

**DEVELOPMENT PROVISIONS**

**General**  
The Shire of Irwin Local Planning Scheme No. 5, Council policies and the Residential Design Codes apply except where they are specifically varied by the Outline Development Plan (ODP) as detailed below. All development, including subdivision, shall generally be in accordance with this ODP.

**Public Open Space**  
The Council will support cash in lieu of the standard 10% public open space POS requirement. All or portion of the cash in lieu sum may be utilised to upgrade the adjoining reserve to the north.

**Coastal Setback Area / Foreshore Reserve**  
Prior to subdivision and/or development, the developer shall prepare and implement a landscaping plan to the satisfaction of the Council. The plan is required to address the following:  
a) temporary shade structures and seating  
b) landscaping including species typology,  
c) irrigation systems,  
d) footpath.

**Levels**  
It is Council's intention that, as far as practicable, the natural landform or topography be retained. Prior to subdivision and development an earthworks plan shall be prepared. The plan shall be prepared and implemented to Council's satisfaction.

**Residential Area**  
The following variations to the Codes apply:

Element	Requirement (m)	Comments
Primary Street setback	Maximum 2	Balconies & portico elements may intrude into setback area.
Setbacks of garages & carports	2	
Garage doors (6.2.8)	Does not apply	
Vehicle Access (6.5.4)	As per the ODP	

In the area coded 'R50' the following additional provisions apply:  
a) Building Height: As per Table 3 (Category B) of the Residential Design Codes;  
b) Fill shall not exceed 1 metre above natural ground level;  
c) Minimum southern boundary setback on proposed lot 2 shall be 1.5m.

In the area coded 'R40' the following additional provisions apply:  
a) Development to be benched or 'split levelled' (as per diagram 1) so as to minimise the requirement for bulk earthworks and thereby retain, as far as practicable, the natural landform;  
b) Despite the requirements of the Codes, cut shall not exceed two 2 metres below natural ground level;  
c) With respect to single dwelling lots 5-17 the following side boundary setbacks apply:  
i) Northern boundary: Minimum 1.5 metres.  
ii) Southern boundary: Nil

Council will not support vacant strata subdivision of Lots 2, 3 & 4.

**Tourism Area**  
The following development requirements shall apply:

Element	Requirement (m)	Comments / Explanation
Primary Street setback	Maximum 2m	Balconies & portico elements may intrude into setback area. Variation intended to promote active street frontages.
Secondary street setback	Nil	
Side Boundary	Side setbacks to northern boundary shall be a minimum of 1.5m. All other setbacks as per Residential Design Codes	
Vehicle Access	As per ODP	Promote active street frontages
Building Height	As per Table 3 (Category B) of the Residential Design Codes	Height limit of two storeys in order to enable ocean views from rear residential area

Prior to development a management plan shall be prepared which addresses the following:  
a) noise impact to adjoining residential uses  
b) traffic  
c) hours of operation (restaurant / cafe)  
d) refuse disposal

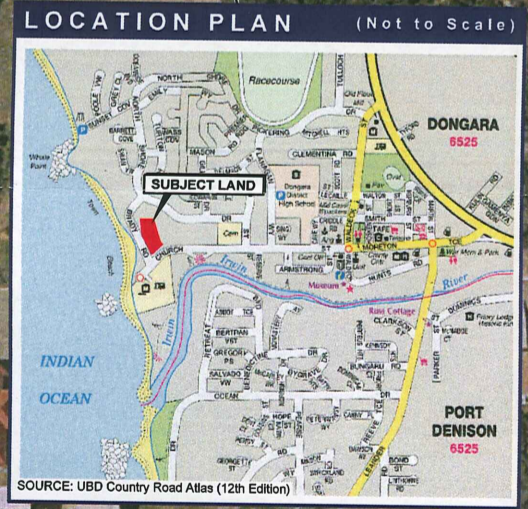
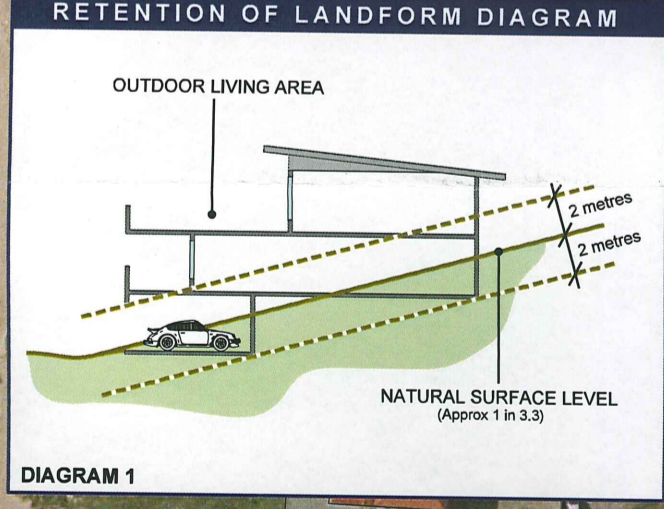
The plan shall be implemented to Council's satisfaction.  
Council will not support further subdivision of the tourism area (Lot 1).

**Car Parking Requirements for Tourism Area**

Guests	No. of bays
Unit Size	
1 bed	1 bay
2 bed	1.25 bays
3 bed	1.5 bays
More than 3 bed	2 bays
Visitors / Services	No. of bays
Guests / overflow / friends	1 per 4 beds
Restaurant / lounge	1 per 6 seats
Function rooms	1 per 4 seats / 6m <sup>2</sup> public area
Day Spa	1 per treatment room
Reception / Check-in	2 for up to 60 rooms, 1 for every additional 30 rooms
Staff	No. of bays
Front of house / mgmt	Min. of 2 bays
Cleaning / maintenance	3 for first 60 rooms, 1 per 25 rooms thereafter
Restaurant / bar / function	1 per 20m <sup>2</sup> public area
Day Spa	1 per 2 treatment rooms

- NOTES:**
- Visitor parking to be well signed and located near reception area if possible.
  - Variations may be permitted if adequate offsite parking is available for overflow parking or opportunities for reciprocal parking via various facilities.
  - Additional Acrod bays to be provided in accordance with Building Code requirements.

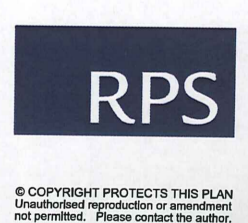
The Motel Concept Plan has been prepared for indicative purposes only. The key features of this concept plan, including:  
a) orientation  
b) position of car parking  
c) location of facilities (i.e. cafe)  
d) access  
shall be incorporated into the future design and layout of the development to the satisfaction of the Council.



- LEGEND**
- Site Boundary
  - Mandatory Nil setback
  - Indicative Strata Subdivision Layout
  - Visually permeable fencing as per front fencing requirements in R-Codes
  - Preferred location of parking and access
  - ← Orientation of buildings / Habitable Rooms / balconies
  - ↔ Key access / egress locations

- Base data supplied by Landgate  
Aerial Photography dated January 2007, accuracy +/- 4m, Projection MGA Zone 50  
Areas and dimensions shown are subject to final survey calculations.  
All carriageways are shown for illustrative purposes only and are subject to detailed engineering design.
- LAND USE CATEGORY**
- Residential R40
  - Residential R50
  - Tourism
  - Private Open Space (Including coastal setback area)
- \*** Preferred Location of Café / Restaurant

MG Kallis Group : CLIENT  
1:1,000@A3 : SCALE  
28 July 2010 : DATE  
3122-4-001e.dgn : PLAN No  
e : REVISION  
L.R. : PLANNER  
R.F. : DRAWN  
N.T. : CHECKED



RPS Environment and Planning Pty Ltd  
ACN 108 680 977  
ABN 45 108 680 977  
PO Box 465 Subiaco WA 6904  
38 Station Street  
Subiaco WA 6008  
T +61 8 9211 1111  
F +61 8 9211 1122  
W rpsgroup.com.au

**OUTLINE DEVELOPMENT PLAN**  
Lot 60 Brady Road and Lot 70 Church Street, DONGARA