

**SHIRE OF AUGUSTA -  
MARGARET RIVER**

**STRUCTURE PLAN  
Lot 13 Ashton Street,  
Margaret River**

**Modification No. 2**

**April 2019**



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**Version Control**

Report version	Revision No.	Purpose	H&A Author	Review date by officer	Date
Draft	1	Structure Plan	Andrew Blee		4 April 2017
	2	Send to client			11 April 2017
Final		Lodgement	Andrew Blee		
	Modification 2	WAPC Schedule of Modifications	V. Clarke		31 January 2019

**Approval for Issue**

Name	Signature	Date
V Clarke		1 February 2019

This structure plan is prepared under the provisions of the Shire of Augusta Margaret River Local Planning Scheme No. 1.

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

16 September 2008

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In accordance with Schedule 2, Part 4, Clause 28 (2) and refer to Part 1, 2. (b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Date of Expiry: 19 October 2025

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## TABLE OF AMENDMENTS

Amendment No.	Summary of Amendment	Amendment type	Date approved by the WAPC
1	Including R5 Residential Density and indicative lot layout on Lot 2 Ashton Street, Margaret River which forms part of the Ashton Street Local Structure Plan.	Minor	1 October 2015
2	To reduce the amount of Public Open Space on Lot 13 Ashton Street, Margaret River by 2240m <sup>2</sup> to facilitate one additional residential lot.		24 April 2019

## EXECUTIVE SUMMARY

### *Purpose*

Halsall and Associates Town Planning Consultants have been engaged by Margaret River Rise Pty Ltd to assist with the preparation and lodgement of this amendment to the existing endorsed Structure Plan which informs proposed Scheme Amendment No. 56 and will facilitate the subdivision of one additional lot.

The amended Structure Plan proposes to reduce the amount of Public Open Space by 2240m<sup>2</sup> to facilitate the creation of one additional residential lot. The amended Structure Plan is attached for review at

### **Attachment 1.**

The following report outlines the existing and proposed strategic framework that guides consideration of a structure plan to guide the layout that will be used to guide subdivision and relevant mechanisms to be implemented by way of a Scheme Amendment to the LPS No.1 to guide development within the structure plan area.

EXECUTIVE SUMMARY TABLE

Item	Data	Structure Plan Ref. (section no.)
Total area covered by the Structure Plan	41.22 Hectares	Section 2.2
Total area relevant to proposed modification (Lot 13 only)	3 Hectares	
Area of each land use proposed:	Existing                      Proposed Hectares	Section 1.4
Residential	<u>36.11</u> <u>36.334</u>	
Parks and Recreation	<u>1.17</u> <u>0.946</u>	
Road Reserve	<u>3.94</u> <u>3.94</u>	
	Lot yield	
	<u>99</u> <u>100</u>	
Estimated number of dwellings (Lot 13 only)	10	
Estimated Population (Lot 13 only)	25 (based on an average family size of 2.5 in accordance with the ABS)	
Estimated percentage of natural area (Lot 13 only)	<u>0.2255</u> Hectares <u>7.5</u> %	

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Attachment 1 – Modified Structure Plan

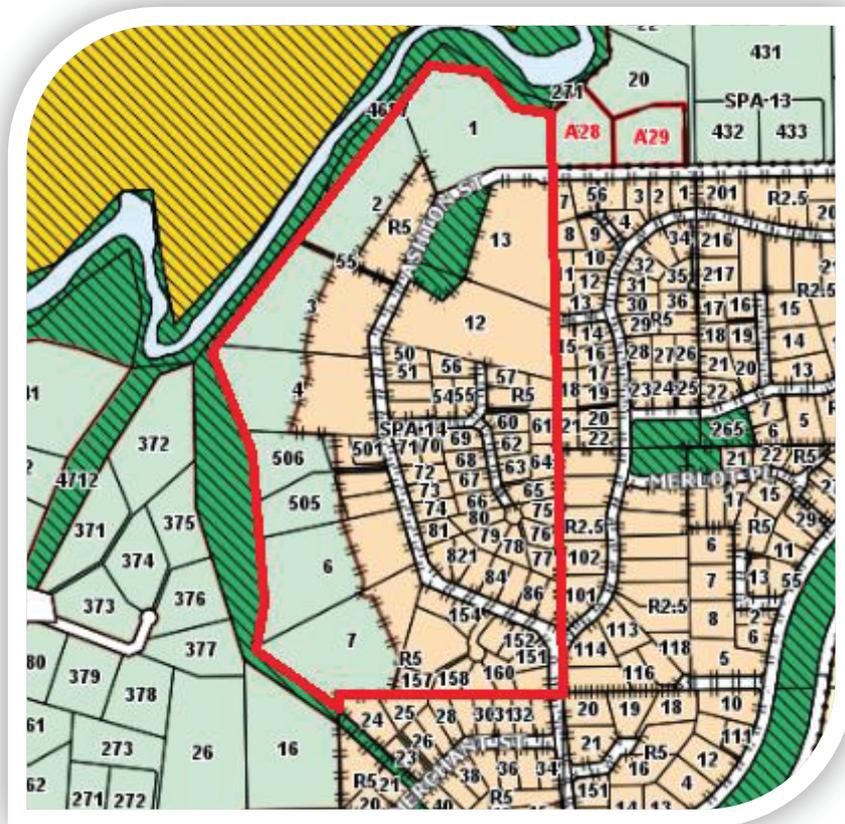
Attachment 2 – Bushfire Management Plan

## PART 1 - IMPLEMENTATION

### 1.1 Structure Plan Area

The Structure Plan area covers some 42ha of land some of which has also been development in accordance with the endorsed Structure Plan. The modification is only relevant to Lot 13 Ashton Street which is currently being developed. The Structure Plan area is shown at **Attachment 1** and in Figure 1 below.

Figure 1 – Structure Plan Area



### 1.2 Operation

This Structure Plan is operational from the date approval is issued by the WAPC as shown on Page 2 of this report.

### 1.3 Staging

There is no proposed staging of lots as part of this modification to the Structure Plan. There will be some staging at the subdivision stage to facilitate this proposal and the creation of POS.

### 1.4 Subdivision and Development Requirements

The modified Structure Plan is to help guide the future subdivision and development of the land. The modified Structure Plan can be viewed at **Attachment 1**. The proposed amendment will result in the creation of one additional lot as shown in figure 2 below:

Figure 1 – Proposed additional lot



All existing Structure Plan provisions remain valid as part of this proposed modification. In addition the Scheme sets out the parameters for preparation of the Structure Plan as follows:

- The physical, topographical and environmental characteristics of the land including slope, soil type, vegetation and drainage characteristics and the need to protect such areas as the vegetation corridor along the Margaret River, high erosion areas or areas subject to flooding or inundation.
- Existing built development and land uses.
- Proposed lot sizes and the location, width and standard of proposed roads and their connection with the road and public recreation network in the locality.
- The provision of public open space and drainage reserves and their management to protect the natural qualities of the area.
- Where any lots back onto a public road or area of open space the local government will require individual lot access and the standard of fencing deemed compatible with the objectives of protecting visual and landscape amenity.
- A comprehensive effluent disposal report of the soils within the area to support on site effluent disposal and recommendations on lot size.
- A comprehensive drainage strategy necessary to service further subdivision and development and management measures to protect the environment integrity of the area, particularly in regard to stormwater discharge from additional subdivision.

## PART 2 – EXPLANATORY REPORT

### 2.1 Introduction and Purpose

This section of the Structure Plan report provides background and explanatory information used to prepare the proposed modification to the existing Structure Plan. In particular this section assesses the proposal against the planning framework to provide justification to the Structure Plan layout and provisions.

### 2.2 Land Description

The portion of the Structure Plan area relevant to the proposed ‘minor modification’ is identified as Lot 13 Ashton Street, Margaret River and is approximately 3.002ha in area. The land is currently zoned ‘Residential’ and allocated an R5 density coding and a portion reserved ‘Parks and Recreation’.

The subject site has frontage Ashton Street on both the northern and western boundaries. Figure 1 below shows the subject site in the context of the broader area which is predominately larger R5 residential lots.

Figure 1 – Location Plan - Source AMR Shire



## Proposed Structure Plan – (Modification No.2) Lot 13 Ashton Street, Margaret River

The site adjoins existing residential zoned land to the north, south, east and west as well as an area reserved 'Parks and Recreation' which coincides with the area reserved on the subject site. The lots to the south, west and north are currently undeveloped or subject to further intensification. Figure 2 shows the subject site and surrounding land uses in more detail.

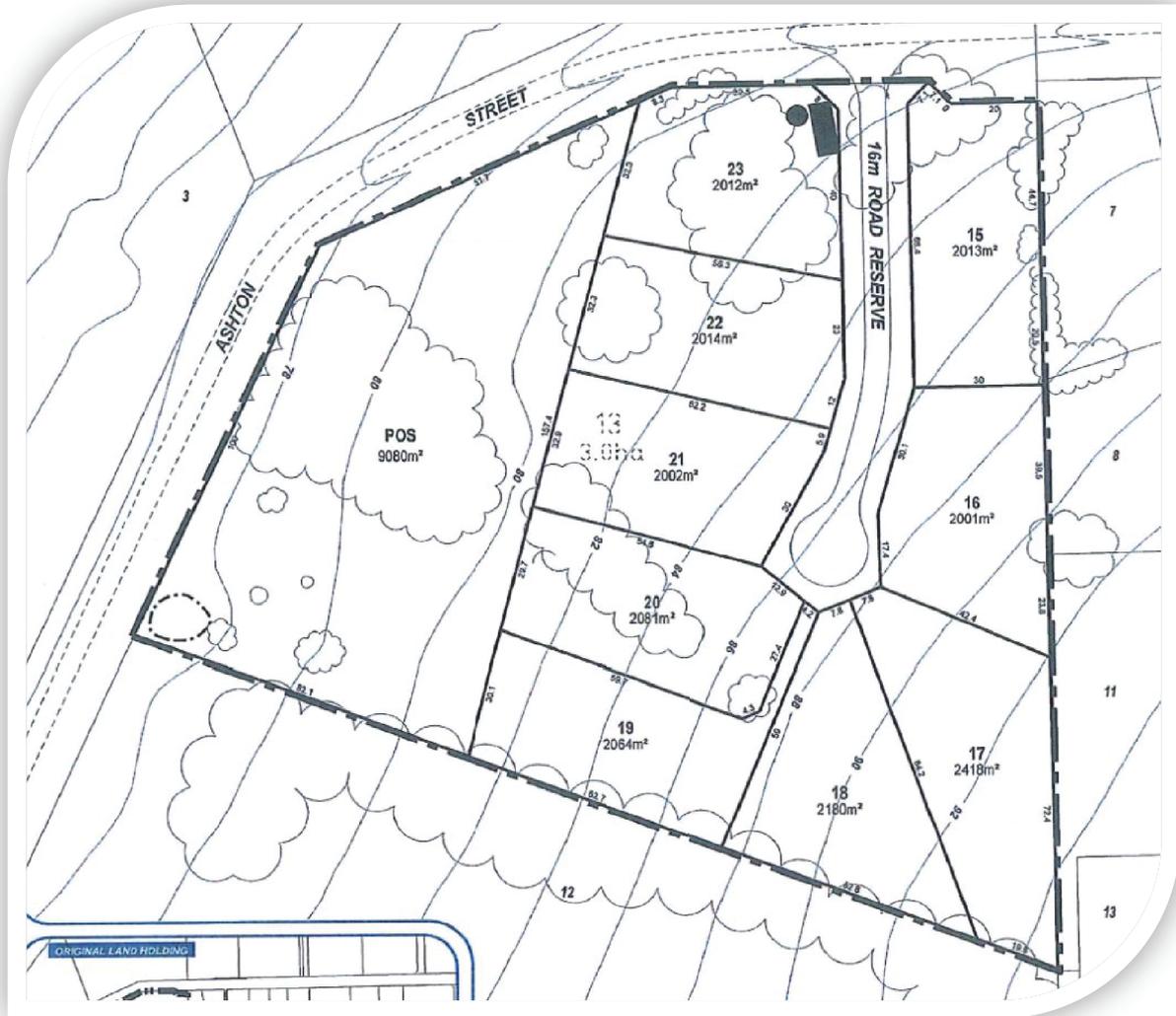
**Figure 2 – Site and surrounds: Source AMR Shire**



The subject site contains some stands of vegetation with the larger pocket to the west being retained within the proposed POS. The remainder of vegetation will be removed or modified to facilitate the approved subdivision of the site as shown in Figure 3 below which is currently being created.

**Proposed Structure Plan – (Modification No.2)**  
**Lot 13 Ashton Street, Margaret River**

**Figure 3 – Approved subdivision layout**



The balance portion of the Structure Plan area will not change as a result of the modification to Lot 13 Ashton Street. As such, the remaining portion of the land is not discussed as part of this report.

## **2.3 Planning framework**

### **2.3.1 Deemed Provisions**

The deemed provisions set out the requirements that are required to be addressed as part of the assessment and approval of a proposed Structure Plan. These include:

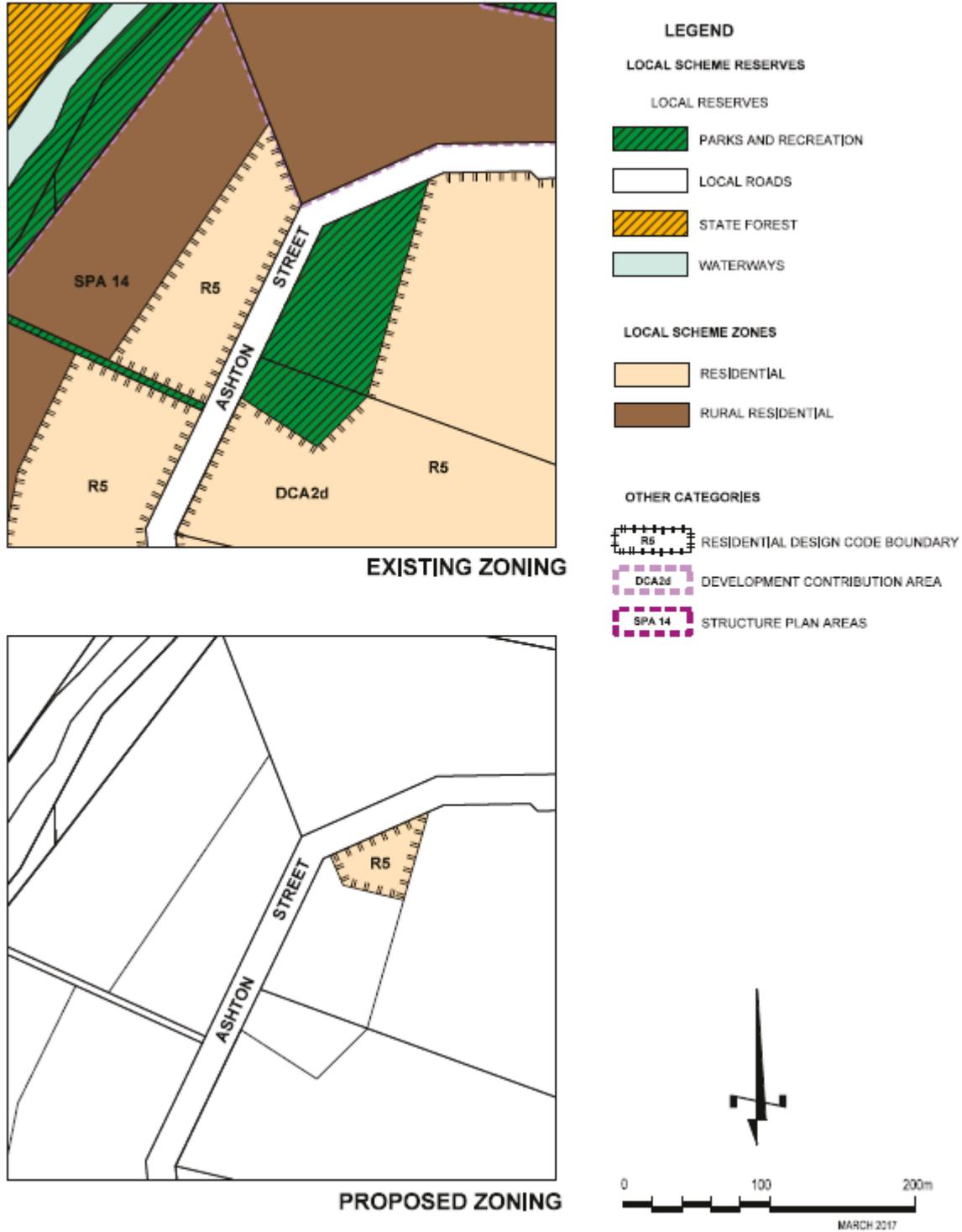
- i. the key attributes and constraints of the area covered by the plan including the natural environment, landform and the topography of the area;
- ii. the planning context for the area covered by the plan and the neighbourhood and region within which the area is located;
- iii. any major land uses, zoning or reserves proposed by the plan;
- iv. estimates of the future number of lots in the area covered by the plan and the extent to which the plan provides for dwellings, retail floor space or other land uses;
- v. the population impacts that are expected to result from the implementation of the plan;
- vi. the extent to which the plan provides for the coordination of key transport and other infrastructure;
- vii. the proposed staging of the subdivision or development covered by the plan.

It is considered that all the relevant elements above have been addressed in this report.

### **2.3.2 Proposed Scheme Amendment No. 56**

This Structure Plan informs proposed Scheme Amendment No. 56 which will rezone a 2240m<sup>2</sup> portion of the subject site from 'Parks and Recreation' Reserve to 'Residential' and apply an R5 density coding to facilitate the subdivision of one additional lot. Figure 4 shows the proposed zoning change.

Figure 4 – Zoning Map



The Minister for Planning approved the Shire of Augusta Margaret River Local Planning Scheme Amendment No. 56 on the 13<sup>th</sup> December 2018 for the purpose of –

*‘Rezoning a portion of Lot 900 Ashton Street, Margaret River from ‘parks and Recreation’ Reserve to Residential and apply an R5 density coding to it; and amending the scheme maps accordingly’.*

This will facilitate the subdivision of the remaining portion of Lot 13 Ashton Street in accordance with this modified Structure Plan.

### **2.3.3 Local Planning Scheme No. 1**

Schedule 10 of the Scheme is relevant to Structure Plan Areas identified on the Scheme Maps. The Ashton Street area is identified as Area 14 and the following matters are required to be addressed by the Structure Plan in addition to the requirements of the deemed provisions:

- The physical, topographical and environmental characteristics of the land including slope, soil type, vegetation and drainage characteristics and the need to protect such areas as the vegetation corridor along the Margaret River, high erosion areas or areas subject to flooding or inundation.
- Existing built development and land uses.
- Proposed lot sizes and the location, width and standard of proposed roads and their connection with the road and public recreation network in the locality.
- The provision of public open space and drainage reserves and their management to protect the natural qualities of the area.
- Where any lots back onto a public road or area of open space the local government will require individual lot access and the standard of fencing deemed compatible with the objectives of protecting visual and landscape amenity.
- A comprehensive effluent disposal report of the soils within the area to support on site effluent disposal and recommendations on lot size.
- A comprehensive drainage strategy necessary to service further subdivision and development and management measures to protect the environment integrity of the area, particularly in regard to stormwater discharge from additional subdivision.

All these elements have been addressed and provided for in the existing endorsed Structure Plan. The proposed minor modification will not impact on these matters aside from a slight reduction in POS in the area. The main purpose of the POS is to provide a drainage function for the broader area. Through revised engineering drawings associated with the subdivision of Lot 13, it has been determined that the drainage basin could be reduced which results in the one additional lot.

With regard to the capability of the site for onsite effluent disposal, this again was determined as part of the original Structure Plan. The soil characteristics are identical to that of the adjoining development and as such does not require additional information.

The Scheme also requires:

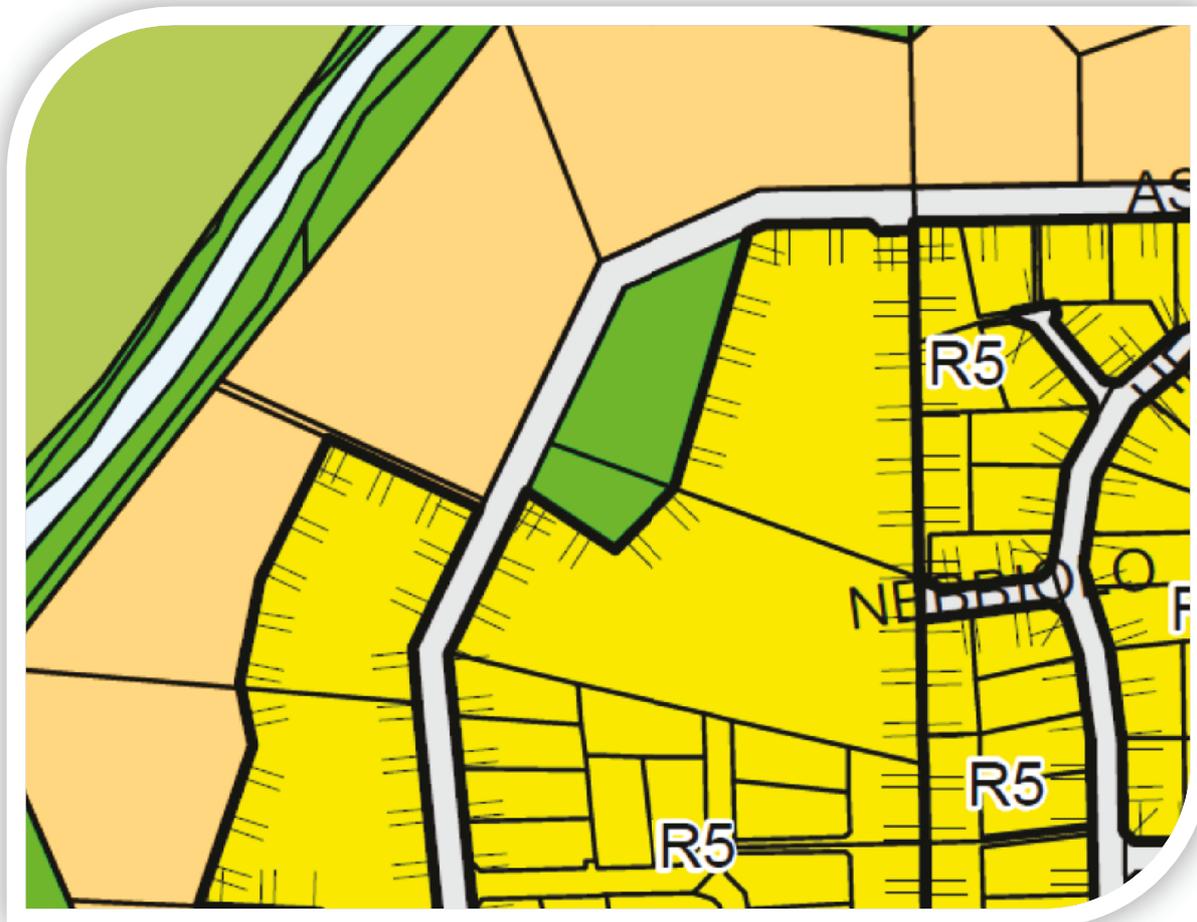
*“Subdivision and/or development of the area is to be in accordance with the adopted Structure Plan, or a subsequent Structure Plan approved by the Western Australian Planning Commission, in accordance with the process set out in Part 4 of the Deemed Provisions.”*

This modification is to facilitate the subdivision of the land in accordance with this provision of the Scheme.

### **2.3.4 Local Planning Strategy**

The Local Planning Strategy (LPS) shows the relevant portion of the site subject to this modification as Parks and Recreation which is also reflected in the Scheme. Figure 5 below is the extract from the LPS map for the subject site.

Figure 5 – Strategy Map



The proposed modification only proposes to alter the amount of POS and as such it is considered that the proposal is still in accordance with the Strategy in that POS will be provided in this location. It has been confirmed by the Shire and the Commission that a change to Strategy will not be required.

## 2.4 Site Conditions and Constraints

### 2.4.1 Drainage

It is considered that the original, location, size and layout of the POS that is proposed to be modified as part of the Structure Plan modification was primarily dictated by the size and area of land required for drainage as this is a current issue for the area. Through detailed Engineering over the last 5 years, it has been

## Proposed Structure Plan – (Modification No.2) Lot 13 Ashton Street, Margaret River

Vineyard

SETBACK  
LIMITS  
CAVES

determined that the original drainage area proposed was surplus to requirements and a smaller and deeper area was sufficient to cater for the required catchments. Figures 6 and 7 show the changes of design from 2011 to 2016 which have resulted in the ability to achieve an additional residential lot.

Figure 6 – Original drainage plan

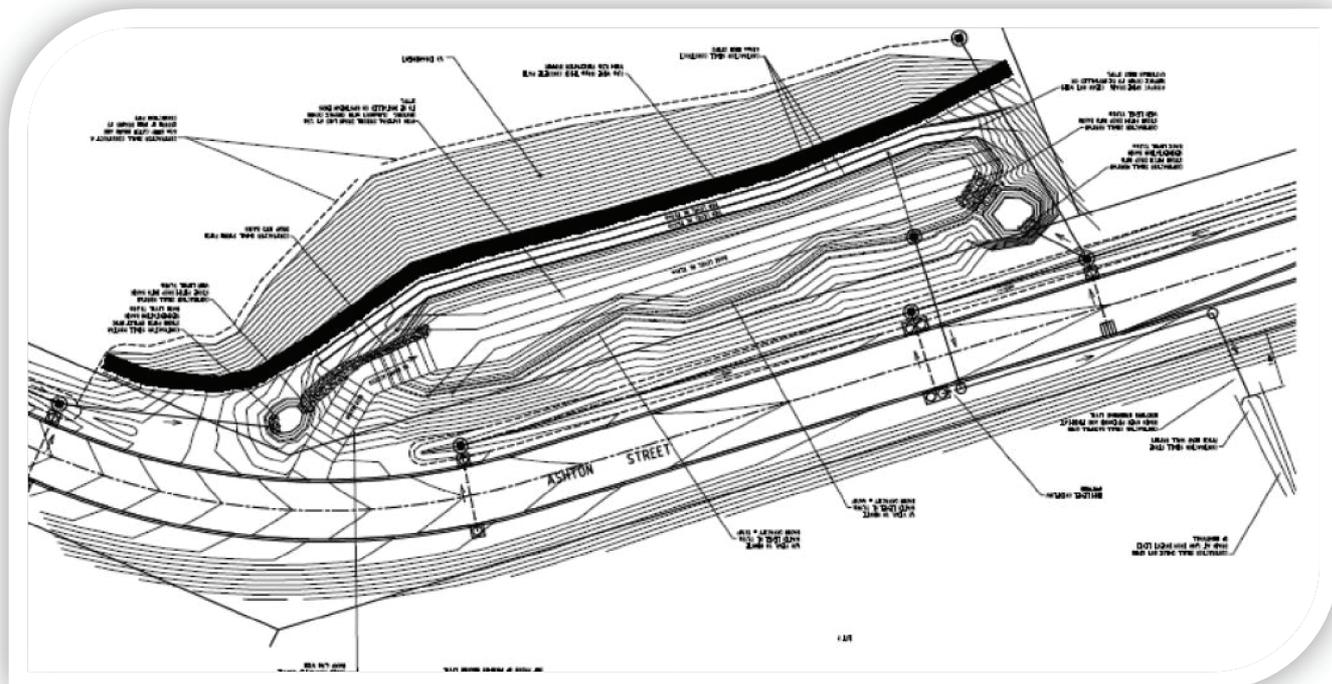
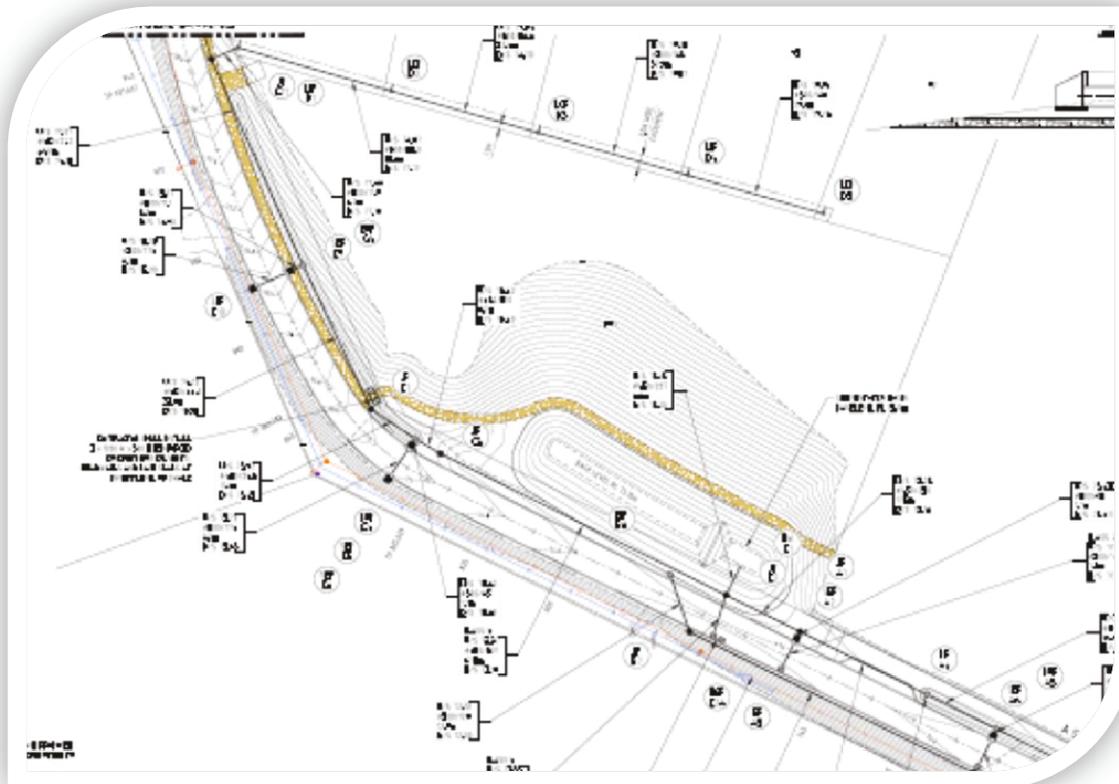


Figure 8 – Latest drainage design



Both Figures show that the detention basin has been reduced along Ashton Street and widened such that the additional lot can now be accommodated.

This drainage function is fundamental to the development of the overall area and will alleviate current drainage issues adjacent to the site and down to the river. As mentioned previously the client has committed to ceding the drainage portion of the POS as the first stage of subdivision as a sign of good faith to the Shire.

## 2.4.2 Public Open Space

The proposed Public Open Space relevant to this modification and confined to Lot 13 Ashton Street contains a 2255m<sup>2</sup> stand of vegetation that will be retained as part of this modification to the Structure Plan. The proposed area for the additional lot is relatively cleared of native vegetation. The Public Open Space will primarily serve as a drainage function as outlined in section 2.4.1 above given the size of lots in the area and the ability for recreation activities to be undertaken on private land.

## Proposed Structure Plan – (Modification No.2) Lot 13 Ashton Street, Margaret River

To put the reduction of Public Open Space into perspective an analysis has been undertaken based on the proposed modified Structure Plan area for the site which has been shown in Figure 8 below.

**Figure 8 – POS Analysis**



Figure 8 also shows existing and proposed POS that is directly accessible to the Structure Plan Area. This has been broken down as follows:

Foreshore Reserve – 6.56 ha

Proposed POS (Lots 12 and 13) – 0.95ha

Total useable POS – 7.51 ha

The total area of the Structure Plan area is: 41.22 ha

Based on the above useable open space that the Structure Plan area has access to and the total area the equivalent of 18% of the Structure Plan Area is useable open space. It is noted that the foreshore areas are

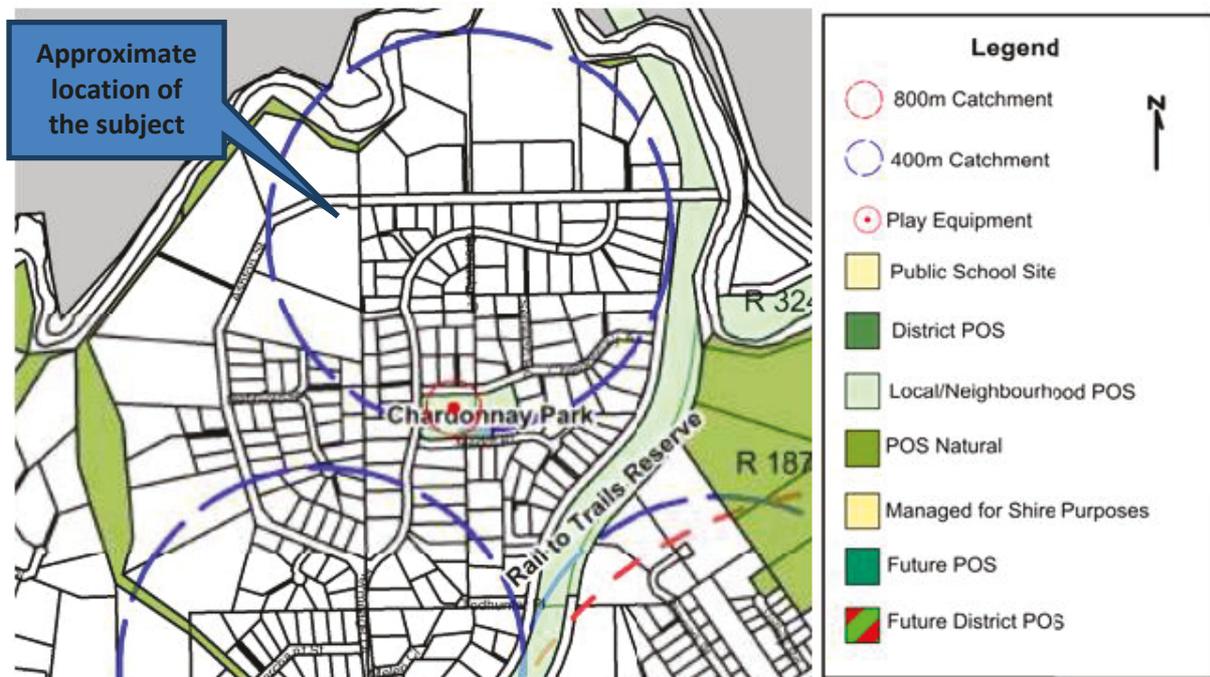
## Proposed Structure Plan – (Modification No.2) Lot 13 Ashton Street, Margaret River

already created, however these cannot be discounted from the Shire’s Strategic approach to POS in this area which also includes the Hermitage Drive POS, National Park and the rails to trails which the Structure Plan area has access to through these POS linkages.

These areas, along with the larger lot sizes, provide for ample recreation opportunities for residents and provides justification to the Shire’s desire to support a reduced amount of POS as part of this proposal in-lieu of one additional lot.

The Shire of Augusta Margaret River has undertaken a public open space strategy and this acknowledges existing parks throughout the Margaret River town site area. Chardonnay Park (Reserve 43339) in Chardonnay Avenue provides a neighbourhood recreation focus for residents to the north west of town where larger lots are common and the demand for local open space is somewhat less than in higher residential areas. In the Margaret River Public Open Space Strategy the subject lot is located within the 400 metre walkable catchment to this park and therefore already provides a focus for active recreation within the area as identified in Figure 7 below. This clearly indicates that a reduction of public open space within the subject site is not a major concern supported by the Shire Strategy.

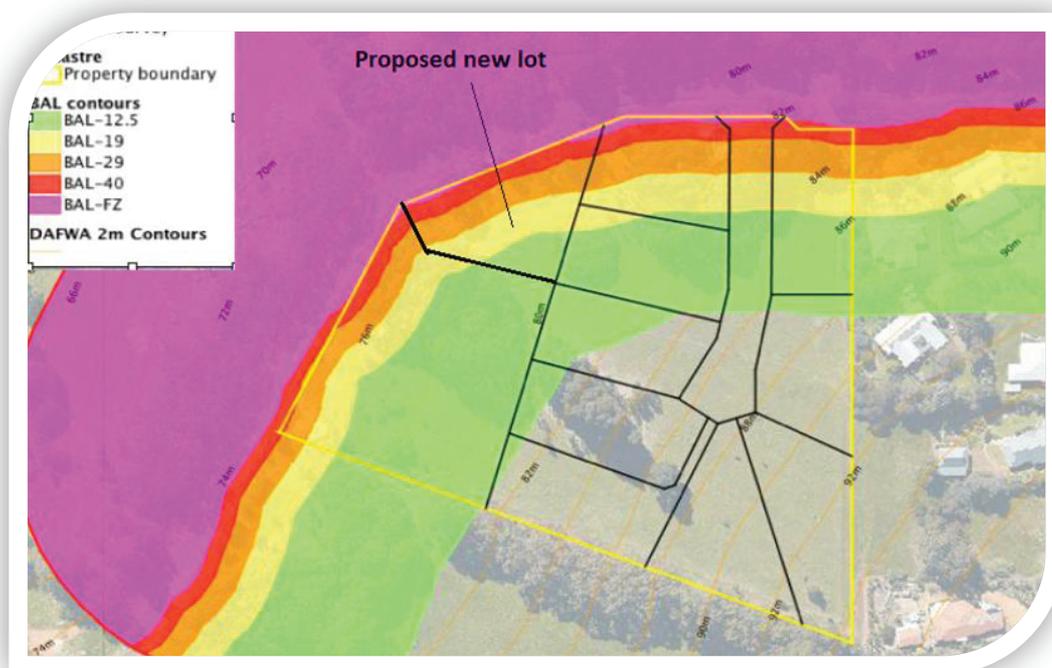
Figure 9 – Excerpt from Shire of Augusta Margaret River POS Strategy



### 2.4.4 Bushfire Prone Areas

The Structure Plan is a designated Bushfire Prone Area under the DFES endorsed mapping. There is an existing approved Bushfire Management Plan (BMP) for the existing approved subdivision which also includes the POS. Whilst this BMP does not include the proposed new lot which will result from the Scheme Amendment and this modified Structure Plan, it does contain a BAL contour map which justifies that the proposed lot can achieve a BAL level of 29 or below. The BAL Contour Map is shown at Figure 9 below with the indicative location of the new lot indicated. A full copy of Bushfire Management Plan is included at **Attachment 2**.

Figure 10 – Map showing extend of BAL 29



## 2.5 Conclusion

The Structure Plan has been prepared with careful consideration given to the planning framework, the topography of the site and the relevant bushfire requirements.

It is proposed that this Structure Plan will be considered concurrently with the scheme amendment and as such the advertising period extended to correspond with the 42 days required for the Amendment. The new regulations have provisions that facilitate this and the client is happy for the change in advertising period.

Based on the above report, support for the proposed Structure Plan modification is respectfully requested.

**LEGEND**

-  STRUCTURE PLAN BOUNDARY
-  RESIDENTIAL R5
-  RURAL RESIDENTIAL
-  PUBLIC OPEN SPACE
-  ORIGINAL LOT BOUNDARY
-  SUBDIVISION LAYOUT
-  TREE PLANTING AREA
-  LANDSCAPE PROTECTION AREA

**NOTATIONS**

SUBMISSION OF LOCAL WATER MANAGEMENT PLAN PRIOR TO SUBDIVISION

RECIPROCAL RIGHTS OF ACCESS TO APPLY TO THE BATTLEAXE DRIVEWAYS TO LOTS 206 AND 207.



**ASHTON STREET LOCAL STRUCTURE PLAN - MODIFICATION No. 2**

**NOTE:**  
 Base Data: Landgate  
 Plan Source: TME  
 Projection: MGA94-50  
 Areas and dimensions shown are subject to final survey calculations.

Revision	Date	Item
B	26/1/2019	Adjust POS: increase lot line weight
A	21/4/2015	Re-issue plan - Ashton LSP Mod 1

Hulme Developments Pty Ltd : CLIENT  
 A3@1:3,000 : SCALE  
 26 January 2019 : DATE  
 Ashton\_LDP\_v1.0\_20190126 : PLAN No  
 B : REVISION  
 G.A : PLANNER  
 B.L : DRAWN



**AHOLA PLANNING**  
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