LOCAL DEVELOPMENT PLAN PROVISIONS

GENERAL

1. This Local Development Plan ('LDP') applies to all lots shown on the plan, as identified by the 'subject site boundary

2. This LDP has been prepared in accordance with the requirements of the Armadale Redevelopment Scheme 2, the Wungong Urban Water Project Area Design Guidelines, the City of Armadale Local Planning Policy PLN 3.10 'Residential Design Codes Variations and R-MD Codes', and Subdivision Approval Refernce 164264.

3. Unless otherwise varied by this LDP, the provisions of the *Armadale Redevelopment Scheme 2*, The *City of Armadale Local Planning Policy PLN 3.10 'Residential Design Codes Variations and R-MD Codes'*, the Residential Design Codes (the 'R-Codes') apply.

4. The applicable density code is R35 for the suburban place code as per the Wungong Urban Water Project Area Design Guidelines.

5. Variations to the requirements of this LDP may be approved by DevelopmentWA, at its discretion.

SETBACKS

6. Any part of the dwelling on Lot 723 is to be setback a minimum of 1 metre from the boundary abutting the public open space.

7. Boundary walls are not permitted where adjoining a public open space reserve.

8. A 5m Fire Protection Zone extends into the front of Lot 723 and Lot 724. No development with flammable building material is to encroach into the Fire Protection Zone and no plantings are permitted within the Fire Protection Zone.

UNIFORM FENCING

9. Other than landscaping treatments, uniform fencing is to be provided and maintained as visually permeable where identified on this LDP. Fencing along the side boundaries of Lots that abuts Public Open Space is to be no higher than 1.80m above the finished lot level and the solid portion of the fence will not exceed 0.60m high, with the upper portion of the fence being visually permeable.

10. Uniform Fencing constructed by the Developer is to be maintained by the landowners along the boundary as identified by this LDP.

11. Where walls and fencing have been installed by the Developer, modifications to fences are not permitted without prior approval from DevelopmentWA.

GARAGE AND ACCESS

12. Designated garage locations, as identified on this LDP, are provided to prioritise tree retention and utilise openings within retaining walls. Alternative garage locations will not be permitted.

13. Preferred garage locations may only be varied where it can be demonstrated there is no conflict with street trees or other infrastructure.

BUILDING FORM AND ORIENTATION

14. The dwelling on Lot 723 is to address the adjoining public open space through the provision of at least one major opening to a habitable room and architectural articulation on the public open space interface.

APPROVAL

This Local Development Plan has been approved by Development WA in accordance with clause 9.8 of the Armadale Redevelopment Scheme 2.

Signature_____ Date_____

LOCAL DEVELOPMENT PLAN - STAGE 3 & 5

LOT 9002 HILBERT ROAD

HILBERT

N

0 50m

SCALE @ A3: 1:2000

9663-LDP-02-G

DRAWN: JS
DATE CREATED: 2026.07.07
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