

LEGEND

Local Development Plan

R15

R20

R25

Bin Pads

Primary Dwelling Orientation

Secondary Dwelling Orientation

(Major Opening to Open Space or location of Outdoor Living Area located to provide passive surveillance)

Estate Fencing

Package A Quiet House Design

Single Storey Dwelling

Refer Report for 2nd Storey Req

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 coded R15, 20 and R25 as designated on this LDP.

3.0 STREET SETBACK AND FRONT FENCING REQUIREMENTS

Lots Applicable

Requirement

Lot 1-19

Lots 20-83

All Lots

Primary Street

Secondary Street

- 2m minimum, no average /compensating area calculation as per Design Element 5.1.2 Street Setback C2.1ii

- 4m minimum, no average /compensating area calculation as per Design Element 5.1.2 Street Setback C2.1ii

- 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

- 1m minimum to secondary street

4.0 LOT BOUNDARY SETBACK REQUIREMENTS

Lots Applicable

Requirement

All Lots

Boundary Setbacks

Boundary walls

- 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

- To both side boundaries subject to:

• Walls not higher than 3.5m for 2/3 length to one side boundary, behind the front setback

• Walls not higher than 3.5m for 1/3 max length to second side boundary

- Walls are located to avoid the Outdoor Living Areas of southern adjoining properties.

5.0 OPEN SPACE REQUIREMENTS

Lots Applicable

Requirement

R25

Outdoor Living Area (OLA)

Open Space

- An outdoor living area (OLA) with an area of 10% of the lot size, 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.

- All dwellings should be oriented such that living areas (including outdoor living areas) have a northerly aspect to achieve optimum solar efficiency. North facing walls should be setback at a sufficient distance from other structures, including on adjacent lots, to allow for effective solar passive design.

- Minimum dimension of 3m

- The open space requirements of the R-Codes do not apply where above provisions have been met.

6.0 GARAGE SETBACK AND WIDTH AND VEHICULAR ACCESS

Lots Applicable

Requirement

All Lots

Garages

- 4.5m garage setback from the primary street and 1.5m from a secondary street

7 BUILT FORM

7.1 Dwellings located on corner lots are to address both the primary and secondary streets. The entrance to the dwellings may be provided at either the primary or secondary street, provided the dwelling appropriately addresses both frontages with articulated building facades and major openings to habitable rooms to provide passive surveillance.

7.2 All dwellings should be oriented such that living areas (including outdoor living areas) have a northerly aspect to achieve optimum solar efficiency. North facing walls should be setback at a sufficient distance from other structures, including on adjacent lots, to allow for effective solar passive design.

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

ND

ARBOUR Stage 1 - Local Development Plan

Lot 9000 Bussell Highway, MARGARET RIVER

ARBOUR

MARGARET RIVER

HEX

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