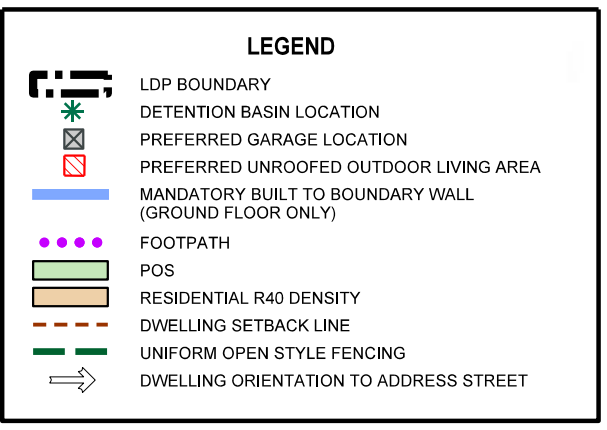
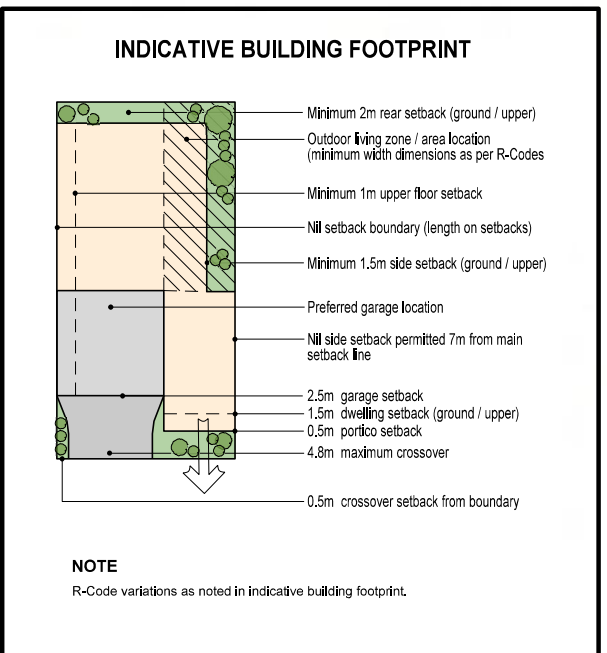


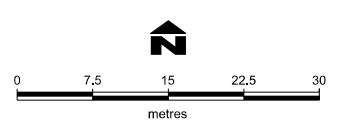
FUTURE DEVELOPMENT OF LOTS 1 & 2 IS SUBJECT TO FURTHER PLANNING AND MAY BE USED EXCLUSIVELY FOR RESIDENTIAL PURPOSES OR A MIXTURE OF RESIDENTIAL AND COMMERCIAL USES, LIMITED TO THOSE WHICH WILL HAVE MINIMAL IMPACT ON RESIDENTIAL AMENITY (E.G. OFFICE, MEDICAL CENTRE, CONSULTING ROOMS, CHILD CARE, INDUSTRY COTTAGE AND ART AND CRAFT CENTRE).



Approval
This LDP has been approved by the Shire of Augusta-Margaret River under Clause 52 (1)(a) of the Planning and Development (Local Planning Schemes) Regulations 2015, Schedule 2, Part 6.

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

Dated: **28 July 2022**



NOTES

Base data supplied by Landgate.
Elements of this LDP are based on the DAP for Lot 320 Higgins St, Margaret River, dated 14 June 2015
Lot numbers, areas and dimensions shown are subject to final survey calculations.
All carriageways are shown for illustrative purposes only and are subject to detailed engineering design.
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CLIENT : CVJ PTY LTD
SCALE : 1:750 @ A3
DATE : 13 May 2022
PLAN No : 51 Tnbrge-LDP-001
REVISION : A
PLANNER : SLB
DRAWN : BL

LOCAL DEVELOPMENT PLAN
Lot 51 Tunbridge Street, Margaret River



A 191A Naturaliste Terrace Dunsborough WA 6281 E admin@lbplanning.com.au
P (08) 9750 5925 ABN 55 115 374 128

1.0 General

This Local Development Plan (LDP) is to be read in conjunction with the relevant clauses of the Shire of Augusta – Margaret River Local Planning Scheme (the Scheme)) Statement of Planning Policy 3.1 Residential Design Codes of Western Australia (R-Codes) and any relevant Local Planning Policy (LPP) adopted under the Scheme. Where there is any conflict between this LDP, the Scheme or relevant LPP, the provisions of this LDP will prevail.

The applicable residential density coding to the LDP area is R40, as per the endorsed Structure Plan which applies to the land.

2.0 R-Code Variations

The requirements of the R-Codes apply unless otherwise provided by this LDP.

2.1 Setbacks

The following standards outline all setback requirements for Lots 3 to 27 and where different from those listed in the R-Codes, they represent variations to the R-Codes and constitute 'Deemed-to-comply' requirements pursuant to the R-Codes.

- The minimum primary street setback for a dwelling is 2.5m however, a 1.5m setback can be applied to any porch, verandah and/or balcony that forms part of the dwelling's frontage
- Garages/Carports to be setback 2.5m from the primary street
- The minimum rear boundary setback for a dwelling is 2m
- Setbacks to side lot boundaries as follows:
 - a) Ground floor (northern boundary) 1.5m (See Note 1)
 - b) Upper floor(s) (northern boundary) 1.5m
 - c) Ground floor (southern boundary) As per R-Codes (See Note 2)
 - d) Upper floor(s) (southern boundary) 1.0m

Notes:

1. A wall may be built up to the northern lot boundary behind the street setback line for a total length of 7m as illustrated on the indicative building footprint plan for all lots. The height of the wall built up to the lot boundary to be determined as per the 'deemed to comply' requirements of the R-Codes.
2. A wall may be built up to the southern lot boundary for a total length dictated by the front and rear setbacks as illustrated on the indicative building footprint plan for all lots. The height of the wall built up to the lot boundary to be determined as per the 'deemed to comply' requirements of the R-Codes.
3. All setback calculations to be measured from edge of eaves.
4. The 7.5m setback requirement of the R-Codes for unenclosed outdoor active habitable spaces may be varied where they do not directly overlook the neighbouring lots primary outdoor living area.

3.0 Design Elements

The following matters apply, where required, in the design and construction of a dwelling or outbuilding on lots identified within the boundary of this LDP.

3.1 Open Space / Outdoor living Area

- Dwelling design is to include a mandatory covered outdoor area included under the main roof. Two-thirds of the required open space area must be without permanent cover.

3.2 Transportable Dwellings

- Relocated, recycled and/or transportable dwellings are not permitted within the LDP area.

3.3 Dwelling Orientation

Primary Dwelling Orientation

- The design of dwellings shall include an articulated front elevation addressing the primary street frontage as stipulated by this LDP. The front elevation shall consist of the main entry (front door) and at least one major opening to a habitable room overlooking the street frontage.

Solar Orientation

- Unless indicated on this LDP, dwellings on all lots shall be designed so that the outdoor living area is located on the northern side of the lot in order to maximise solar orientation.
- Living areas' be located on the northern side of the lot.

3.4 Vehicular Access and Garages / Carports

- All dwellings are to include two on-site car parking spaces.
- Unless otherwise approved by the Shire, all garages / carports shall be constructed in the position illustrated on the LDP.
- The maximum crossover width is 4.8 metres.
- Dual crossovers are permitted to Lots 3 & 27.

3.5 Balconies

- All balconies to either maintain a northerly aspect or to address the primary street.

3.6 Utilities, Facilities and Outbuildings

- Bin storage and clothes drying areas for each dwelling shall be concealed from view from public open space areas and the primary street.

3.7 Sustainable Design (Energy and Water Efficiency / Alternative Water Supply)

- A heat pump and/ solar hot water system and/or an array of solar photovoltaic panels are to be installed on north facing rooves of each dwelling.
- Provision of rainwater tanks of at least 3,000 litres are to be provided and plumbed to each dwelling to supplement the Scheme water supply.
- Each dwelling shall be designed to meet an energy efficiency rating in accordance with the Shire's relevant Local Planning Policy; and
- Include water efficient appliances and fixtures.

4.0 Construction Materials and Treatment

- A range of materials are permitted for the construction of the dwellings, garages or carports. These include (but are not limited to) brick and cement render, rammed earth, stone or limestone, natural timber, non-reflective colorbond/mini orb, fibre cement, concrete and various wall cladding products. Material selection shall be considered in accordance with the assessed BAL rating applied to each lot and associated construction standard under AS3959 (refer Section 7.0)
- Carport and garages are constructed of the same materials as the dwelling.
- Style and colour selection of outbuildings are to be compatible with that of the dwelling.
- Roof materials may consist of (but are not limited to) steel or metal, tiles or slate and shall be of a colour that complements the dwelling, garage or carport. No unpainted or highly reflective materials are permitted.

5.0 Fencing

- All fencing forward of the building line (adjacent to the street frontage) shall consist of a rendered masonry wall for consistency and is to be visually permeable above 1.2m in height.
- Should the uniform open style fencing abutting Lots 17 & 18 require repair or replacement at any stage, the materials and colours should be the same as the existing fencing unless approval is issued by the Shire of Augusta-Margaret River.
- The ongoing maintenance of the uniform fencing installed by the developer is to be the responsibility of the lot owner in which the fencing is sited.

6.0 Earthworks and Retaining Walls

- The dwelling shall be designed to minimise earthworks on site.
- Any proposed building adjacent to a retaining wall, installed by the developer, must receive approval from a certified structural engineer and the Shire of Augusta-Margaret River to assure the function and integrity of the retaining wall and its footings are maintained.

7.0 Fire Management

- No part of any dwelling shall be constructed within the "Dwelling Setback Line" except for outdoor structures which are not attached to the dwelling, such as, although not limited to: sheds, swimming pools and patios.
- Dwellings constructed on lots identified as being at risk of bushfire attack under the approved Bushfire Management Plan shall be constructed in accordance with the assessed BAL rating in accordance with Australian Standard 3959.