



Plan 1

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

Executive Director Planning
Metropolitan Redevelopment Authority

Date: 12/3/20

MRA-11406
MRA File No.



Lot 23 Eleventh Road, Hilbert
Local Development Plan



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Scale 1:1500@A3 | Date March 2019

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LEGEND

- Local Development Plan Boundary
- Primary Dwelling Orientation
- Secondary Dwelling Orientation
- Semi-Permeable Fencing (to be installed by the developer) Note: Estate / Developer provided fencing shall not be modified without written approval from the Authority and shall be maintained as visually permeable above 1.2m by landowners where applicable.
- Designated Garage Location
- Western Power Easement

Bushfire Note

Lots are subject to an approved Bushfire Management Plan and BAL assessment, however, since many of the lots are situated within a designated bushfire prone area, the Bushfire Attack Level (BAL) for proposed buildings, may at the discretion of the City of Armadale, need to be confirmed at the building permit stage in accordance with the relevant WA building legislation.

This Local Development Plan (LDP) is made pursuant to Part 9.8 of the Metropolitan Redevelopment Authority Armadale Redevelopment Scheme 2 (Scheme 2) and provides variations to the acceptable development provisions of Scheme 2, Wungong Urban Water Project Area Design Guidelines (the Design Guidelines) and associated Policies as shown on the plan and detailed below. The requirements of Scheme 2 and the Design Guidelines shall be satisfied in all other matters.

GENERAL VARIATIONS - Table 1

Zoning	All lots subject of this LDP are zoned 'Suburban' R35.
Built Form	a) All dwellings must include at least two of the following to the front of the building, visible from the primary street: <ul style="list-style-type: none"> • Porch; • Portico; • Awnings; or • Front verandah; • Feature walls; • Two different colours and/or materials. • Feature roof; • Feature windows;
Street Setbacks	a) Porch/verandah: 1.5m minimum, no maximum length of porch/verandah. b) Primary Street: 4.0m minimum (no average) c) Secondary Street: 1.0m minimum (no average)
Garage Setback	a) All front loaded lots are to have garages setback 0.5m behind the main building alignment excluding any porch, verandah or balcony. b) Garages shall be setback a minimum 4.5m to the primary street. c) For front loaded lots with street frontages 12m or less, a double garage is permitted to a maximum width of 6m as viewed from the street subject to: <ul style="list-style-type: none"> • Garages setback a minimum of 1.0m behind the dwelling alignment; and • An entry feature consisting of a porch (not a paved area), portico or verandah with a minimum depth of 1.2m.
Boundary Walls	Walls are permitted on both side boundaries for lots 10.5m in width or less subject to: <ul style="list-style-type: none"> a) 2/3 maximum length to one side boundary, behind the front setback. b) 1/3 maximum length to second side boundary, behind the front setback.
Lots Adjacent to POS (Lot 1040)	a) The outdoor living area is to abut the POS boundary. b) At least one major opening (window or fully glazed door/s) from a habitable room and a double door to the (Lot 1040) outdoor living area to be provided for passive surveillance of the POS. c) The dwelling facade facing the POS must incorporate at least 2 architectural elements that provide an enhanced interface between the dwelling and the POS. This may be achieved through articulation and detailing. Acceptable architectural elements include: <ul style="list-style-type: none"> • Porch; • Portico; • Awnings; or • Front verandah; • Feature walls; • Two different colours and/or materials. • Feature roof; • Feature windows;
Lots Adjacent to Eleventh Road (Lots 1030-1040)	a) Rear facades 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 facade. b) Building setback to Eleventh Road to be defined by the depth of the Western Power easement - ranging from 4.3m to 5.1m. c) No direct lot vehicular access is to be allowed to Eleventh Road. d) No buildings are permitted within the Western Power easement adjacent to Eleventh Road. e) Outbuildings shall be designed and constructed from materials to match the dwelling if visible from Eleventh Road. f) The outdoor living area is to abut Eleventh Road boundary. g) Uniform fencing along Eleventh Road is to have a maximum height of 1.8m measured from the street level and is to be visually permeable above 1.2m.
Open Space / Outdoor Living Area	Minimum open space 40% subject to: <ul style="list-style-type: none"> a) An outdoor living area (OLA) with an area of 10% of the lot size or 20sqm, whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area. b) At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas. c) The OLA has a minimum 4m length and width dimension.
Corner Lots	Dwellings on corner lots must address the secondary street. A side return must be designed and maintained for 3m minimum behind the dwelling alignment and include at least one major opening facing the secondary street and treated to appear as an extension of the front facade.