Witchcliffe Ecovillage

Local Planning Policy 12

1.0 Citation

"This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015.* This policy may be cited as Local Planning Policy (LPP) – 12 Witchcliffe Ecovillage

2.0 Introduction

The Witchcliffe Ecovillage is a unique residential development focussed on sustainable living. As such, it is trialling a range of innovative spatial and built form configurations. The residential component of the Eco Village includes variations to the requirements of SPP7.3 Residential Design Codes Volume 1. These variations will be endorsed for each stage by way of a Local Development Plan (LDP's). Typically, some modifications to SPP3.7 would require approval from the Western Australian Planning Commission (WAPC). This policy describes these variations for blanket WAPC approval, which will be implemented through subsequent LDP's.

3.0 Objectives

The objective of this Policy is to outline the variations to SPP7.3. This will allow for a consistent application of these variations across the project.

Objectives of the policy are as follows:

- Facilitate more energy-efficient, sustainable housing design.
- Reduce dependence on private vehicles.
- Allow for innovative water-sensitive urban design solutions to drainage.
- Encourage resident interaction to improve social cohesion by reducing visual and physical barriers between homes.
- Encourage local growing of fresh produce.
- Encourage the provision of a variety of housing sizes and configurations.

4.0 Application of this Policy

This Local Planning Policy applies to any residential developments within the Witchcliffe Ecovillage. The application area in the residential areas of the adopted Witchcliffe Ecovillage Structure Plan 2017, including any revisions.

5.0 Policy Provisions

The following provisions of SPP7.3 Residential Design Codes are varied by this Local Planning Policy for the area defined in Section 4.0 of this Policy.

Section	Deemed-to-Comply	Name
5.3.1	C1.1	Outdoor Living Areas
Design Principle: P1.1 Outdoor living areas which provide spaces: • capable of use in conjunction with a habitable room of the dwelling; • open to winter sun and ventilation; and • optimise use of the northern aspect of the site.		

Amendment: Outdoor living areas can be within the street setback when on north side of a dwelling.

Section	Deemed-to-Comply	Name
5.3.2	All	Landscaping
Design Principle: P2 Landscaping of grouped and multiple dwelling common property and communal open spaces that: • contribute to the appearance and amenity of the development for the residents; • contribute to the streetscape; • enhance security and safety for residents; • provide for microclimate; and • retain existing trees to maintain a local sense of place.		
Amendment: Delete requirement in full (already achieved through other means)		

Section	Deemed-to-Comply	Name
5.3.3	C3.1	Parking
Design Principle: P3.1 Adequate car parking is to be provided on-site in accordance with projected need related to: • the type, number and size of dwellings; • the availability of on-street and other off-street parking; and • the proximity of the proposed development to public transport and other facilities.		
Amendment: All dwellings can substitute one (1) required car bay for two (2) covered, designated bicycle or motorcycle bays.		

Section	Deemed-to-Comply	Name
5.3.3	C3.2	Parking
Design Principle: P3.3 Some or all of the required car parking spaces located off-site, provided that these spaces will meet the following: • the off-site car parking area is sufficiently close to the development and convenient for use by residents and/or visitors; • any increase in the number of dwellings or possible plot ratio being matched by a corresponding increase in the aggregate number of car parking spaces; • permanent legal right of access being established for all users and occupiers of dwellings for which the respective car parking space is to be provided; and • where off-site car parking is shared with other uses, the total aggregate parking requirement for all such uses, as required by the R-Codes and the scheme being provided. The number of required spaces may only be reduced by up to 15 per cent where the non-residential parking occurs substantially between 9am and 5pm on weekdays.		
Amendment: On-site visitor bays not required for Grouped Dwellings		

Section	Deemed-to-Comply	Name
5.3.5	C5.5	Vehicular Access
Design Principle: P5.1 Vehicular access provided for each development site to provide: • vehicle access safety; • reduced impact of access points on the streetscape; • legible access; • pedestrian safety; • minimal crossovers; and • high quality landscaping features.		

Amendment: Shared driveways not required to be designed to allow vehicles to pass in opposite directions (limited in width to 3.5m pavements).

Section	Deemed-to-Comply	Name
5.3.6	All	Pedestrian Access
Design Principle: P6 Legible, safe, and direct access for pedestrians to move between communal car parking areas or public streets and individual dwellings.		
Amendment: Delete requirements in full (objectives already achieved through other means)		

Section	Deemed-to-Comply	Name
5.3.9	C9	Stormwater Management
Design Principle: P9.1 Stormwater is managed on-site wherever possible either by containment or infiltration, as permitted by the soil and other site conditions and which reduce the export of nutrients and sediments from the site into waterways or otherwise appropriately managed prior to off-site discharge. P9.2 Encourage the recovery and re-use of stormwater for non-potable water applications using integrated design and fit-for-purpose water applications.		
Amendment: Delete requirements in full (objectives already achieved through other means)		

Section	Deemed-to-Comply	Name
5.4.1	C1.1	Visual Privacy
Design Principle: P1.1 Minimal direct overlooking of active habitable spaces and outdoor living areas of adjacent dwellings through • building layout and location; • design of major openings; • landscape screening of outdoor active habitable spaces; and/or • location of screening devices. P1.2 Maximum visual privacy to side and rear boundaries		
Amendment: The following visual privacy setbacks apply		

Types of Habitable Rooms / Active Habitable Spaces	R-Code	Family Lots	Groupie	Cottage
Major openings to bedrooms and studies	4.5m	4m	3m	3m
Major openings to habitable rooms other than bedrooms and studies	6m	5m	4.5m	4.5m
Unenclosed outdoor active habitable spaces	7.5m	7.5m	6m	6m

Section	Deemed-to-Comply	Name
5.4.3	C3	Outbuildings
Design Principle: P3 Outbuildings that do not detract from the streetscape or the visual amenity of residents or neighbouring properties.		
Amendment: On lots larger than 800m2, outbuildings up to 100m2 are allowed.		

Section	Deemed-to-Comply	Name
5.5.1	C1	Ancillary Dwellings
Design Principle: P1 Ancillary dwelling for people who live either independently or semi-dependently to the residents of the single house, sharing some site facilities and services and without compromising the amenity of surrounding properties.		
Amendment: Ancillary dwellings can be considered with grouped dwellings if they comply with criteria under C1(i-iv)		

Planning Mechanisms

Each stage of development at the Witchcliffe Ecovillage will require the creation and adoption of individual Local Development Plans (LDPs). These LDPs will capture all the variations to the R-Codes. This Policy will remove the need for the Shire of Augusta-Margaret River to seek special permission from the WAPC for approval of the relevant variations described in Section 4.0.

This Policy varies the provisions of the current Residential Design Codes SPP 7.3 (2019). However, the approved variations would carry over to any future versions of the R Codes, and thereby to the Shire approved LDP's.

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Contact officer	Planning Department		
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