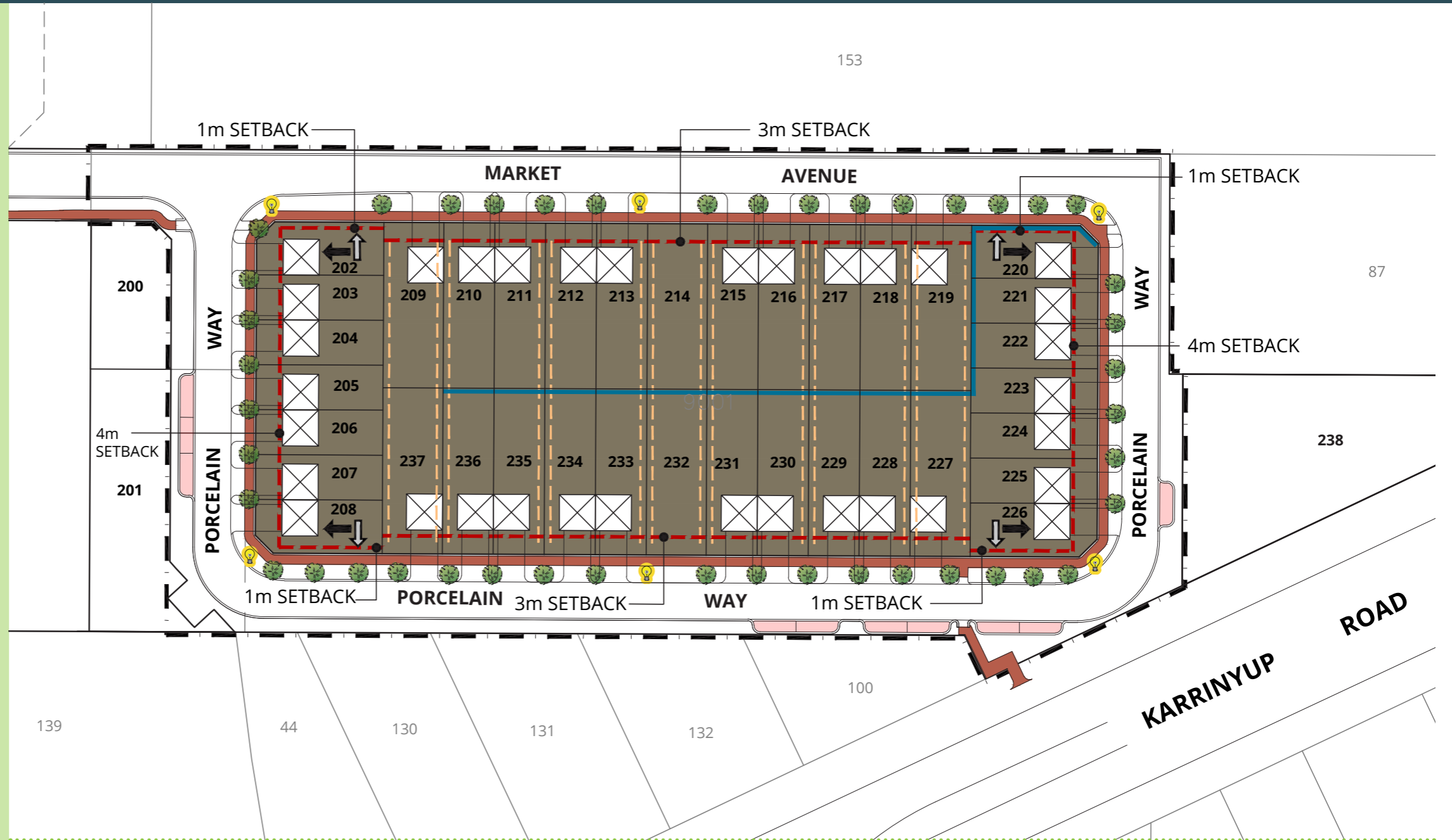


Location



Legend

- LOTS SUBJECT TO THIS LDP
- PROPOSED LOT NUMBERS
- RESIDENTIAL - R60
- PRIMARY DWELLING ORIENTATION
- SECONDARY DWELLING ORIENTATION
- INDICATIVE RETAINING WALLS
- FOOTPATH LOCATION
- DESIGNATED GARAGE LOCATIONS
- PROPOSED STREET TREE LOCATION
- STREETLIGHT LOCATION
- MINIMUM BUILDING SETBACK LINE
- 1m MINIMUM UPPER STOREY SETBACK (AS PER CLAUSE 1)



Endorsement Table

This Local Development Plan has been approved by the City of Stirling under Clause 52 (1)(a) of the deemed provisions (Schedule 2) of the Planning and Development (Local Planning Schemes) Regulations 2015.

Date:  12 April 2023

Chief Executive Officer - City of Stirling for the City

General

The provisions below (and accompanying plan) relate to the development of a portion of Lot 9001 Karrynup Road, Balcatta.

Unless provided for below, the provisions of the City of Stirling Local Planning Scheme No.3, the State Planning Policy 7.3 Residential Design Codes (R-Codes) and the East Roselea Structure Plan apply. A Residential Density Code of R60 applies to lots contained within this Local Development Plan (LDP).

The following standards are deemed to represent variations to the R-Codes and constitute Deemed-to-Comply requirements pursuant to the R-Codes and do not require consultation with the adjoining landowners.

Development which meets the Deemed-to-Comply provisions of this LDP does not require a Development Application as per the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Street Setbacks

Lots 202 – 208 and 220 - 226		
	Minimum	Average
Primary Street (Ground Floor)	4m	Averaging not permitted.
Primary Street (Upper Floor)	3m	Averaging not permitted.
Garage Primary Street	4m	Averaging not permitted.
Secondary Street	1m	Averaging not permitted.

Lots 209 – 219		
	Minimum	Average
Primary Street (Ground Floor)	3m	Averaging not permitted.
Garage Primary Street	4m	Averaging not permitted.
Primary Street (Upper Floor)	2m	Averaging not permitted.

Lots 227 - 237		
	Minimum	Average
Primary Street (Ground Floor)	3m	Averaging not permitted.
Garage Primary Street	4m	Averaging not permitted.
Primary Street (Upper Floor)	2m	Averaging not permitted.

Lot Boundary Setbacks

	7.5m Frontage Lots Lots 202 – 208 and 220 - 226)	8.5m Frontage Lots Lots 210 – 213, 215 – 218, 231 – 228 and 233 – 236	10m Frontage Lots Lots 209, 214, 219, 227, 232, and 237
Boundary Wall Length	No maximum length to both side boundaries.	No maximum length to both side boundaries.	No maximum length to both side boundaries.
Boundary Wall Height	Maximum height of 7.0m.	Maximum height of 7.0m except where a boundary setback is shown on the LDP	Maximum height of 3.5m.

- Where a wall does not contain major openings at the ground or upper floor, the wall may be setback a minimum of 1.0m from the lot boundary, and setback 1.5 metres for walls with major openings.
- Boundary walls, or portions of boundary walls, which are visible from the public realm or adjoining lots are to be finished in a colour and style consistent with the dwelling façade. The use of face brick is an acceptable finish, where the use of mortar joints such as concave finish or flat is used, and the bricks being cleaned.
- The upper floor is required to have an overhang, that projects a minimum of 0.5m beyond the front of the garage. The overhang shall extend a minimum of 80% of the width of the garage below.

Garage and Access

- Garages are to be located in accordance with the nominated location on the plan.
- Garages shall be designed such that the colour and style is consistent with the dwelling
- Double garages are permitted on all lots where:
 - Minimum of 80% of the upper storey or balcony overhangs the garage by a minimum of 0.5m; and
 - A major opening to a habitable room is directly above the garage façade; and
 - The entrance to the dwelling is clearly visible from and fronts the primary street.
- A maximum crossover width of 4.5m is applicable to all lots.

Open Space

- A minimum open space requirement of 30% applies to all lots within this LDP.

Outdoor Living Areas

- For Lots 202 – 208 the following provisions apply:
 - minimum length and width dimension to 3.5 metres;
 - 20m² outdoor living area; and
 - at least 70% of the outdoor living area must be uncovered and includes areas under eaves which adjoin uncovered areas.
- For Lots 220 – 226, the following open space provisions apply:
 - An outdoor living area (OLA) with an area of 20m², directly accessible from a habitable room of the dwelling, which may be provided in the form of a balcony overlooking the street.
 - The OLA has a minimum 3.0m length or width dimension.
 - A least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas.

Landscaping

- The street setback area is to include a minimum of 30 per cent landscaping which is not to consist of any impervious surfaces (being brick and other solid paving, artificial turf and concrete).

Building Height

- A minimum and maximum building height of two (2) storeys applies to all lots contained in this LDP.

Privacy Provisions

- The Visual Privacy provisions of the R-Codes applies to all lots contained in this LDP.

Architectural Elements

- Primary Street elevations must have a minimum of 2 contrasting building materials (minimum 30%) and 2 architectural features, excluding windows and doors.
- Secondary street elements must be consistent with the primary street elevation of the dwelling, extending at least 4.0m of the secondary street elevation.

Appearance and Streetscape

- Clothes drying, refuse and general storage areas and ground based hot water storage tanks are to be screened from public view.

Noise Attenuation

- Any dwellings constructed on Lots 220 – 237 are required to comply with the Quiet House Design requirements of State Planning Policy 5.4 – Road and Rail Transport Noise and Freight Considerations in Land Use Planning.