

Location Plan - Family Lots (Stage 1)

LOCAL DEVELOPMENT PLAN

WEV-LDP-100 (August 2020)

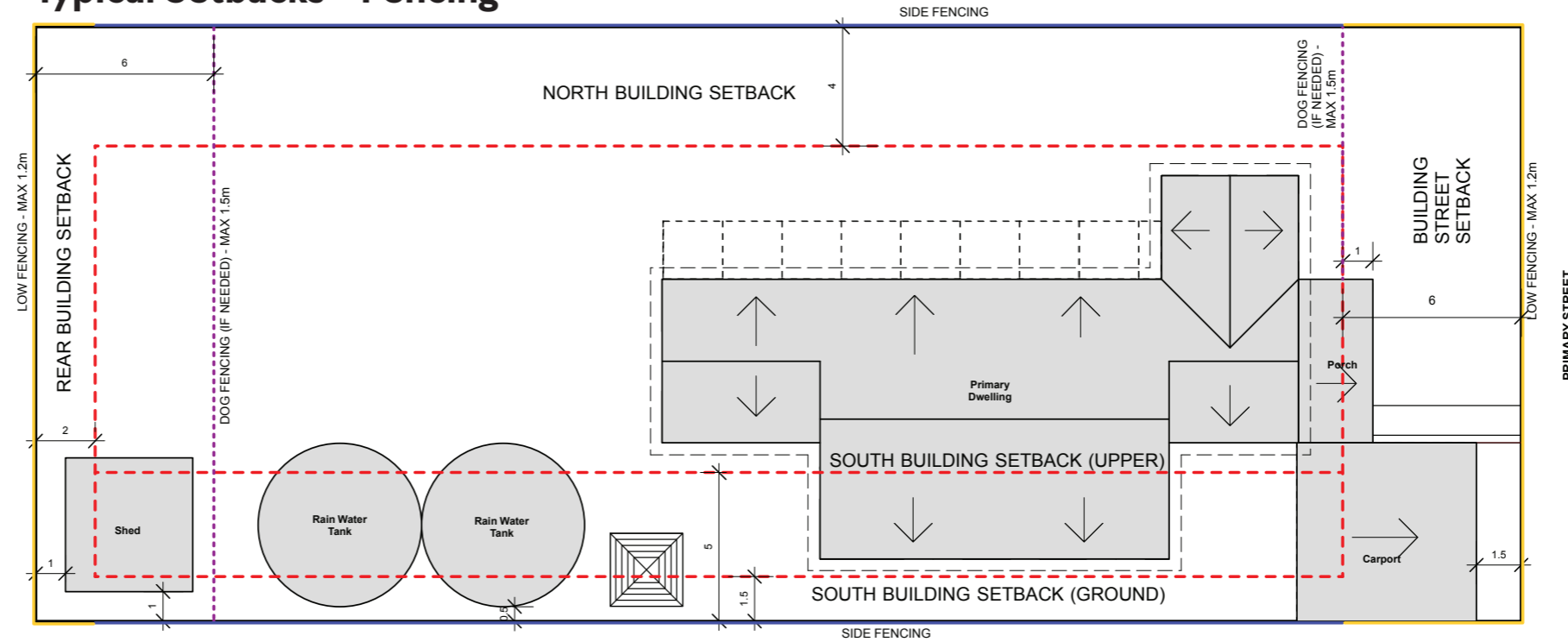
Location + Description - Family Lots (Stage 1)

Family Lots are located on the eastern and western sides of each cluster. There are 28 Family Lots within stage 1. As per the Witchcliffe Ecovillage Structure Plan, Family Lots have a density of R20 and are between 827sqm and 1,252sqm. This lot type is aligned on an east-west axis, which is the best orientation for lots of this size, shape and density to achieve desirable passive solar built form outcomes.

The Family Lots are all accessed from the primary street located on either the eastern or western boundary of the lot. The rear boundaries are adjacent to the community garden, in which every lot is allocated garden beds for food production. This facilitates involvement in community garden projects and activities. The dwellings are required to address both the street and the community garden to ensure both are activated, attractive and receive passive surveillance.

The link from the Family Lots to the community garden also provides the residents with a connection to the pedestrian network that passes through all of the community gardens. The pedestrian network links all Ecovillage clusters, the community common areas, and the public spaces (including the oval and the Village Square).

Typical Setbacks + Fencing



Setback Requirements

Setback Element	Requirement	Notes
Building (Primary Street)	6.0m min.	Setback from boundary. No setback averaging.
Building (Secondary Street)	1.5m min.	Setback from boundary.
Building (Side - North)	4.0m min.**	Setback from boundary. No boundary development.
Building (Side Ground - South)	1.5m min.*	
Building (Side Upper - South)	5m min.*^	Setback from boundary. No boundary development.
Building (Side - Ground Community Garden)	2.0m min.*	Setback from boundary. No boundary development.
Building (Rear)	2.0m min.*	Setback from boundary. No boundary development.
Eave	0.5m min.	Setback from boundary.
Carport (Primary Street)	1.5m min.	Setback from Primary Street boundary
Carport (Side)	Nil	Setback from side boundary (subject to building code fire requirements).
Verandahs, Balconies	1.0m max.	Encroachment into street setback or side / rear boundary setbacks abutting the community garden.
Outbuilding	1.0m min.**	Setback from any non-street boundary.
Rainwater Tank	0.5m min.	Setback from any boundary.
Rainwater Tank	2.0m min	Setback from building if placed to the north of building.

* - Setbacks do not need to account for wall height or length, nor the size of window openings.
 ** - Nil boundary setback for outbuildings is possible in certain locations, see text in Provision 27.

- May be reduced to 2.0m where abutting the community garden or a common driveway (see LDP map)
 ^ - Upper level setback applies to any south-facing wall with plate height above 4m.
 ^^ - Visual Privacy setbacks, as described in Provision 17, apply if finished floor level is more than 0.5m above Natural Ground Level.







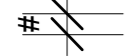


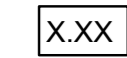


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DRAWING TITLE
LOCAL DEVELOPMENT PLAN
STAGE 1 FAMILY LOTS
 SCALE
NTS

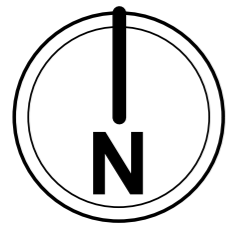
REV	DATE	DESCRIPTION
A	04.10.17	ISSUE FOR COMMENT
B	17.06.19	ISSUE FOR COMMENT
C	12.08.19	ISSUE FOR COMMENT
D	23.08.19	ISSUE FOR COMMENT
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G	15.05.20	INTERNAL MODIFICATIONS
H	03.07.20	INTERNAL MODIFICATIONS
I	19.08.20	ISSUE FOR FINAL APPROVAL

DRAWING NUMBER
WEV-LDP-100-1

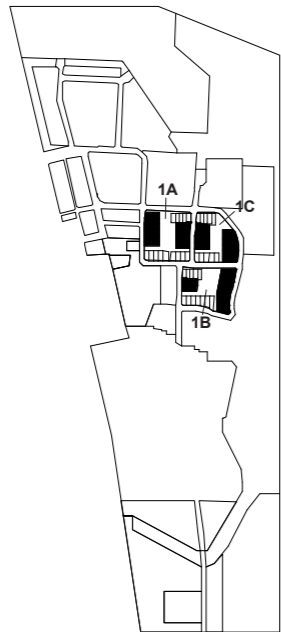
LEGEND

-  Extent of Stage 1 Family Lots LDP
-  Strata Lot Boundaries
-  Vehicle Crossover Locations
-  Dwelling Boundary Setback
-  Site Specific Setbacks (Not Typical)
-  Must Provide Passive Surveillance
-  50% Visually Permeable Fencing
-  Minimum Finished Floor Level (RL)
-  Carport and rainwater tanks must be within front and side setback lines
-  Lot is subject to bushfire management requirements (see WEV Bushfire Management Plan Map - Sept 2017)

LOCATION



Witchcliffe Ecovillage
Stage 1, Family Lots
Scale: NTS



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Application of Local Development Plan

“Family Lots,” Stage 1, Witchcliffe Ecovillage,
Bussell Hwy, Witchcliffe WA 6286

GENERAL PROVISIONS

- The provisions of the Shire of Augusta-Margaret River Local Planning Scheme No1(LPS 1) and State Planning Policy 7.3 Residential Design Codes (R-Codes) are varied as detailed within the Local Development Plan (LDP).
- All other requirements of the LPS 1 and R-Codes shall be satisfied in all other matters.
- If all applicable provisions of this LDP, the R-Codes, and LPS1 are satisfied, development proposals are exempted from the requirement to obtain Development Approval from the Shire of Augusta-Margaret River. However, all proposed developments must obtain a Building Permit prior to commencing construction.

RESIDENTIAL DESIGN CODES

- The R-Code applicable to these lots is R20 as per the endorsed Witchcliffe Ecovillage Structure Plan.
- The following R-Code Clauses are not applicable to these lots: 5.1.1; 5.3.2; 5.3.6; 5.3.9
- The following R-Code Clauses are replaced by provisions within this LDP: 5.1.2 (C2.1, C2.2, C2.4); 5.1.3; 5.1.6; 5.2.1 (C1.1, C1.2); 5.2.2; 5.2.3 (C3.2); 5.2.4; 5.3.3 (C3.2); 5.3.5 (C5.3); 5.3.7 (C7.2); 5.4.1 (C1.1); 5.4.3; 5.4.4 (C4.3)

STREETSCAPE

- Dwellings must provide passive surveillance to the primary street, secondary street and community garden where indicated on the LDP.
- Primary pedestrian entry from the street cannot be via a carport (must be discrete pathway).
- Fencing within the primary street setback to be a maximum height of 1.2m.
- Fencing to rear boundaries to be a maximum height of 1.2m and must include gate access to the community garden.
- In order to meet the design guidelines, side fencing in certain sensitive locations (indicated as ‘50% visually permeable fencing’ on the adjacent plan) to be a maximum height of 1.8m, with either:
 - 50% visual permeability above 1.5m along its entire length, or
 - maximum of 1.5m along 50% of its length

- Fencing of up to 1.5m in height may be placed parallel to the primary street or rear frontages if set back at least 6.0m from the boundary.

DESIGN ELEMENTS

- Maximum building wall plate height of 6.5m (measured at the downslope wall for a dwelling with a skillion roof).
- Maximum parapet wall height of 7.5m.
- Maximum roof ridge height of 9.5m.
- The use of zincalume is permitted for roofs and rainwater tanks.
- Visual privacy setbacks do not apply to boundaries abutting a public street or communal open space. For other boundaries, the following visual privacy setbacks apply:
 - Major openings to bedrooms and studies – 4m
 - Major openings to other habitable rooms – 5m
 - Unenclosed outdoor active habitable spaces – 7.5m
- All lots nominated for bushfire management on the LDP plan must adhere to the requirements in the WEV Bushfire Management Plan.

VEHICLE ACCESS + PARKING

- Single garages with doors no wider than 3.5m may be incorporated into the frontage of the dwelling facing the street and must be set behind the Primary Street setback line.
- Garages facing the street with doors wider than 3.5m must be set back a minimum of 10m from the Primary Street boundary, and must either:
 - include a second storey that sits above the garage, or
 - feature an equal or greater width of ground floor house frontage in the same plane or forward of the garage
- A garage with vehicle doors facing a side boundary is allowed, subject to the following parameters::
 - Garage must be a discrete building separate to the primary dwelling (can be connected by covered walkway)
 - Primary dwelling must have a clear entry visible from the street
 - Garage must be set back behind the Primary Street setback
 - Garage must include a min. 1m² window facing the street
 - Garage may project up to 3m into the north boundary setback
- On-site visitor parking is not required - sufficient visitor parking is provided on-street.

- Crossovers to be constructed in the locations shown on the LDP (or as agreed with the Shire).

OPEN SPACE

- The area occupied by rainwater tanks is to be included as open space in open space percentage calculations.
- To reduce flooding risk and damage, building finished floor levels will need to achieve the minimum levels nominated for the site on the LDP map.

INCIDENTAL DEVELOPMENT

- Ancillary dwellings are permitted subject to C1 criteria (i-iv) at 5.5.1 of the R-codes (excepting references to single house/s).
- Outbuildings may not be constructed within the primary or secondary street setbacks, and must maintain a 1m setback from other boundaries. Outbuildings may be built on the boundary in two locations:
 - where it is directly associated with a carport (same structure):
 - completely behind the street setback line
 - boundary wall does not exceed 3m in height
 - where it is facing onto the Exclusive Use Zone of the dwelling:
 - maximum width of 3m on boundary
- Outbuildings limited in size to 100m².
- Sufficient rainwater tank storage and roof area must be provided based on intended occupancy to comply with the Witchcliffe Ecovillage Residential Water Management Plan. At a minimum, plans must show sufficient space for 37,500 litres of rainwater storage and 100m² of roof catchment.
- A minimum of 6kW of solar panels and a 5kW inverter are required to be provided for each dwelling. Indicate number of panels, kW per panel, and panel locations on roof plan, inverter size and location on site plan.

APPROVAL

- This LDP has been approved by the Shire of Augusta-Margaret River under Part 6 - Local Development Plans of AMRSC Local Planning Scheme No1.

SIGNATURE

DATE



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