ROWE GROUP DESIGN

Cowaramup Country Local Structure Plan

Amendment No. 1
Lot 102 Bussell Highway, Cowaramup



OUR REF: 9729_IND01A



Document Control

Printed 07 November 2023
9729_IND03A_20231107 Cowaramup Country Local Structure Plan.indd

Version	File Name	Prepared	Approved	Date
1	9729_230912_R_AugustaMargaretRiver_LSP_v6_LL	Lidija Langford	Rod Dixon	07/11/23

This report has been authorised by;



Rod Dixon
Director



Lidija Langford
Principal Planner



Alexander Rojas
Quality Control

CONTACT ROWE GROUP

p 9221 1991 **e** info@rowegroup.com.au **w** rowegroup.com.au
a 3/369 Newcastle Street, Northbridge 6003

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Record of Endorsement

This Structure Plan Amendment 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:

..... Date

Signed for and on behalf of the Western Australian Planning Commission:

.....

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:

..... Witness

..... Date

..... Date of Expiry



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Table of Amendments

Amendment No.	Summary of the Amendment	Amendment Type	Date Approved by WAPC
1	▪ Removal of eastern portion of Structure Plan area from the Structure Plan. ▪ Updates to the land use, public open space, and movement networks relating to Lot 102 Bussell Highway, Cowaramup. ▪ Formulation of a Structure Plan document that is consistent with the requirement of the *Planning and Development (Local Planning Schemes) Regulations 2015*.	Standard	-



Executive Summary

This Report has been prepared by Rowe Group on behalf Goldfields Cowaramup Pty Ltd in support of a formal request to amend the Cowaramup Country Structure Plan, which was originally adopted by the Shire of Augusta-Margaret River and the Western Australian Planning Commission ('WAPC') in 2008. The proposed Amendment will be referenced as Amendment No. 1 to the Cowaramup Country Structure Plan.

The amended Structure Plan area comprises Lot 102 Bussell Highway, Cowaramup ('the subject land'), which has an area of 19.63 hectares.

The key modifications provided through Amendment No. 1 include:

- The removal of the eastern portion of the original Structure Plan area, which is intended to be 'normalised' through the Shire's draft Local Planning Scheme No. 2.
- Updates to the land use, public open space, and movement networks for the subject land.
- The formulation of the Structure Plan in a manner that is consistent with the requirements of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the WAPC's Structure Plan Framework.

Amendment No. 1 to the Cowaramup Country Structure Plan is divided into three parts, being:

- **Part One: Implementation** – Part One outlines the key tasks to be undertaken to facilitate further planning of the Structure Plan area. Part One also includes the Cowaramup Country Structure Plan Map (Plan 1) as amended.
- **Part Two: Explanatory Section** – Part Two outlines all relevant information that has informed the preparation of the Amendment, incorporating material from more detailed technical studies.
- **Technical Appendices** – A substantial number of technical studies have been completed to inform the Amendment. These are included in Part Three and include:
  - Feature Survey;
  - Environmental Assessment Report;
  - Local Water Management Strategy;
  - Bushfire Management Plan;
  - Noise Management Plan;
  - Transport Impact Assessment;
  - Landscape Master Plan;
  - Arborist Report; and
  - Engineering Servicing Report.

Amended Structure Plan Summary

Item	Data		Section Number Referenced in Part 2 of Report
Total area covered by the Structure Plan	19.63 hectares		Section 1
Area of each land use proposed: - Residential	12.9 hectares	184 lots	Section 5.2
Total estimated lot yield	184 lots		
Estimated number of dwellings	243 dwellings		
Estimated residential site density	11 dwellings per site hectare		
Estimated population	680 people		
Estimated area and percentage of public open space given over to Local Open Space	2.6 hectares, 4 parks		Section 5.4

Note: All information and areas are approximate only and are subject to survey and detailed design.

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Technical Appendices

Appendix Number	Document Title	Nature of Document	Referral/Approval Agency	Approval Status and Modifications
1	Feature Survey	Supporting	-	-
2	Certificate of Title	Supporting	-	-
3	Environmental Assessment Report	Supporting	-	-
4	Local Water Management Strategy	Requires Approval	Shire of Augusta-Margaret River and DWER	
5	Bushfire Management Plan	Requires Approval	Shire of Augusta-Margaret River	
6	Noise Management Plan	Supporting	-	-
7	Master Plan	Supporting	-	-
8	Transport Impact Assessment	Supporting/ Requires Approval	Shire of Augusta-Margaret River and MRWA	-
9	Landscape Master Plan	Supporting	-	-
10	Arborist Report	Supporting	-	-
11	Tree Retention Plan	Supporting	Shire of Augusta-Margaret River	
12	Engineering Servicing Report	Supporting	-	-

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Part One Implementation

1. Structure Plan Area & Operation

This Structure Plan applies to Lot 102 Bussell Highway, Cowaramup, within the Cowaramup Country Structure Plan. The Structure Plan area is defined as the land contained within the inner edge of the line denoting the Structure Plan area on the Structure Plan Map ('Structure Plan area'), and specifically excludes land on the eastern side of Bussell Highway.

Refer **Plan 1 – Structure Plan Map**.

This Structure Plan Amendment has effect from the date stated on the cover and for a period of 10 years (or for any other period approved by the WAPC) commencing on the day on which approval of Amendment No. 1 to the Cowaramup Country Structure Plan is granted.

The operation of the Structure Plan shall be in accordance with the Shire of Augusta-Margaret River Local Planning Scheme No. 1 ('LPS 1') and the *Planning and Development (Local Planning Schemes) Regulations 2015* ('the Regulations').

2. Purpose

The purpose of this Structure Plan Amendment is to facilitate the subdivision and development of Lot 102 Bussell Highway, Cowaramup, for residential purposes.

3. Staging

The Cowaramup Country Structure Plan has been operational since 2008, with subdivision and development of land to the east of Bussell Highway being completed.

The initial stage of subdivision and development on the western side of Bussell Highway will likely include the western portion of the Structure Plan area, extending eastwards from Sunset Drive and upwards from the southern portion of the Structure Plan area. There are multiple options for the sequencing of subsequent stages of subdivision and have not yet been confirmed.

4. Subdivision & Development Requirements

4.1. Land Use Zones & Reserves

Plan 1 – Structure Plan Map designates the proposed zones and reserves in the Structure Plan area.

4.1.1. Zones

Plan 1 – Structure Plan Map designates the 'Residential' zone across the Structure Plan area. Land use permissibility within the Structure Plan area shall be in accordance with the 'Residential' zone under LPS 1.

4.1.2. Road Reserves

Road reserves are to be designed generally in accordance with **Plan 1 – Structure Plan Map**.

4.1.3. Public Open Space

Public open space is to be provided generally in accordance with **Plan 1 – Structure Plan Map**.

4.2. Density & Development

Plan 1 – Structure Plan Map designates the R-Codes applicable to subdivision and development within the Structure Plan area.

4.2.1. Density & R-Codes

Subdivision and development within the Amendment area is to be in accordance with the residential density code prescribed by the Structure Plan.

The allocation of density and R-Coding of land within the Structure Plan area is as follows:

a) An 'R60' density code has been allocated to a development site in the north-eastern corner of the Structure Plan area that is suitable for a 'Key Workers Accommodation Village' or similar coordinated residential development (i.e. single houses, grouped dwellings, and/or multiple dwellings).

b) An 'R30' density code has been allocated to land fronting Memorial Drive, based on proximity to the Cowaramup Town Centre, as well as fronting areas of public open space and the road link between Sunset Drive and Bussell Highway.

c) An 'R25' density code has been applied to most of the Structure Plan area, representing a 'base coding'.

d) An 'R12.5' density code has been allocated to land along the western and southern interfaces of the Structure Plan area to serve as low-density interface to the adjacent rural area.

In accordance with the Shire of Augusta-Margaret River Local Planning Strategy, the Structure Plan area shall deliver a minimum of 124 lots.

4.2.2. Local Development Plans

Local Development Plans may be prepared for lots with one or more of the following attributes:

a) Lots where specific vehicle access control is required;

b) Lots abutting public open space;

c) Lots subject to a 'Quiet House Design' package requirements as identified in a Noise Management Plan;

d) Lots interfacing with rural land; and/or

e) Lots with particular site constraints.

The preparation of a Local Development Plan will be required as a condition of subdivision approval, where applicable.

4.3. Other Requirements

4.3.1. Tree Retention

The retention and removal of trees within the Structure Plan area shall be in accordance with the Tree Retention Plan contained within **Appendix 11 – Tree Retention Plan**.

The majority of trees are proposed to be retained within the Structure Plan area. As a condition of subdivision approval, the proponent will be required to:

a) Ensure fill and earthworks design facilitates protection, where possible.

b) Preparation and implementation of a Landscape Management Plan including requirements for tree retention.

c) Preparation of Local Development Plan(s) identifying trees for retention and any required setbacks to assist.

The implementation of the abovementioned requirements will be required as a condition of subdivision approval and have regard to final detailed engineering design.

4.3.2. Landscape Interface

The Structure Plan is surrounded by rural land to its southern boundary. To ensure appropriate management of this interface, a 10m wide 'Landscape Transition Area' will be applied to R12.5 lots, as shown in **Plan 1 – Structure Plan Map**, subject to the following design mechanisms implemented by way of a Local Development Plan(s) and/or condition(s) of subdivision approval:

a) The provision of landscaping within the 10m wide Landscape Transition Area, to undertaken by the developer;

b) Rear boundary fencing is to comprise uniform open style, rural fencing;

c) Side boundary fencing within the landscape interface area is to comprise uniform open style, rural fencing;

d) The rear setback to the dwelling must be taken from the 10m landscape interface line.

In addition to the above, it may be necessary to require a restrictive covenant and/or a notification on the Certificate of Title(s) of the lots to ensure long-term protection of the Landscape Transition Area.

4.3.3. Landscape Buffer

A 10-metre wide 'Landscape Buffer' shall be provided along the eastern boundary of the Structure Plan area, abutting Bussell Highway as depicted in **Plan 1 – Structure Plan Map**.

The purpose of the Landscape Buffer is to harmonise future development with a landscaping treatment and in a manner that aligns with the character of the Cowaramup Townsite. The Landscape Buffer will include an acoustic wall and/or bund and intensive landscape planting that provides screening.

The timing for undertaking landscaping works will occur alongside the construction of the acoustic wall as part of the adjacent subdivision/development works.

Refer to **Appendix 9 – Landscape Master Plan**.

4.3.4. Bushfire Management

This Structure Plan is supported by a Bushfire Management Plan ('BMP') prepared in accordance with State Planning Policy 3.7 – Planning in Bushfire Prone Areas ('SPP 3.7'). Any subdivision and development on land within the Structure Plan area shall comply with the requirements of the BMP, including the construction of dwellings in accordance with the requirements of Australian Standard 3959 – Construction of Buildings in Bushfire Prone Areas.

Where appropriate, a BMP may form part of any application to subdivide in accordance with SPP 3.7. Implementation of bushfire management requirements will, where appropriate, be addressed as a condition of subdivision or development approval. This may include a notification being placed on the Certificate of Title(s) of the lots to advise prospective purchasers of the bushfire risk and the requirements of the BMP.

Refer to **Appendix 5 – Bushfire Management Plan**.

4.3.5. Transport Noise

This Structure Plan Amendment is supported by a Noise Management Plan prepared in accordance with State Planning Policy 5.4 – Road and Rail Noise ('SPP 5.4'). Subdivision and development of land within the Structure Plan area shall accord with any recommendations outlined in the Noise Management Plan, and may require:

- Implementing any 'Quiet House Design' package requirements.
- The construction of a noise wall and/or bund abutting Bussell Highway.
- A notification being placed on the Certificate of Title(s) of the lots to advise prospective purchasers of potential for noise impacts from major transport corridors.

The management of transport noise requirements will ultimately be considered as part of future applications to subdivide or develop land within the Structure Plan area. A condition of subdivision or development approval, where applicable, may be required at that time.

Refer to **Appendix 6 – Noise Management Plan**.

4.3.6. Infrastructure Requirements

Infrastructure necessary to service the subdivision and development within the Structure Plan area will be upgraded, modified, or extended, where applicable, as part of future subdivision and development.

4.3.7. Development Contributions

4.3.7.1. Neighbourhood Connector Road

Delivery of the proposed 'Neighbourhood Connector' road, between Bussell Highway and Sunset Drive, will serve as the new primary east-west road link for the Cowaramup Townsite, thereby delivering significant benefit for regional connectivity, as well as functionality of the local road network.

The cost of delivering the Neighbourhood Connector Road will be subject to external funding arrangements in conjunction with the Shire of Augusta Margaret River, Main Roads WA, and/or others, as appropriate. This will be finalised as part of subdivision approval conditions.

4.3.7.2. Bussell Highway Roundabout

Delivery of the proposed roundabout on Bussell Highway, at its intersection with Roy Earl Drive and the proposed Neighbourhood Connector road, forms a requirement for the delivery of a new east-west road link for the Cowaramup Townsite.

Given the wider regional and local benefits of this road link, the cost of delivering the roundabout will be subject to external funding arrangements in conjunction with the Shire of Augusta Margaret River, Main Roads WA, and/or others, as appropriate. This will be finalised as part of subdivision approval conditions.

4.3.7.3. Development Contribution Plans

The Structure Plan area is subject to contributions towards the cost of common infrastructure in accordance with Development Contribution Plan No. 1 (District) and Development Contribution Plan No. 4 (Cowaramup) and Cost Apportionment Schedule prepared pursuant to Part 6.3: Development Contribution Areas and Schedule 10 of LPS 1.

5. Additional Details

The details of additional information required to be submitted and the stage which it is to be submitted, are summarised below.

Additional Information / Purpose	Approval Stage	Responsible Agency (Consultation Required)
Bushfire Management Plan (Review)	Subdivision Application or Development Application	Shire of Augusta-Margaret River Department of Fire and Emergency Services
Noise Management Plan	Subdivision Application or Development Application	Shire of Augusta-Margaret River Main Roads WA

Table 1: Information to be Submitted with an Application



Plan 1 –Structure Plan Map