



West Coast Plan  
9/50 Hastings Street  
Scarborough WA 6019  
Ph: 0408 200 647

19 November 2018

Chief Executive Officer  
Shire of Carnarvon  
3 Francis Street  
Carnarvon WA 6701

Dear Sir

**RE: Lodgement of Local Development Plan for Planning Approval – Lot 50 Sailfish Drive Coral Bay**

West Coast Plan seeks the Shire's processing through to approval of the attached proposed Local Development Plan (LDP) for Lot 50 Sailfish Drive, Coral Bay. The LDP is lodged on behalf of the owners of Survey Strata 70565 on Lot 50 Sailfish Drive. Lot 50 comprises 26 survey strata lots approved for the use of 'holiday homes'.

**LDP Preparation and Need**

The LDP has been prepared in accordance with the Western Australian Planning Commission's Schedule 2, Part 6, Clause 48(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*. The need for an LDP has essentially arisen given that the recent creation of the survey strata lots were based on the design of the original 'lease lots' which in many instances were irregular shaped and, in some instances, had shallow lot depths. The combination of the irregular shaped lots with 24 of the 26 lots already containing built houses has resulted in some lot designs and house location/designs which do not meet current planning controls, primarily the Residential Planning Codes. Accordingly, design and use concessions (provisions) are sought through the LDP to gain formal acceptance of the current lot design and house design and/or location now, and into the future. The need for the LDP was also confirmed by Paul Lee's Executive Manager of Development Services in his email to West Coast Plan dated 27 November 2017.

**LDP Planning Control Concessions**

The LDP includes a number of concessions to current planning controls in order to retain current circumstances into the future. Most of the concessions (provisions) sought by the LDP are self-explanatory. Some of the considerations behind some of the provisions include:

R Coding / Setbacks 5.1.2 – There is no R Code density designated for Lot 50. Whilst the Coral Bay Settlement Structure Plan Dwelling alludes to an R20 coding for Lot 50, such a coding is not appropriate as many of the houses already do not meet the front and other setback requirements; lots 23 and 24 technically would be capable of subdivision potential and/or containing two separate dwellings and some lot designs do not meet minimum frontage requirements. Provisions in the LDP have been introduced to formalise current lesser setbacks, current undersized frontages and to limit all lots to one dwelling except where two dwellings already exist.

Minimum open space 5.1.4 – Allows for local climatic conditions in Coral Bay by allowing inclusion of shaded outdoor areas into the calculation.

Dwelling Height 5.1.6 – Allows for retention of the existing right of a two-storey height limit across the estate. A '6m limit' (i.e., two storey equivalent) is used in the provisions to reflect standard Scheme and Residential Design Code 'height' terminology. The provision for retaining the right for an existing over height house (i.e., over 6m) is self-explanatory.

Visitor Parking 5.3.3 – The R Codes require a formal visitor bay for every 4 dwellings in a survey strata development. The estate is an existing approved 'holiday home' estate and the survey strata was recently approved without the need to provide any formal visitor parking. Accordingly, it is inappropriate to require any visitor parking at this stage. The provision removes any doubt or confusion for the future.

Pedestrian Accessway 5.3.6 – The R Codes require a separate pedestrian accessway where 10 or more houses front a driveway. Given the holiday home estate is existing and the survey strata was approved without any such requirement the provision provides clarity on this issue.

### **Bushfire Management**

Given the holiday homes are in the great majority existing it is expected that any BAL assessment, if required, be undertaken at the development approval/building licence stage of a new house or redevelopment of an existing house.

### **Application Fee**

Advice on the required LDP application fee should be forwarded by email to [andrew@westcoastplan.com.au](mailto:andrew@westcoastplan.com.au) and to [sales@milestoneprop.com.au](mailto:sales@milestoneprop.com.au) marked to the attention of Lena, Treasurer of Survey Strata 70565.

Should you have any queries on any aspect of the LDP please contact the undersigned on 0408 200647 or by email at [andrew@westcoastplan.com.au](mailto:andrew@westcoastplan.com.au). We look forward to the Shire's prompt preliminary assessment and public advertising of our LDP.

Yours faithfully



**Andrew Pawluk**  
Principal Planner

Enc