



Location Plan - Groupie Lots (Stage 3)

# LOCAL DEVELOPMENT PLAN

## WEV-LDP-180 (October 2023)

### Location + Description - Groupie Lots (Stage 3)

The Groupie Lots are located on the northern edge of each residential / community garden cluster. There are 10 Groupie Lots within Stage 3. As per the Witchcliffe Ecovillage Structure Plan, they have a density of R30. The lots range in size from 303m<sup>2</sup> - 408m<sup>2</sup> at a width of 12m. There is a shared access easement along the southern boundary, creating a typical usable area of 12m x 26m (312m<sup>2</sup>). 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.

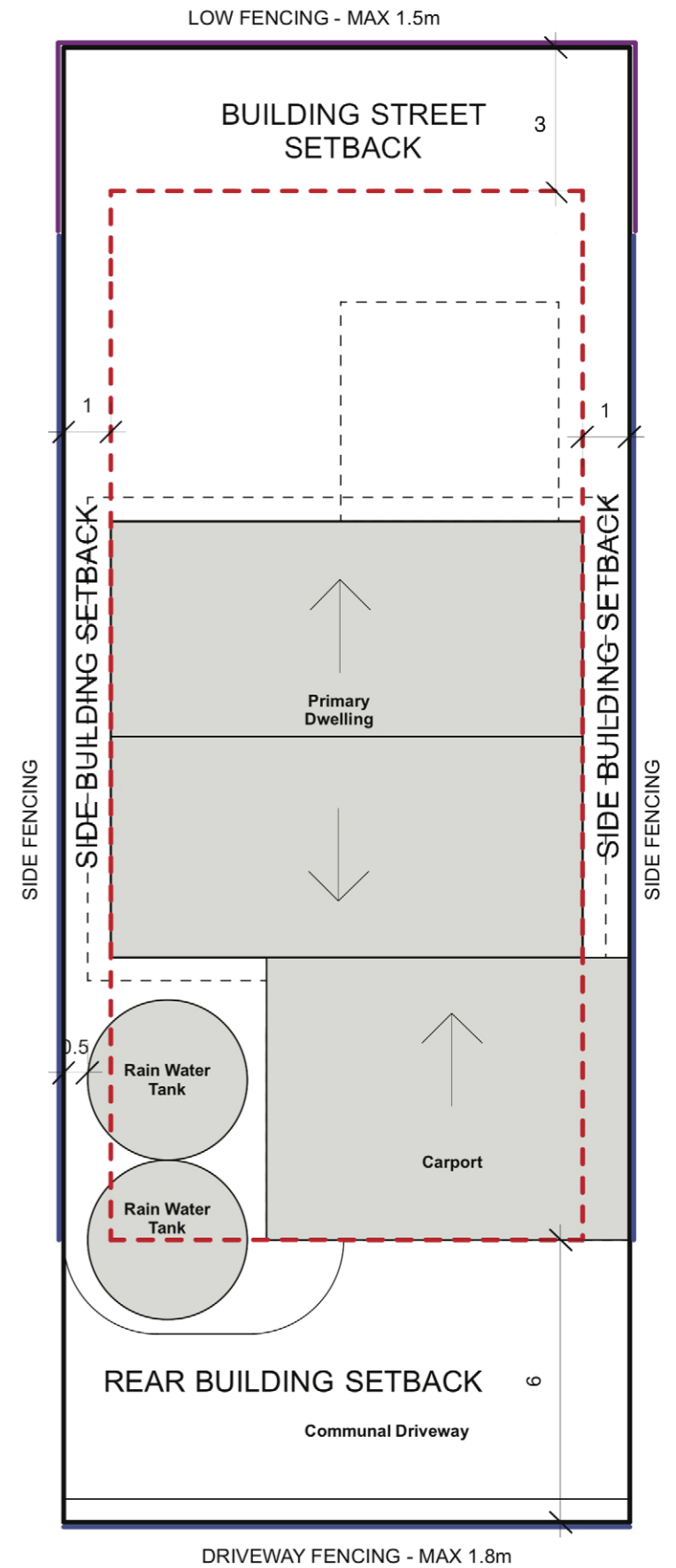
The link from the Groupie Lots north to the exclusive use portion of the community garden allows residents to have easy access to north-facing vegie garden space and helps to provide passive surveillance to the street. Visitor parking bays line the street in front of these lots, removing the need for on-site visitor parking.

Vehicular access to the Groupie Lots is via the access easement on the southern side of the lots. Vehicle access connects to a road on one side and the pedestrian access connects to the community garden at the other end. The pedestrian network links all Ecovillage clusters, the community common areas, and the public spaces (including the oval and the Village Square).

### Setback Requirements

Setback Element	Requirement	Notes
Building (Primary Street)	3.0m min.	Setback from boundary. No setback averaging.
Building (Secondary Street)	1.0m min.	Setback from boundary.
Building (Side - Internal)	1.0m min. <sup>**</sup>	Setback from boundary. No boundary development.
Building (Side - Community Garden)	1.0m min. <sup>*</sup>	Setback from boundary. No boundary development.
Building (Rear)	6.0m min. <sup>*</sup>	Setback from south boundary of driveway.
Eave	0.5m min.	Setback from 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. <sup>**</sup>	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 Primary Street boundary.

<sup>\*</sup> - Setbacks do not need to account for wall height or length, nor the size of window openings.  
<sup>\*\*</sup> - Nil boundary setback for outbuildings is possible in certain locations, see text in Provision 28.  
<sup>\*\*</sup> - Visual Privacy setbacks, as described in Provision 17, 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 GROUPIE LOTS**

SCALE  
 NTS

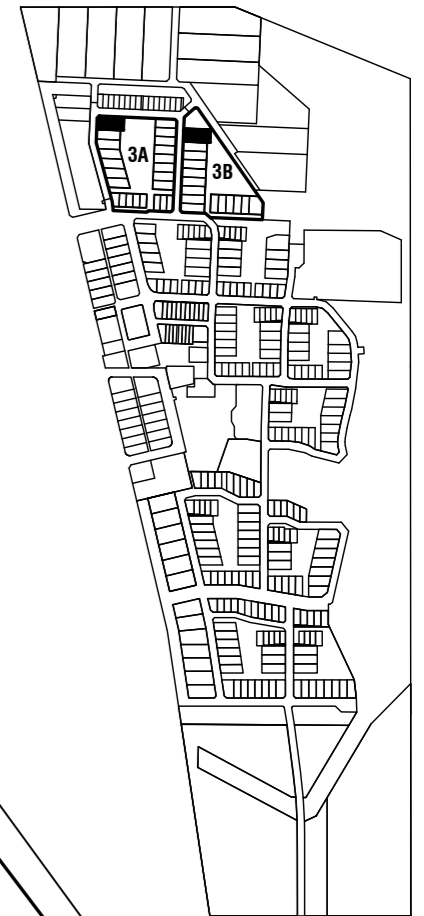
REV	DATE	DESCRIPTION
A	24.06.21	FOR REVIEW
B	16.09.21	GROUPIE LOTS 15, 19 SIDE BOUNDARIES to 1.0m
C	30.09.21	DRAFT UPDATES
D	04.07.23	FFL UPDATES

REV  
**D**

DRAWING NUMBER  
 WEV-LDP-180-1

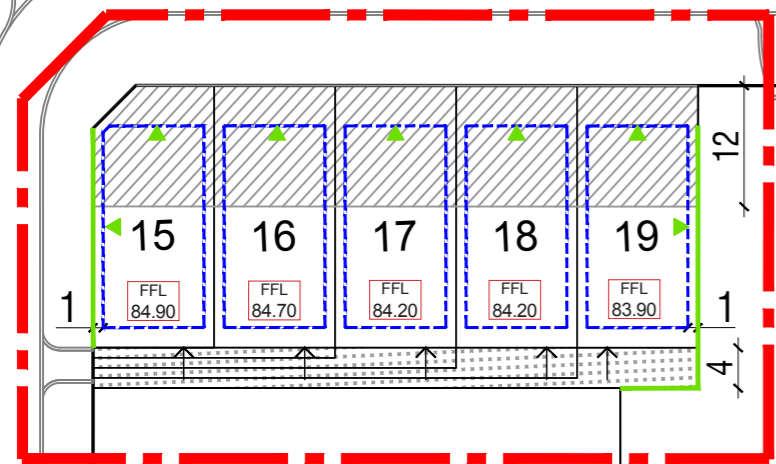
**LOCATION PLAN**

WITCHCLIFFE ECOVILLAGE  
STAGE 3, GROUPE LOTS  
SCALE: NTS



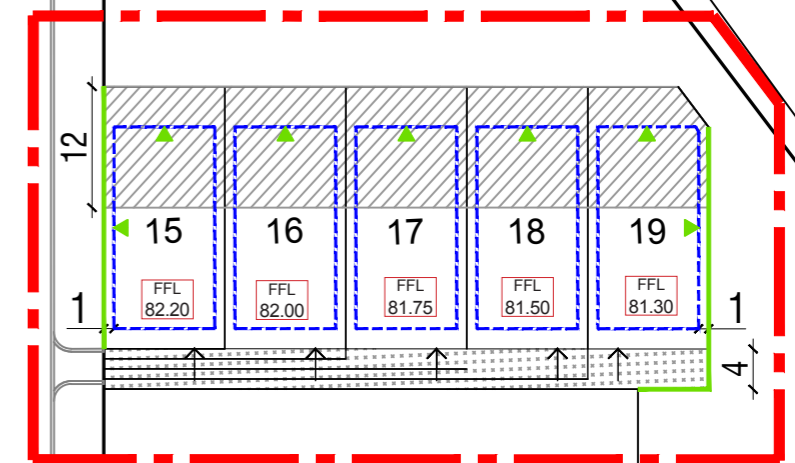
**LEGEND**

- - - EXTENT OF STAGE 3 GROUPE 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)
- ▤ SHARED ACCESS EASEMENT
- FFL  
xx.xx MINIMUM REQUIRED FINISHED FLOOR LEVEL TO ACHIEVE 300mm CLEARANCE TO 1:100 YR FLOOD LEVELS



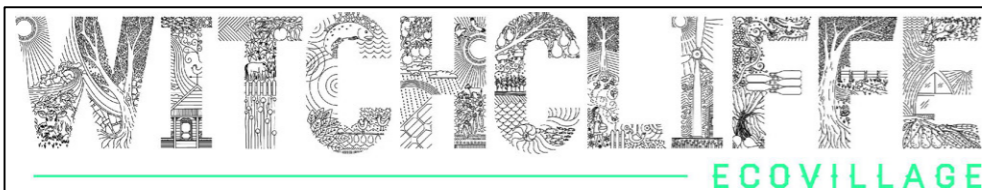
**CLUSTER 3A**

COMMUNITY GARDEN



**CLUSTER 3B**

COMMUNITY GARDEN



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**LOCAL DEVELOPMENT PLAN  
STAGE 3 GROUPE LOTS**

SCALE  
1:750 @ A3

REV	DATE	DESCRIPTION
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REV	D
	D

DRAWING NUMBER  
WEV-LDP-180-2

## Application of Local Development Plan

"Groupie 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 as per the endorsed Witchcliffe Ecovillage Structure Plan.
- The following R-Code Clauses are not applicable to these lots: 5.1.1; 5.2.3 (C3.3); 5.3.2; 5.3.3 (C3.3); 5.3.5 (C5.5), 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; 5.2.1; 5.2.4 (C4); 5.3.1; 5.3.3 (C3.1, C3.2); 5.3.7 (C7.2); 5.4.1 (C1.1); 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.
- Individual pedestrian entrances from the street (north) to be provided for each lot for visitor access.
- Private pedestrian access for the Groupies Lot residents to be provided between the shared driveway / access easement and the central community garden.
- Fencing within the primary street setback to be a maximum height of 1.5m.
- 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

### DESIGN ELEMENTS

- Dwellings constructed on Groupie Lots are limited to 100m2 plot ratio area.
- 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 – 3m
- Major openings to other habitable rooms – 4.5m
- Unenclosed outdoor active habitable spaces – 6m

### VEHICLE ACCESS + PARKING

- Vehicle access is only permitted from the common driveway.
- Carports or garages must be setback 6m from the southern boundary.
- 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.
- Common driveways to be designed with a 3.5m pavement (subject to sufficient space for reversing from parking areas).
- 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.
- Outdoor living area must comply with R-Codes but can be located within the primary street setback.

### STORMWATER + DRAINAGE DESIGN

- To reduce flooding risk and damage, minimum Finished Floor Levels (FFL) are as specified on the LDP map. This is to ensure the FFL is a minimum 300mm above 1:100-year flood levels relevant to each individual lot. Specified FFLs can only be varied through a Development Approval process.

### 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.
- 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
- 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

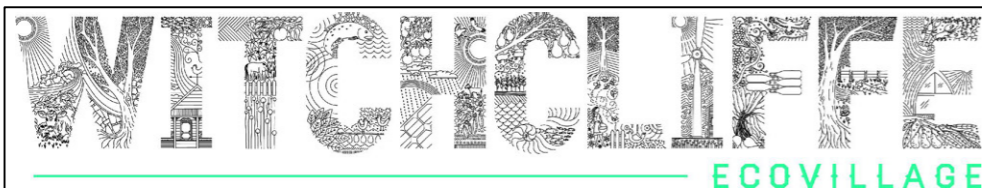
29. This LDP has been approved by the Shire of Augusta-Margaret River under Part 6 - Local Development Plans of AMRSC Local Planning Scheme No1.



27 May 2024

SIGNATURE  
**Matt Slocomb**  
 Acting Manager, Planning & Regulatory Services

DATE



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