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

In accordance with the provisions of Carine Vision Local Structure Plan and/or Local Planning Scheme No. 3, the following variations apply within the BDA 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 this 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 15%
4. Maximum plot ratio is 1.3
5. The setbacks and road reserve area to Silica Road shall be landscaped in accordance 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 street setbacks area of the subject lot and the road reserve. Altnahre trees are to be planted to replace those trees that are identified in Attachment E of the Brisbane and Tree Protection Report for Carine Tote Revision 1 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. Boundary and setbacks to be included in the calculation of the 4.6m front setback calculation to Silica Road.
8. Silica Road elevation to incorporate cascade treatment and terracing to accommodate new 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 required to reflect the contemporary control of the development precinct.