

LEGEND

- Local Development Plan
- Bin Pads
- Estate Fencing
- R15
- Primary Dwelling Orientation
- Secondary Dwelling Orientation (Surveillance of POS)
- R20

This Local Development Plan ('LDP') applies to lots contained within the development of Lot 500 Warring Road, COWARAMUP (northern precinct). The requirements detailed below relate to the Western Australian Planning Commission ('WAPC') approved subdivision of Lot 500 Warring Road, COWARAMUP (WAPC Reference: 200656)

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. 2, State Planning Policy 7.3 Residential Design Guidelines ('R-Codes') and the Maragret River South 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

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

- 2.0 RESIDENTIAL DESIGN CODE**
- 2.1 The R-Code applicable to lots is R10 and R20 as designated on this LDP.

3.0 LOT BOUNDARY SETBACK REQUIREMENTS

Lots Applicable	Requirement
Lots 1 - 8	- Rear Setback of Dwelling to be measured from 10m Landscape Buffer
Lot 18	- Side Setback of Dwelling to be measured from 10m Landscape Buffer

- 4.0 BUILTFORM**
- 4.1 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.
 - 4.2 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.
 - 4.3 All dwelling to be constructed at a finished floor levels to provide a minimum separation of 0.3 metres above 1% AEP stormwater level.

- 5.0 RAINWATER TANKS**
- 5.1 Water tanks of a minimum 2,500 litre capacity are to be connected and plumbed to all R20 dwellings.
 - 5.2 Water tanks of a minimum 5,000 litre capacity are to be connected and plumbed to all R10 dwellings.
 - 5.3 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.

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. 2.

Manager Planning and Regulatory Services
Shire of Augusta Margaret River

Date



BIRDWOOD Stage 1 - Local Development Plan
Lot 500 Warring Road, COWARAMUP

Birdwood
COWARAMUP • MASTERPLANNED COMMUNITY
Project YPGCOST1 / Scale 1:2000@A3 / Date: March 2025

HEX
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