

RAWLINS STREET

MITCHELL FREEWAY

POWIS STREET

## LOCATION PLAN



## LEGEND

- LOCAL DEVELOPMENT PLAN AREA
- PRIMARY BUILDING ORIENTATION
- SECONDARY BUILDING ORIENTATION
- BOUNDARY WALLS PERMITTED
- MAXIMUM BUILDING ENVELOPE
- DESIGNATED GARAGE LOCATION
- B BIN PAD LOCATIONS
- 1 PORTION OF RAWLINS STREET ROAD RESERVE TO BE USED FOR VEHICLE MANOEUVRING
- 2 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 52 (1)(a) of the deemed provisions (Schedule 2) of the Planning and Development (Local Planning Schemes) Regulations 2015.

Date: 3 December 2019 (Council Resolution 1219/052)

*[Signature]*  
Manager City Planning / City of Stirling

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### CLIENT

Stockland



PROJECT NO.  
PA1423

DRAWING NO.  
13

DATE  
11.11.19  
REVISION  
q

1:1000 @ A3

Local Development Plan  
Lot 601 Rawlins Street, Glendalough

Level 14, The Quadrant, 1 Wilson Street | Perth WA 6000 Australia | +61 8 9548 0800 | URBIS Pty Ltd | ABN 50 105 298 298



## 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 (LDP) 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.

This LDP applies to both 'single houses' and 'grouped dwellings', as in some instances a building permit will be issued for a 'grouped dwelling' prior to the individual lots being created. In this instance the deemed-to-comply provisions of this LDP will apply to the grouped dwelling as if the lot(s) have been created. Once the lots have been created, the dwellings will revert to a 'single houses'. To assist with the future 'reclassification' from 'grouped dwelling' to 'single house', the building permits will be issued on an individual dwelling basis.

### SETBACKS

| Lots 301 - 323                                       |                                                                                                              |                         |
|------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|-------------------------|
|                                                      | Minimum                                                                                                      | Average                 |
| Primary street<br>Ground floor                       | 1.5m                                                                                                         | Averaging not permitted |
| Primary street<br>Upper floor                        | As per R-Codes                                                                                               | Averaging not permitted |
| Secondary street<br>Ground & upper floor             | As per R-Codes                                                                                               | Averaging not permitted |
| Side boundary<br>Ground & upper floor                | Nil setback permitted to both side boundaries behind nominated street setback (no maximum length or height). |                         |
| Rear setback Lot 301<br>Ground floor                 | Garage structure permitted to be built up to rear boundary                                                   |                         |
| Rear setback Lot 301<br>Upper floor                  | 3.0m                                                                                                         |                         |
| Rear setback<br>Lots 302-323<br>Ground & upper floor | 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<br>Ground & upper floor         | As per R-Codes                                                                                                       | Averaging not permitted |
| Secondary street<br>Ground & upper floor       | Nil permitted                                                                                                        |                         |
| Side and rear boundary<br>Ground & upper floor | 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                                      | 80m <sup>2</sup>                                                                                                     | 90m <sup>2</sup>        |

| Lots 333 - 356 and 366 - 383             |                                                                                                              |                         |
|------------------------------------------|--------------------------------------------------------------------------------------------------------------|-------------------------|
|                                          | Minimum                                                                                                      | Average                 |
| Primary street/PAW<br>Ground floor       | 2.0m                                                                                                         | Averaging not permitted |
| Primary street/PAW<br>Upper floor        | As per R-Codes                                                                                               | Averaging not permitted |
| Secondary street<br>Ground & upper floor | As per R-Codes.                                                                                              | Averaging not permitted |
| Side boundary<br>Ground & upper floor    | 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<br>Ground & upper floor   | As per R-Codes                                                                                               | Averaging not permitted |
| Secondary street<br>Ground & upper floor | As per R-Codes                                                                                               | Averaging not permitted |
| Side boundary<br>Ground & upper floor    | 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, 400 and 401              |                                                                                                              |                         |
|------------------------------------------|--------------------------------------------------------------------------------------------------------------|-------------------------|
|                                          | Minimum                                                                                                      | Average                 |
| POS<br>Ground & upper floor              | As per R-Codes                                                                                               | Averaging not permitted |
| Secondary street<br>Ground & upper floor | Nil (refer to provision 4)                                                                                   | 1.0m                    |
| Side boundary<br>Ground & upper floor    | Nil setback permitted to both side boundaries behind nominated street setback (no maximum length or height). |                         |
| Garage laneway                           | 1.0m                                                                                                         | Averaging not permitted |
| Garage laneway<br>Lot 388                | 1.8m                                                                                                         | Averaging not permitted |

1. 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 architectural feature such as a porch, nib walls, roof overhangs or a balcony which protrude 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.
2. The upper floor of lot 301 may encroach up to the truncation provided the ground floor is compliant with minimum street setback.
3. Unenclosed architectural features such as porches, verandah's, balconies, columns/piers and boundary walls are permitted to project up to 0.5m into the nominated street setback.
4. Buildings on lots 388, 395, 400 and 401 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.

5. Lots 333, 344 and 365 shall not have any obstruction at the ground level higher than 0.75m within a 1.0m setback of the truncation.

### GARAGES

6. Garages are to be located in accordance with the nominated location on the plan.
7. The garages for lots 333, 344, 345, 356, 357, 365, 373 and 383 are permitted to be built up to the laneway truncation.
8. 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

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

### OUTDOOR LIVING AREAS

11. Lots 301 - 323, 385 - 386 and 388 - 395 are to provide a consolidated outdoor living area with a minimum area of 16m<sup>2</sup> and a minimum 3.0m length or width dimension.
12. Lots 324 - 332 are to provide a minimum consolidated outdoor living area of 16m<sup>2</sup> with a minimum dimension of 2.4m.

### APPEARANCE AND STREETScape

13. 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.
14. Clothes drying, refuse, general storage areas and ground based hot water storage tanks are to be screened from the public view.

### BUILDING HEIGHT

15. 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.
16. The top of external (concealed roof) shall not exceed a maximum height of 10.5m.
17. 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, 384 - 395, 400 and 401 |

### PRIVACY PROVISIONS

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

### OVERSHADOWING

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

### NOISE ATTENUATION

20. 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.