

LEGEND

- Local Development Plan
- R10
- R20
- Bin Pads
- Primary Dwelling Orientation
- Habitable Room (Surveillance of POS)
- Street Tree Location
- Recommended Street Tree Location (Street tree able to be relocated by Developer during maintenance period)
- Permeable Fencing installed by the Developer
- Required Garage Location (As Per R Codes) *Variation requires Development Application
- Recommended Garage Location

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. 1, State Planning Policy 7.3 Residential Design Guidelines ('R-Codes') and the Margaret 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 , 45	- 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 BUILT FORM

- 4.1 Dwellings located on corner lots are to address the primary street. 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 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 For corner lots, the required garage location may be altered so long as the garage complies with the following:
 - Avoids existing street trees;
 - Remains on the secondary street; and
 - Facilitates better access to northern sunlight for passive solar design.
- 4.4 No cut of existing ground level is permitted without a prior approval from the Shire of Augusta Margaret River. House footings below existing ground level are permitted. Where cut is proposed finished floor levels for habitable buildings 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 dwellings to be fitted with an under-eave rainwater tank with a storage capacity of at least 2,500 litres or 5,000 litres on R10 lots, between the overflow and the slow release pipe, to be plumbed into the home.
- 5.4 Rainwater tank overflow pipe is to be connected into the on-site stormwater management, so as to avoid uncontrolled release of stormwater.

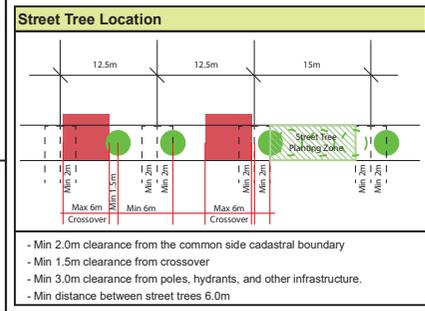
This Local Development Plan has been approved by the Shire of Augusta-Margaret River, pursuant to Clause 52 of the Deemed Provisions of the Shire of Augusta-Margaret River Local Planning Scheme No. 1.

Shire of Augusta Margaret River
MATT SLOCOMB
Acting Manager
Planning and Regulatory Services

8 January 2026

Manager Planning and Regulatory Services
Shire of Augusta Margaret River

Date



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

Birdwood
COWARAMUP • MASTERPLANNED COMMUNITY

Project YPGCOST1 / Scale 1:2000@A3 / Date: July 2025



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