

City of Stirling User Guide

State Planning Policy 7.3 Residential Design Codes Volume 2 and Local Planning Policies

Non-residential, Single Houses and Grouped Dwelling developments are to still comply with Local Planning Policies. These tables are for Multiple Dwellings and Mixed Use developments.

Where a Local Planning Policy or provision has not been listed in these tables, then the Local Planning Policy provisions prevails over any conflicts with the Apartment Codes, because the conflicts in the Local Planning Policy only relate to Elements listed in the Apartment Codes Clause 1.2.2 which can be modified.

Where a Local Planning Policy refers to a Local Development Plan, refer to the Local Development Plan User Guide for assistance.

Local Planning Policies impacted by 'State Planning Policy 7.3 Residential Design Codes Volume 2 - Apartments' (effective from 24 May 2019)

NO.	SUPERSEDED LOCAL PLANNING POLICY PROVISION (SUMMARY)	APARTMENT CODE ELEMENT
2.6	RESIDENTIAL BUILDING HEIGHTS	
	6.1.d) Refers to Part 6 Table 4 of the previous R-Codes which has now been deleted.	Element 2.2
2.8	MULTIPLE DWELLINGS	
	Local Planning Policy refers to Part 6 Deemed to Comply provisions of the previous R-Codes which are no longer applicable.	Policy not in Effect
3.1	CHARACTER RETENTION GUIDELINES	
	4.4.1.1 Location and Setbacks for garages and carports 4.5.2 Garden Design - retention or removal of existing trees 6.1.2.3 Orientation of buildings to address the street	Element 3.9 Element 4.4 Element 3.2
4.2	MIXED USE & COMMERCIAL CENTRE DESIGN GUIDELINES	
	<ul style="list-style-type: none"> • Heights - minimum hours of solar access to living areas • Multi Storey Car Parks - screening of multi-storey car parks from the street and dwellings • Balconies - balustrades to be 50% visually permeable • Landscaping - landscaping plans to be submitted and window boxes may be permitted • Car Parking - to comply with City's Parking Policy and Australian Standard 2890.1 • Vehicle Access - access to major roads and vehicles to be in a forward gear • Location of Parking - parking areas to be screened and landscaped • Bicycle Parking - facilities to comply with Bicycle Parking Policy • Bin storage areas - to comply with Bin Storage Areas Policy • Services - screening air conditioning units, ducts and services away from street • Sound Attenuation - for dwellings and mixed-use developments 	<ul style="list-style-type: none"> • Element 4.1 • Element 3.9 • Element 4.4 • Element 4.12 • Element 3.9 • Element 3.8 & 3.9 • Element 3.9 • Element 3.9 • Element 4.17 • Element 4.18 • Element 4.7
4.5	PRIVATE INSTITUTION DESIGN GUIDELINES	
	<ul style="list-style-type: none"> • On-Site Open Space and Amenities - landscaping and amenities for Retirement complexes • Parking - to comply with City's Parking Policy • Sustainability Design Standards - to provide reticulation and High efficiency lighting 	<ul style="list-style-type: none"> • Element 4.12 • Element 3.9 • Element 4.15 & 4.16
5.3	MAIN STREET PLAZA DESIGN GUIDELINES	
	5.2 Parking Ratio - On-Site Parking Ratio 1 bay per 100m ² of site area plus 1 bay per dwelling 6.1 Vehicular Access - to comply with City's Parking Policy 6.3 Disabled Access - to comply with National Construction Code 2012 & Disability Standards 2010	<ul style="list-style-type: none"> • Element 3.9 • Element 3.9 • Element 4.9

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NO.	SUPERSEDED LOCAL PLANNING POLICY PROVISION (SUMMARY)	APARTMENT CODE ELEMENT
5.7	<p>KARRINYUP REGIONAL CENTRE GUIDELINES</p> <ul style="list-style-type: none"> • Solar & Daylight Access - minimum 3hours solar access between 9am and 3pm for living areas • Multi Storey Car Parks - screening of multi-storey car parks from street and dwellings • Balconies - balustrades to be 50% visually permeable • Landscaping - Landscaping plans to be submitted and Planters/window boxes acceptable • Access & Parking - to comply with the City's Parking Policy • Vehicle Access - access to major roads, vehicles to be in a forward gear and to comply with Australian Standard 2890.1 • Design & Location of Car Parking Spaces - screening of parking from street, landscaping provided along street and provision of 1 tree per 6 parking bays • Bicycle Parking Facilities - to comply with State Guidelines • Service Access and Facilities - minimum bin sizes, screening and maintenance • Screening - Air conditioning units, ducts and other services shall be screened from street • Sound Attenuation - submission of acoustic report and provide measures to reduce noise impact • Adaptability - development to allow for conversion into individual tenancies 	<ul style="list-style-type: none"> • Element 4.1 • Element 3.9 • Element 4.4 • Element 4.12 • Element 3.9 • Element 3.8 & 3.9 • Element 3.9 • Element 3.9 • Element 4.17 • Element 4.18 • Element 4.7 • Element 4.14
5.8	<p>STIRLING CITY CENTRE PARKING</p> <p>3.1 Car parking to comply with R-Codes, unless varied in a Structure Plan or Detailed Area Plan</p> <p>3.2 Visitor bays may be provided on-street and used for paid parking</p> <p>4.1 Parking requirements to be calculated by rounding to the nearest whole number</p> <p>4.2 Reciprocal parking between different uses in accordance with policy objectives</p> <p>5. Special Purpose Parking may be required in addition to normal parking requirement</p> <p>6.2 Detailed Parking Management Plan required for new parking areas</p> <p>6.3 Parking Management Plan to describe how the onsite parking will be managed</p> <p>8. Bicycle parking ratio - 1 space per dwelling</p> <p>9. Motorcycle parking ratio - 0.1 space per dwelling</p>	<ul style="list-style-type: none"> • Element 3.9 • Element 3.9 • Table 3.9 Note 1 • Element 3.9 • Element 3.9 • Element 3.9 • Element 3.9 • Element 3.9 • Element 3.9 • Element 3.9
5.9	<p>MIRRABOOKA TOWN CENTRE PARKING</p> <p>3.2 Parking for multiple dwellings in areas coded R-AC0</p> <p>3.3 Visitor bays may be provided on-street</p> <p>4.1 Parking requirements to be calculated by rounding to the nearest whole number</p> <p>5. Special Purpose Parking may be required in addition to normal parking requirement</p> <p>6.2 Detailed Parking Management Plan required for new parking areas</p> <p>6.3 Parking Management Plan to describe how the onsite parking will be managed</p> <p>6.4 Transport Assessments required in accordance with Parking and Access Policy</p> <p>8. Bicycle parking ratio - 1 space per dwelling</p> <p>9. Motorcycle parking ratio - 0.1 space per dwelling</p>	<ul style="list-style-type: none"> • Element 3.9 • Element 3.9 • Table 3.9 Note 1 • Element 3.9 • Element 3.9 • Element 3.9 • Element 3.9 • Element 3.9 • Element 3.9 • Element 3.9
6.3	<p>BIN STORAGE AREAS</p> <ul style="list-style-type: none"> • Bin Storage Area Size as per Policy requirement • Bin Storage Area be located behind the building setback line with adequate manoeuvring area • Bin Storage Area be screened and maintained • Bulk Bin Sizes as per Policy requirement 	<ul style="list-style-type: none"> • Element 4.17 • Element 4.17 • Element 4.17 • Element 4.17

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NO.	SUPERSEDED LOCAL PLANNING POLICY PROVISION (SUMMARY)	APARTMENT CODE ELEMENT
6.5	<p>DEVELOPMENT & SUBDIVISIONS ABUTTING RIGHTS OF WAY</p> <p>6.1 Provide manoeuvring area for vehicular access as per Australian Standards AS/NZS 2890</p> <p>7.1.2 Developments required to orient to and use the ROW for primary access</p> <p>7.1.3 Mixed Use development to provide adequate lighting to ROW, pedestrian access, bin stores and maintained</p> <p>7.1.4.5 Developments using ROW required to provide adequate lighting</p> <p>7.1.6 Landscaping to be provided within front setback area</p> <p>7.2.2.4 Developments using ROW required to provide adequate lighting</p> <p>7.2.3.2 Courtyards in the ROW setback will generally not be permitted</p> <p>7.2.3.4 Reduced setback to carports for corner sites</p> <p>7.2.3.6 Setbacks to garages not using the ROW may be reduced</p> <p>7.2.4 Landscaping required in front setback to ROW</p> <p>7.3.2 Developments using ROW required to provide adequate lighting</p> <p>7.3.3.2 Minimum setback to garages - 5.5m</p> <p>7.4.2 Developments using ROW required to provide adequate lighting</p> <p>7.4.3.2.3 Minimum setback to garages - 5.5m</p> <p>8. Adequate provision for pedestrian access from ROW required</p>	<ul style="list-style-type: none"> • Element 3.9 • Element 3.2 • Element 3.6, 4.5 & 4.17 • Element 4.5 • Element 4.12 • Element 4.5 • Element 4.4 • Element 3.9 • Element 3.9 • Element 4.12 • Element 4.5 • Element 3.9 • Element 4.5 • Element 3.9 • Element 4.5 • Element 3.9 • Element 4.17
6.6	<p>LANDSCAPING</p> <ul style="list-style-type: none"> • Policy applies to residential developments involving 5 or more units • Landscaping to be a minimum width of 500mm and a minimum plantable area of 2sqm • Consider variation of requirements to retain existing trees • A minimum of 1 tree per 6 bays required in open parking areas 	<ul style="list-style-type: none"> • Element 3.3 • Element 3.3 • Element 3.3 • Element 3.3 & 3.9
6.7	<p>PARKING AND ACCESS</p> <p>5.1.2. Parking requirements to be calculated by rounding to the nearest whole number</p> <p>5.1.3 Visitor bays may be provided on-street and used for paid parking</p> <p>5.2 Special Purpose Parking may be required in addition to normal parking requirement</p> <p>5.6 Reciprocal parking arrangements can be considered within mixed use development sites</p> <p>7.1.c Parking provided in road reserve do not contribute towards the number of on-site bays required</p> <p>7.2 Adequate manoeuvring and gradients required for parking areas</p>	<ul style="list-style-type: none"> • Table 3.9 Note 1 • Element 3.9 • Element 3.9 • Element 3.9 • Element 3.9 • Element 3.9
6.11	<p>TREES AND DEVELOPMENT</p> <p>5.1 Trees on Development Sites:</p> <ul style="list-style-type: none"> c) Minimum 9m² soil space required around each tree d) Preference for new or existing trees to be located in communal areas e) Significant trees being retained be protected during the demolition and construction 	<p>Element 3.3</p>

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