

LOCAL DEVELOPMENT PLAN PROVISIONS LOT 16 FORREST ROAD, HILBERT

This Local Development Plan (LDP) is made pursuant to the requirements of the Armadale Redevelopment Scheme 2 (The Scheme) and the Residential Design Codes (R-Codes) as shown on the plan and detailed below. The requirements of the Scheme and the R-Codes, shall be satisfied in all other matters.

GENERAL PROVISIONS ALL LOTS

Zoning All lots the subject of this LDP are included in the Suburban Place Code (R35) with the exception of Lots 450, 451, 453, 454, 467, 468 & 471 which are in the Urban Place Code (R50).

GENERAL VARIATIONS TO ALL LOTS (EXCEPT WHERE OTHERWISE VARIED IN THE LDP)

Garage Setbacks

- Garages are to be setback a minimum of 4.5m from the primary street and 0.5m behind the dwelling alignment.
- With the exception of Lots 403 and 404, all corner lots are to have vehicular access from the secondary street and garages shall be setback a minimum of 1.5m from the secondary street.
- For front loaded lots with street frontages less than 12m but greater than 8m, a double garage is permitted to a maximum width of 6m as viewed from the street subject to:
 - Garages setback a minimum of 1.0m behind the dwelling alignment;
 - An entry feature consisting of a porch (not a paved area), portico or verandah with a minimum depth of 1.2m.

Lot Boundary Setbacks

For lots less than 11m in width, walls are permitted to both side boundaries subject to:

- 2/3 maximum length to one side boundary, behind the front setback;
- 1/3 maximum length to second boundary, behind the front setback;
- Boundary walls are not permitted to a secondary street.

The application of this provision is subject to the dwelling being designed to provide a high level of architectural detail to the front elevation to assist in reducing the dominant appearance of the garage from the primary street. Two articulation elements to be provided. Articulation elements may be achieved by providing varied building materials, variation in depth through use of projections, recesses, eaves, porticos, verandahs etc, defining window openings, doorways and fenestration and/or feature roofs and overhang elements.

Open Space and Outdoor Living Area

Minimum open space 40% subject to:

- An outdoor living area (OLA) with an area of 10% of the lot size directly accessible from a habitable room of the dwelling and located behind the street setback area.
- At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas.
- The OLA having a minimum 4m length and width dimension.

SQUAT LOTS (450, 451, 476 - 478)

Building Setbacks

- Primary street setback 2.0m minimum, with no averaging permitted
- Porch / verandah 1.5m minimum setback from the primary street. No maximum length for porch / verandah
- Secondary street setback 1.0m minimum

FENCING

- All fencing is to be in accordance with the Wungong Urban Water Project Area Design Guidelines.
- Fencing to Forrest Road shall be no higher than 1.8m above the natural ground level and visually permeable above 1.2m.
- Any Estate fencing provided by the developer on private lots shall not be modified without written approval from the determining authority and shall be maintained as visually permeable by landowners.

CORNER LOTS (LOTS 403, 404, 420, 425, 451, & 476)

- Dwellings on corner lots must address the secondary street. The design of dwellings shall include at least one major opening facing the direction of the secondary street located no greater than 3.0m behind the dwelling alignment.



LEGEND:

- LDP Boundary
- Suburban (R35)
- Urban (R50)
- No vehicular access - visually permeable above 1.2m
- X Designated double garage location
- 'TG' Denotes tandem garage only
- 'S' Denotes 'squat lot'
- Bin pads for Lots 804 - 806 as per Groundwork Engineers detail design drawing 6197-200 and for Lots 408, 409 and 410
- Bushfire Attack Level (BAL)
- BAL 12.5
- BAL 19
- BAL 29
- All other lots BAL LOW

LOT 209

METROPOLITAN REDEVELOPMENT AUTHORITY
01 APR 2020
RECEIVED

ENDORSEMENT
This Local Development Plan has been approved by the Metropolitan Redevelopment Authority in accordance with the requirements of the Armadale Redevelopment Scheme 2.
Executive Director Planning
Date: 2/4/20

**LOCAL DEVELOPMENT PLAN
LOT 16 (No. 315) FORREST ROAD
HILBERT**



DATE 1st APRIL 2020
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORISED USE OF THIS DOCUMENT IN ANY FORM WHATSOEVER IS PROHIBITED

GRAY & LEWIS
LAND USE PLANNERS
PO Box 234
Floreat, WA 6014
T (08) 9474 1722
M 0419 474 172
geoff@graylewis.com.au