

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) Quiet House Design - Package A (WAPC Statement of Planning Policy 5.4*) (All lots directly adjoining Bussell Highway and Brockman Highway)
 - d) Subject to Provision 3.19, Primary Treatment System Exclusion Areas (Secondary Treatment System (STS) areas, Lots 264, 269-276 inclusive, 279)
 - e) Designated Effluent Disposal Area (Lots 229 and 230)
 - f) Building Envelopes (Lots 227 and 228)
 - g) 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 Any clothesline, rubbish disposal container, incinerator, compost tumbler, mechanical plant (including air conditioners) or refuse storage areas are not to be situated forward of the main dwelling and/or be unscreened or visible from the street or other public spaces.
- 3.4 Any free-standing television, radio, telecommunication aerials or satellite dishes are not to be situated forward of the main dwelling and/or be visible from the street or other public spaces.
- 3.5 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.
- 3.6 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.
- 3.7 Landowners and/or occupiers are not to remove any fencing or landscaping installed by the original developer of the subdivision other than for the purposes of replacing damaged areas, in which case the replacement or repair shall be to the same specification and standard of the original feature.
- 3.8 As far as is practical, and subject to Provision 3.18 below, all dwellings shall be oriented such that living areas have a northerly aspect to achieve optimum solar efficiency. North facing walls should be setback at a sufficient distance from other structures, including on adjacent lots, to allow for effective solar passive design.
- 3.9 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.
- 3.10 Clause 3.9 above does not prevent the use of other building materials that adequately simulate, or are complementary to, the listed elements.
 - i. External finishes to dwellings should be non-reflective (excluding glazed areas) and comprise subdued, earthy colours. External building materials with the potential to create specular flare or visual distraction to the scenic or landscape character of the Shire in-situ should not be used and include Zincalume (including any zinc or Zinc-Aluminium coated sheet or polished metal)
 - ii. Stainless steel; and,
 - iii. Copper (where sealed against oxidation)
- 3.11 Dwellings must incorporate the use of detention only soakwells and rain water tanks. Uncontrolled direct surface discharge is not permitted.
- 3.12 Vegetation within the landscape buffer areas is to be maintained by the lot owner/occupier to the satisfaction of the Local Government.
- 3.13 Lot owners are responsible for the implementation of the "Landowner/Occupier Responsibilities" as provided for by the relevant approved Bushfire Management Plan. This LDP is to be read in conjunction with the approved Bushfire Management Plan and any relevant addenda.
- 3.14 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.
- 3.15 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.
- 3.16 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.
- 3.17 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.
- 3.18 No vehicular access from private properties is permitted to and from Brockman Highway or Bussell Highway.
- 3.19 Lot owners will be required to lodge an "Application to Construct or Install an Apparatus for the treatment of Sewerage" with the local authority at the time of applying for a building permit. This application is to include a site-specific Site and Soil Evaluation report identifying the appropriate sewerage treatment system for the property.

* Relevant WAPC Statement of Planning Policies and Guidelines can be downloaded from the Planning WA website – www.dph.wa.gov.au/policy-and-legislation/state-planning-framework/state-planning-policies



LEGEND

	Parks and Recreation
	Public Purposes
Zones	
	Residential R5
	Residential R2.5
	Rural Residential
	General Agriculture (Potential Future Development)
General	
	Local Development Plan Boundary
	20 metre Development Setback
	30 metre Development Setback
	Quiet House Design - Package A required
	Primary Effluent Treatment System Exclusion Area
	10m wide Landscape Buffer
	20m wide Landscape Buffer
	Water Tank and Outbuildings Area (non-mandatory)
	Emergency Water Supply Points
	Drainage Easement
	Building Envelopes
	Primary Treatment System*
	Primary Treatment System (with inverted leach drains)*
	Secondary Treatment System (ATU)*
	Secondary Treatment System (with sand pads)*
	Designated Effluent Disposal Area
	Minimum Finished Floor level of dwellings to be 600mm minimum above Natural Ground Level

* Refer Provision 3.19

