

LOCAL DEVELOPMENT PLAN PROVISIONS LOT 21 ELEVENTH ROAD, HILBERT

This LDP is made pursuant to the requirements of the Armadale Redevelopment Scheme 2 (The Scheme) and the Wungong Urban Water Project Area Design Guidelines and provides variations to the acceptable development provisions of the Scheme, the Design Guidelines and the Residential Design Codes (R-Codes) as shown on the plan and detailed below. The requirements of the Scheme, the Design Guidelines and the R-Codes, shall be satisfied in all other matters.

GENERAL PROVISIONS ALL LOTS

Zoning All lots the subject of this LDP are zoned Suburban

GENERAL VARIATIONS TO R-CODES

Garage Setbacks

- Garages are to be setback a minimum of 4.5m from the primary street and 0.5m behind the main building alignment frontage.
- Garages to all corner lots are to be located fronting the secondary street and shall be setback a minimum of 1.5m.
- For front loaded lots with street frontages 12m or less (excluding Lots 718, 729, 745 and 756), 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 building alignment;
 - A major opening to a habitable room directly facing the primary street;
 - An entry feature consisting of a porch (not a paved area), portico or verandah with a minimum depth of 1.2m.
- Tandem car parking configuration only is permitted for Lots 718, 729, 745 & 756.

Lot Boundary Setbacks

Boundary walls

- Walls not higher than 3.5m 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 or where abutting public open space.

The application of this provision is subject to the dwelling being designed to provide a high level of architectural detail and variation in materials and/or colours to the front elevation.

For walls not higher than 3.5m nil setback to 2/3 maximum length of both sides is permitted for Lots 701 to 704, 707, 710 to 715, 718, 729, 745 and 756. The application of this provision is subject to the dwelling being designed to provide a high level of architectural detail and variation in materials and/or colours to the front elevation.

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 or 20m², whichever is greater, 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 has a minimum 4m length or width dimension.

SQUAT LOTS (735 TO 739 INCLUSIVE & 761 & 762)

Building Setbacks

- Primary street 2.0m minimum, no average
- 1.5m to porch/verandah - no maximum length
- Secondary street 1.0m minimum

LOTS ADJACENT TO ELEVENTH ROAD (LOTS 701 - 705)

- All lots are orientated towards Betharas Lane and are to incorporate an architectural element to the rear façade that provides enhanced interface between the dwelling and Eleventh Road. Rear façades abutting Eleventh Road shall include at least one major opening (window or fully glazed door/s) to a habitable room overlooking Eleventh Road and present a similar level of articulation and detailing which is expected from any primary street building façade.
- Street setback to Betharas Lane 1.0m minimum, no average permitted.
- Building setback to Primary Street (Eleventh Road) to be defined by the depth of the Western Power easement - ranging from 4.3m to 5.1m.
- No direct lot vehicular access is to be allowed to Eleventh Road.
- No buildings are permitted within the Western Power easement adjacent to Eleventh Road.
- Outbuildings shall be designed and constructed from materials to match the dwelling if visible from Eleventh Road.

LOTS 706 - 708

Building Setbacks

- Primary street (Mosley Street) 1.5m minimum (no averaging).
- Rear laneway 1.0m minimum.

LOTS ADJACENT TO POS (LOTS 709 TO 716, 723, 724, 750 & 751)

- Primary Street setback to Pocock Mews 1.0m minimum, no average.
- Side and rear façades abutting the POS shall include at least one major opening (window or fully glazed door/s) to a habitable room overlooking the POS and present a similar level of articulation and detailing which is expected from any primary street building façade.
- The outdoor living areas are to abut the POS.
- All alfresco areas (measured at supporting columns or piers) adjacent to POS are to project a minimum of 1m from the rear building façade and shall have a distinct roof line which is not an extension of the main roof line.
- Dwellings on Lots 709 to 716 shall be setback a minimum of 2.0m from the POS.
- Dwelling on Lots 723, 724, 750 and 751 shall be setback a minimum of 1.5m from the POS.
- All clothes drying and storage areas shall be screened from public view from the POS. 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.

FENCING

- All fencing is to be in accordance with the Wungong Urban Water Project Area Design Guidelines.
- Fencing to Eleventh 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 Metropolitan Redevelopment Authority and shall be maintained as visually permeable by landowners.

CORNER LOTS (LOTS 705, 706, 708, 709, 716, 735, 739 & 762)

- 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.

LEGEND

- LDP Boundary
- ✕ Designated Garage Location
- ✕✕ Denotes lots with Tandem parking only
- 'S' Denotes 'squat lot'
- No Vehicular Access and visually permeable Uniform Fencing by developer
- Visually Permeable Fencing
- //// Western Power Easement 4.3m - 5.1m wide

LOCATION PLAN



STORMWATER MANAGEMENT REQUIREMENTS - ALL LOTS

Residential lot downpipes will be connected to soak wells designed to capture the first 15mm of runoff from the connected roof and paved area. Soakage storages shall be interconnected to a grated overflow pit located in the front setback of the lot. The soakwells shall be a maximum 0.9m depth. - All lots are required to infiltrate the volumes shown in the table below.

Lot No.	Lot Areas, m ²	Volume to infiltrate on-site (first 15mm) m ³
701 - 704	232	2.8
705	227	2.7
706, 708	254	3.0
707	188	2.3
709	373	4.5
710 - 715, 718	225	2.7
716	221	2.7
717, 719, 722	315	3.8
720 - 721	375	4.5
723	376	4.5
724, 726 - 727, 747 - 748, 750 - 751, 753 - 754	401	4.8
725 - 728, 730 - 734, 740 - 744, 746, 749, 752, 755, 757 - 759	336	4.0
729	240	2.9
735, 745, 756	269	3.2
736	274	3.3
737 - 738	263	3.2
739	269	3.2
760	371	4.5
761	271	3.3
762	268	3.2
763 - 765	316	3.8

ENDORSEMENT

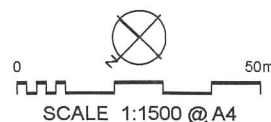
This Local Development Plan has been approved by the Metropolitan Redevelopment Authority in accordance with the requirements of the Armadale Redevelopment Scheme 2.

CEO MRA *Malcolm* Date *2/7/18*

LOCAL DEVELOPMENT PLAN LOT 21 ELEVENTH ROAD HILBERT

DATE: 14th JUNE 2018

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METROPOLITAN REDEVELOPMENT
AUTHORITY

15 JUN 2018

RECEIVED

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