

LOCAL DEVELOPMENT PLAN STANDARDS

General

- The provisions of the Shire of Carnarvon Local Planning Scheme No. 13 and the State Planning Policy 3.1 Residential Design Codes (R- Codes) and the requirements of the Coral Bay Settlement Structure Plan and the Seaview Coral Bay Masterplan are varied as detailed within this LDP.
- The requirements of Local Planning Scheme No. 13 and R-Codes provisions for the R20 code shall be satisfied in all other matters.
- The following standards constitute amendments to the R-Codes and operate as deemed-to-comply provisions. Where development is consistent with the Local Development Plan (LDP) there is no requirement for neighbour consultation and planning (development) approval.

Dwellings on a Lot (5.1.1)

- Lots 22 and 23 each contain two dwellings and shall continue to be entitled to retain that right.
- All other lots are restricted to one dwelling.

Street and Court Setback (5.1.2)

- R30 street setback requirements are to apply to all lots, except for all existing dwellings which have been developed to a lesser setback than required under the R 30 Code; eg, Lots 10, 11, 12 and 13. Where such a lesser setback exists for a dwelling it shall continue to retain the lesser setback entitlement even with redevelopment of the site subject to the same parameters as the existing setback.

Lot Boundary Setback (5.1.3)

- Where a lesser lot boundary setback exists for an existing dwelling or outbuilding it shall continue to retain the lesser setback entitlement even with redevelopment of the site subject to the same parameters as the existing setback.

Minimum Frontage (Table 1)

- The minimum frontage for Lots 7, 8, 9, 16, 20, 23 and 24 shall be as set out in the LDP Plan.

Minimum Open Space (5.1.4)

- In calculating the minimum total percentage of 'open space', any covered outdoor space used for the purpose of outdoor entertaining, or the like, even if under the main roof shall be included as 'open space'.

Dwelling Height (5.1.6 – Landscape Guidelines CBSSP)

- Dwellings on all lots may be developed to a maximum height of 6m about natural ground level.
- Where it is demonstrated that an existing dwelling is over 6.0m in height then any new or redevelopment of that dwelling may be built to achieve the same building height, to the parameters as already exists.

Garages (5.2)

- Garages may be located 0.5m behind the existing dwelling alignment.

Use of Front Setback

- Vehicles, boats, trailers and unoccupied caravans may be parked within the front setback area.

Landscaping (5.3.2)

- The street setback area may be paved and/or grassed to accommodate vehicle parking

Visitor Car Parking (5.3.3)

- No dedicated visitor car parking bays are required to be provided within the holiday home complex (Lot 50).

Outbuildings (5.3.4)

- Outbuildings (sheds) shall not exceed a wall height of 3.5m and a ridge height of 4.8m.

Pedestrian Access (5.3.6 C6.1)

- No pedestrian accessway is required on any of the three private (common property) Courts.

Visual Privacy (5.4.1)

- Visual privacy requirements are not applicable.

Utilities Area (5.4.5)

- Utilities areas are not required.

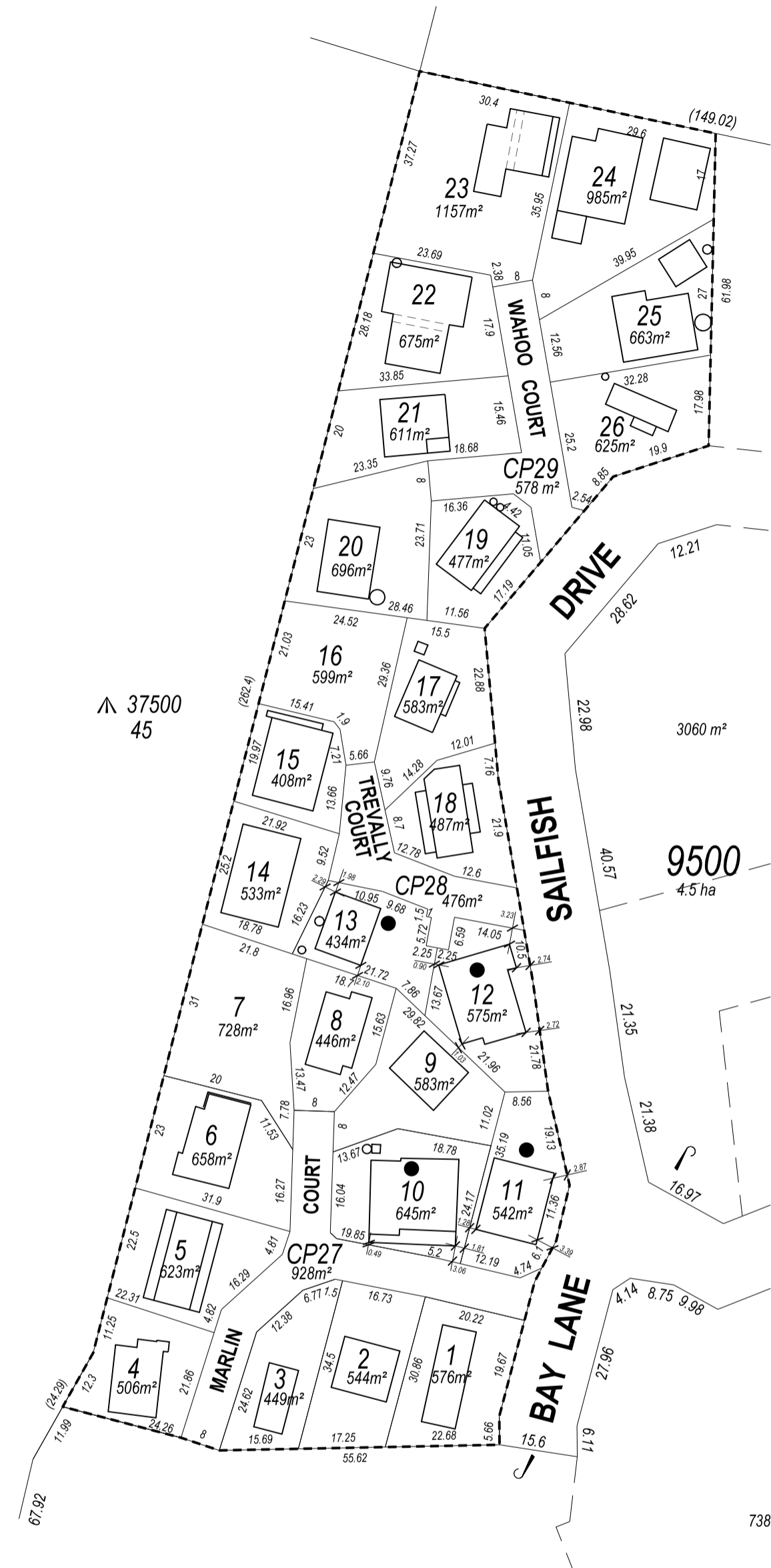
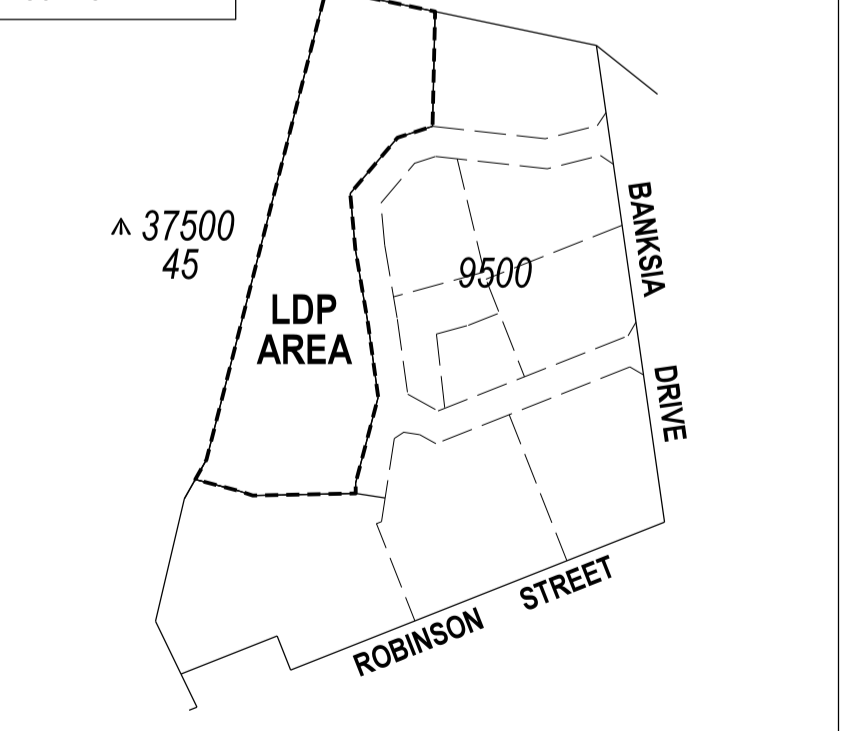
Fencing

- No fencing to front any streets or courts.
- Any fencing between lots is to be constructed of natural weathering materials.

Beach House Design Theme

- New dwellings and redevelopment or renovation of existing dwellings shall be designed to display a 'holiday home' style of accommodation which incorporates veranda's and/or a dedicated shaded outdoor living area(s). Use of lightweight materials is encouraged.

LOCATION PLAN



LEGEND	
	LOCAL DEVELOPMENT PLAN BOUNDARY
	EXISTING HOUSE / OUTBUILDING FOOTPRINT
	LOTS SUBJECT TO REDUCED STREET SETBACK
	COMMON PROPERTY: PRIVATE DRIVEWAY

ENDORSEMENT TABLE	
This Local Development Plan has been approved by the Shire under Schedule 2 of the Planning and Development Local Planning Scheme Regulations 2015	
Executive Manager, Development Services Shire of Carnarvon	
Date	_____

LOCAL DEVELOPMENT PLAN
CORAL BAY BEACH HOUSE ESTATE
LOT 50 SAILFISH DRIVE, CORAL BAY

