



Your ref: PA1423  
Our ref: DP/16/00296  
Enquiries: Neesha Gomes (6551 9144)

City of Stirling  
Administration Centre  
25 Cedric Street  
Stirling, WA, 6021

Attention: Gareth Glanville

Dear Mr Glanville,

**LOCAL DEVELOPMENT PLAN - LOT 601 RAWLINS STREET GLENDALOUGH  
(AMENDMENTS UNDER CLAUSE 7.3.2 OF STATE PLANNING POLICY 3.1 –  
RESIDENTIAL DESIGN CODES)**

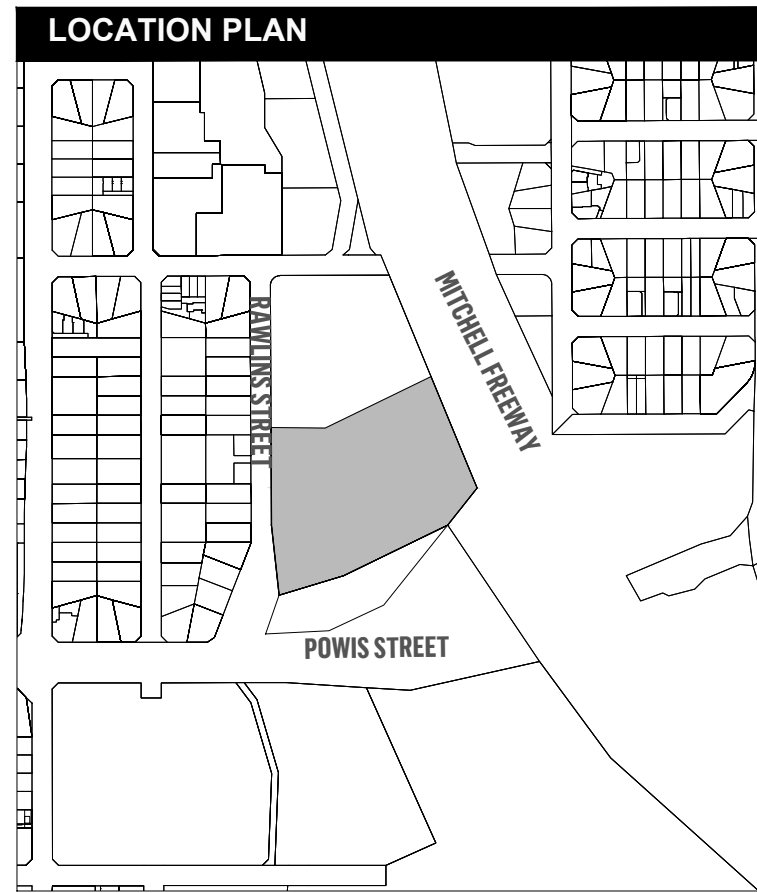
The Statutory Planning Committee of the Western Australian Planning Commission considered the above Local Development Plan at its meeting of 30 April 2019 and resolved to approve the amended deemed-to-comply provisions, pursuant to clause 7.3.2 of *State Planning Policy 3.1 – Residential Design Codes*, subject to proposed Lots 324 to 332 being a minimum of 80m<sup>2</sup>.

If you have any queries in respect of the above, please contact Neesha Gomes, Senior Planning Officer, Metropolitan Central North on 6551 9144 or [neesha.gomes@dplh.wa.gov.au](mailto:neesha.gomes@dplh.wa.gov.au).

Yours sincerely

Ms Sam Fagan  
Secretary  
Western Australian Planning Commission

22 May 2019



### LEGEND

- LOCAL DEVELOPMENT PLAN AREA
- PRIMARY BUILDING ORIENTATION
- SECONDARY BUILDING ORIENTATION
- BOUNDARY WALLS PERMITTED
- MAXIMUM BUILDING ENVELOPE
- DESIGNATED GARAGE LOCATION
- BIN PAD LOCATIONS
- PORTION OF RAWLINS STREET ROAD RESERVE TO BE USED FOR VEHICLE MANOEUVRING
- PORTION OF SETBACK TO BE RESTRICTED TO LOW LYING LANDSCAPING/STRUCTURES TO PROTECT VEHICLE AND PEDESTRIAN SIGHT LINES IN ACCORDANCE WITH FIGURE 9A OF THE R-CODES

### ENDORSEMENT TABLE

This Local Development Plan has been approved by the City of Stirling under clause 6A. 16.5 of Local Planning Scheme No. 3

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Manager Development Services - City of Stirling

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Date

## LDP PROVISIONS

The provisions below (and accompanying plan) relate to the development of lot 601 Rawlins Street, Glendalough.

Unless provided for below, the provisions of the City of Stirling Local Planning Scheme No.3 and State Planning Policy 3.1 - Residential Design Codes (R-Codes) apply. A Residential Density Code of R100 applies to lots contained within this Local Development Plan unless otherwise noted.

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

Lots 301 - 323		
	Minimum	Average
Primary street <i>Ground floor</i>	1.5m	Averaging not permitted
Primary street <i>Upper floor</i>	As per R-Codes	Averaging not permitted
Secondary street <i>Ground &amp; upper floor</i>	As per R-Codes	Averaging not permitted
Side boundary <i>Ground &amp; upper floor</i>	Nil setback permitted to both side boundaries behind nominated street setback (no maximum length or height).	
Rear setback (lot 301) <i>Ground &amp; upper floor</i>	As per R-Codes. Garage permitted to be built up to rear boundary	
Rear setback (lots 302-323) <i>Ground &amp; upper floor</i>	3.0m	
Garage primary street	3.0m	Averaging not permitted
Garage secondary street	1.0m	Averaging not permitted

Lots 324 - 332		
	Minimum	Average
Primary street <i>Ground &amp; upper floor</i>	As per R-Codes	Averaging not permitted
Secondary street <i>Ground &amp; upper floor</i>	Nil permitted	
Side and rear boundary <i>Ground &amp; upper floor</i>	Nil setback permitted to all side and rear boundaries behind nominated street setback (no maximum length or height).	
Garage primary street	2.4m	Averaging not permitted
Site area	70m <sup>2</sup>	90m <sup>2</sup>

Lots 333 - 356 and 366 - 383		
	Minimum	Average
Primary street <i>Ground &amp; upper floor</i>	2.0m	Averaging not permitted
Primary street/PAW <i>Upper floor</i>	As per R-Codes	Averaging not permitted
Secondary street <i>Ground &amp; upper floor</i>	As per R-Codes.	Averaging not permitted
Side boundary <i>Ground &amp; upper floor</i>	Nil setback permitted to both side boundaries behind nominated street setback (no maximum length or height).	
Garage laneway	1.0m	Averaging not permitted

Lots 357 - 365		
	Minimum	Average
Primary street <i>Ground &amp; upper floor</i>	As per R-Codes	Averaging not permitted
Secondary street <i>Ground &amp; upper floor</i>	As per R-Codes	Averaging not permitted
Side boundary <i>Ground &amp; upper floor</i>	Nil setback permitted to both side boundaries behind nominated street setback (no maximum length or height).	
Garage laneway	1.0m	Averaging not permitted

Lots 384 - 395		
	Minimum	Average
POS <i>Ground &amp; upper floor</i>	As per R-Codes	Averaging not permitted
Secondary street <i>Ground &amp; upper floor</i>	Nil (refer to provision 4)	1.0m
Side boundary <i>Ground &amp; upper floor</i>	Nil setback permitted to both side boundaries behind nominated street setback (no maximum length or height).	
Laneway <i>Ground &amp; upper floor</i>	Nil	
Garage secondary street (lot 395)	Nil	
Garage laneway	1.0m	Averaging not permitted
Garage laneway (lot 388)	1.8m	Averaging not permitted

- Lots with reduced garage setbacks on the primary street frontage (lots 302 - 332) are to provide the following:
  - A major opening to a habitable room directly facing the primary street;
  - No vehicular crossover wider than 4.5m where it meets the street;
  - An upper floor element (which may include a balcony) which protrudes a minimum of 0.5m in front of the garage; and
  - Dwelling facades are to include a clear visible front entrance that addresses the primary street.
- The upper floor of lot 301 may encroach up to the truncation provided the ground floor is compliant with minimum street setback.
- The setback to the corner truncations for lots 357 and 365 are permitted to be reduced to 0.20m for non-habitable projections such as roof overhangs, columns, louvers and other minor building elements

- Buildings on lots 384, 387 and 388 are permitted to be built up to the secondary street boundary to a maximum one-third of the length of this boundary provided the minimum average setback is 1.0m.

### GARAGES

- Garages are to be located in accordance with the nominated location on the plan.
- The garages for lots 333, 344, 345, 356, 357, 365, 373 and 383 are permitted to be built up to the laneway truncation.
- The garage structure for lot 374 is permitted to encroach into the secondary street setback provided it has a minimum average setback of 1.0m.

### OPEN SPACE

- A minimum open space requirement of 20% applies to all lots contained within this LDP.
- Upper floor outdoor living areas such as balconies and terraces with open roof structures are deemed open space.

### OUTDOOR LIVING AREAS

- Lots 301 - 323, 385 - 386 and 388 - 395 area to provide a consolidated outdoor living area with a minimum area of 16m<sup>2</sup> and a minimum 3m length or width dimension.
- Lots 324 - 332 are to provide a minimum combined outdoor living area of 16m<sup>2</sup> with a minimum dimension of 2.4m.
- Each dwelling within the grouped housing sites (lots 384 and 387) are to provide an outdoor living area or balcony directly accessible from a habitable room with a minimum area of 10m<sup>2</sup> and a minimum dimension of 2.4m.

### APPEARANCE AND STREETScape

- Enclosed non-habitable structures, such as storage sheds visible from the public realm are only permitted if attached to the dwelling and constructed of the same materials as the dwelling.
- Clothes drying, refuse, general storage areas and ground based hot water storage tanks are to be screened from the public view.

### BUILDING HEIGHT

- For the purpose of calculating the maximum building height (refer to Table 3 of the R-Codes), Category C will apply to all developments contained within this LDP.
- The top of external (concealed roof) shall not exceed a maximum height of 10.5m.
- For information, proposed building heights are as follows:

Proposed building height	
Storey	Lots applicable
2 storey	Lots 301 - 323, 333 - 356 and 366 - 383
3 storey	Lots 324 - 332, 357 - 365 and 384 - 395

### PRIVACY PROVISIONS

- The privacy provisions of the R-Codes (Clause 5.4.1) do not apply to all lots contained within this LDP.

### OVERSHADOWING

- No maximum overshadowing regardless of the height of the boundary wall.

### BUSHFIRE MANAGEMENT

- Bushfire mitigation measures shall be in accordance with the Bushfire Attack Level Contour Assessment prepared by Strategen (dated 28 November 2018).

### NOISE ATTENUATION

- Noise attenuation measures apply in accordance with recommendations of any acoustic assessment relevant to the LDP area, prepared in accordance with the requirements of SPP 5.4 - road and rail transport noise and freight considerations in land use planning.