VARIATIONS TO LOCAL PLANNING SCHEME NO. 3 AND THE CARINE VISION LOCAL STRUCTURE PLAN

Notwithstanding the provisions of Carine Vision Local Structure Plan and/or Local Planning Scheme No. 3, the following variations apply within the St Ives Detailed Area Plan (DAP). In the event of any inconsistency with the DAP to the provisions of Carine Vision Local Structure Plan (CVLSP) and/or Local Planning Scheme No. 3, the provisions of the DAP shall prevail.

Plant equipment (e.g. lift overruns & engineering services) may exceed 2 storeys subject to it being appropriately screened.

STANDARD PROVISIONS

The following provisions are in accordance with the CVLSP:
1. The maximum number of storeys is 2. (refer above re plant equipment)
2. Buildings to be contained within the envelopes marked in pink and yellow on the Detailed Area Plan, subject to the setbacks specified within the Detailed Area Plan.
3. Maximum site cover is 25%
4. Maximum plot ratio is 1.3
5. The setback and road reserve area to Silica Road shall be landscaped in compliance with the CVLSP. The landscaping plan submitted as part of the Development Application for the Aged Care Facility is to be to the satisfaction of the City and to include the planting of trees within both the setback area of the subject lot and the road reserve. All trees are to be to be planted to replace those trees that are identified in Attachment E of the Building and Tree Protection Report for Carine Aged Care Facility dated 13 June 2013 that are removed to enable development of the site.
6. Minor variations to the requirements of the CVLSP and this DAP may be approved by the City of Stirling.
7. Setbacks to Silica Road boundary shall be minimum 3m, average 4.6m. Roadside and Recluse structures are to be included in the calculation of the 4.6m front setback calculation to Silica Road.
8. Silica Road elevation to incorporate façade treatment and fenestration to provide visual interest in conjunction with landscaping. All front fencing is to be in accordance with City of Stirling Local Planning Policy 27 (Streetscapes). The treatment of the Silica Road elevation is realised to reflect the contemporary control of the development precinct.