

**CERTIFIED THAT THIS LOCAL STRUCTURE PLAN  
WAS ADOPTED BY RESOLUTION OF THE  
WESTERN AUSTRALIAN PLANNING COMMISSION ON**

*4<sup>th</sup> July 2014*.....Date

Signed for and on behalf of the Western Australian Planning Commission

*[Signature]*  
.....

an officer of the Commission duly authorised by the Commission pursuant to section 16 of the Planning and Development Act 2005 for that purpose, in the presence of:

*[Signature]*  
.....

Witness

*4<sup>th</sup> December 2014*.....Date

And by

RESOLUTION OF THE COUNCIL OF THE SHIRE OF AUGUSTA-MARGRET RIVER ON

*10 September 2014*.....Date

AND THE SEAL OF THE MUNICIPALITY WAS, PURSUANT TO THE COUNCIL'S RESOLUTION, HEREUNTO AFFIXED IN THE PRESENCE OF:

Shire of Augusta Margaret River

**CR MIKE SMART**  
Shire President

*[Signature]*  
.....

Shire President, Shire of Augusta-Margret River



*[Signature]*  
.....

Chief Executive Officer, Shire of Shire of Augusta-Margret River

**Shire of Augusta Margaret River**  
**GARY EVERSLED**  
Chief Executive Officer

*1/12/2014*.....Date

This Structure Plan is prepared under the provisions of the Shire of Augusta-Margaret River Local Planning Scheme No. 1

# 1 Structure Plan Area

---

Part One – Statutory Section applies to the Local Structure Plan for Lot 100 Brockman Highway, Karridale, consisting of all land contained within the inner edge of the line denoting the Structure Plan Boundary on the Local Structure Plan Map (Plan 1).

The Structure Plan Area is bounded by Bussell Highway to the west and Brockman Highway to the south, as denoted on the Local Structure Plan Map (Plan 1).

The Structure Plan Area comprises an individual lot, as outlined in the table below:

**Table 1: Site Details.**

Lot Number	Plan Number	Street Address	Area
100	51956	83 Brockman Highway, Karridale	88.607 hectares

## 2 Structure Plan Content

---

The Local Structure Plan comprises the following:

Part One – Statutory section

This section contains the Local Structure Plan Map and statutory planning provisions and requirements.

Part Two – Non-Statutory (explanatory) section

This section is to be used as a reference guide to interpret and justify the implementation of Part One.

Appendices – Technical Reports and Supporting Plans and Maps.

### 3 Interpretation and Relationship with the Scheme

---

Unless otherwise specified in this part, the words and expressions used in this Local Structure Plan shall have the respective meanings given to them in the Shire of Augusta-Margaret River Local Planning Scheme No.1 (the Scheme) including any amendments gazetted thereto.

The Local Structure Plan Map (Plan 1) outlines land use, zones and reserves applicable within the Structure Plan Area. The zones and reserves designated under this structure plan apply to the land within it as if the zones and reserves were incorporated into the Scheme.

Pursuant to clause 6.2.9.2 of the Scheme:

If a Local Structure Plan imposes a classification on the land included in it by reference to reserves, zones, or Residential Design Codes then:

- a. The provisions, standards and requirements specified under Part One of this Local Structure Plan shall have the same force and effect as if they were a provision, standard or requirement of the Scheme and are binding and enforceable in the same way as provisions incorporated in the Scheme. In the event of there being any inconsistencies or conflict between the provisions, standards or requirements of the Scheme and the provisions, standards or requirements of this Local Structure Plan, then the provisions, standards or requirements of this Structure Plan shall prevail; and
- b. Part Two of this Local Structure Plan and all appendices are to be used as a reference only to clarify and guide interpretation and implementation of Part One.

Where terms are not defined in the Scheme, the meanings shall be as set out within Part One of the Local Structure Plan.

In this Local Structure Plan, unless the context otherwise requires:

**'Scheme'** means the Shire of Augusta-Margaret River Local Planning Scheme No.1.

**'Structure Plan'** means the Local Structure Plan for Lot 100 Brockman Highway, Karridale.

## 4 Operation

---

Pursuant to Clause 6.2.9.1 of the Scheme, the Structure Plan shall come into operation on the day on which it is endorsed by the Shire of Augusta-Margaret River, following approval by the Western Australian Planning Commission.

## 5 Land Use and Subdivision

The Local Structure Plan Map (Plan 1) outlines land use, zones and reserves applicable within the Structure Plan area. The zones and reserves designated under this Structure Plan apply to the land within it as if the zones and reserves were incorporated into the Scheme.

### 5.1 Land Use Permissibility

Land use permissibility within the Structure Plan Area shall be in accordance with the corresponding zone or reserve identified on the Local Structure Plan Map (Plan1).

Notwithstanding the Scheme's Zoning Table and land use definitions within Schedule 1 of the Scheme, the following variations apply to the Structure Plan Area:

- a) Home Business is permitted to be carried out ancillary to an existing dwelling in a separate building.
- b) Within the Rural Residential zone, Home Based Trade is an 'A' use and is defined as follows:

**Home Based Trade** means a business, service or profession carried out in a dwelling or separate building or on land around a dwelling by an occupier of the dwelling which:

- i. is located on a property greater than 1.0ha;
- ii. does not employ more than 2 people not members of the occupiers household;
- iii. will not cause injury to or adversely affect the amenity of the neighbourhood;
- iv. does not occupy an area greater than 200 square metres;
- v. does not involve the retail sale, display or hire of goods of any nature;
- vi. in relation to vehicles and parking, does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic in the neighbourhood;
- vii. does not involve the use of an essential service of greater capacity than normally required in the zone;
- viii. does not involve the parking or storing of freezer/refrigerated type vehicles that require the cooling system to be operational; and
- ix. does not involve the parking of more than one truck for each employee/employer with a total of more than two trucks at any one time.

### 5.2 Subdivision

1. The following matters shall be addressed prior to the issuance of any subdivision approval and the Local Government will not recommend approval to any subdivision unless these matters have been addressed to its satisfaction:
  - a) A 'Servicing Plan', for the Structure Plan Area, which demonstrates that each lot has a suitable minimum site area requirement for on-site effluent disposal or alternatively, that development will be serviced by an approved reticulated sewerage system. In regard to the on-site effluent disposal assessment required as part of the 'Servicing Plan', a detailed geotechnical assessment will be required for land identified in the Local Water Management Strategy as having groundwater levels within 0.5m of the ground surface.
  - b) The subdivider, demonstrating to the satisfaction of the Western Australian Planning Commission, that issues associated with the power transmission lines that traverse the Structure Plan Area (i.e. the proposed retention and undergrounding of these lines or alternatively their relocation) have been resolved in consultation with Western Power.
  - c) The preparation of a 'Shared Paths and Footpaths Plan', which addresses the requirements of 'Liveable Neighbourhoods' and is to the specifications and satisfaction of the Local Government.
2. The following matters will be addressed via recommended conditions of subdivision and the Local Government will not recommend clearance of subdivision conditions unless these matters have been addressed to its satisfaction:

- a) The finalisation of a 'Developer Contributions Plan and Implementation Plan' for community facilities consistent with the expectations of the Karridale Hamlet Settlement Strategy and the payment of proportional contributions required by that plan.
- b) The subdivider is to prepare and implement an 'Urban Water Management Plan (UWMP)' to the satisfaction of the Local Government and Department of Water. The UWMP is to address total water cycle management, drainage reserves, road swales and bioretention areas where planting for nutrient stripping purposes is proposed. The UWMP is to include provision of details on water dependent ecosystems proposed within the subdivision to enhance degraded environments and to improve ecological function by providing fauna habitat. In particular detention basins, drainage reserves and roadside bioretention swales are to be addressed.
- c) The subdivider is to prepare and implement a 'Landscaping Management Plan'. The 'Landscaping Management Plan' is to be to the satisfaction and specifications of the Local Government and is to address the following:
  - identification, protection and long term management of stands of remnant vegetation;
  - the type and extent of planting and vegetation to be protected within the Landscaping Buffer Areas and Public Open Space identified on the Local Structure Plan Map (Plan 1);
  - propose planting with native species that require minimal watering, fertilizer application and ongoing management;
  - the visual screening of future development from Bussell Highway and Brockman Highway to mitigate visual impact and protect the function of these roads as travel route corridors;
  - management of weeds and the spread of dieback;
  - protection of remnant vegetation in Brockman Highway and Bussell Highway reserves; and
  - the provision of a landscaping buffer on the 'General Agriculture' lot that minimizes the potential for land use conflict with adjacent 'Rural Residential' lots.
- d) The preparation and implementation of Design Guidelines, via a Local Development Plan, to address built form and integrated sustainability measures appropriate to the rural and historic context of Karridale.
- e) Notifications on title advising prospective purchasers of 'Quiet House Design' lots that noise attenuation measures are required for dwellings as prescribed by the Structure Plan.
- f) The subdivider implementing the requirements of the endorsed Fire Management Plan applicable to the Structure Plan.
- g) Notifications on title advising prospective purchasers that the lot is subject to a Fire Management Plan which contains ongoing owner/occupier management responsibilities and that any dwelling needs to be constructed to AS3959.
- h) The preparation of a 'Building Envelope Plan', which designates building envelopes on proposed 'General Agriculture' and 'Rural Residential' lots in locations to the satisfaction of the Local Government. Notwithstanding the generality of the foregoing, building envelopes shall not be located in areas subject to inundation or Development Setback areas.
- i) Road intersections to Brockman Highway shall be designed and constructed to Main Roads WA standards.
- j) The implementation of the 'Shared Paths and Footpaths Plan'.
- k) The 'Parks and Recreation' reserve (Public Open Space) shown on the Structure Plan Map (Plan 1), is to be ceded free of cost by the subdivider without any payment of compensation by the Local Government or the Crown.
- l) The 'Road Widening' as shown on the Structure Plan Map (Plan 1), is to be ceded free of cost by the subdivider without any payment of compensation by the Local Government or the Crown. The

provision of this road widening will satisfy all the subdividers obligations in regard to the Brockman Highway and Bussell Highway intersection.

## **5.3 Residential**

### **5.3.1 Density**

- a) The Local Structure Plan Map (Plan 1) defines the residential density applicable to specific areas within the Structure Plan Area.

### **5.3.2 Locational Criteria**

The allocation of residential densities on the Local Structure Plan Map (Plan 1) are in accordance with the following criteria:

- a) To provide minimum lot sizes consistent with the lack of reticulated water and sewerage services to the land and the necessity to provide these services on-site;
- b) To achieve the higher density land utilisation in the areas closest to the Village Centre;
- c) To provide for graduated and increasing lot sizes in a transition from the south west of the site, closest to the Village Centre to the General Agriculture in the north east; and
- d) To retain a semi-rural ambience.



## 6 Development

### 6.1 Design Guidelines

Design Guidelines are to apply to all lots comprising less than 5000m<sup>2</sup> and shall be prepared to the satisfaction of Council as a condition of subdivision approval. The Design Guidelines will be applied and enforced via a local development plan.

### 6.2 Quiet House Design Requirements

Dwellings within the 'Quiet House Design' area, as shown on the Local Structure Plan Map (Plan 1), shall be designed and constructed to comply with the following noise attenuation requirements:

Area type	Orientation	Package A measures
<b>Indoors</b>		
Bedrooms	Facing road/rail corridor	<ul style="list-style-type: none"> <li>6 mm laminated glazing</li> <li>Casement or awning windows</li> <li>No external doors</li> <li>Closed eaves</li> <li>No vents to outside walls/eaves</li> <li>Mechanical ventilation/airconditioning (see 4.5.3)</li> </ul>
	Side-on to corridor	<ul style="list-style-type: none"> <li>6 mm laminated glazing</li> <li>Closed eaves</li> <li>Mechanical ventilation/airconditioning</li> </ul>
	Away from corridor	No requirements
Living and work areas <sup>E</sup>	Facing corridor	<ul style="list-style-type: none"> <li>6 mm laminated glazing</li> <li>Casement or awning windows</li> <li>35 mm (minimum) solid core external doors with acoustic seals<sup>E</sup></li> <li>Sliding doors must be fitted with acoustic seals</li> <li>Closed eaves</li> <li>No vents to outside walls/eaves</li> <li>Mechanical ventilation/airconditioning</li> </ul>
	Side-on to corridor	<ul style="list-style-type: none"> <li>6 mm glazing</li> <li>Closed eaves</li> <li>Mechanical ventilation/airconditioning</li> </ul>
	Away from corridor	No requirements
Other indoor areas	Any	No requirements
<b>Outdoors</b>		
Outdoor living area <sup>10</sup>	Facing corridor	<ul style="list-style-type: none"> <li>Minimum 2.4 m solid fence (e.g. brick, limestone or Hardifence)</li> <li>Colorbond and picket fences are not acceptable</li> </ul>
	Side-on to corridor	
	Away from corridor	No requirements

### 6.3 Residential Design Code Variations

Development setbacks to Brockman Highway and Bussell Highway will be required as prescribed on the Local Structure Plan Map (Plan 1).

### 6.4 General Development Requirements

1. Use and development will be assessed in accordance with the provisions applicable to the relevant zone, reserve and Residential Design Code (where an R-Code applies) shown on the Local Structure Plan Map (Plan 1).
2. Development shall comply with any Local Government adopted Design Guidelines for the Structure Plan.
3. Development shall comply with the endorsed Fire Management Plan for the Structure Plan.

4. All dwellings are to make provision for the catchment of potable water in accordance with clause 4.21.6(f) and clause 5.22 of the Scheme.
5. Notwithstanding any other provision of the Scheme, the disposal of liquid and solid waste shall be carried out by the installation of sewerage disposal systems to the satisfaction of the Local Government subject to:
  - a) Aerobic treatment units or an effluent disposal system capable of minimizing phosphorous movement from each lot shall be installed to provide treatment and disposal of effluent waste water to the satisfaction of the Local Government.
  - b) A minimum separation of 50m is to be achieved between effluent waste water disposal sites and perennial water courses.
  - c) Grey water disposal and waste water reuse systems are to be installed to the satisfaction of the Local Government and the Department of Health.
6. Pursuant to clause 4.22.2 and clause 5.10 of the Scheme, where a building envelope has been prescribed in the approved 'Building Envelope Plan', all development on the relevant lot shall be contained within that designated building envelope.
7. Notwithstanding any other provision of the Scheme or this Structure Plan, vegetation within the Landscaping Buffer Area identified on the Local Structure Plan is to be maintained by the lot owners and is to screen development from Bussell Highway and Brockman Highway, to the satisfaction of the Local Government.
8. Future lot owners on properties 2000m<sup>2</sup> and greater are restricted from constructing boundary fencing other than post and rail and/or ring-wire rural type fencing to the satisfaction of the Shire of Augusta Margaret River. Privacy fencing of courtyards and private open space within the curtilage of dwellings is permitted.
9. Land owners are responsible for the 'owner/occupier' responsibilities as prescribed in the endorsed Fire Management Plan.
10. Dwellings are to comply with AS3959 building standards as required by the applicable Fire Management Plan.



*John Egan*  
 Chief Executive Officer  
*Mark Smart*  
 Shire President

78  
 43,5857ha

BUSSELL  
 HIGHWAY  
 BUFFER  
 PLANTATION  
 AREA  
 (10m WIDE)

BUSSELL  
 HIGHWAY

LANDSCAPING  
 BUFFER  
 (10m WIDE)



LEGEND

Reserves

- Parks and Recreation (POS)
- Public Purposes **PU** (Western Power Kiosk Site)

Zones

- Residential R5 (>2000m<sup>2</sup>)
- Residential R2.5 (>4000m<sup>2</sup>)
- Rural Residential >1.0ha
- General Agriculture

Areas

- Structure Plan Boundary
- 20m Development Setback (Brockman Highway)
- 30m Development Setback (Bussell Highway)
- Landscaping Buffer
- Road Widening
- \* Quiet House Design
- W Emergency Water Supply Points

This indicative realignment and design of Brockman Highway does not form part of this structure plan and is for illustrative purposes only. Public consultation and detailed planning and engineering assessment will be required prior to endorsement of a realignment.

This plan is subject to detail design and survey. For illustrative purposes only.

**LOCAL STRUCTURE PLAN MAP (PLAN 1)**  
 Lot 100 Brockman Highway, Karridale  
 Shire of Augusta - Margaret River

**m**  
**michaelSWIFT**  
 & associates, town planners

PLAN: JOB 012 012D  
 DATE: 140723  
 PROJECT: JOB 012  
 DESIGNED: MS

SCALE: 1:4000 @A3

