



LDP Provisions

The provisions below (and accompanying plan) relate to the development of Lots 1, 23 and 50 on Lots 88, 129 and 491 Grindleford Drive, 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 R30 applies to Lots 1, 23 and 50.

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.

Setbacks

- As per the provisions of the R-Codes.
- 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.

Garage Locations

- 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.

Architectural Elements

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

Surveillance

- Each floor of dwellings must contain at least one major opening from a habitable room on the primary street and POS elevation.

Uniform Fencing

- Uniform fencing is to be constructed along lot boundaries fronting Public Open Space which must be:
 - Visually permeable above a height of 1.2m, with the visually permeable component of the fence to be constructed of permeable decorative metal. The use of decking material is not permitted.
 - Any solid fencing is to be no higher than 1.2m and is to be of masonry construction.

Private Open Space

As per the provisions of the R-Codes.

Building Height

As per the provisions of the R-Codes.

Location



Legend

	LOTS SUBJECT TO THIS LDP
	PROPOSED LOT NUMBERS
	PUBLIC OPEN SPACE
	RESIDENTIAL - R30
	PRIMARY DWELLING ORIENTATION
	SECONDARY DWELLING ORIENTATION
	UNIFORM FENCING
	DESIGNATED GARAGE LOCATION
	INDICATIVE STREET TREE LOCATION

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: 29/3/23

Manager, Development Services – City of Stirling