

**St Louis Estate Local Development Plan**  
**Lot 901 (No. 10) Albert Street, Lot 123 (No. 13) Dean Street and Lot 200**  
**(Nos 15A and 15B) Dean Street, Claremont**

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1. The provisions of the Town of Claremont Town Planning Scheme No. 3 and State Planning Policy 3.1 *Residential Design Codes* (R-Codes) are varied as detailed within this Local Development Plan.
2. All other requirements of Town Planning Scheme No. 3 and the R-Codes shall be satisfied in all other manners.

**Residential Design Code**

3. The R-Code applicable to the Local Development Plan area is R40, pursuant to clause 54 of Town Planning Scheme No. 3.

**Context**

Building size

4. The maximum plot ratio area for multiple dwellings within the Local Development Plan area is 8,840 square metres (a plot ratio of 0.83).
5. For multiple dwellings, plot ratio is calculated for the whole of Lots 901, 123 and 200 as one site.

Building height

6. Maximum building heights are as shown on the Local Development Plan spatial plan. Clause 40 of Town Planning Scheme No. 3, and Tables 3 and 4 of the R-Codes, are varied in respect to maximum building heights as follows:

Storeys	Maximum height (m)		
	Top of external wall	Top of external wall (concealed roof)	Top of pitched roof
2	7	8	10
3	10	11	13
4	14	15	17
6	21	22	24

7. Maximum building heights do not include lift overruns and minor projections that are integrated with the design of the building.

Street setback

8. For buildings fronting Albert Street, the minimum street setbacks for the first, second and third storeys shall be as shown on the Local Development Plan spatial plan.
9. The minimum street setback from Dean Street shall be in accordance with the primary street setback requirements of clause 5.1.2 or clause 6.1.3 of the R-Codes.

10. For buildings fronting Dean Street, the minimum street setback for the fourth storey shall be as shown on the Local Development Plan spatial plan.

#### Lot boundary setbacks

11. Lot boundary setbacks shall be in accordance with clause 5.1.3 or clause 6.1.4 of the R-Codes, and in accordance with clause 5.4.1 or clause 6.4.1 of the R-Codes in respect to visual privacy, unless otherwise identified on the Local Development Plan spatial plan.
12. Development is exempt from the requirements of clause 5.1.3 C3.1 or clause 6.1.4 C4.4 of the R-Codes in respect to setbacks of dwellings on the same site.

#### **Streetscape**

13. Buildings fronting Dean Street are to have due regard for Local Planning Policy 2/2015 – Retention of Heritage Places, Heritage Areas and Heritage Precincts, and in particular the impacts on the Albert Street Heritage Areas, including a single storey element with a pitched roof at the street interface.

#### **Site planning and design**

##### Landscaping

14. In addition to the requirements of the R-Codes, additional landscaping consisting of advanced specimen trees is to be provided along the north boundary of the Local Development Plan area.

##### Parking

15. If development is undertaken in stages, each stage is to comply with the parking requirements of the R-Codes and Town Planning Scheme No. 3 for residents, visitors and staff.
16. Visitor car parking spaces may be located within a security barrier if arrangements are made for visitors to have convenient access to the parking spaces.

#### **Building design**

##### Dwelling size

17. Development is exempt from the deemed-to-comply requirements of clause 6.4.3 C3.1 of the R-Codes in respect to dwelling size.

#### **Notes**

1. Applications for grouped dwellings will be assessed under Part 5, clause 5.5.2 (aged or dependent persons' dwellings) of the R-Codes, and applications for multiple dwellings will be assessed under Part 6 of the R-Codes, and having due regard to the variations detailed within this Local Development Plan.

2. The local government may approve minor variations to the requirements contained in this Local Development Plan having due regard to the matters listed in clause 67 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, including the relevant design principles of the R-Codes.
  
3. Major variations to the requirements of this Local Development Plan will require an amendment of the Local Development Plan in accordance with clause 59 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. All major variations to the Local Development Plan shall be approved by Council prior to the lodgement of any Development Application which is to be considered by the Metro West Joint Development Assessment Panel.

**Approval**

This Local Development Plan has been approved by the Town of Claremont under clause 52 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* in accordance with the Council’s resolution of 20 March 2018.

  
 \_\_\_\_\_  
 Signature

21/05/2018  
 \_\_\_\_\_  
 Date




Table of Amendments

Amendment No.	Summary of Amendment	Date Endorsed by Local Government

# ST LOUIS ESTATE LOCAL DEVELOPMENT PLAN

Lot 901 (No. 10) Albert Street, Lot 123 (No. 13) Dean Street and Lot 200 (Nos 15A and 15B) Dean Street, Claremont

### LEGEND

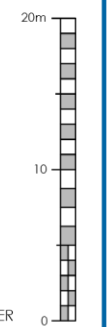
-  ST LOUIS ESTATE BOUNDARY
-  LOCAL DEVELOPMENT PLAN BOUNDARY
-  VEHICULAR ACCESS

### APPROVAL

This LDP has been approved by the Town of Claremont under clause 52 of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 in accordance with the Council's resolution of 20 March 2018.

 21/05/2018  
Signature Date

SCALE 1:500  
SHEET A3



REV	DESCRIPTION	YMMDD	DRAWING NUMBER
E	SETBACK, APPROVAL NOTE	180411	
D	MODS TO SETBACKS	180324	
C	MODS TO MEASUREMENTS	180314	
B	VARIOUS TEXT MODS	170323	
A	LOCAL DEVELOPMENT PLAN	170310	

MWU SLE-1 02  
Issued for design intent only. All areas and dimensions are subject to detail design + survey.



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