

11.2 Sustainable Development Attachments

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11.2.2	MODIFICATION TO BROOKFIELD LOCAL CENTRE STRUCTURE PLAN	17

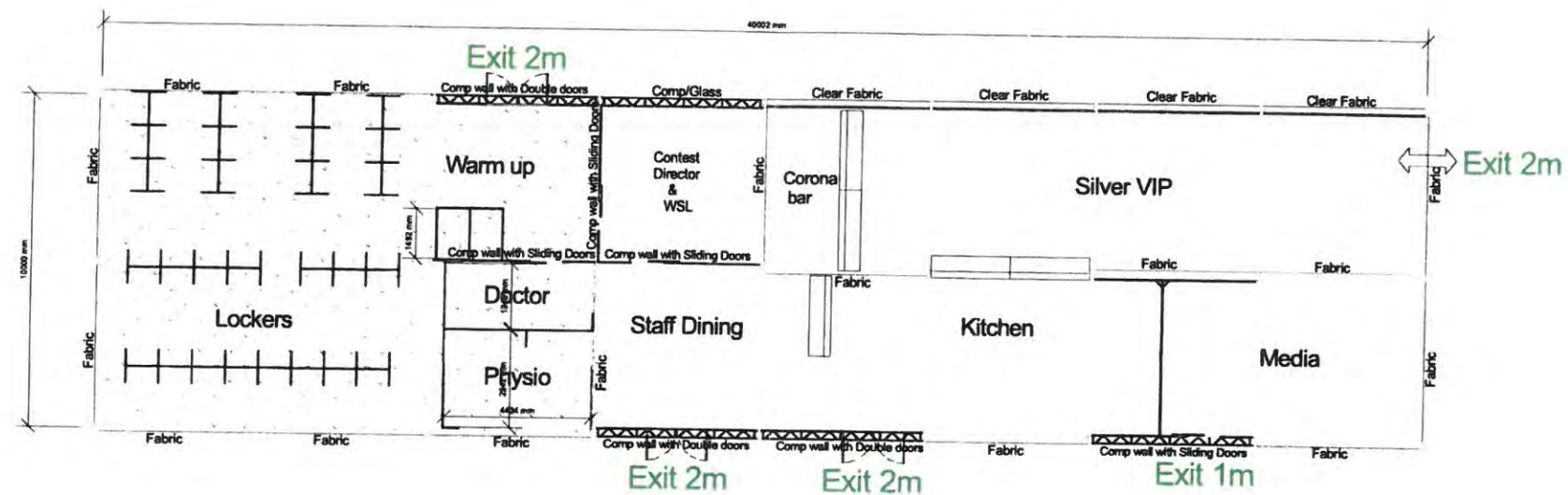
11.2 Sustainable Development

11.2.1 PUBLIC EVENT (WSL SURF PRO) – SURFERS POINT AND THE BOX, PREVELLY AND NORTH POINT, GRACETOWN

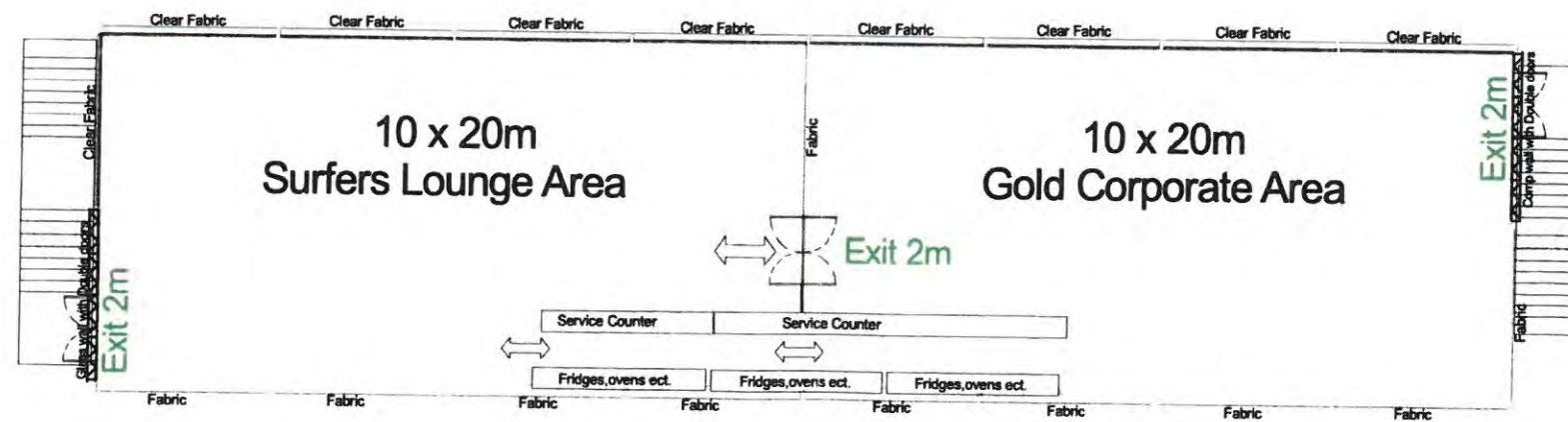
Attachment 1 – Plans for Surfers Point and the Box

Attachment 2 – Plans for North Point

Attachment 3 – Schedule of Submissions

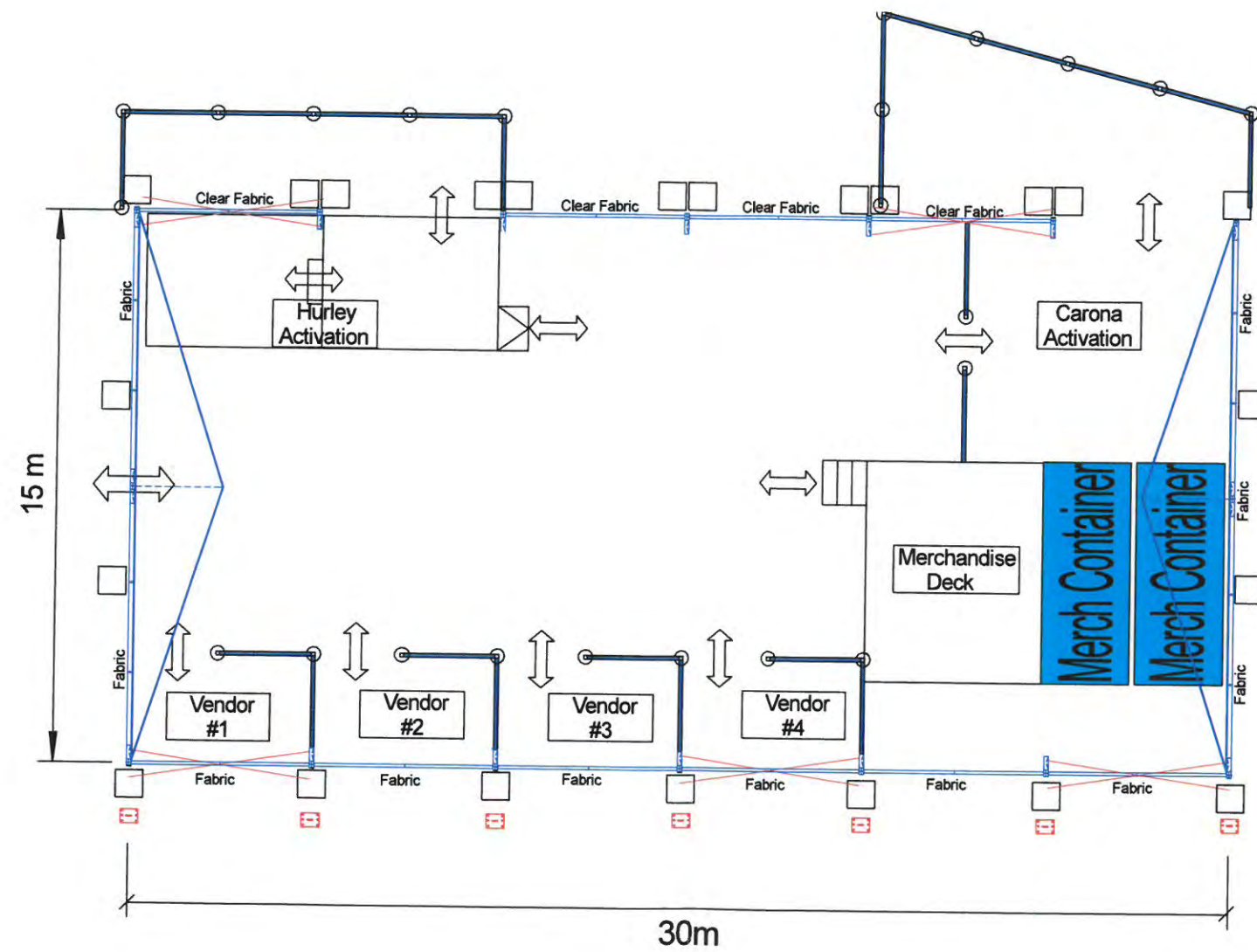


Lower Level

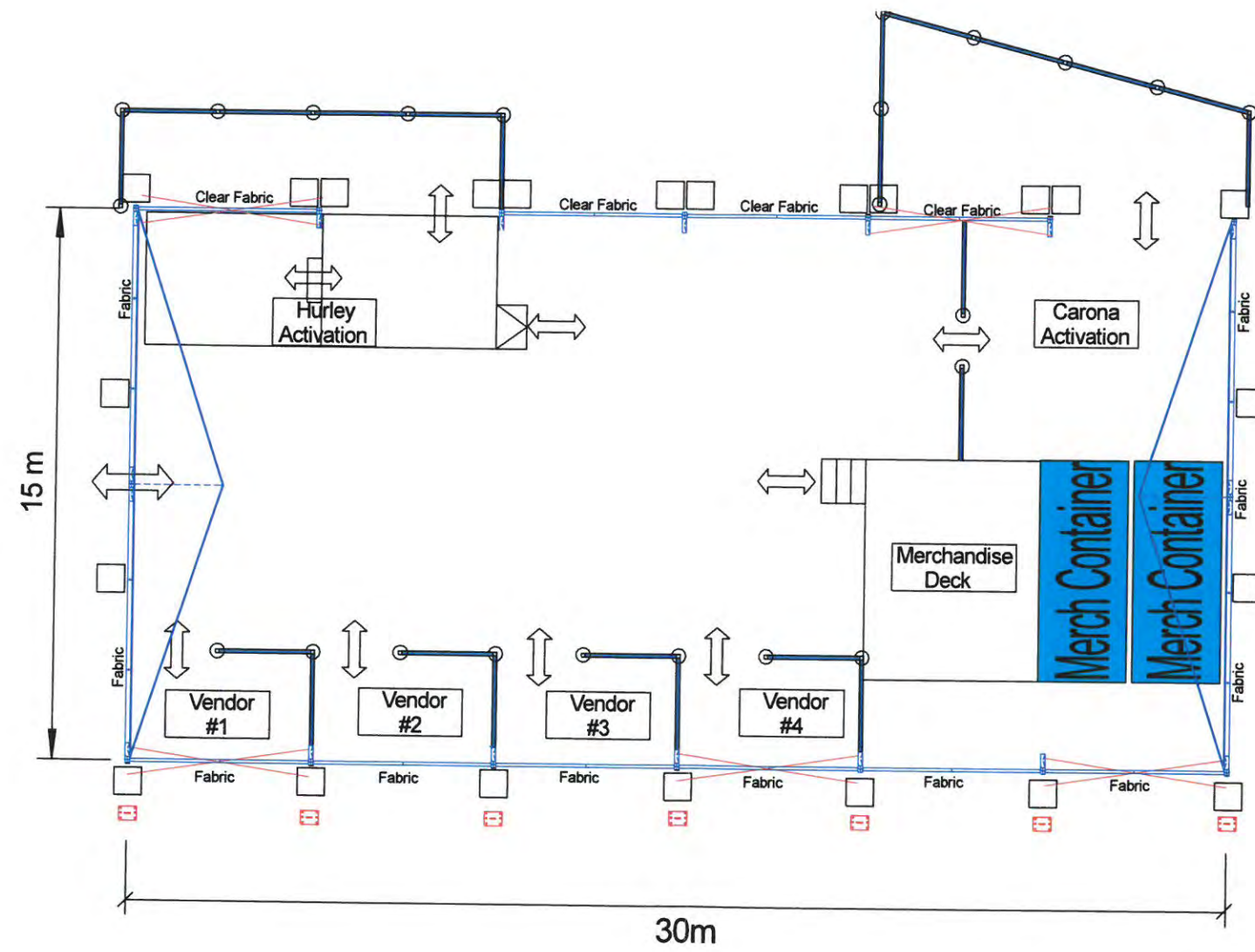


Upper Level

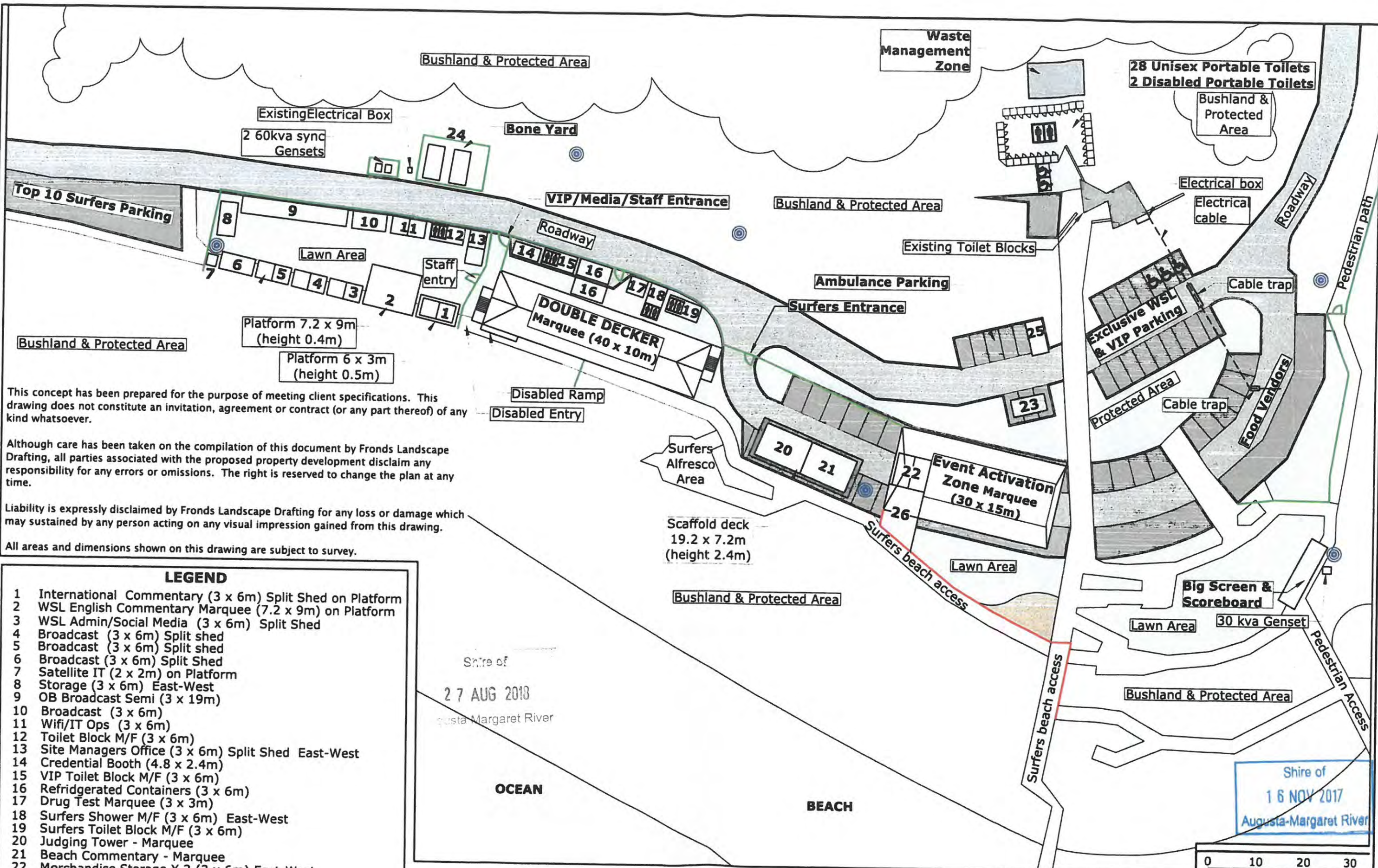
Shire of
27 AUG 2010
Augusta Margaret River



Site of
 27 AUG 2018
 Augusta Margaret River



Shire of
27 AUG 2018
Augusta Margaret River



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All areas and dimensions shown on this drawing are subject to survey.

LEGEND

- 1 International Commentary (3 x 6m) Split Shed on Platform
 - 2 WSL English Commentary Marquee (7.2 x 9m) on Platform
 - 3 WSL Admin/Social Media (3 x 6m) Split Shed
 - 4 Broadcast (3 x 6m) Split shed
 - 5 Broadcast (3 x 6m) Split shed
 - 6 Broadcast (3 x 6m) Split Shed
 - 7 Satellite IT (2 x 2m) on Platform
 - 8 Storage (3 x 6m) East-West
 - 9 OB Broadcast Semi (3 x 19m)
 - 10 Broadcast (3 x 6m)
 - 11 Wifi/IT Ops (3 x 6m)
 - 12 Toilet Block M/F (3 x 6m)
 - 13 Site Managers Office (3 x 6m) Split Shed East-West
 - 14 Credential Booth (4.8 x 2.4m)
 - 15 VIP Toilet Block M/F (3 x 6m)
 - 16 Refridgerated Containers (3 x 6m)
 - 17 Drug Test Marquee (3 x 3m)
 - 18 Surfers Shower M/F (3 x 6m) East-West
 - 19 Surfers Toilet Block M/F (3 x 6m)
 - 20 Judging Tower - Marquee
 - 21 Beach Commentary - Marquee
 - 22 Merchandise Storage X 2 (3 x 6m) East-West
 - 23 RAC Activation Area (3 x 6m)
 - 24 Bone Yard 2 X (3 x 6m) East-West
 - 25 First Aid Shed (3 x 6m)
 - 26 Corona Public Licenced Bar Area
- ⊙ Lighting Tower
- 1.8m Temporary Fencing
- 1.4m Crowd Control Barrier Fencing

SHEET TITLE: MARGARET RIVER PRO 2018 SURFERS POINT - SITE PLAN			
PROJECT ADDRESS: Surfer's Point Margaret River WA 6285		APPROVED BY:	
CLIENT: SURFING WESTERN AUSTRALIA	SCALE: 1:600	A3	REVISION: 1
DATE: 10 OCTOBER 2017	SHEET 1/1	JOB NO. SWA - 006	DRAWN BY: Karin Kemp



0 10 20 30

Shire of
16 NOV 2017
Augusta-Margaret River



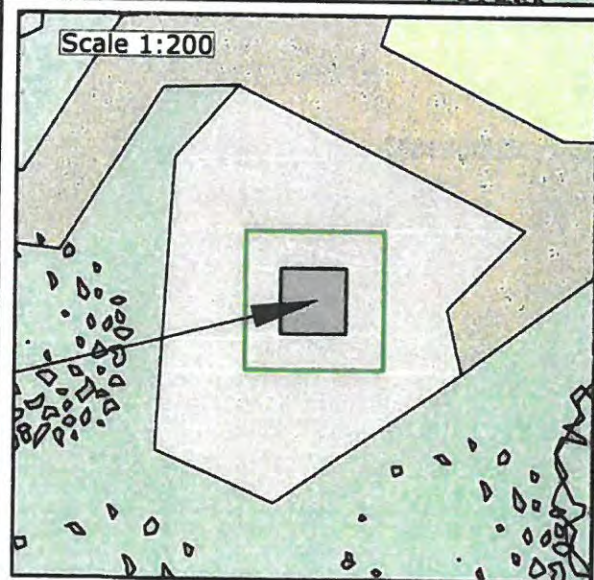


Beach

Site of
27 AUG 2018
Augusta Margaret River

TV Camera Platform
1.8 x 1.8 x 3m(H)

Scale 1:200



LEGEND

1.8m Temporary
enclosed fencing

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Vegetation indicative.

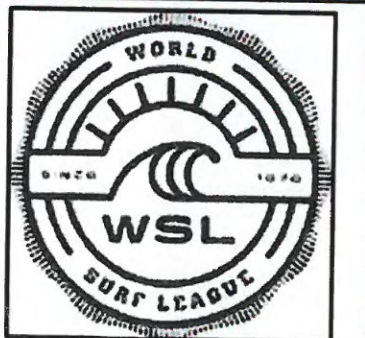
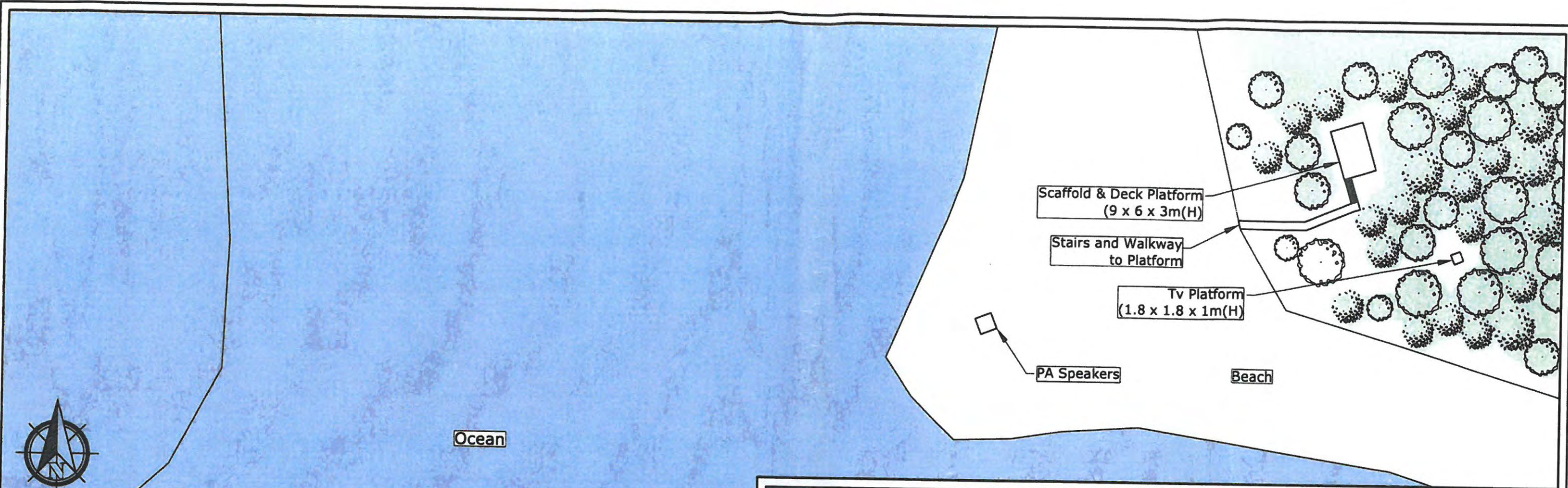
**SHEET TITLE: MARGARET RIVER PRO 2018 - ROCKPOOLS
SITE PLAN - TV CAMERA POSITION**

**PROJECT ADDRESS: ROCKPOOLS
Margaret River WA 6285**

CLIENT: SURFING WESTERN AUSTRALIA **SCALE: 1:400** **A3**

DATE: 10 OCTOBER 2017 **SHEET 2/3** **JOB NO. SWA - 007**

APPROVED BY: **REV.1** **DRAWN BY: Karin Kemp**
karin@fronds.com.au



SURFING COMPETITION ZONE



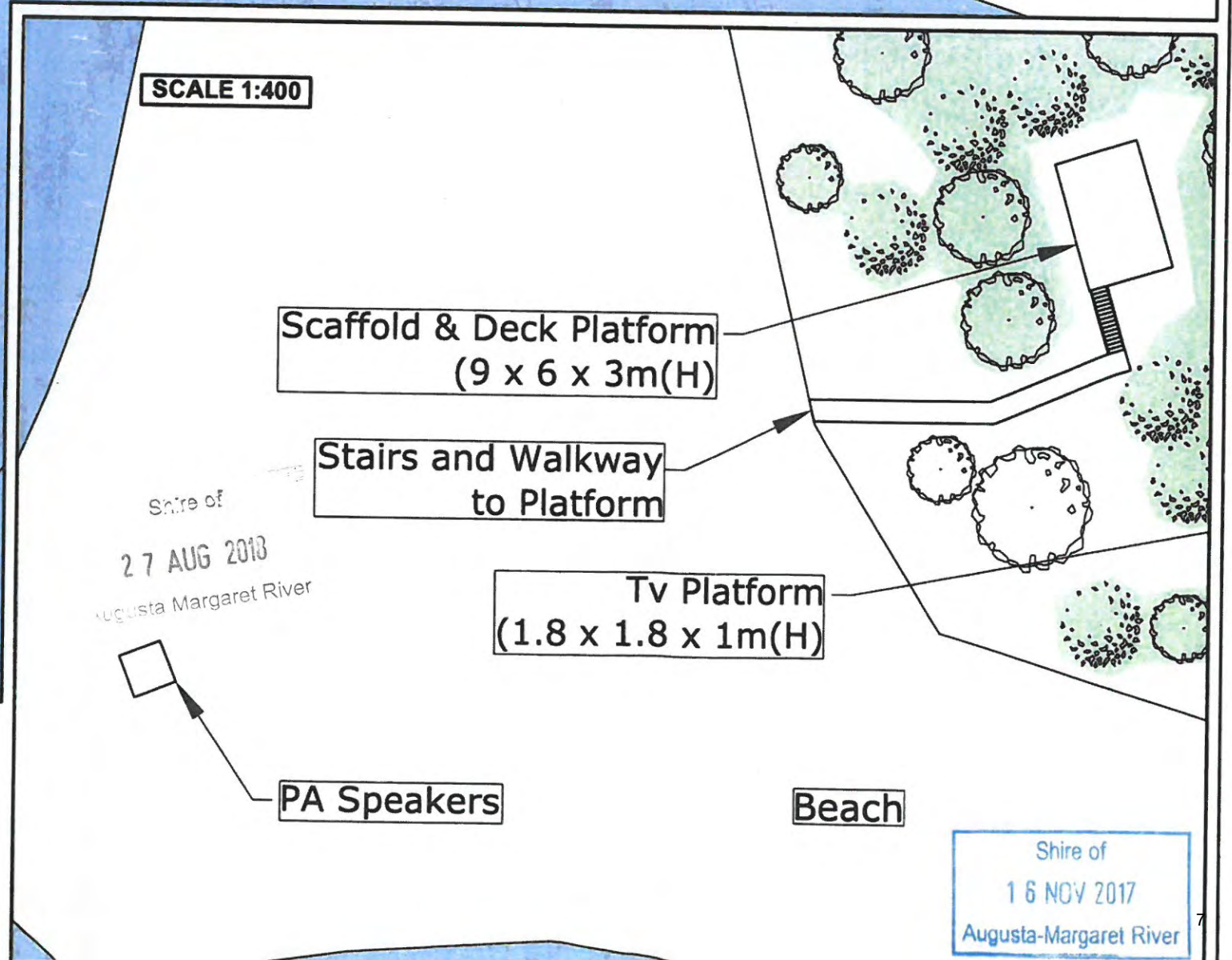
SHEET TITLE: MARGARET RIVER PRO 2018 - THE BOX SITE PLAN			
PROJECT ADDRESS: THE BOX Margaret River WA 6285			
CLIENT: SURFING WESTERN AUSTRALIA	SCALE: 1:700	A3	
DATE: 10 OCTOBER 2018	SHEET 4/4	JOB NO. SWA - 008	
APPROVED BY:	REV.1	DRAWN BY: Karin Kemp	

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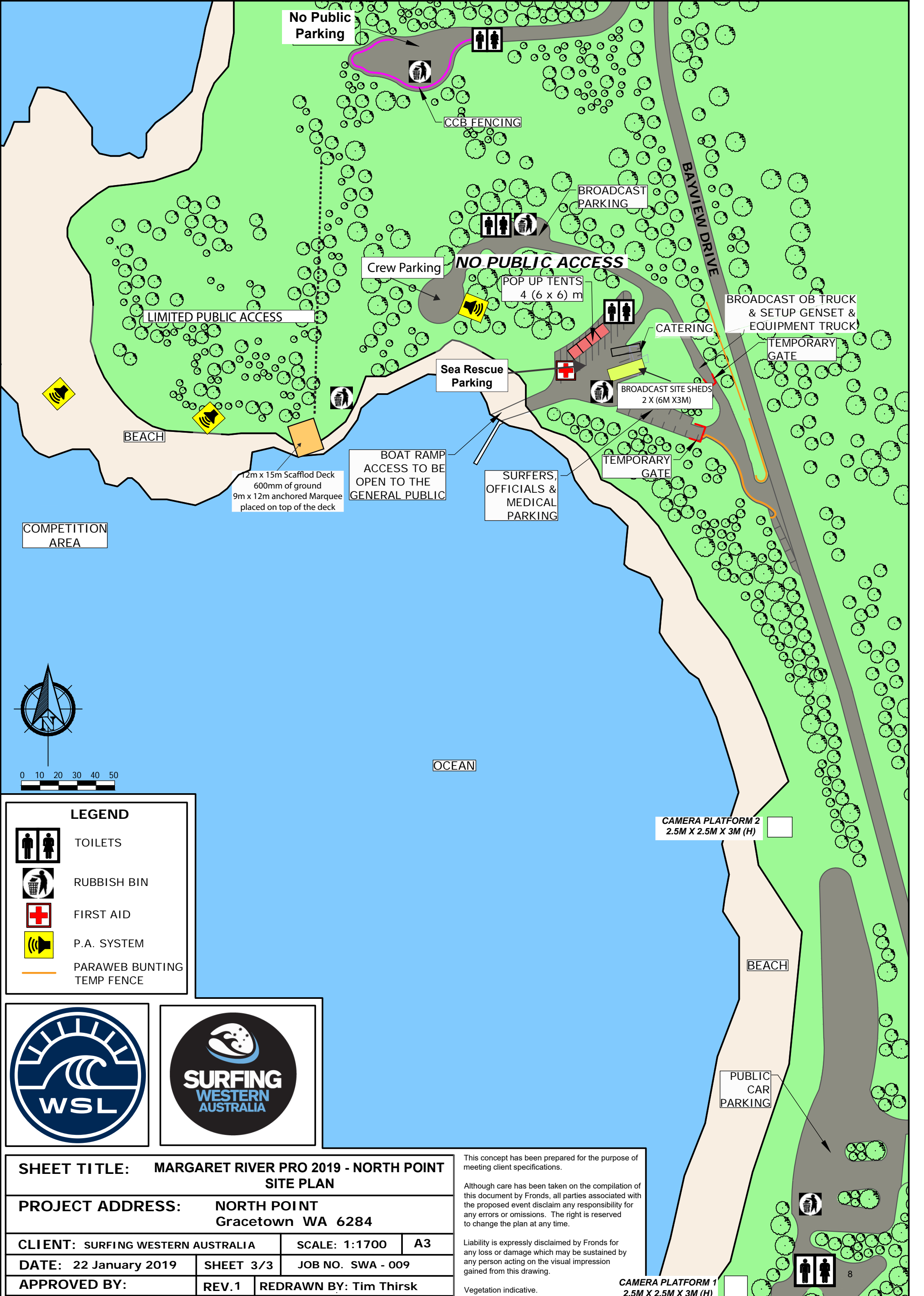
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Vegetation indicative



Shire of
16 NOV 2017
Augusta-Margaret River



LEGEND

- TOILETS
- RUBBISH BIN
- FIRST AID
- P.A. SYSTEM
- PARAWEB BUNTING TEMP FENCE



SHEET TITLE: MARGARET RIVER PRO 2019 - NORTH POINT SITE PLAN			
PROJECT ADDRESS: NORTH POINT Gracetown WA 6284			
CLIENT: SURFING WESTERN AUSTRALIA		SCALE: 1:1700	A3
DATE: 22 January 2019	SHEET 3/3	JOB NO. SWA - 009	
APPROVED BY:	REV.1	REDRAWN BY: Tim Thirsk	

This concept has been prepared for the purpose of meeting client specifications.

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Vegetation indicative.

CAMERA PLATFORM 1
2.5M X 2.5M X 3M (H)

**SCHEDULE OF SUBMISSIONS - «ApplicationNo»
«Description»**

SUBMISSION NO.	SUBMITTER (Name & Address)	SUMMARY OF COMMENTS	OFFICER COMMENT	RECOMMENDATION
General Objections				
Total 21	<p>8 x Residents Margaret River 10 x Residents Gnarabup/Prevelly 1 x Resident outside Margaret River</p> <p>2 x Residents address unknown</p>	<p>Individual areas of concern raised in submissions:</p> <p>a) Little return for amount event takes every year, they seem to take more.</p> <p>b) Margaret River is a thriving town, it does not need to be held to ransom to the industry.</p> <p>c) An expanded claim to monopolize, dominate, degrade coastal reserves for their own exposure and income.</p> <p>d) Various claims have been made to quantify the benefits to our economy, all models not substantiated.</p> <p>e) Why does WSL pay \$10,000 reserve management, \$70,000 sponsorship, and \$50,000 periodical fees at Bells in Victoria, when they pay nothing here.</p> <p>f) WSL at last year's public meeting made indication of contributions etc, before the Shire approve this application they should be made public.</p> <p>g) Where in the policy does it allow Surfers Point to be used for 31 days when there is only 4 – 5 days of competition.</p> <p>h) Where does the policy recommend licensed advertising alcohol venues at a family friendly event.</p>	<p>a) Surfing WA has advised that there are multiple examples that the event does benefit the community eg Footy Club, Chirstian Boardriders, MR Boardriders, Cowboy Boardriders, business community, YAC disabled surfers, police legacy, Idag, count me in group, surf aid and the event has raised over \$500,000 for charity groups in the last five years</p> <p>b) Noted.</p> <p>c) Noted.</p> <p>d) Noted.</p> <p>e) Surfing WA has advised that these claims in relation to Bells are not correct and these contributions have ceased.</p> <p>f) Refer to comments for e) above.</p> <p>g) LPP8 does not specify time in which the Drug Aware Pro event can be held at Surfers Point.</p> <p>h) The purpose of LPP8 is to provide guidance on the location, size and number of surfing events permitted in the Shire foreshores reserves. The</p>	No changes to the proposal.

**SCHEDULE OF SUBMISSIONS - «ApplicationNo»
«Description»**

SUBMISSION NO.	SUBMITTER (Name & Address)	SUMMARY OF COMMENTS	OFFICER COMMENT	RECOMMENDATION
		<p>i) Why would the Shire consider a 5 year approval when there is no guarantee the event being held past 2019.</p> <p>j) If a 5 year approval is granted and the event becomes a QS (Qualifying Series) with 140 male and 60 female competitors with even less benefit to the rate payers, residents.</p> <p>k) Concerns with the licensed bar at a 'Drug Aware Pro' it sends the wrong message.</p> <p>l) A bar will take away from local venues.</p> <p>m) 31 days is too long to dominate the Point in peak surfing period.</p> <p>n) The footprint is too large.</p> <p>o) Set up and pack down take too long. It would be consider that 5 days either side of the event i.e. total 20 would be more reasonable.</p>	<p>policy is silent on matters in relation to licensed areas.</p> <p>i) The Shire assess applications as they are submitted by the applicant.</p> <p>j) If the event were to become a QS the Shire would make an assessment at that time to determine if the event met with the planning approval in place.</p> <p>k) Noted.</p> <p>l) Noted.</p> <p>m) Public access is to be maintained through Surfers Point, access to all the beaches, stair cases and Rivermouth throughout the event. Surfers can surf at Surfers Point, North Point, the Box as all times when the completion is not being held. Although event infrastructure is set up, the event does not have exclusion use of the waves, only at those times when the competition is being held.</p> <p>n) The applicant has advised the footprint of the infrastructure at Surfers Point has reduced over the years. The main and public marques have reduced by 20%, Site shed reduced by 30%, reduction in the number of generators in Site from 5 to 3, vendors infrastructure removed and significant reduction in the amount of signage on site flags removed.</p> <p>o) The contest runs over 12. For previous events the bump in period used to take up to 14 days and Surfing WA has reduced this to 10 days. The event has a 12 day</p>	

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«Description»**

SUBMISSION NO.	SUBMITTER (Name & Address)	SUMMARY OF COMMENTS	OFFICER COMMENT	RECOMMENDATION
		<p>p) No local community benefit from the event.</p> <p>q) WSL gets taxpayer subsidy to run the Pro. Forcing surfers to surf other venues i.e Gas Bay and Boodjdup Beach where there are no public toilets. WSL should pay an environment levy to enable the local area to support the extra numbers.</p> <p>r) The large cycling events have a much smaller impact, and bring far greater benefits without the associated risk.</p> <p>s) 31 days in 3 months is excessive infrastructure, disruption to local traffic and use of amenities. Use an example of the Classic, with minimal disruption.</p> <p>t) Concerns with the noise form the large screens.</p> <p>u) No specific dates, will it be in the school holidays.</p> <p>v) Rifflebutts and Gnarabup should not be used for parking. Last year walk path next to Rifflebutts car park was blocked by bunting.</p>	<p>window whereby only 4.5 days of surfing is required to run the event. Bump out now has been reduced from 10 days to 7 days and as rule this is done within a 5 day period weather permitting.</p> <p>p) Refer to response for a) above.</p> <p>q) Noted. Please note that it is only at those times when the competition is being held that surfers are not able to surf. Surfers continue to have access to the event Sites throughout the event period.</p> <p>r) Refer to response for a) above.</p> <p>s) Event organisers acknowledge the event does present inconveniences for the local residences. Every step is taken to reduce these inconveniences and this includes mailing out event passes to all those affected residences.</p> <p>t) The event is required to adhere to noise regulations, and this is further controlled by a planning a condition to ensure noise levels are not above those permitted levels.</p> <p>u) The event is scheduled to be held May 27 to June 7. This is not at a time when schools are on holidays.</p> <p>v) The main parking area is at private property and spectators are bused in and out of Surfers Point.</p>	

**SCHEDULE OF SUBMISSIONS - «ApplicationNo»
«Description»**

SUBMISSION NO.	SUBMITTER (Name & Address)	SUMMARY OF COMMENTS	OFFICER COMMENT	RECOMMENDATION
		<p>w) Lack of traffic management from the roundabout at Margaret River resort and the turn off to Surfers Point. Event organisers, towing jet skis and contestants racing along this road, its dangerous.</p> <p>x) What measures to protect the sand dunes at White Elephant through to Surfers Point.</p> <p>y) What is in place for emergency Evacuation?</p> <p>z) Care must be taken with the dunes for setup for the Box.</p> <p>aa) Does this approval superseded the 2019 approval.</p> <p>bb) Concerns with commitment to 5 years.</p> <p>cc) Oppose the long window for the event.</p> <p>dd) Event is a visual and environmental disruption on the coastline.</p> <p>ee) Traffic flow is disruptive to residents.</p> <p>ff) Access to the Rivermouth is impossible during and after the event.</p>	<p>w) This concern has been flagged to event organisers to monitor for the event.</p> <p>x) No infrastructure is to be set up at the White Elephant, as the event is held at Surfers Point. Keeping the footprint of the event to those specific areas only.</p> <p>y) A Bushfire Emergency Response Plan has been prepared. All other emergency, risk management plans are assessed as part of the event permit process.</p> <p>z) Use of the Box is controlled by a license from the Department of Biodiversity and Conservation and Attractions (DBCA). DBCA support in principle the use of the Site for the event.</p> <p>aa) There are no planning approvals in place to hold the event in 2019.</p> <p>bb) Noted. If planning approval is granted for five (5) years, the applicant will still be required to submit an annual event permit application.</p> <p>cc) Noted.</p> <p>dd) Refer to response for n) above.</p> <p>ee) Refer to response for s) above.</p> <p>ff) Event organisers advise that the Rivermouth remains open for public to access, and lifeguards are still operating during the event. Vehicle access to</p>	

SCHEDULE OF SUBMISSIONS - «ApplicationNo»
«Description»

SUBMISSION NO.	SUBMITTER (Name & Address)	SUMMARY OF COMMENTS	OFFICER COMMENT	RECOMMENDATION
		<p>gg) Compliance with LPP8 is recommend, is states avoidance with the school holidays. Application should excluded school holidays.</p> <p>hh) Any approval is subject to greater transparency in the post-event review process, with a contract break clause should material event related issues identified.</p> <p>ii) WSL state coastal environment and facilities shall be protected by the WSL, this has not been the case.</p> <p>jj) Quarantining significant number of car parks for competitors and officials is not welcome. Car parks are in strong demand, and the event adversely impacts resident / visitor users access.</p> <p>kk) Impact to the nesting area of the Hooded Plover for setup for the Box.</p> <p>ll) No mention of banning single use plastics.</p>	<p>Rivermouth is prohibited when the event is being held at Surfers Point.</p> <p>gg) Noted.</p> <p>hh) Noted.</p> <p>ii) Event infrastructure has been reduced over the years. The scaffolding set up at the Box is strictly controlled by conditions of the license issued by Parks and Wildlife. Parks and Wildlife staff supervise the Site to ensure conditions are adhered to.</p> <p>jj) The main parking area is at private property and spectators are bused in and out of Surfers Point. Event organisers have offered a bus service from town to the Surfers Point and only a handful of people used the service and it caused confusion and actually increased the parking problem in the area.</p> <p>kk) The scaffolding set up at the Box is strictly controlled by conditions of the license issued by Parks and Wildlife. Parks and Wildlife staff supervise the Site to ensure conditions are adhered to minimise disturbance to this area.</p> <p>ll) Surging WA and WSL are moving towards a ban on single use plastics. No single use water bottles are permitted t the event.</p> <p>mm) Noted.</p>	

**SCHEDULE OF SUBMISSIONS - «ApplicationNo»
«Description»**

SUBMISSION NO.	SUBMITTER (Name & Address)	SUMMARY OF COMMENTS	OFFICER COMMENT	RECOMMENDATION
		mm) Event put pressure on the emergency department. nn) Parking along Mitchell Drive is not well managed. oo) Commentary is too loud and can be heard in Prevelly.	nn) Event organisers have been made aware of these concerns, to ensure these areas are managed for future events. oo) Refer to response for t) above.	
Objections specific to North Point				
Total 7	5 x Residents of Gracetown 1 x Resident Cowaramup 1 x Resident of Margaret River	a) Noise, lights, traffic, unnecessary, have it at Surfers Point not North Point. A whole lot of destruction to natural environment for nothing. b) Seen the degradation of coastal areas associated with the contest particularly last year. c) Residents access and over use of coastal zone impact the areas, including the building of temporary structures. d) Disruption to local amenities for private and commercial venture. e) Insufficient infrastructure and delicate unstable environment. f) Concerns about damage to dunes, beach and small narrow pathways. g) Contest already takes up too much of the coastline, does it need more.	a) The areas the public can access will be clearly defined and managed by event staff during the duration of the contest. Public will only be able to view from areas not within vegetated areas. This is further controlled by the conditions of the License to Parks and Wildlife who will also be present on the Site. b) Noted. c) Refer to response for a) above. d) Noted. e) Noted. f) Refer to response for a) above. g) Noted.	Site plan has been amended to include Emergency Sea Access. No other changes to the proposal.

**SCHEDULE OF SUBMISSIONS - «ApplicationNo»
«Description»**

SUBMISSION NO.	SUBMITTER (Name & Address)	SUMMARY OF COMMENTS	OFFICER COMMENT	RECOMMENDATION
		<p>h) You cannot consider a 20 day setup time, with 4 days of competition (increased from 2) a minor event on a highly sensitive coast line.</p> <p>i) Application does not comply with LPP8 – Surfing policy. North Point is identified as only suitable for minor events.</p> <p>j) In 2018 boat ramp was not able to be accessed for 2 days during the contest.</p> <p>k) Need for maintaining Emergency Sea Rescue access, this is not shown on the plan as being accessible.</p> <p>l) Evidence of event organisers addressing the 5 key themes of LPP8.</p> <p>m) Is the WSL required to distribute phamplets to property owners of Gracetown, as done for the Tour de Gracetown.</p>	<p>h) Noted, and discussed in the officers report.</p> <p>i) Noted and discussed in the officers report.</p> <p>j) Event organisers have advised that they guarantee unrestricted access for all mariners using the boat ramp, and this has always formed a condition of the planning approval. At the 2018 event, event organisers advise that the car park was full of private mariners. The Site plan has been revised to address this.</p> <p>k) Refer to response for j) above.</p> <p>l) Noted and discussed in the officers report.</p> <p>m) Surfing WA are not closing any roads in Gracetown to hold the event, as is required for the Tour de Gracetown. All landowners or Gracetown receive letters advising them of the event and receive parking passes.</p>	
Support				
Total 37		<p>a) Spectators able to watch the best men and women surfers of the world surf Margaret River.</p> <p>b) Promotes the region.</p> <p>c) Adds a buzz to the region.</p> <p>d) Big draw card and well managed event.</p> <p>e) Creates employment opportunities.</p>	Noted.	No changes to the proposal.

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«Description»**

SUBMISSION NO.	SUBMITTER (Name & Address)	SUMMARY OF COMMENTS	OFFICER COMMENT	RECOMMENDATION
		f) Margaret River is an iconic surfing region. g) Event duration is relatively short as is the local inconveniences. h) Organisers and the Shire demonstrated successful management of the event in previous years.		

11.2 Sustainable Development

11.2.2 MODIFICATION TO BROOKFIELD LOCAL CENTRE STRUCTURE PLAN

Attachment 1 – Existing Structure Plan

Attachment 2 – Proposed ODP

1. **APPLICATION OF THE STRUCTURE PLAN:** This Structure Plan applies to the land contained within the inner edge of the red - dashed line.
2. **STRUCTURE PLAN DEFINES DESIGN:** The Structure Plan depicts an indicative design layout. Subdivision and development applications shall be generally consistent with the Structure Plan.
3. **STRUCTURE PLAN APPLIES R-CODES:** Any residential development within the Structure Plan area shall be in accordance with the Residential Design Codes of Western Australia or as specified by this Structure Plan. In the case of any discrepancy the Structure Plan shall prevail. No green title residential re-subdivision is permitted.
4. **VILLAGE CENTRE ZONE:** The Village Centre zone will provide for a characteristically urban form to create an identifiable focus for Brookfield and provide for a range of uses.

Adaptable Development

Residential dwellings must be designed to enable the ground floor to accommodate a commercial frontage orientated to the street with a minimum area of at least 36m² and a ceiling height of 3m.

Building Provisions

- Corner sites are to incorporate features such as corner entrances, decorative windows, built elements and tones to highlight and reinforce the corner;
- The primary entrance of a mixed use development is to be clearly distinguishable from secondary entrances;
- Entrances are to be clearly visible from the street frontage, readily identifiable from public areas, well-lit at night and with clear numbering;
- Active uses such as office, shop and cafe are to be located at the front of the building;
- Vehicular access for lots fronting Brookfield Avenue is permitted from Goodenia Street and Merrit lane only;
- Parking is required at a minimum rate of 2 bays on-site. Additional parking as may be required by LPS1 can include street or laneway parking directly opposite;
- Buildings shall be oriented to address the adjacent public open space and the street.

Fencing:

- Transparent fencing to Brookfield Avenue is required to a maximum height of 1.2m above the top of the retaining wall, with the total height of the retaining wall plus fence being a maximum of 1.8m.
- Plant and machinery used by non-residential activities are to be integrated within the building or suitably screened.

Loading, storage & vehicular access:

Vehicular access, loading and storage shall be accessed at all times from a laneway only (where it is available), and be screened from public view.

Noise Attenuation;

Mixed use developments are to:

- Be designed to adequately contain sound;
- Use buffers or specialised technical solutions such as acoustic glazing, acoustic insulation, acoustic cladding panels, double-glazing and noise attenuated ventilation systems to solve noise problems that cannot be resolved by the layout of the development;
- Locate noise-tolerant areas such as kitchens, bathrooms, laundries and storage areas towards noise sources, and noise-sensitive areas such as living spaces and bedrooms toward quiet areas.
- Locate noise-tolerant areas such as kitchens, bathrooms, laundries and storage areas towards noise sources, and noise-sensitive areas such as living spaces and bedrooms toward quiet areas.

5. **RESIDENTIAL LOTS:** Conventional residential and laneway lots are intended to be a transition into the surrounding residential area. A range of residential densities and lot sizes are proposed.

- A single vehicular access is permitted from the street, and where available this shall only be from the abutting laneway;
- The subdivider shall provide gating and stairs to POS frontage lots if applicable;
- Dwellings are to demonstrate solar passive design principles, including maximising glazing to northern building faces and the location of private courtyards on the northern side of lots;
- Dwellings abutting POS shall be orientated to address the POS with major openings and the living and activity areas located to overlook POS. Fencing addressing POS must be visually permeable and no higher than 1.2m;
- Setbacks for dwellings abutting or fronting POS shall be a minimum of 3m;
- Clothes lines and garden sheds shall be located so they are not visible from the reserve for recreation and drainage;
- Garages and carports will be setback a minimum of 1m from the rear laneway.

6. **AFFORDABLE HOUSING:** Council will give preference to development applications that incorporate affordable housing elements, particularly in the form of studios over garages on laneway lots.

Legend

- ODP Boundary
- Parks and Recreation
- Public Purpose
- Residential R20
- Residential R25
- Residential R30
- Residential R40
- Village Centre
- No vehicle access permitted
- Visually permeable fencing abutting POS
- Indicative Primary Frontage
- Dwelling orientation to address POS / Street

20 0 20 40 60 80 100m

ENDORSED STRUCTURE PLAN
To provide a framework for future detailed planning at the subdivision and development stage.

Date 20.11.15
Delegated under s.16 of the
Planning & Development Act 2005

PROJECT **BROOKFIELD LOCAL CENTRE**

Job Ref. 114537	Date 28 OCTOBER 2014
Comp By. WNW	DWG Name. 114537-04-001E
Locality MARGARET RIVER	Local Authority SHIRE OF AUGUSTA - MARGARET RIVER

CLIENT **BROOKFIELD ESTATE PTY LTD**

**BROOKFIELD LOCAL CENTRE
STRUCTURE PLAN**



Scale
1 : 1500

RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762

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Sheet
A3

Plan Ref
114537-4-001

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F +61 8 9211 1122
W rpsgroup.com.au

Rev
18 **E**

1. **APPLICATION OF THE LOCAL DEVELOPMENT PLAN:** This Local Development Plan applies to the land contained within the inner edge of the red - dashed line.
2. **LOCAL DEVELOPMENT PLAN DEFINES DESIGN:** The Local Development Plan depicts an indicative design layout. Subdivision and development applications shall be generally consistent with the Local Development Plan.
3. **LOCAL DEVELOPMENT PLAN APPLIES R-CODES:** Any residential development within the Local Development Plan area shall be in accordance with the Residential Design Codes of Western Australia or as specified by this Local Development Plan. In the case of any discrepancy the Local Development Plan shall prevail. No green title residential re-subdivision is permitted.
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- A single vehicular access is permitted from the street, and where available this shall only be from the abutting laneway;
- The subdivider shall provide gating and stairs to POS frontage lots if applicable;
- Dwellings are to demonstrate solar passive design principles, including maximising glazing to northern building faces and the location of private courtyards on the northern side of lots;
- Dwellings abutting POS shall be orientated to address the POS with major openings and the living and activity areas located to overlook POS. Fencing addressing POS must be visually permeable and no higher than 1.2m;
- Setbacks for dwellings abutting or fronting POS shall be a minimum of 3m;
- Clothes lines and garden sheds shall be located so they are not visible from the reserve for recreation and drainage;
- Garages and carports will be setback a minimum of 1m from the rear laneway.

5. **AFFORDABLE HOUSING:** Council will give preference to development applications that incorporate affordable housing elements, particularly in the form of studios over garages on laneway lots.

Approval: This LDP has been approved by the Shire of Augusta-Margaret River under clause 52 of the Planning and Development (Local Planning Scheme) Regulations 2015

CEO: _____

Date: _____

Legend

- ODP Boundary
- Parks and Recreation
- Public Purpose
- Residential R20
- Residential R25
- Residential R30
- Residential R40
- No vehicle access permitted
- Visually permeable fencing abutting POS
- Indicative Primary Frontage
- Dwelling orientation to address POS / Street

20 0 20 40 60 80 100m



PROJECT BROOKFIELD STAGE 7 PRECINCT

Job Ref.	114537	Date	26 OCTOBER 2018
Comp By.	JLS	DWG Name.	114537-04-001F
Locality	MARGARET RIVER	Local Authority	SHIRE OF AUGUSTA - MARGARET RIVER

CLIENT BROOKFIELD ESTATE PTY LTD

BROOKFIELD LOCAL DEVELOPMENT PLAN



RPS Australia East Pty Ltd
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Plan Ref
114537-4-001

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