

LEGEND

Local Development Plan	Bin Pads	BAL - 12.5
R15	Package A Quiet House Design	BAL - 19
R20	Single Storey Dwelling	BAL - 29
R25	Refer Report for 2nd Storey Req	BAL - 40
R40	Primary Dwelling Orientation	BAL - FZ
	Secondary Dwelling Orientation	Estate Fencing

This LDP applies to the development of Single Dwellings only. Unless otherwise provided for below, the provisions of the Shire of Augusta-Margaret River Local Planning Scheme No. 2, State Planning Policy 7.3 Residential Design Guidelines ('R-Codes') and the Maragret River South Local Structure Plan apply. The proposed R-Codes densities as illustrated on the plan conform to the densities in the corresponding WAPC subdivision approval.

Development which meets the Deemed-to-Comply provisions of this LDP does not require a Development Application, as per the Planning and Development (Local Planning Schemes) Regulations 2015

1.0 GENERAL

- 1.1 The requirements the R-Codes are varied as shown on this LDP.
- 1.2 Consultation with adjoining or other landowners to achieve a variation to the R-Codes which is addressed under this LDP is not required.
- 1.3 Variations to the requirements of this LDP may be approved by the Shire of Augusta-Margaret River at its discretion.
- 1.4 Where there is an inconsistency between the requirements of this LDP and another planning instrument, the provisions of this LDP prevail

2.0 RESIDENTIAL DESIGN CODE

- 2.1 The R-Code applicable to lots is R15, R20, R25 and R40 as designated on this LDP.

3.0 STREET SETBACK AND FRONT FENCING REQUIREMENTS

Lot(s) Applicable	Requirement
Lot 1-19	- 2m minimum, no average
Lot 20-83	- 4m minimum, no average
All Lots	Primary Street - 1.5m to porch / verandah no maximum length - Front fences within the primary street setback area being a maximum height of 900mm above natural ground level, measured from the primary street side of the front fence
	Secondary Street - 1m minimum to secondary street

4.0 LOT BOUNDARY SETBACK REQUIREMENTS

Lot(s) Applicable	Requirement
All Lots	Boundary Setbacks - 1.2m for wall height to 3.5m or less with major openings - 1m for wall height to 3.5m or less without major openings Boundary walls - To both side boundaries subject to: • 2/3 length to one side boundary, behind the front setback • 1/3 max length to second side boundary for wall height 3.5m or less

5.0 OPEN SPACE REQUIREMENTS

Lot(s) Applicable	Requirement
All Lots	Outdoor Living Area (OLA) - An outdoor living area (OLA) with an area of 10% of the lot size or 20m ² , 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. The areas under eaves which adjoin the uncovered area of the OLA are included in the required 70% uncovered area. - The OLA has a minimum 3m dimension
	Open Space - The open space requirements of the R-Codes do not apply

6.0 GARAGE SETBACK AND WIDTH AND VEHICULAR ACCESS

Lot(s) Applicable	Requirement
All Lots	Garages - 4.5m garage setback from the primary street and 1.5m from a secondary street

7.0 PARKING

Lot(s) Applicable	Requirement
All Lots	Parking - Two on-site bays.

8.0 OVERSHADOWING

Lot(s) Applicable	Requirement
All Lots	Overshadowing - No maximum overshadowing for wall height 3.5m or less - No maximum overshadowing for wall height greater than 3.5m where overshadowing is confined to the front half of the lot. If overshadowing intrudes into rear half of the lot, shadow cast from both ground and upper floors does not exceed 35% of the whole lot.

9.0 PRIVACY

Lot(s) Applicable	Requirement
All Lots	Privacy - R-Codes clause 5.4.1 C1.1 applies; however, the setback distances are 3m to bedrooms and studies, 4.5m to major openings to habitable rooms other than bedrooms and studies and 6m to unenclosed outdoor active habitable spaces.

This Local Development Plan has been approved by the Shire of Augusta-Margaret River, pursuant to Clause 52 of the Deemed Provisions of the Shire of Augusta-Margaret River Local Planning Scheme No. 2.

Manager Planning and Regulatory Services
Shire of Augusta Margaret River

Date

