



EXISTING
RESIDENTIAL

SALES PLAN

SIENNA SPRINGS - STAGE 4

HILBERT

Plan Information

Tenure Type	Freehold
Plan Type	Deposited Plan
Plan Purpose	Subdivision
Plan Heading	
LOTS 601 TO 621, LOTS 637 TO 660, LOT 670, LOT 9005 AND ROADS	

Locality & Local Government

Locality	Hilbert
Local Government	Armadale
Department of Planning, Lands and Heritage	
File Number	

Examination

Examined		Date
Planning Approval		
Planning Authority	WAPC	
Reference	158312	
Delegated under S. 16 P&D Act 2005		Date
In Order For Dealings		
Subject To		

For Inspector of Plans and Surveys

	Date
Plan Approved	Reg. 26A(4)

Inspector of Plans and Surveys / Authorised Land Officer

	Date
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Survey Details

Field Records	138506
Declared as Special Survey Area	Yes
Survey and Plan Notation	
Survey carried out under Reg. 26A Special Area Guidelines. See survey sheet(s) to determine the true final position and type of all survey marks placed for this plan.	

Survey Certificate - Regulation 54

I, _____ hereby certify that this plan is accurate and is a correct representation of the - -
(a) survey; and
(b) calculations from measurements recorded in the field records,
undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.

Licensed Surveyor

	Date
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Survey Organisation

Name	Vision Surveys Consulting
Address	59 Scarborough Beach Road Scarborough
Phone	6144 0000
Fax	6144 0099
Email	info@visionsc.com.au
Reference	VS005037 - Eleventh Road L20, Hilbert - stage 2

Former Tenure				
New Lot / Land	Parent Plan Number	Parent Lot Number	Title Reference	Subject Land Description
LOTS 601 TO 621, LOTS 637 TO 660, LOT 670, LOT 9005	DP 418524	Lot 9004	4001/107	

Former Tenure Interests and Notifications

Subject	Purpose	Statutory Reference	Origin	Land Burdened	Benefit To	Comments
(33a)	EASEMENT (DRAINAGE)	SEC 167 OF THE P&D ACT, REG 33(a)	DP 412896	LOT 670	CITY OF ARMADALE	
(H)	EASEMENT	ENERGY OPERATORS (POWERS) ACT 1979	DOC. 0233072	LOTS 601 TO 604, AND LOT 670	ELECTRICITY NETWORKS CORPORATION	
(A) to (B)	COVENANT	SEC 150 OF THE P&D ACT	DP 412896	LOTS 601 TO 621, LOTS 637 TO 660, LOT 670, LOT 9005	CITY OF ARMADALE	NO ROAD VEHICLE ACCESS TO AND FROM ELEVENTH RD

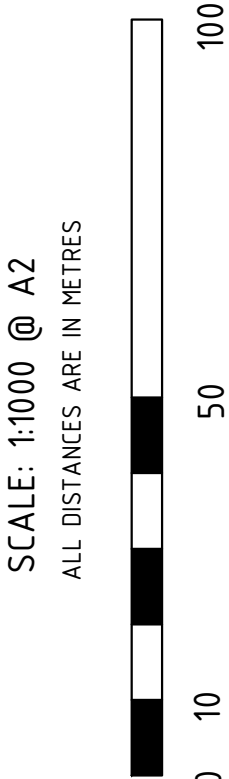
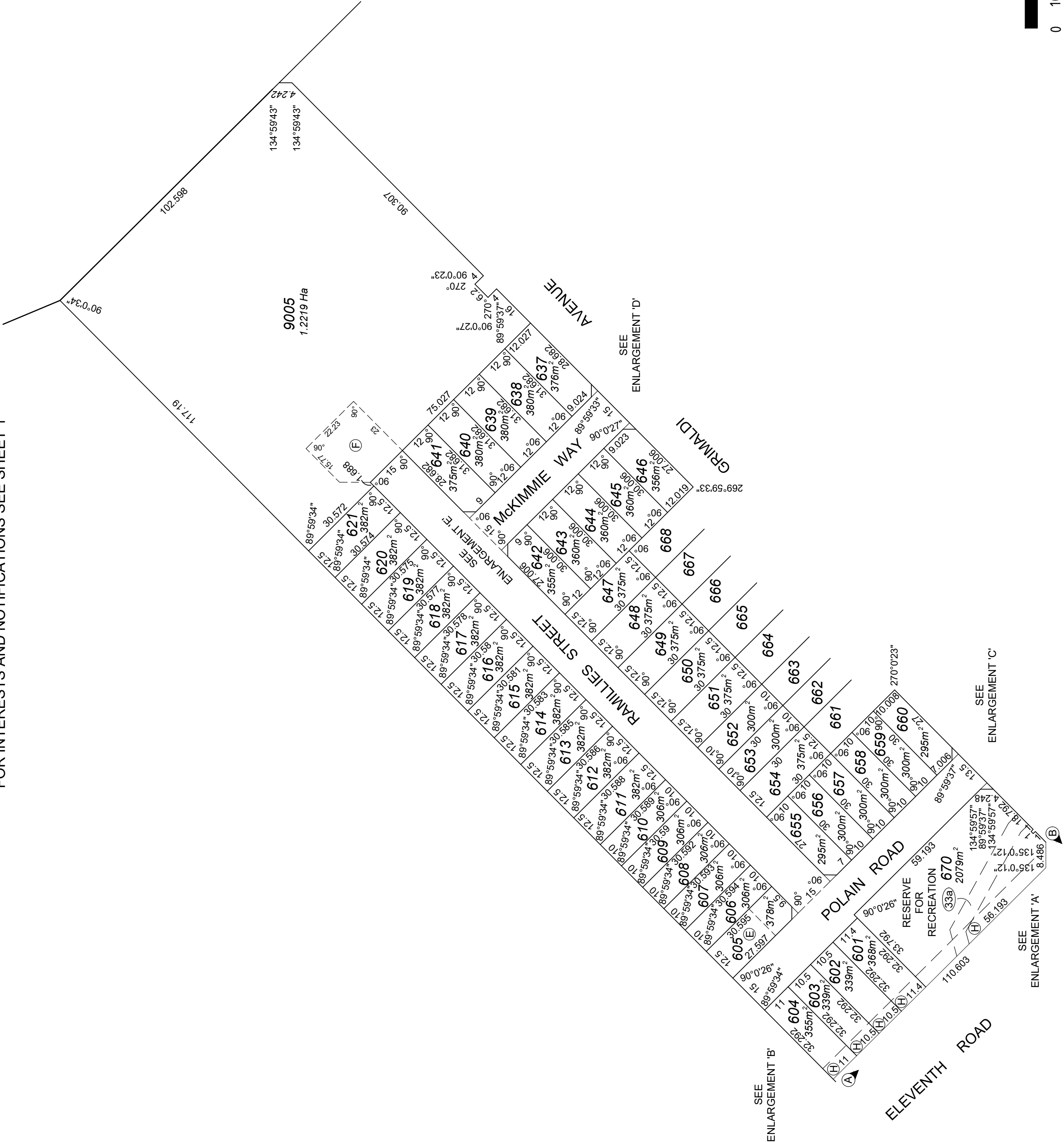
New Interests

Subject	Purpose	Statutory Reference	Origin	Land Burdened	Benefit To	Comments
(E)	EASEMENT	SEC 195 & 196 OF THE LAA 1997	DOC.	LOT 605	CITY OF ARMADALE & THE PUBLIC AT LARGE	
(F)	EASEMENT	SEC 195 & 196 OF THE LAA 1997	DOC.	LOT 9005	CITY OF ARMADALE & THE PUBLIC AT LARGE	

New Notifications and Memorials

Subject	Purpose	Statutory Reference	Origin	Land Burdened	Benefit To	Comments
	NOTIFICATION	SEC 165 OF THE P & D ACT 2005	DOC	LOTS 601 TO 621, LOTS 637 TO 660, LOT 670		BUSHFIRE PRONE AREA

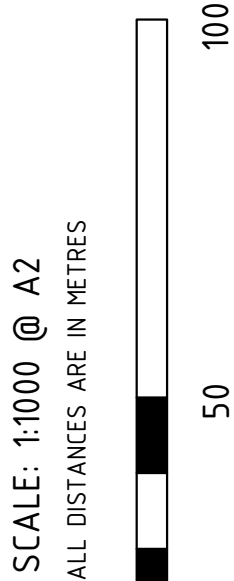
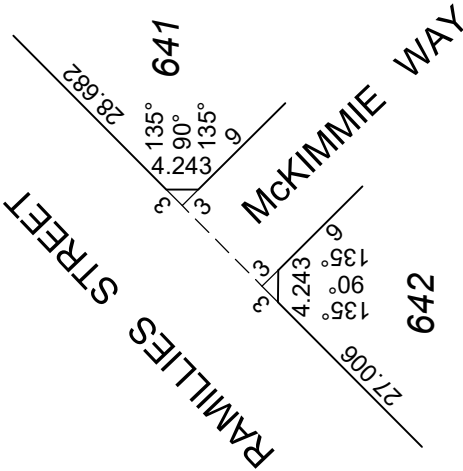
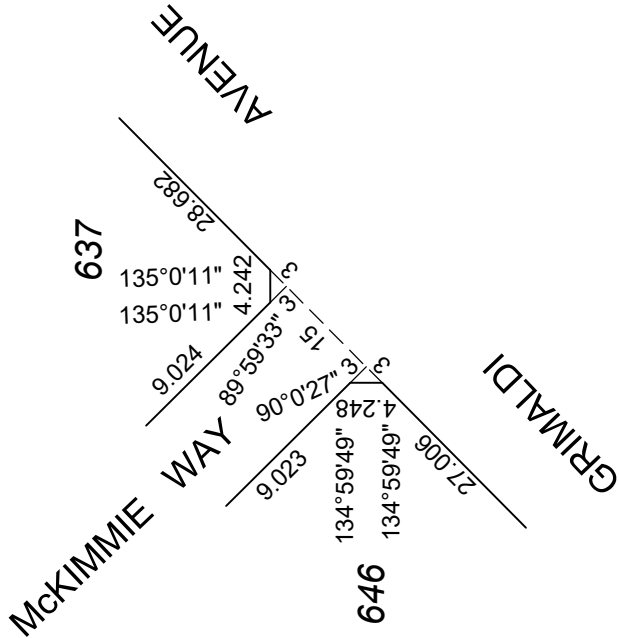
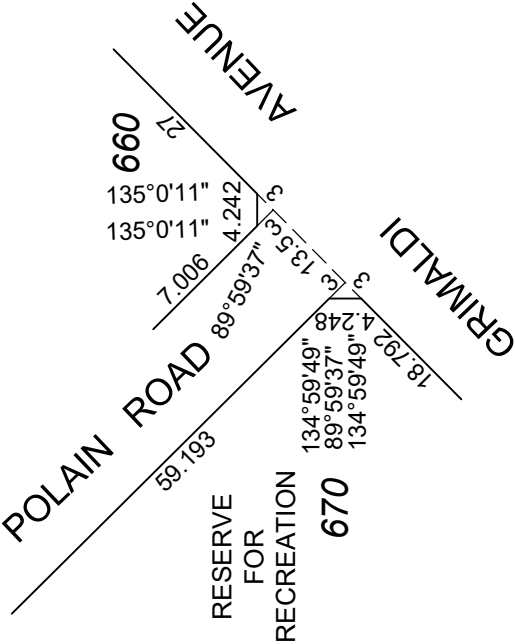
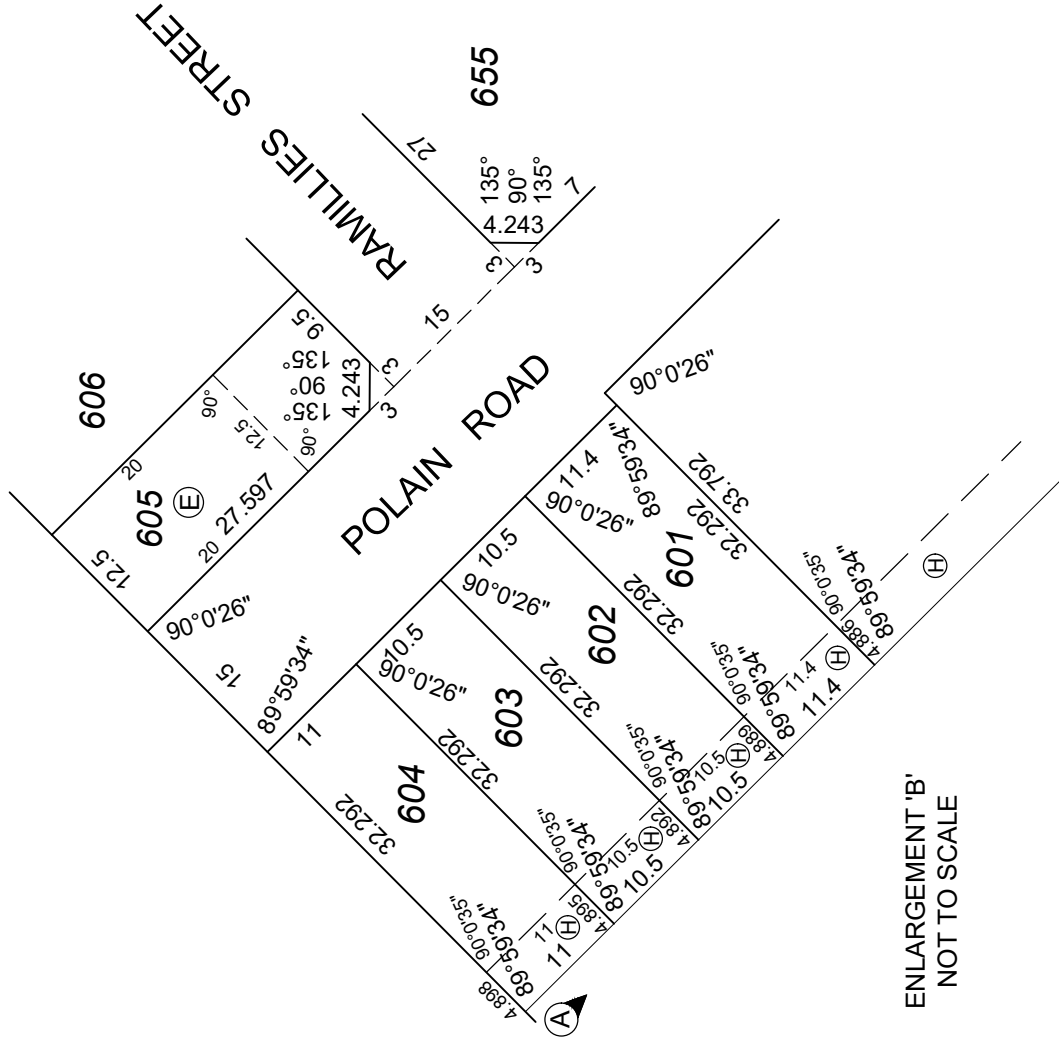
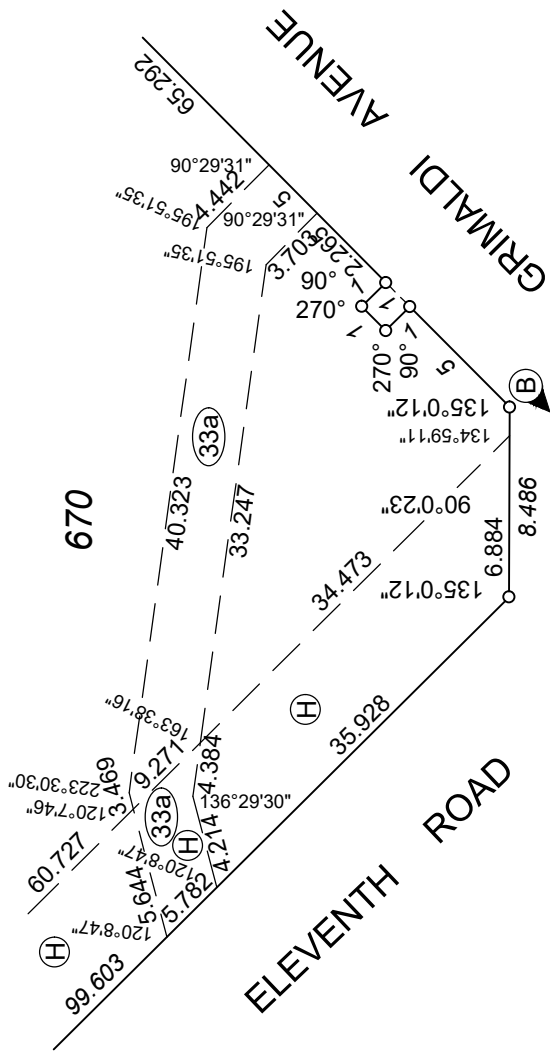
SPECIAL SURVEY AREA
SUBDIVISION
SURVEY CARRIED OUT UNDER REG 26A
SPECIAL SURVEY AREA GUIDELINES
SEE SURVEY SHEET(S) FOR SURVEY
INFORMATION

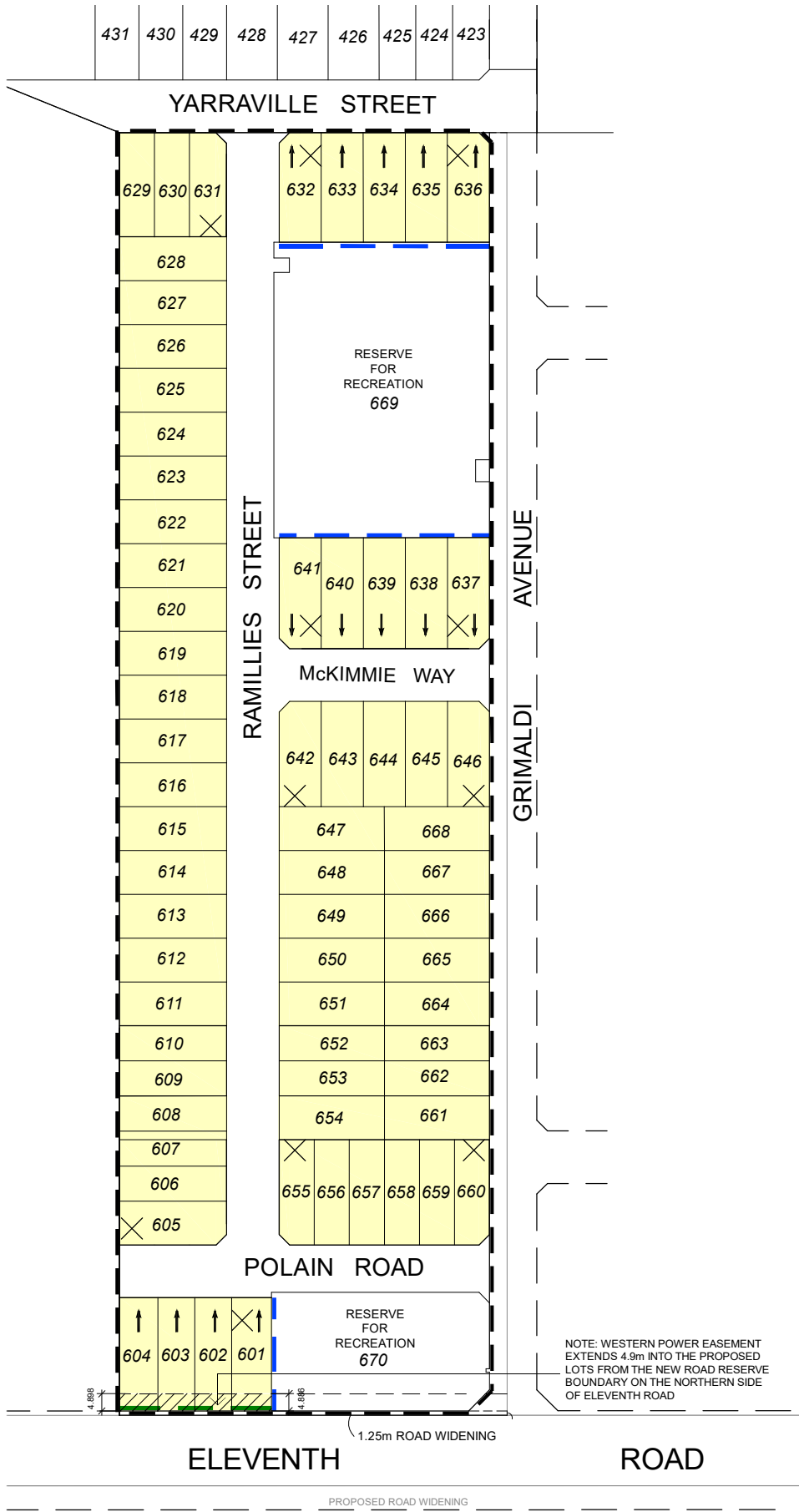


DRAFT

FOR HEADING SEE SHEET 1
FOR INTERESTS AND NOTIFICATIONS SEE SHEET 1

SPECIAL SURVEY AREA
SUBDIVISION
SURVEY CARRIED OUT UNDER REG 26A
SPECIAL SURVEY AREA GUIDELINES
SEE SURVEY SHEET(S) FOR SURVEY
INFORMATION





LOCAL DEVELOPMENT PLAN PROVISIONS LOT 20 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 setback for all front loaded lots	- Garages are to be setback a minimum of 4.5m from the primary street and 0.5m behind the main building alignment frontage. - With the exception of Lots 632, 636, 637 and 641, all corner lots are to have vehicle 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 12m or less, 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 and; - An entry feature consisting of a porch (not a paved area), portico or verandah with a minimum depth of 1.2m.
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.
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.

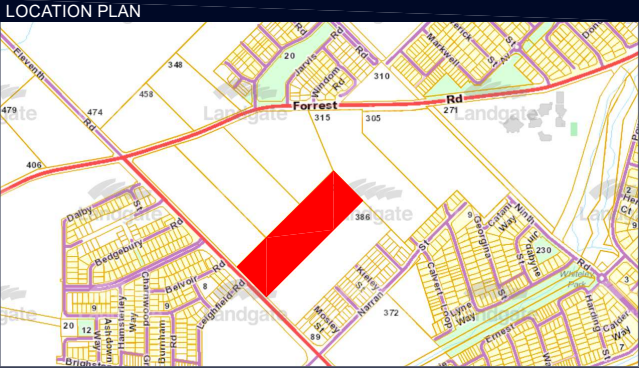
LOTS ADJACENT TO ELEVENTH ROAD (LOTS 601 - 604)	
- All lots are to be orientated towards Polian Road and are to incorporate an architectural element to the rear façade that provides enhanced interface between the dwelling and Eleventh Road. Rear façades abutting Eleventh Road shall include at least one 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. - Building setback to Primary Street frontage (Eleventh Road) to be defined by depth of the Western Power easement - ranging in depth 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 ADJACENT TO POS (LOTS 601 AND 632 TO 641)	
- 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 roofline. - Dwellings on Lots 632 to 641 shall be setback a minimum 2m from the POS. - Dwellings on Lot 601 shall be setback a minimum 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 building 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. - Uniform fencing along the Public Open Space is to provide pedestrian access (excluding Lot 601). - 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 607, 631, 632, 636, 637, 641, 642, 646, 655 AND 660)	
- 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
	No Vehicular Access and visually permeable Uniform Fencing by developer
	Visually Permeable Fencing
	Western Power Easement 4.3m - 5.1m wide
	Primary Dwelling Orientation



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, m²	Volume to infiltrate on-site (first 15mm) m³
601	368	4.4
602 - 603	339	4.1
604	355	4.3
605 - 606, 652 - 653, 656 - 659,		
662 - 663	300	3.6
607	313	3.8
608	382	4.6
609 - 610	306	3.7
611 - 628	382	4.6
629 - 630	297	3.6
631	308	3.7
632	374	4.5
633 - 635	379	4.5
636, 641, 647 - 651, 654,		
661 - 668	375	4.5
637	376	4.5
638 - 640	380	4.6
642	355	4.3
643 - 645	360	4.3
646	356	4.3
655, 660	295	3.5

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	Date

LOCAL DEVELOPMENT PLAN

LOT 20 ELEVENTH ROAD

HILBERT

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SCALE: 1:1800 @ A3

DATE: 19th MAY 2025

FILE: 2258_19.05.2025.dwg

DRAW: - SB

CHECKED: -



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