



LOCAL DEVELOPMENT PLAN

WEV-LDP-610 (Aug 2025)

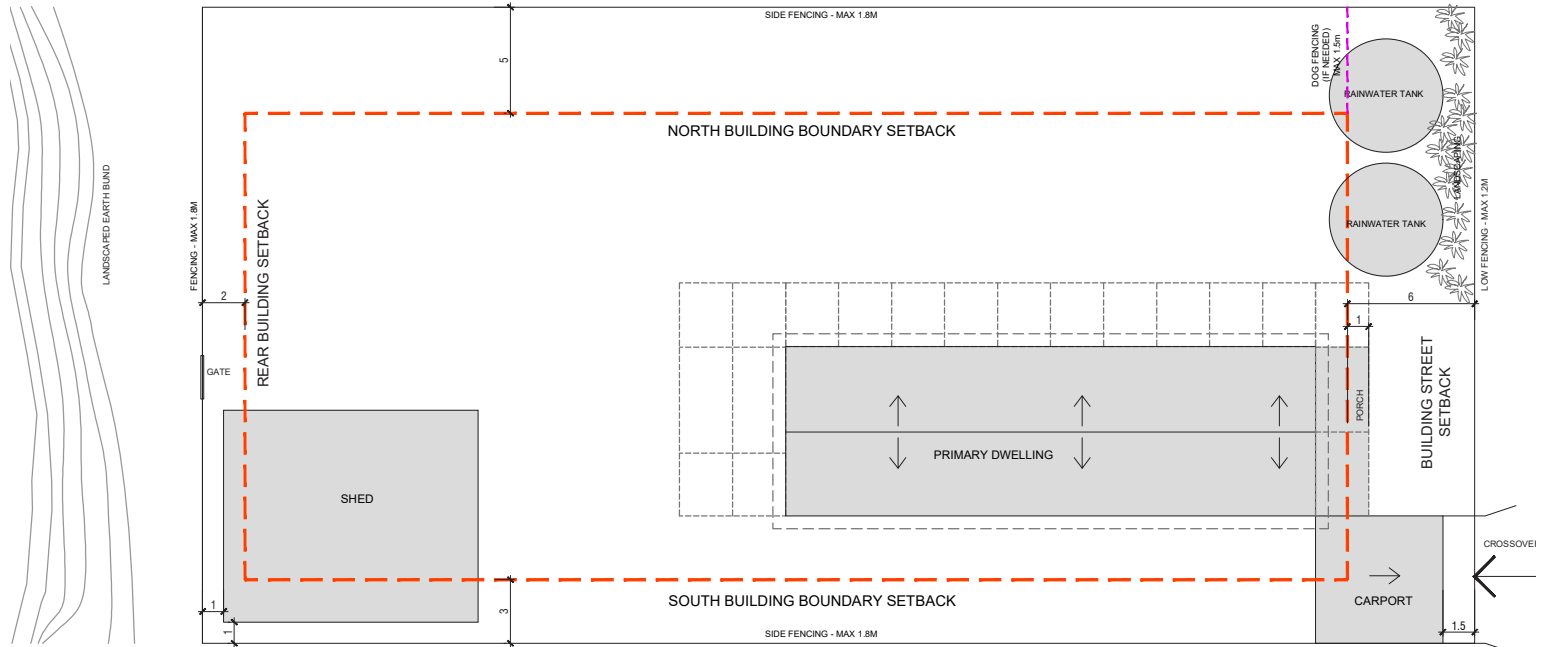
Location + Description - Lifestyle Lots (Stage 5)

Lifestyle Lots are located on the Western edge of the village. There are 16 Lifestyle Lots within Stage 5. As per the Witchcliffe Ecovillage Structure Plan, Lifestyle Lots have a density of R10 and are between 1,787sqm and 1,927sqm. This lot type is aligned on an east-west axis, which is the best orientation for lots of this size, shape and density to achieve desirable passive solar built form outcomes.

The Lifestyle Lots are all accessed from the primary street located on the eastern boundary of the lot. The rear boundaries are adjacent to planted bunds. The dwellings are required to address the street and to ensure they are activated, attractive and receive passive surveillance.

The Lifestyle Lots are conceived to provide a larger lot offering in the Ecovillage, suitable for multigenerational / home business / workshop / storage opportunities / boat / caravan. The pedestrian network links all Ecovillage clusters, the community common areas, and the public spaces (including the oval and the Village Square).

Typical Setbacks + Fencing



Location Plan - Lifestyle Lots (Stage 5)

Setback Requirements

Setback Element	Requirement	Notes
Building (Primary Street)	6.0m min.	Setback from boundary. No setback averaging.
Building (Secondary Street)	2.0m min.	Setback from boundary.
Building (Side - North)	5.0m min.*#	Setback from boundary. No boundary development.
Building (Side - South)	3.0m min.*	
Building (Rear-Earth Bund)	2.0m min.*	Setback from boundary. No boundary development.
Eave	0.5m min.	Setback from boundary.
Carport (Primary Street)	1.5m min.	Setback from Primary Street boundary
Carport (Side)	Nil	Setback from side boundary (subject to building code fire requirements).
Outbuilding	1.0m min.	Setback from any boundary.
Outbuilding (Exclusion Zone)	20.0m min.	Setback from the Primary Street boundary.
Rainwater Tank	1.5m min.	Setback from any boundary.
Rainwater Tank	2.0m min	Setback from building if placed to the north of building.

* - Setbacks do not need to account for wall height or length, nor the size of window openings.
 ** - Nil boundary setback for outbuildings is possible in certain locations, see text in Provision 28.
 # - May be reduced to 2.0m where abutting the community garden or a common driveway (see LDP map)
 ^ - Upper level setback applies to any south-facing wall with plate height above 4m.
 ^^ - Visual Privacy setbacks, as described in Provision 17, apply if Finished Floor Level is more than 0.5m above Natural Ground Level



LOTS 2807 & 2812 BUSSELL HIGHWAY, WITCHCLIFFE
 Sustainable Settlements Pty Ltd / Perron Developments Pty Ltd
 Sustainable Human Settlement Design & Development
 10412 Bussell Hwy
 Witchcliffe WA 6286
 www.ecovillage.net.au
 (08) 9757 6688

DRAWING TITLE
**LOCAL DEVELOPMENT PLAN
 LIFESTYLE LOTS (STAGE 5)**

SCALE
 NTS

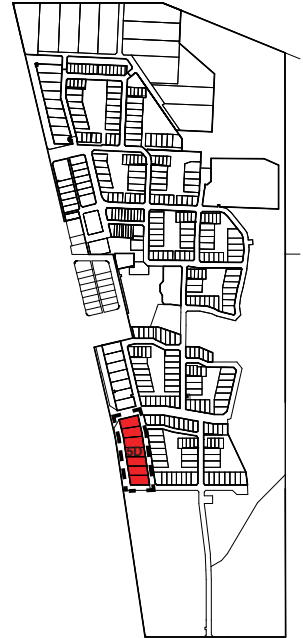
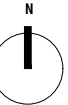
REV	DATE	DESCRIPTION
A	18.08.22	FOR REVIEW
B	27.08.25	FOR REVIEW

REV
B

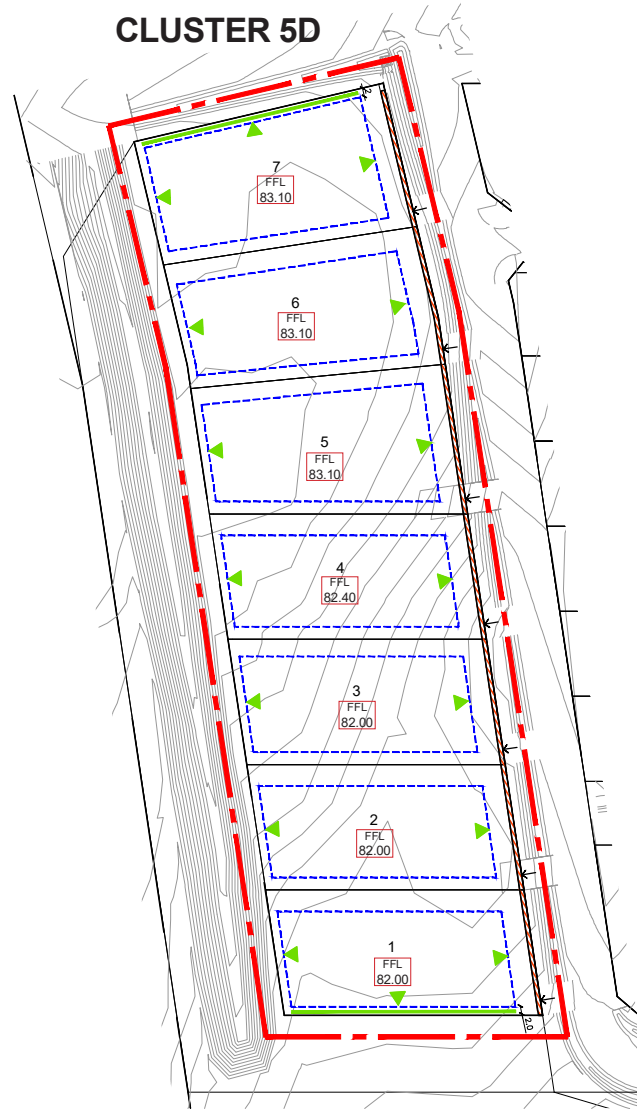
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LOCATION PLAN

WITCHCLIFFE ECOVILLAGE
STAGE 5 LIFESTYLE LOTS
SCALE: NTS



CLUSTER 5D



LEGEND

- EXTENT OF LIFESTYLE LOTS LDP
- STRATA LOT BOUNDARIES
- VEHICLE CROSSOVER LOCATION
- DWELLING BOUNDARY SETBACK
- SITE SPECIFIC SETBACKS (NOT TYPICAL)
- MUST PROVIDE PASSIVE SURVEILLANCE
- 50% VISUALLY PERMEABLE FENCING
- 1.0m ELECTRICAL EASEMENT IN ACCORDANCE WITH WESTERN POWER REQUIREMENTS.
- FRL 120/120/120 FIRE COVENANT APPLIES IN ACCORDANCE WITH WESTERN POWER REQUIREMENTS.
- SITE TOPOGRAPHY (0.2m INTERVALS) (INDICATIVE ONLY)
- FFL xx.xx
MINIMUM REQUIRED FINISHED FLOOR LEVEL TO ACHIEVE 300mm CLEARANCE TO 1:100 YR FLOOD LEVELS



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SCALE
1:1250 @ A3

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WEV-LDP-610-2

Application of Local Development Plan

"Lifestyle Lots" Stage 5 Witchcliffe Ecovillage, Wambenga Retreat, 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 R10 as per the endorsed Witchcliffe Ecovillage Structure Plan.
- The following R-Code Clauses are not applicable to these lots: 5.1.1; 5.3.2; 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; 5.1.6; 5.2.1 (C1.1, C1.2); 5.2.2; 5.2.3 (C3.2); 5.2.4; 5.3.3 (C3.1, C3.2); 5.3.5 (C5.3); 5.3.7 (C7.2); 5.4.1 (C1.1); 5.4.3; 5.4.4 (C4.3)

STREETSCAPE

- Dwellings must provide passive surveillance to the primary street, and secondary street where indicated on the LDP.
- Primary pedestrian entry from the street cannot be via a carport (must be discrete pathway).
- Fencing within the primary street setback to be a maximum height of 1.2m.
- Fencing to rear boundaries to be a maximum height of 1.8m.
- 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 1.2m along its entire length, or
 - maximum of 1.2m along 50% of its length.

DESIGN ELEMENTS

- Maximum building wall plate height of 6.5m (measured at the downslope wall for a dwelling with a skillion roof).
- Maximum parapet wall height of 7.5m.
- Maximum roof ridge height of 9.5m.
- 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 – 4m

- Major openings to other habitable rooms – 5m
- Unenclosed outdoor active habitable spaces – 7.5m

VEHICLE ACCESS + PARKING

- Double garages with doors no wider than 7.0m may be incorporated into the frontage of the dwelling facing the street and must be set behind the Primary Street setback line.
- A garage with vehicle doors facing a side boundary is allowed, subject to the following parameters:
 - Garage must be a discrete building separate to the primary dwelling (can be connected by covered walkway)
 - Primary dwelling must have a clear entry visible from the street
 - Garage must be set back 4m from the Primary Street
 - Garage must include a min. 1m² window facing the street
 - Garage may project up to 3m into the north boundary setback
- 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.

OPEN SPACE

- The area occupied by rainwater tanks is to be included as open space in open space percentage calculations.
- To reduce flooding risk and damage, building finished floor levels will need to achieve the minimum levels nominated for the site on the LDP map.

INCIDENTAL DEVELOPMENT

- Ancillary dwellings are permitted subject to C1 criteria (i-iv) at 5.5.1 of the R-codes (excepting references to single house/s).
- Outbuildings may not be constructed within the primary or secondary street setbacks, and must maintain a 1m setback from other boundaries.
- Outbuildings limited in size to 100m².
- 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, 5kW inverter and a 8kWh battery are required to be provided for each dwelling. Indicate number of panels, kW per panel, and panel locations on roof plan, inverter, and battery size and location on site plan.
- Service equipment for heating, cooling, or hot water storage to be placed (or screened) such that it does not visually impact the primary or secondary street.

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.

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

19 December 2025

SIGNATURE

DATE



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