

Location Plan - Residential (Short Stay) (Stage 3)

LOCAL DEVELOPMENT PLAN

WEV-LDP-190 (Oct 2021)

Location + Description - Residential (Short Stay) Lots (Stage 3)

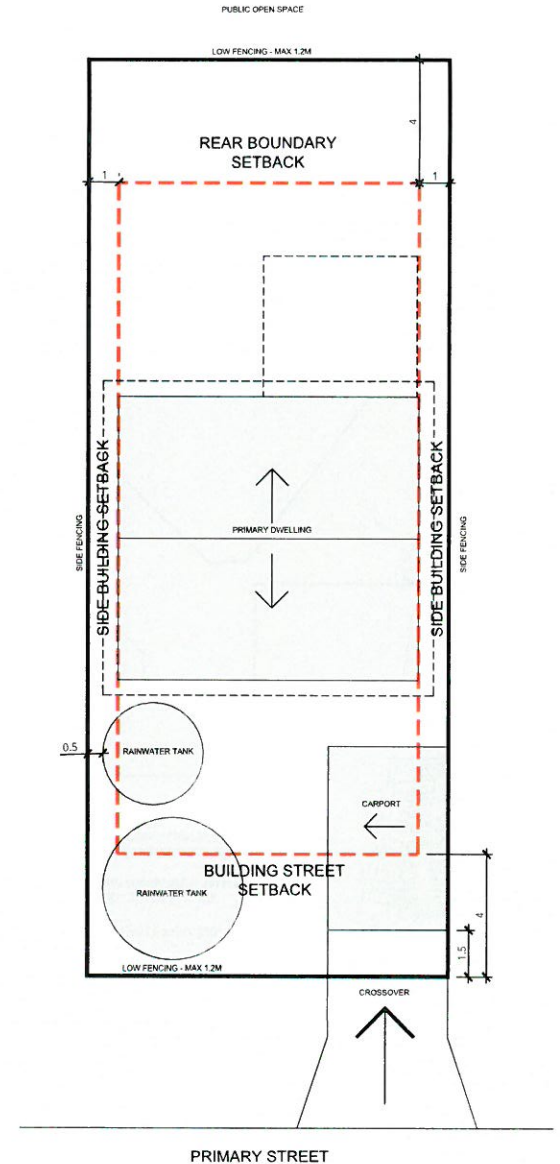
The Residential (Short Stay) Lots are separate from the residential clusters, located just south of the Agricultural Lots. There are 15 Short Stay Lots within Stage 3. As per the Witchcliffe Ecovillage Structure Plan, they have a density of R30-40. The lots range in size from 351m² - 360m² at a width of 12m and typical depth of 30m. The lots are on a north-south axis, which is the best orientation for lots of this size, shape and density to achieve desirable passive solar built form outcomes.

The Lots face north onto a strip of Public Open Space, and have views of the Agricultural Lots beyond. They do not have community gardens or vegie patches as these are designed primarily for short-stay accommodation. Vehicular access to the Short Stay Lots is via the street on the southern side of the lots.

Setback Requirements

Setback Element	Requirement	Notes
Building (Primary Street)	4.0m min.	Setback from boundary. No setback averaging.
Building (Secondary Street)	1.0m min.	Setback from boundary.
Building (Side - Internal)	1.0m min.* ^{AA}	Setback from boundary. No boundary development.
Building (Side - Community Garden)	1.0m min.*	Setback from boundary. No boundary development.
Building (Rear)	4.0m 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	2.0m max.	Encroachment into street setbacks or side boundary setbacks abutting the community garden.
Outbuilding	1.0m min.	Setback from non-street boundary.
Rainwater Tank	0.5m min.	Setback from any non-street boundary / easement.
Rainwater Tank (Exclusion Zone)	12.0m min	Setback for rainwater tanks from Rear boundary.

* - Setbacks do not need to account for wall height or length, nor the size of window openings.
^{AA} - Visual Privacy setbacks, as described in Provision 18, apply if Finished Floor Level is more than 0.5m above Natural Ground Level



Typical Setbacks + Fencing



LOTS 2807 & 2812 BUSSELL HIGHWAY, WITCHCLIFFE
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DRAWING TITLE
LOCAL DEVELOPMENT PLAN
STAGE 3 RESIDENTIAL (SHORT STAY) LOTS

SCALE
 NTS

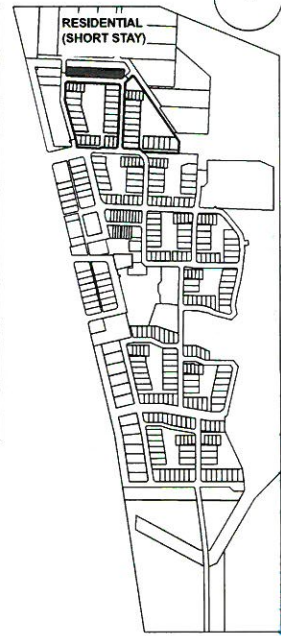
REV	DATE	DESCRIPTION
A	21.09.21	FOR REVIEW
B	30.09.21	DRAFT UPDATES

REV
B

DRAWING NUMBER
 WEV-LDP-190-1

LOCATION PLAN

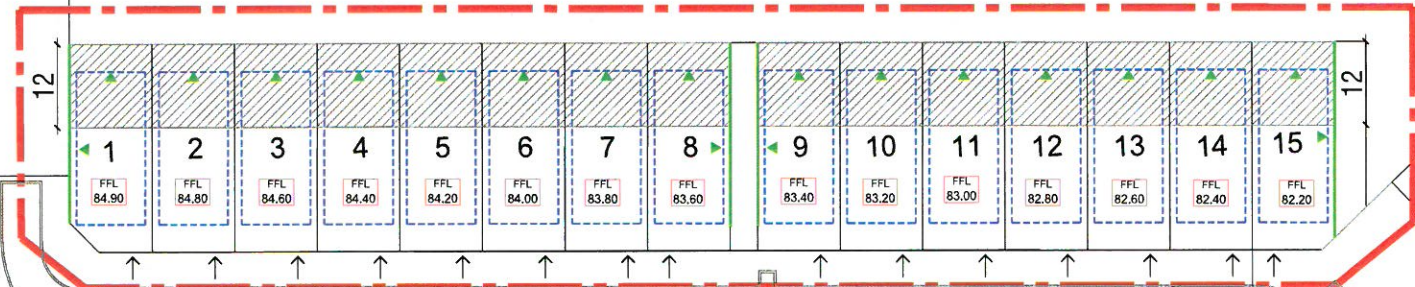
WITCHCLIFFE ECOVILLAGE
RESIDENTIAL (SHORT STAY) LOTS
SCALE: NTS



LEGEND

- - - EXTENT OF STAGE 3 RESIDENTIAL (SHORT STAY) LOTS LDP
- STRATA LOT BOUNDARIES
- ↑ VEHICLE CROSSOVER LOCATION
- DWELLING BOUNDARY SETBACK
- ✂ SITE SPECIFIC SETBACKS (NOT TYPICAL)
- ▶ MUST PROVIDE PASSIVE SURVEILLANCE
- 50% VISUALLY PERMEABLE FENCING
- RAINWATER TANK EXCLUSION ZONE (NO ABOVE-GROUND RAINWATER TANKS)
- FFL
xx.xx MINIMUM REQUIRED FINISHED FLOOR LEVEL TO ACHIEVE 300mm CLEARANCE TO 1:100 YR FLOOD LEVELS

PUBLIC OPEN SPACE
RESIDENTIAL (SHORT STAY) LOTS



CLUSTER 3A
COMMUNITY GARDEN

CLUSTER 3B
COMMUNITY GARDEN



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DRAWING TITLE	
LOCAL DEVELOPMENT PLAN STAGE 3 RESIDENTIAL (SHORT STAY) LOTS	
SCALE	
1:750 @ A3	

REV	DATE	DESCRIPTION
A	21.09.21	FOR REVIEW
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B
DRAWING NUMBER
WEV-LDP-190-2

Application of Local Development Plan

"Residential (Short Stay) Lots," Stage 3, 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 R30-R40 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 (C3.1, C3.2); 5.2.4; 5.3.1; 5.3.3 (C3.1, C3.2); 5.3.5 (C5.3); 5.3.7 (C7.2); 5.4.1 (C1.1); 5.4.4 (C4.3), 5.5.1 (C1)

STREETScape

- Dwellings must provide passive surveillance to the public open space, secondary street and community garden where indicated on the LDP.
- Direct pedestrian connections to be provided from each lot to the public open space to the north.
- Primary pedestrian entry from the street cannot be via a carport (must be discrete path-way).
- Visual obstructions within the Primary Street setback must be separated by at least 1m to allow the building entry to be clearly visible from the street.
- 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 public open space.
- 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 1.2m along its entire length, or
 - maximum of 1.2m along 50% of its length

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, public open space or communal open space. For other boundaries, the following visual privacy setbacks apply:
 - Major openings to bedrooms and studies – 3m
 - Major openings to other habitable rooms – 4.5m
 - Unenclosed outdoor active habitable spaces – 6m

VEHICLE ACCESS + PARKING

- No garages are allowed or double width carports (2 cars parked side by side) are allowed.
- 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.
- All dwellings can substitute one (1) required car bay for two (2) covered, designated bicycle or motorcycle bays.

OPEN SPACE

- The area occupied by rainwater tanks is to be included as open space in open space percentage calculations.
- A minimum of 20m² to be provided as outdoor living space.
- 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

- Above-ground rainwater tanks are not allowed in the 'Rainwater Tank Exclusion Zone' (depicted on the adjacent plan).
- 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.
- Service equipment for heating, cooling, or hot water storage to be placed (or screened) such that it does not visually impact the common property.

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

1/12/21.

DATE

Shire of Augusta Margaret River

Matt Cuthbert

Acting Director Sustainable
Development and Infrastructure



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