



Local Development Plan Requirements

1. General

- 1.1 The following specifications and development standards apply, where required, in the design and construction of dwellings and outbuildings and the development of land generally on lots within the boundary of this Local Development Plan (LDP).
- 1.2 Where a proposed dwelling, outbuilding or other structure meets with the requirements of this Local Development Plan, the R-Codes, the Local Planning Scheme and any applicable Council policy, it is deemed to comply and a Development Application will not be required.
- 1.3 Where a proposed dwelling, outbuilding or other structure does not meet with any requirement(s) of this Local Development Plan, the R-Codes, the Local Planning Scheme and relevant Council policy it is deemed to be non compliant, and the development of the lot can only proceed on the basis of, and subject to any conditions of, a Development Approval issued by the Shire of Augusta Margaret River.

2. Application of the LDP

- 2.1 The following requirements, and those shown on the LDP map are to be taken as additional to, or exceptions of, the standards outlined in the R Codes and any discretionary development standards contained in the Shire's Local Planning Scheme or a Local Planning Policy as they apply to any given lot. In the event of any inconsistency, the requirements of this LDP shall prevail.
- 2.2 Development of any lot shall be carried out, where applicable, to conform with the:

- a) Residential Design Codes of WA (R-Codes)
- b) WAPC Statement of Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP 3.7)
- c) Package A – Quiet House Design (Lots 235, 237, 259, 260, 261, 272, 273 and 300)
- d) Primary Treatment System Exclusion Area (Secondary Treatment System (STS) area, Lots 282 – 285 inclusive)
- e) Any other development requirement shown on the LDP map.

As shown on the LDP map.

3. General Building and Site Development Requirements

- 3.1 Dwellings shall not have:
 - i. an external surface (other than glazed areas) constructed in reflective materials, and
 - ii. more than 50% of the external wall cladding comprising corrugated metal or flat sheet compressed fibre cement.
- 3.2 Attached carports or garages shall not be constructed of materials other than materials used in, or complementary to, the construction of the external walls and roof of the primary dwelling.
- 3.3 Where not located within the area designated water tank and outbuildings, all outbuildings or other structures, including rain water tanks, sheds or ancillary accommodation, should not be constructed forward of the primary dwelling and should be screened from the street and any other public areas by appropriate landscaping. Exceptions to this requirement include garages and carports attached to the primary dwelling.
- 3.4 Any fence must be constructed in 'post and rail' or 'post and wire' style, other than privacy fencing for the purposes of a courtyard or service area attached to the main dwelling.
- 3.5 As far as is practical, and subject to Provision 3.15 below, all dwellings shall be oriented such that living areas have a northerly aspect to achieve optimum solar efficiency.
- 3.6 The implementation of external building materials should reflect the rural and historic nature of the locality (a rustic timber town) and incorporate a minimum of three of the following elements:
 - i. metal that does not create specular flare,
 - ii. timber,
 - iii. natural stone,
 - iv. rammed earth/limestone/clay or similar, and
 - v. brick or blockwork.
- 3.7 Clause 3.6 above does not prevent the use of other building materials that adequately simulate, or are complementary to, the listed elements.
- 3.8 External finishes to dwellings should be non reflective (excluding glazed areas) and comprise subdued, earthy colours.
- 3.9 Dwellings must incorporate the use of detention only soakwells and rain water tanks. Uncontrolled direct surface discharge is not permitted.
- 3.10 Vegetation within the landscape buffer areas is to be maintained by the lot owner/occupier to the satisfaction of the Local Government.
- 3.11 Lots 235 and 237 – 300 inclusive are within a designated bushfire prone area for the purpose of implementing AS3959-2009 under the National Construction Code (Construction of Buildings within Bushfire Prone Areas).
- 3.12 Lot owners are responsible for the implementation of the "Landowner/Occupier Responsibilities" as provided for by the approved Bushfire Management Plan (Rev. C dated 22 December 2020). This LDP is to be read in conjunction with the approved Bushfire Management Plan and any relevant addenda (Rev. C dated 22 December 2020).
- 3.13 A Bushfire Attack Level (BAL) assessment, prepared in accordance with SPP 3.7, shall be provided with any application for a building permit. For any lot where the BAL rating requires the preparation of a Bushfire Management Plan, said plan shall be commissioned by the applicant and endorsed by the Shire of Augusta Margaret River prior to or at the time of determination of the building permit.
- 3.14 All dwellings are to be serviced by an onsite effluent disposal system based on a site and soil investigation conducted at the proposed disposal area in accordance with the requirements and approval of the Shire/WA Department of Health.
- 3.15 All dwellings shall be oriented such that the primary front façade addresses the street and the service areas (laundry, wet areas etc.) address internal side and/or rear boundaries of the lot to the satisfaction of the Shire.
- 3.16 Rain water tanks for domestic potable use shall be a minimum of 130,000 litres in capacity, including a minimum of 10,000 litres accessible only for firefighting purposes.

The Shire of Augusta Margaret River

Local Development Plan

Lot 9001 Bussell Highway, Karidale.



Scale : 1:5000 @ A3

Client: Juventus Pty Ltd.
 Design: Martin Richards
 Drawn: MR
 Drawing No.: M020/LDP/01/G
 Date: 15 November 2020

All areas and dimensions are subject to survey.
 All dimensions are in metres unless otherwise specified.
 This plan is subject to change without notice.
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Revision Description

Revision	Description	Date
A	PDF Format	20/11/20
B	Minor Modifications to Provisions 3.2, 3.6, 3.7.	24/11/20
C	Water tank and outbuilding areas, Landscape buffer to rear of lots, Modification to Provision 3.3, Provision 3.13	06/01/21
D	Update lot numbers	08/01/21
E	Provision 3.14 - Rain water tanks.	10/02/21
F	Provisions 3.11, 3.13, Amend Provisions 3.12 (Prev 3.11), 3.5, 3.3, 3.2, 3.1. Remove BAL ratings. Update Legend	08/04/21
G	Drainage easement, Adjust water tank and outbuilding areas, Remove Public Purposes reserve, Update Sawmill Loop/Brockman Highway intersection.	13/04/21



SHIRE of AUGUSTA MARGARET RIVER

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