

PLANNING POLICY STATEMENTS

This Outline Development Plan (ODP), prepared in accordance with Part 5 and Part 9 of Town Planning Scheme No.19 provides a framework for future detailed planning at the subdivision and development stage.

- The local street network depicted upon this Structure Plan may be subject to refinement and minor modifications at the subdivision stage, subject to Shire approval.
- All rear loaded/laneway lots less than 350m² and lots that directly abut Public Open Space / Private Recreation shall be subject to 'Detailed Area Plans'. Such DAP's shall include (but not be limited to):
 - Location of access and parking (including visitor parking);
 - Proposed earthworks and retaining;
 - Solar passive design (orientation of dwelling, location of living areas, window placement, shading with awnings/verandas/trees, thermal massing, insulation and cross ventilation);
 - Boundary setbacks and/or building footprints/envelopes;
 - Site coverage;
 - Landscaping;
 - Fencing;
 - Bin storage; and
 - Variations to R-Codes.
- The "Golf Course Amenity and Tourist Precinct", Community Square and R60 shown in the centre of the ODP shall be subject to a future ODP/Structure Plan in accordance with Scheme provisions. This Structure Plan shall provide detail on the proposed uses, their relationship with the existing town centre of Augusta, and generally set the framework for floorspace, carparking, building heights and setbacks. Interconnectivity of proposed uses and relationships with immediate surrounding areas, amongst other elements, to the satisfaction of Council. This ODP approval does not facilitate subdivision for the above mentioned elements.
- A continuous 5m buffer and revegetation area shall be provided adjacent to the Hillview Road reserve and shall be revegetated/landscaped, contain a multi-use path (at the developers expense) and be ceded to the Crown free of cost at subdivision stage.
- The Augusta - Margaret River Shire Council shall not recommend approval of any future subdivision unless satisfied with the completion of the following items:
 - A detailed traffic and movement plan covering total future development, which identifies vehicular routes within the site and outside the site (i.e. connecting with the town centre), and any external upgrades considered necessary as a result of the future development scenario, to the satisfaction of the Shire and Main Roads WA.
 - A "Pedestrian and Cyclist Network Plan". The plan shall include on-road bicycle lanes, shared paths and footpaths (on road verges) and paths through public open space. The network of paths shall be designed to meet users' desire lines and provide linkages to external paths including the adjacent 'Rails to Sails' and the proposed path along the south side of Hillview Road into Augusta Town Centre. The outcomes of this movement plan may require ODP design revisions.
 - An Urban Water Management Plan (UWMP) covering proposed subdivision areas shall be prepared by the developer to the satisfaction of the DoW and the Shire. The UWMP will be prepared in accordance with Department of Water Guidelines and will include, but not be limited to, the items listed below:
 - Measures to achieve water conservation and efficiencies of use, including sources of water for potable and non-potable uses and detailed designs, controls, management and operation of any proposed system.
 - Wastewater treatment including re-use and operator licence details and obligations, Water Sensitive Urban Design methods/mechanisms (in accordance with Council Policy PE.53);
 - Management of groundwater levels, including maintenance of ecosystem health and any proposed dewatering (including the location of any proposed subsoil drainage);
 - Detailed stormwater management design including the size, location and design of public open space areas, integrating major and minor flood management capability, landscape plans as related to stormwater function, specific details of geotechnical investigations and their impact on stormwater design;
 - Specific structural and non-structural best management practices and treatment trains to be implemented including their function, location, maintenance requirements, expected performance and agrees ongoing management arrangements;
 - Measures to achieve protection of waterways, remnant vegetation and ecological linkages;
 - Adequacy of buffers proposed in the Local Structure Plan having consideration of a controlled groundwater level (CGL) proposed;
 - POS areas are to be irrigated from water captured on site and pumped via solar or wind power pumps;
 - Construction phase sediment and erosion control;
 - Management of disease vector and nuisance insects such as mosquitos and midges;
 - Implementation plan including monitoring program, roles, responsibilities, funding and maintenance arrangements;
 - Contingency plans should also be indicated where necessary.
- A community facilities development contributions scheme, which allocates a per-lot or per-dwelling (index linked) contribution on a phased basis to economic, social and environmental programmes in the southern half of the Shire. Details of governance, accounting and transparency features shall be described in the Scheme, to the satisfaction of the Council of Augusta - Margaret River;
- Detailed Fire Management Plan to the satisfaction of FESA and the Shire;
- Foreshore management plans for waterways and waterbodies which detail rehabilitation of riparian areas with species of local provenance and long term management regimes, including costs;
- A landscape development and management plan, covering POS areas and streetscapes, detailing species, life cycle management and implementation, including costs;
- Dwelling design codes with an emphasis on sustainability features and street presentation,
- Street lighting plan which minimises light pollution, using best practice energy efficient devices with minimal upward light, to the satisfaction of the Shire.
- A maisonette is a residential building that takes the form of a grand two storey single residence though comprises a number of individual residential apartments with private and shared/common areas. The building presents as a single house from the street, with access via the front door to a common hallway from which apartments can be accessed. Parking is confined to the rear of the property with access via a single driveway, again akin to the form of one residence when viewed from the street. Detailed Area Plans and Building Design Guidelines will influence the final form and presentation of this housing project.
- All dwellings are to make provision for the catchment of potable water, and are to comply with the tank size and roof area requirements of the endorsed Design Codes.
- All developments in the ODP area shall comply with the endorsed Infrastructure Contributions Policy for overall planning area 6 and fully fund any other infrastructure upgrades required resulting from development in the ODP area.
- The Ridge Landscape Amenity Area may be used for golf course and POS purposes only. Use of the land for golf course purposes is subject to the proponent demonstrating to the satisfaction of the Shire and DEC that any such proposal is compliant with the applicable policies of the LNRSP. The Shire may request as a condition of the first stage of subdivision, that land not forming part of any future golf course proposal be revegetated in accordance with an approved management plan.

Adopted by resolution of Shire of Augusta - Margaret River

[Signature]
President Shire of Augusta - Margaret River

[Signature]
CEO Shire of Augusta - Margaret River

[Signature]
Endorsed by WAPC

EXPIRY DATE 19 OCTOBER 2027

ENDORSED STRUCTURE PLAN
To provide a framework for future detailed planning at the subdivision and development stage
Date 6/10/2010
Delegated under s.16 of the Planning & Development Act 2005

PUBLIC OPEN SPACE SCHEDULE

| | |
|---|-------------------------|
| Site area | 116.40ha |
| Deductions | |
| Town Centre | 1.05ha |
| Medical Centre | 0.38ha |
| Ridge Landscape Amenity area(RLAA) | 17.35ha |
| Drainage at 3% site area | 3.50ha |
| Total | 22.28ha |
| Gross Subdivisible Area (GSA) | 94.12ha |
| Public Open Space (POS) at 10% | 9.42ha |
| Minimum of 8% of GSA unrestricted | 7.54ha |
| Maximum 2% of GSA restricted | 1.88ha |
| Public Open Space Contribution | |
| Unrestricted POS sites | 10.52ha |
| Restricted POS site (entry drainage area D) | 1.23ha |
| Public Open Space Provision | |
| Unrestricted | |
| Area A | 1.45ha |
| Area B | 3.60ha |
| Area C | 1.49ha |
| Area E | 0.50ha |
| Area F | 3.18ha |
| Buffer | 0.30ha |
| Total | 10.52ha(11.2% of GSA) |
| Restricted | |
| Area D | 1.23ha (1.3% of GSA) |
| Total; POS Provision | 11.36ha (12.07%) |
| (this area equates to the provision of 10% over the RLAA too) | |
| Communal Open Space Provision (excluding 3% drainage) | 24.17ha (25.68 of GSA) |
| Total Open Space Provision | 35.53ha (37.74% of GSA) |

LEGEND

- Subject Land
- Public Open Space/Drainage
- Private Recreation/Communal Open Space (Golf Course)
- Leeuwin Naturaliste Ridge SPP (boundary of Landscape amenity area)
- 6m Firebreak
- Dual Use Path
- Foot Path
- Home Based Business R20
- Survey Strata Village R30
- Retirement Village R40
- Maisonette Village R60
- Golf Course Amenity and Tourist Precinct
- Residential R20
- Residential R40
- Residential R60
- Medical Centre



MGA
TOWN PLANNERS

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A3



0 Metres 300
Scale 1:6000

Date: 8 September 2010
Ref: 2629/MPamendSept2010/A3LB

All dimensions and areas subject to survey

OUTLINE DEVELOPMENT PLAN
LOT 10, HILLVIEW ROAD
TWO OCEANS ESTATE -AUGUSTA