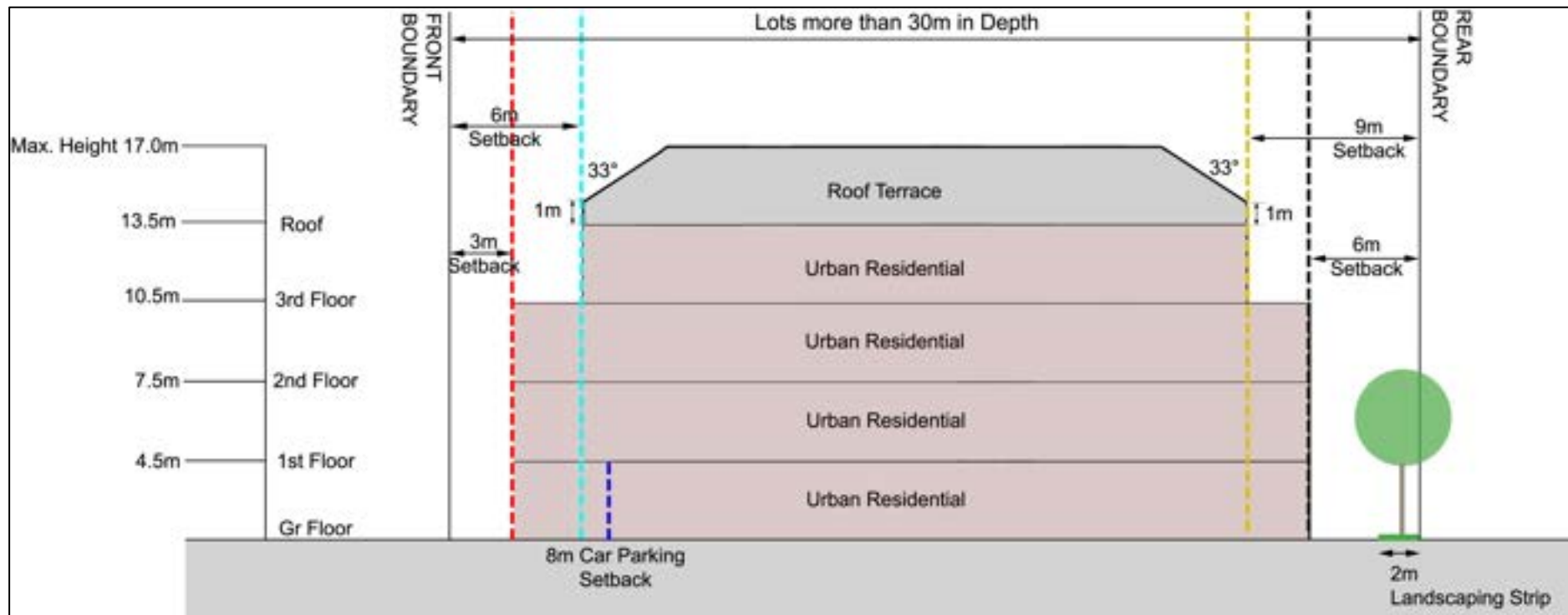


**Figure 20** - Setback provisions for Sites shallower than 30m

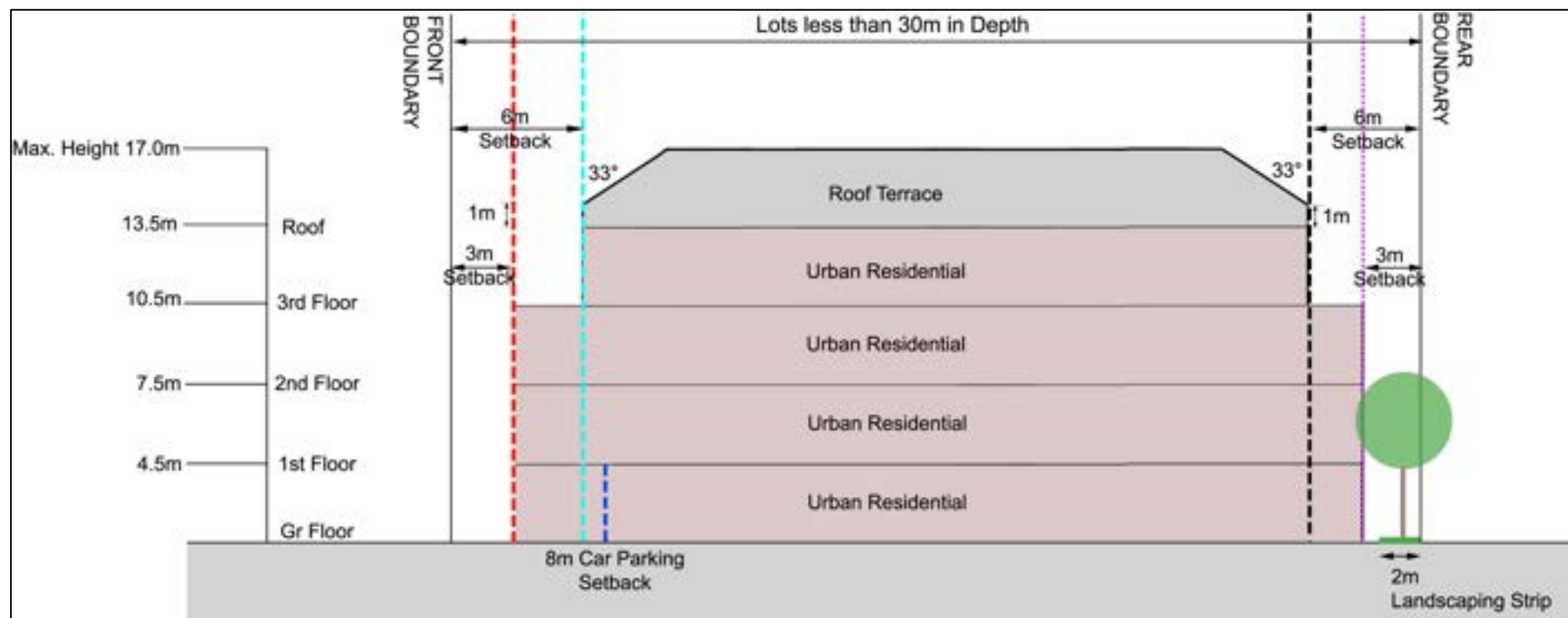




**Figure 21** - Building setback provisions for amalgamated Lots 1 & 3



**Figure 22** - Typical Side Elevation for lots more than 30m in depth



**Figure 23 - Typical Side Elevation for lots less than 30m in depth**

### 3.3 Sub Precinct Area C

All land highlighted in **Figure 24** shall comply with the following provisions.

#### 3.3.1 Character Statement

Residential buildings (3-5 storeys) in a landscaped setting with rear boundary setbacks creating space for tree planting between buildings. A transition zone, between the commercial nature of Ellen Stirling Boulevard and medium-rise residences towards the west.



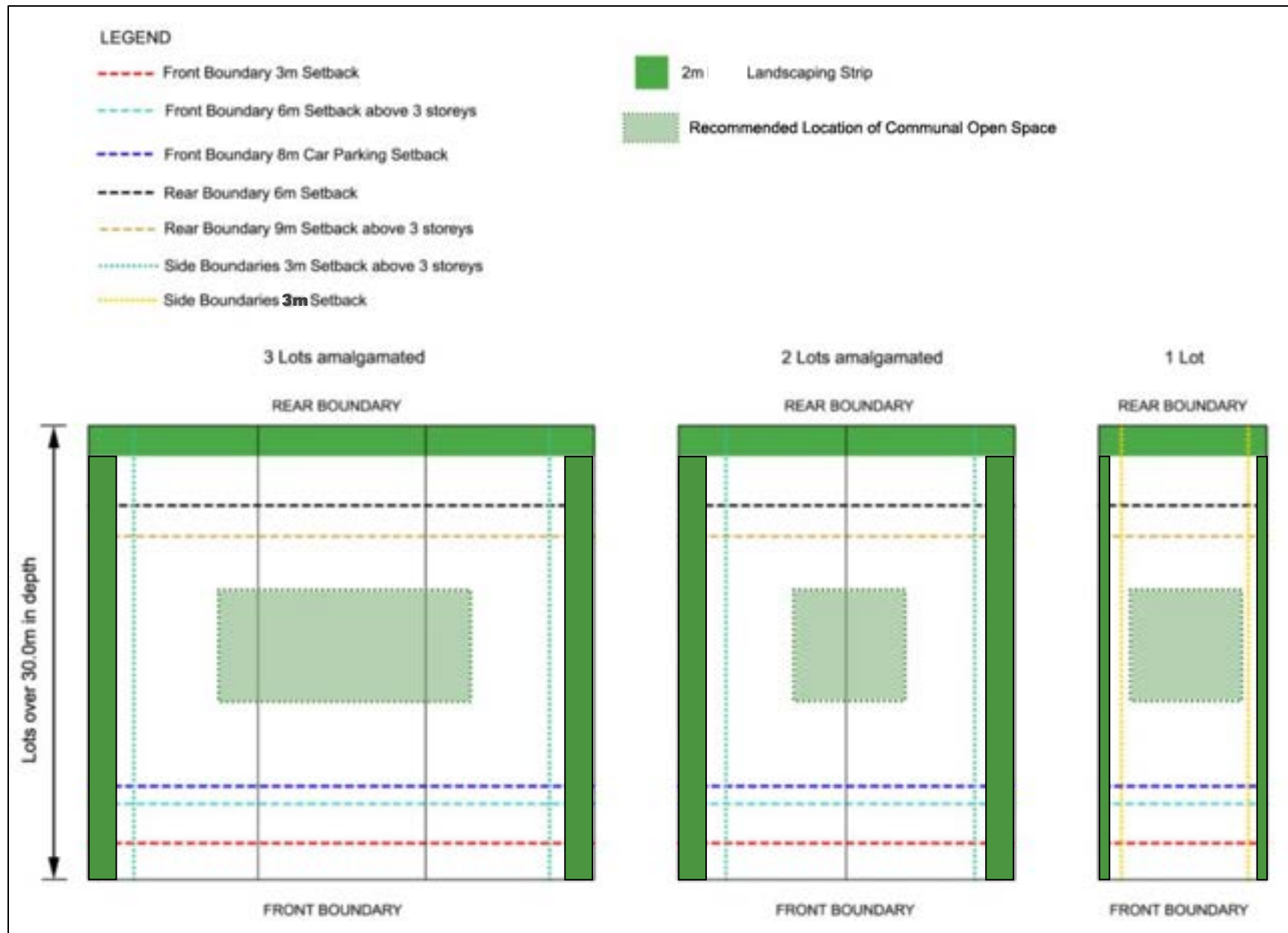
**Figure 24** - Station Sub Precinct Area C Site Context

#### 3.3.2 Specific Provisions

Development and Land Use Standards		
Ground Floor Standards	Minimum Ground to 1st Floor	3.5m
	Maximum Ground to 1st Floor	6.5m
Setbacks	Front	Refer <b>Figures 26, 27, 28, 29 and 30</b>
	Rear and Side	
Location of Land Use Category	All floors	Urban Residential
Building Heights	Single Lot (Lots up to 1399m <sup>2</sup> )	Max 3 Storeys as per <b>Figure 29</b>
	Amalgamated Lots (min. 1,400m <sup>2</sup> )	Max 5 Storeys as per <b>Figure 30</b>
Lot Configuration	Minimum Size	700m <sup>2</sup>
	Minimum Street Frontage	18.0m



Figure 25 - Site Context

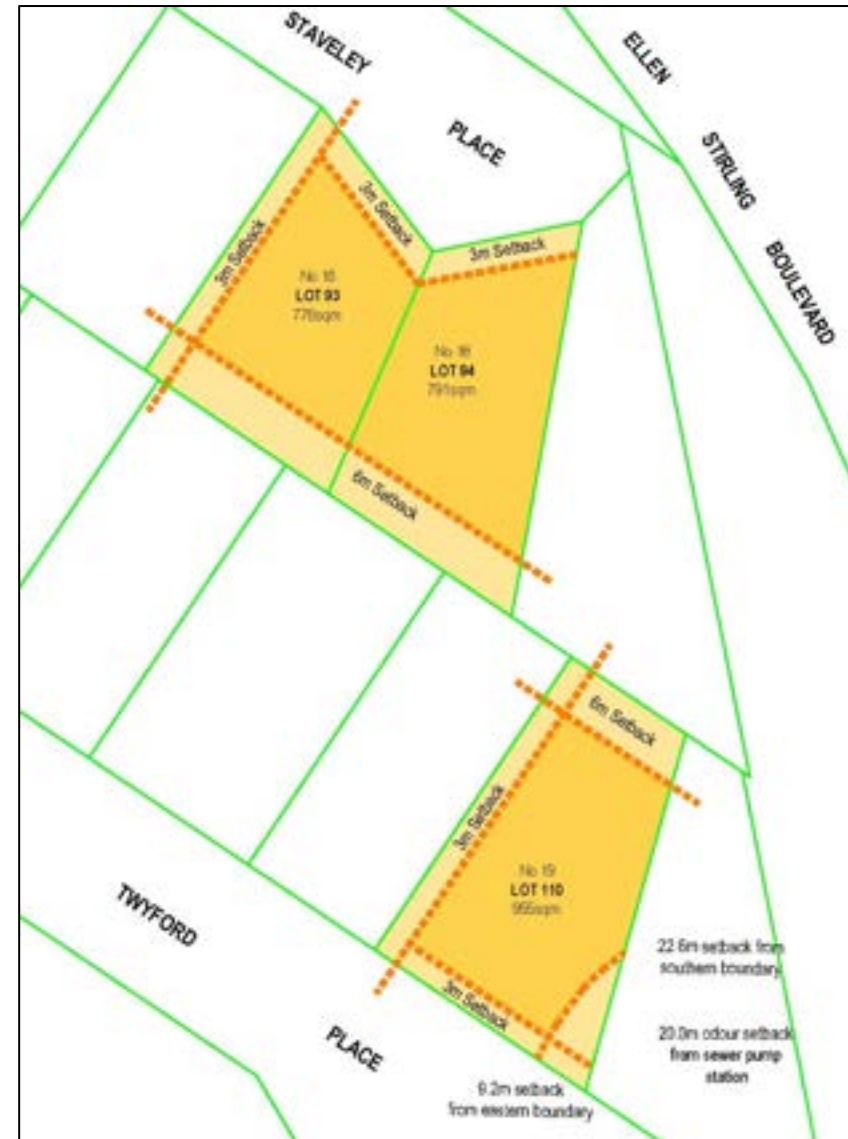


**Figure 26 - Typical Site Plans for Standard Residential Lots**

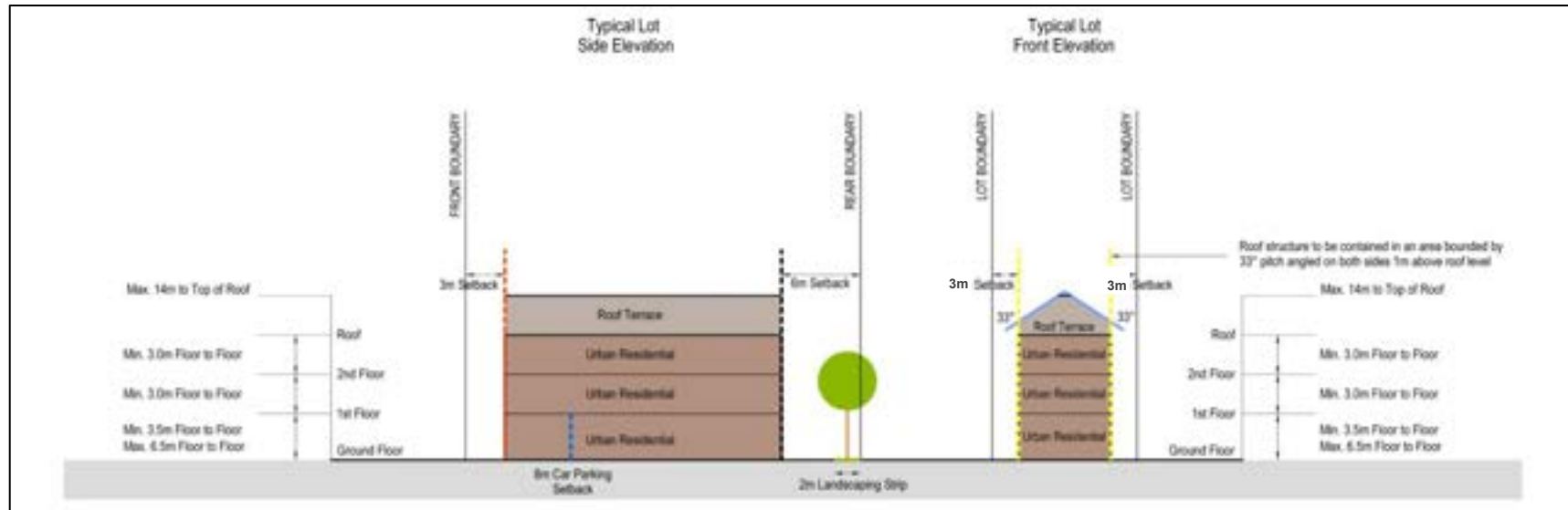




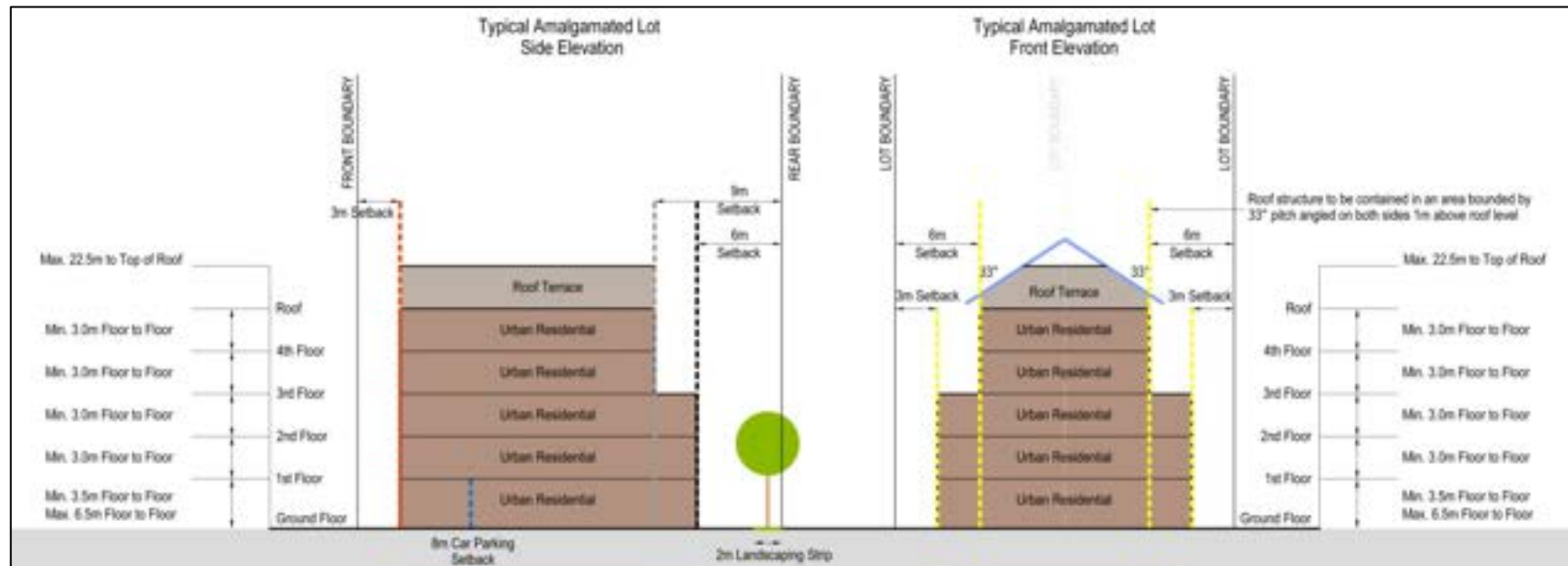
**Figure 27 - Specific Building Setbacks for Corner Lots**



**Figure 28 – Specific Setbacks for Lots 93 and 94 Staveley Place and Lot 110 Twyford Place**



**Figure 29 - Setbacks and Heights for Typical Single Lot**



**Figure 30 - Setbacks and Heights for Typical Amalgamated Lot**

### 3.4 Sub Precinct Area D

All land highlighted in **Figure 31** shall comply with the following provisions.

#### 3.4.1 Character Statement

Provides a transition between the taller buildings envisaged for the station precinct to the east and the lower-scale residential area to the west. The built form establishes a mixed-use edge to Ellen Stirling Boulevard with retail at ground level and either residential or non-residential uses above. Building heights range from 8 storeys to Ellen Stirling Boulevard to 6 storeys to Twyford Place and Staveley Street. Also incorporates a pedestrian link between Twyford Place and Ellen Stirling Boulevard.



**Figure 31** - Station Sub Precinct Area D

#### 3.4.2 Specific Provisions

Development and Land Use Standards		
<b>Ground Floor Standards</b>	Minimum ground level floor to floor height	3.5m
	Maximum ground level floor to floor.	6.5m.
<b>Setbacks</b>	Street Setbacks	As shown on <b>Figures 32 and 35</b>
	Non-street setbacks	As shown on <b>Figure 32</b>
<b>Location of Land Use Category</b>	Ground Floor Ellen Stirling Blv	Business, As shown on <b>Figures 33 and 34</b>
	Podium levels (Levels 1-2)	Mixed Use and City Residential, As shown on <b>Figures 33 and 34</b>
	Tower level above podium	Mixed Use and City Residential, As shown on <b>Figures 33 and 34</b>
<b>Building Heights</b>	Maximum building heights	As shown on <b>Figure 32</b>
<b>Lot Configuration</b>	Minimum Size	2000m <sup>2</sup>
	Minimum Street Frontage	40m
<b>Awnings</b>	Minimum	Continuous awning required along Ellen Stirling Boulevard
<b>Landscaping</b>	Minimum	10% of site with soft landscaping
<b>Parking</b>	Maximum	400 Bays Per Hectare

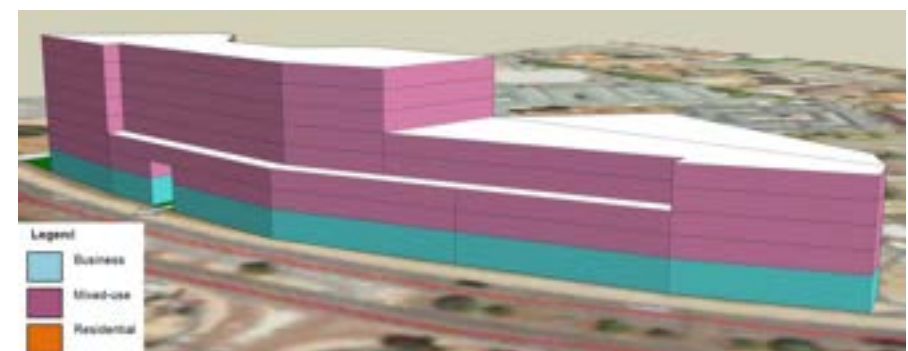




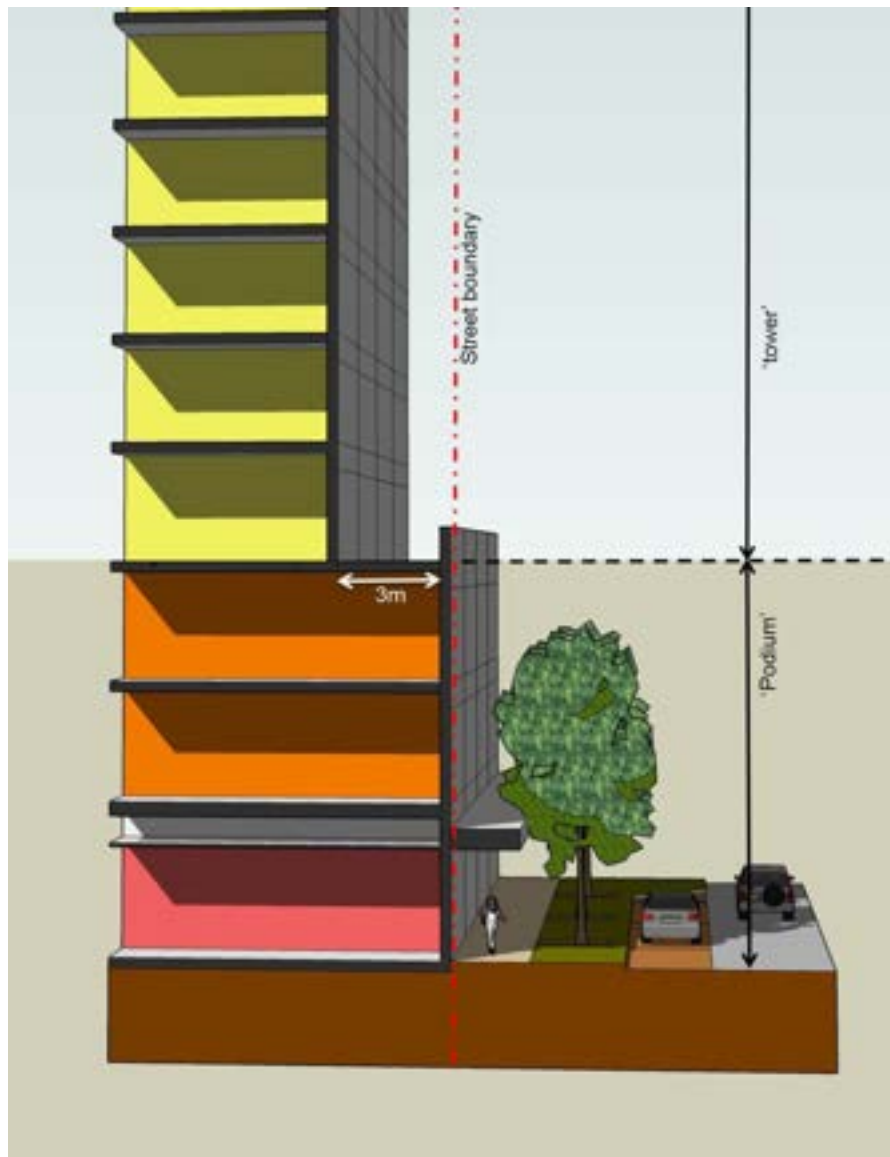
**Figure 32 - Height Plan and Setback Plan**



**Figure 33 – Land Use Plan, Twyford Place**



**Figure 34 – Land Use Plan, Ellen Stirling Boulevard**



**Figure 35** – Elevation Ellen Stirling Boulevard

## 3.5 Sub Precinct Area E

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

### 3.5.1 Character Statement

Establishes a transition between the taller buildings envisaged for the station precinct to the east and the lower-scale residential area to the west. The built form establishes a mixed-use urban edge to Ellen Stirling Boulevard with retail at ground level and either residential or commercial uses above. However a residential-only interface to Oswald Street and Staveley Street. Building heights range from 8 storeys to Ellen Stirling Boulevard to 5 storeys to Twyford Place and Staveley Street.



**Figure 36** - Station Sub Precinct Area E

### 3.5.2 Specific Provisions

Development and Land Use Standards		
Ground Floor Standards	Minimum ground floor height	3.5m
	Maximum ground floor height	6.5m
Setbacks	Street setbacks	<b>Figures 38 and 42</b>
	Non-street setbacks:	<b>Figures 38 and 42</b>
Location of Land Use Category	Ground floor	Business ( <b>Figures 39, 40 and 41</b> )
	Podium levels (Levels 1-2)	Mixed use and City Residential ( <b>Figures 39, 40 and 41</b> )
	Towers' above podium	Mixed use and City Residential ( <b>Figures 39, 40 and 41</b> )
Building Heights	Minimum building height	3 storeys
	Maximum building height	<b>Figure 38</b>
Lot Configuration	Minimum Size	3500m <sup>2</sup>
	Minimum Street Frontage	60m
Awnings	Minimum	Continuous awning required along Ellen Stirling Boulevard
Landscaping	Minimum	10% of site with soft landscaping

### 3.5.3 Special Provisions

- Only single storey development with a timed approval of no more than 15 years is permitted until the following lots are amalgamated (**Figure 37**);
  - Lot 701, HN 1 Staveley St and Pt Lot 9003, HN 49 Ellen Stirling Boulevard; and
  - Lot 700, HN 86 Oswald Street; Lot 1, HN 88A & B Oswald Street and Pt Lot 9003, HN 49 Ellen Stirling Boulevard.

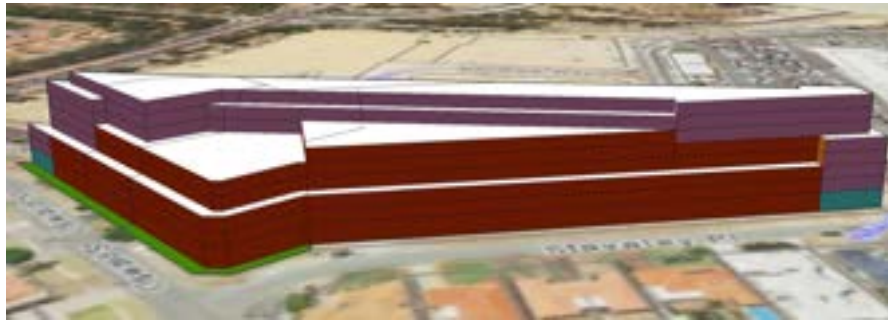




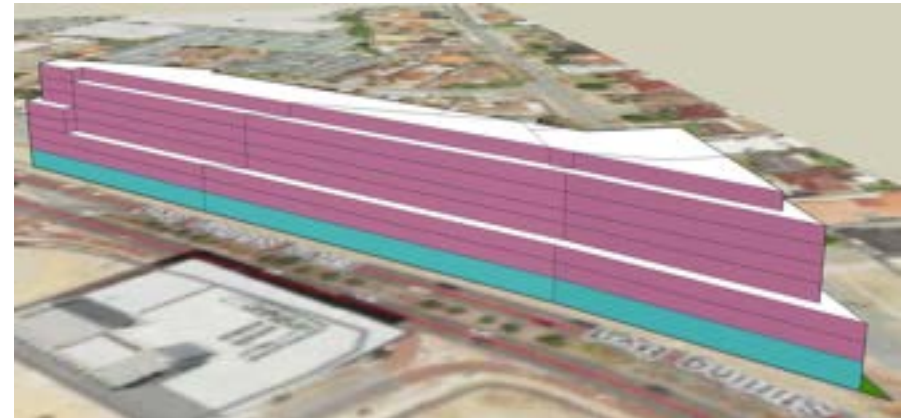
Figure 37 – Amalgamated Lots



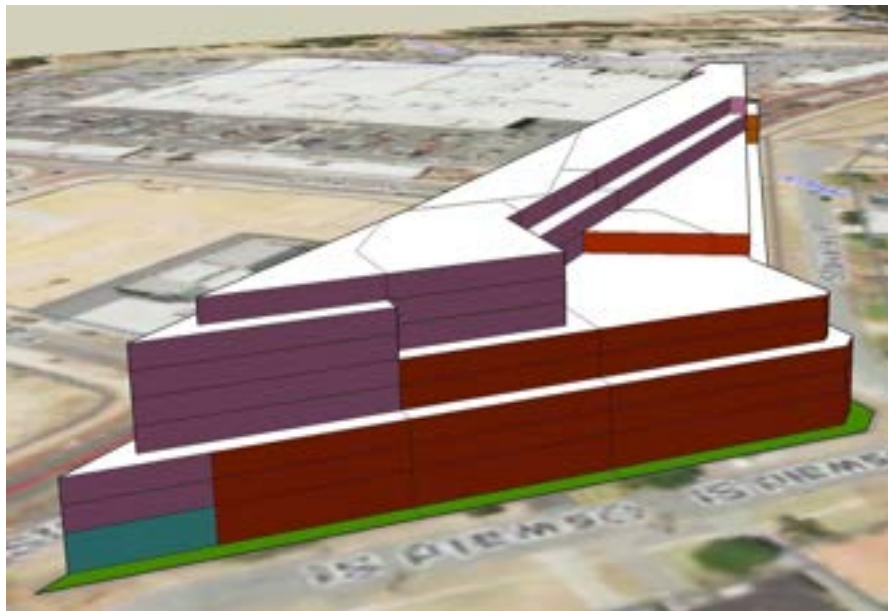
Figure 38 - Height Plan



**Figure 39** - Land Use Plan, Staveley Place



**Figure 41** - Land Use Plan, Oswald Street



**Figure 40** - Land Use Plan, Ellen Stirling Boulevard



**Figure 42** – Elevation Corner Oswald St & Staveley Place



## 3.6 Sub Precinct Area F

All land highlighted in **Figure 43** shall comply with the following provisions.

### 3.6.1 Character Statement

Mixed use buildings between up to 15 storeys in height on 'podiums' of up to 3 – 5 storeys that form a continuous and active edge to the adjacent streets. Where specific performance criteria can be met, the height of the towers of the sub-precinct may be increased up to a maximum of 30 storeys.



**Figure 43** - Station Sub Precinct Area F.

### 3.6.2 Specific Provisions

Development and Land Use Standards		
Ground Floor Standards	Minimum ground floor level	3.5m
	Maximum ground floor level	6.5m
Setbacks	Street setbacks	<b>Figures 44 and 49</b>
	Non-street setbacks	<b>Figure 44</b>
	Setback of towers (same lot)	<b>Clause 2.1.4.4</b>
Location of Land Use Category	Ground floor	<b>Figures 45, 46 and 47</b>
	Podium levels 1 - 2	<b>Figures 45, 46 and 47</b>
	Towers' above podium	<b>Figure 45, 46 and 47</b>
Building Heights	Minimum Stories	3 storeys
	Maximum Base Height	<b>Figure 44</b>
	Bonus Heights	<b>Figures 44 and 48 &amp; clause 2.1.3.4</b>
Lot Configuration	Minimum Size	2400m <sup>2</sup>
	Minimum Street Frontage	60m
Location of Car Parking	Ground Floor	<b>Figure 10</b>
	Upper Floors	Screened from street
Landscaping	Minimum	10% of site
Awnings	Minimum	Awning required on all street frontages

### 3.6.3 Special Provisions

- Buildings built to the eastern edge of the Freeway and northern edge of Cedric St shall be adaptable to allow for future new buildings to sleeve existing lots with frontages to the new Sarich Ct extension (existing Fwy off ramp) and Cedric St (**Figure 44**).
- House No. 3, Lot 212 Tassels Place is exempt from the minimum dwelling requirements included in Clause 2.1.2.3.

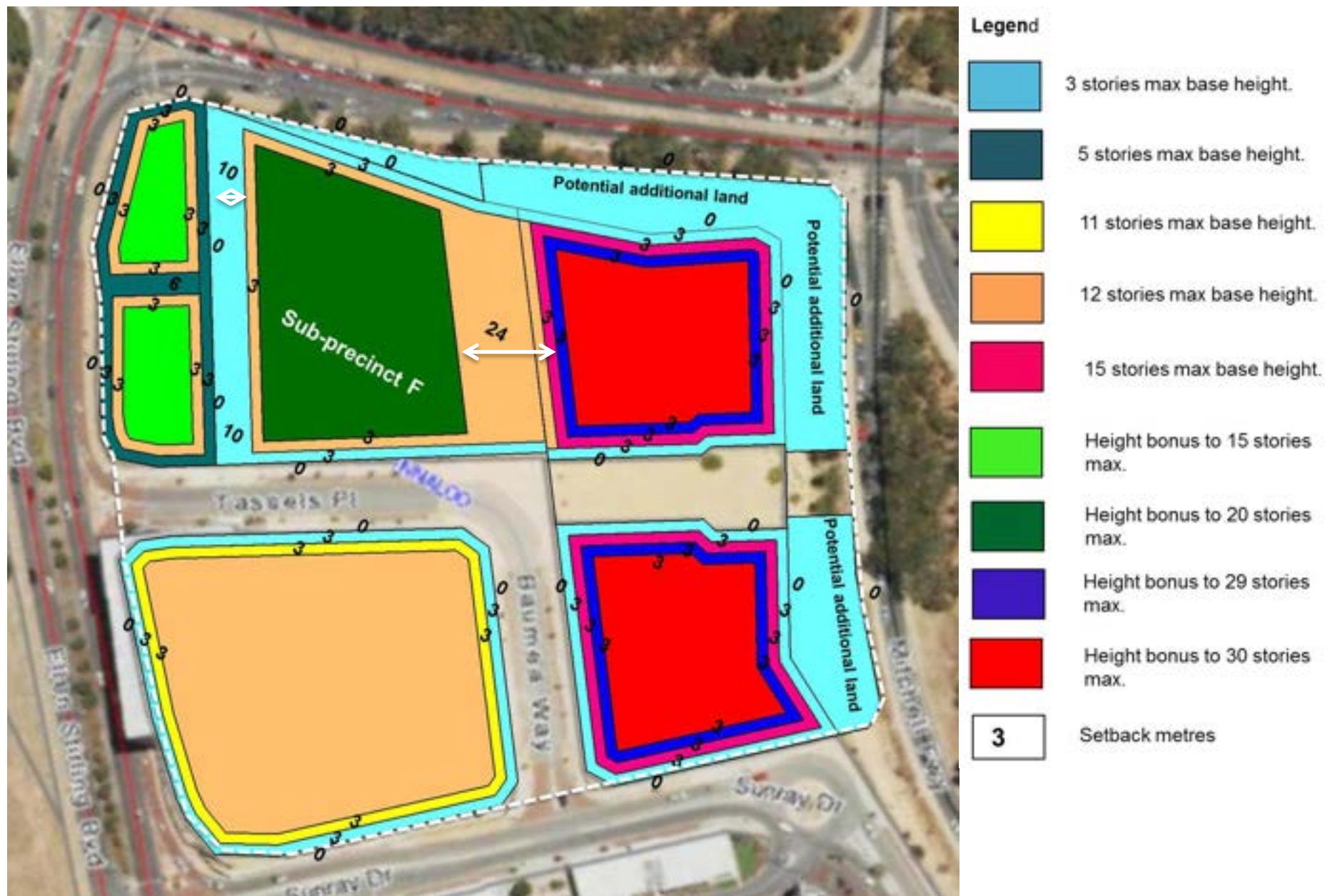
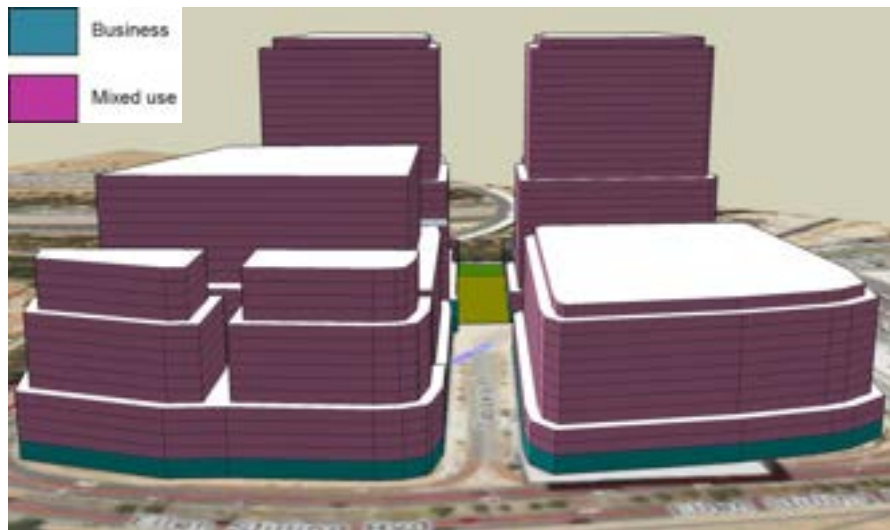


Figure 44 – Height and Setback Plan

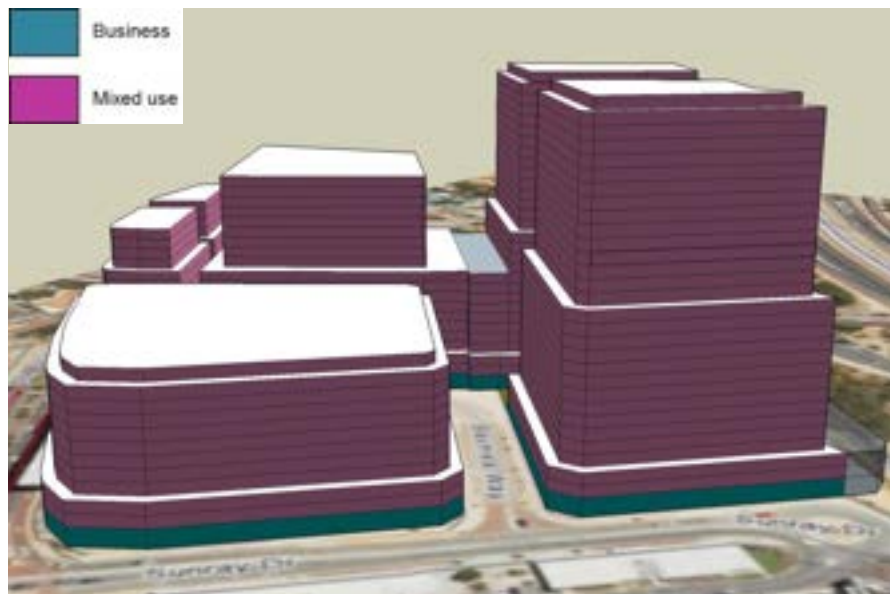




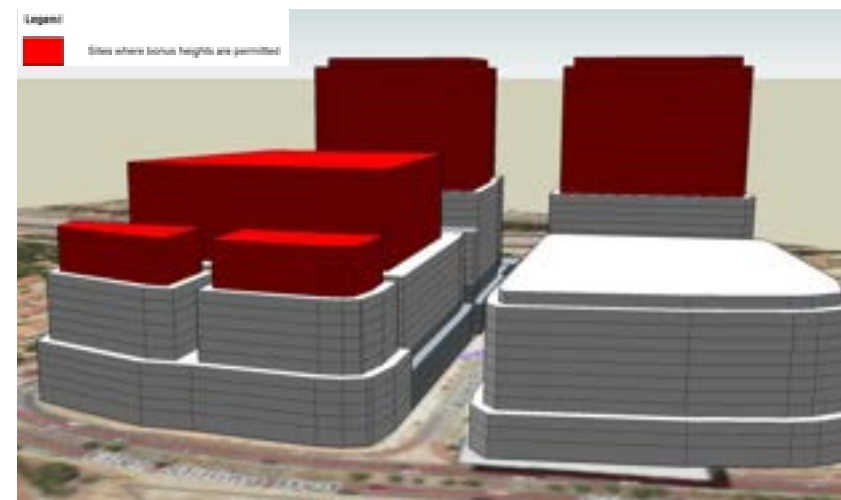
**Figure 45 – Land Uses, Ellen Stirling Boulevard**



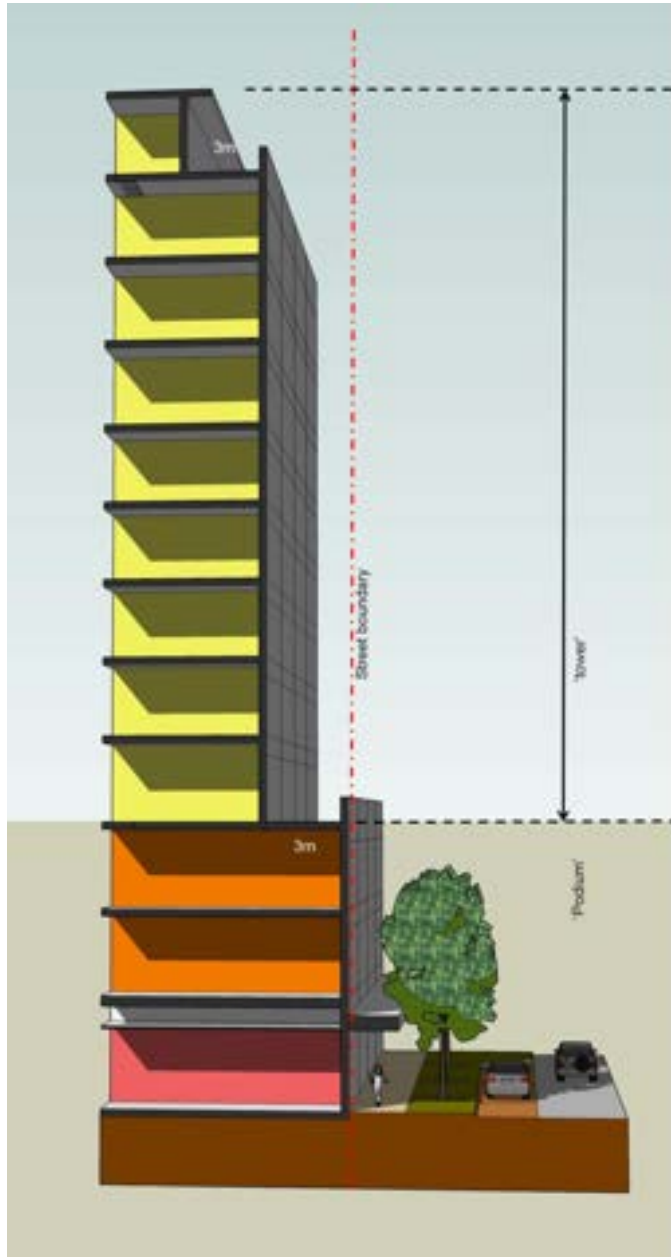
**Figure 47 – Land Uses, Freeway**



**Figure 46 – Land Uses, Sunray Drive**



**Figure 48 – Bonus Heights, Ellen Stirling Boulevard**



**Figure 49** – Elevation, Street Setbacks



### 3.7 Sub Precinct Area G

All land highlighted in **Figure 50** shall comply with the following provisions.

#### 3.7.1 Character Statement

Provides a transition between the taller buildings envisaged for the station precinct to the south and the lower-scale residential area to the northwest.

The built form establishes a medium-scale urban residential interface to the adjacent streets and open spaces.

Building heights are up to 6 storeys with the upper 3 storeys set back from the main building line.



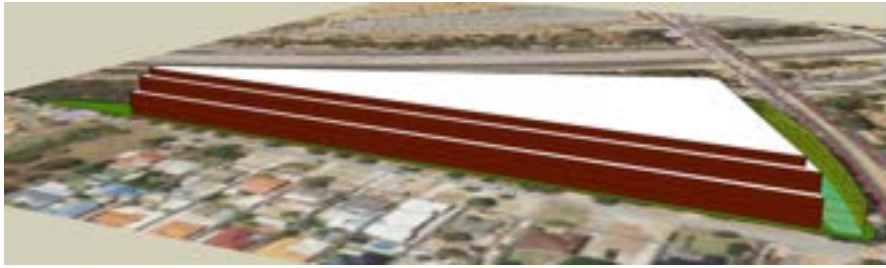
**Figure 50** - Station Sub Precinct Area G

### 3.7.2 Specific Provisions

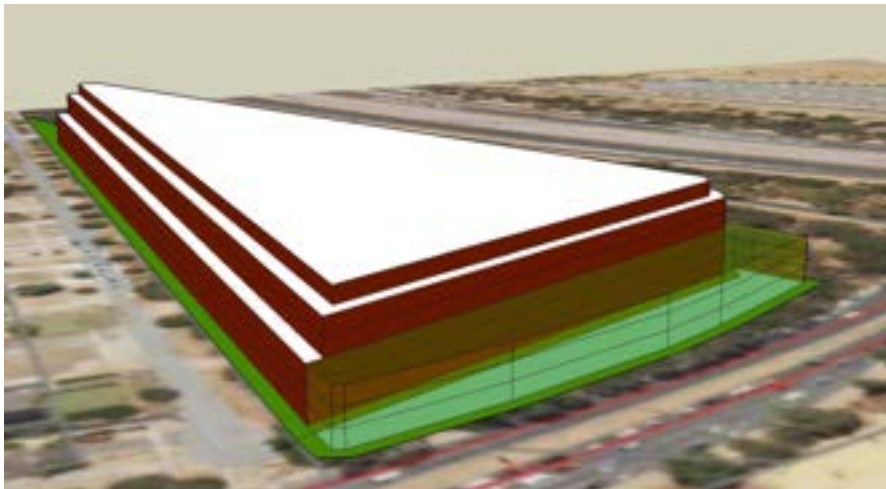
Development and Land Use Standards		
<b>Ground Floor Standards</b>	Minimum ground level floor-to-floor height	3.2m
<b>Setbacks</b>	Street setbacks	As shown on <b>Figure 51 and 54</b>
	Non-street setbacks	As shown on Figure
<b>Location of Land Use Category</b>	All levels	Residential, as shown in <b>Figures 52 and 53</b>
<b>Building Heights</b>	Minimum building height	3 storeys.
	Maximum building height	As shown on <b>Figure 51</b>
<b>Lot</b>	Minimum Size	4000m <sup>2</sup>
	Minimum Street Frontage	60m
<b>Landscaping</b>	Minimum	20% of site with soft landscaping
<b>Awning</b>	Minimum	Continuous awning required along Cedric St



**Figure 51 – Height and Setback Plan**



**Figure 52** – Land Use Plan, Hertha Road



**Figure 53** – Land Use Plan, Cedric Street



**Figure 54** – Elevation Hertha Road

