

Local Development Plan

Lot 9007 Darch Road, Margaret River

PROVISIONS

This Local Development Plan ('LDP') applies to all lots contained within the development of Lot 9007 Darch Road, Margaret River (northern precinct). The requirements detailed below relate to the Western Australian Planning Commission ('WAPC') approved subdivision of Lot 9007 Darch Road, Margaret River (WAPC Reference: 162042 & 162461).

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. 1, State Planning Policy 7.3 Residential Design Guidelines ('R-Codes') and the Brookfield East 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*.

GENERAL

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

STREET SETBACK

- For Lots 3 – 5, 29 – 31, 52 – 54 and 121 – 123, dwellings and garages are to be setback 7.5-metres from the primary street.
- For Lots 14 – 16, 94 – 96 and 197, dwellings and garages are to be setback 9.5-metres from the primary street.

BUILT FORM

- 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.
- As far as practical, 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.

RAINWATER TANKS


- Water tanks of a minimum 4,500 litre capacity are to be connected and plumbed to all R20 and R15 dwellings.
- Water tanks of a minimum 2,500 litre capacity are to be connected and plumbed to all R25 and R30 dwellings.
- All rainwater tanks are to be fitted with a slow release outlet that allows water to drain out to free up 2,500 litres capacity to capture and manage the next rain event.
- Rainwater tanks are to be sited on the lot in accordance with the rear and side setback requirements (Table 2a) of the R-Codes.

LANDSCAPING

- For lots coded R15 (abutting the Wannang Biddi walk trail), landscaping within the front setback area is to comprise local native species only and is to be maintained to a 'low threat' state in perpetuity. 'Low threat' is defined under Element 2 of the Guidelines for Planning in Bushfire Prone Areas.

APPROVAL

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. 1.

Signature  **Shire of Augusta Margaret River**
MATT CUTHBERT
Manager
Planning and Regulatory Services

Date 11 June 2024

