

Local Development Plan R-Code Provisions

1.0 GENERAL PROVISIONS
 1.1 The requirements of the Shire of Exmouth Local Planning Scheme No. 4 and the Residential Design Codes Volume 1 (R-Codes) apply, unless otherwise provided below.
 1.2 The following standards amend, replace and/or augment deemed-to-comply provisions of the R-Codes and constitute new deemed-to-comply provisions pursuant to the R-Codes, or are deemed to meet the relevant design principles of the R-Codes.
 1.3 Planning approval is not required, but a building permit is required, for the construction of a dwelling on any lot within the area covered by the Local Development Plan (LDP) except where variations to the provisions of the LDP and R-Codes are sought. Any proposal to further reduce the setback requirements in the tables under provisions 3.1 and 4.1 below, will require a Development Application and assessment against the design principles of the R-Codes.

2.0 LAND USE ZONING AND R-CODE DENSITY

2.1 Development of the type and density as per the land use table in the scheme and in accordance with the applicable zones and density codes shown on the LDP, as they are designated in the scheme.

3.0 STREET SETBACK REQUIREMENTS

3.1 Buildings setback from the street boundary in accordance with the following table:

Lots Applicable	R-Code	Location	Building Type	Minimum	Requirements
Lots 1 - 8 and 29 - 30	Lot 1 - R17.5 Lots 2-8 and 29-30 - R20	Primary Street	Building	As per R-Codes	<ul style="list-style-type: none"> In accordance with R-Codes Table B
Lots 82 - 100	Lots 82-100 - R40	Primary Street	Dwelling	2.0m	<ul style="list-style-type: none"> Averaging of the minimum (as per R-Codes C2.1 iii) is not permitted.
			Porch, balcony, verandah	1.0m	<ul style="list-style-type: none"> The total of such projections shall not exceed 50% of the frontage at any level.
			Garage	4.5m	<ul style="list-style-type: none"> No reduction is permitted to the minimum setback. Not permitted forward of the dwelling alignment.
			Carport	2.0m	<ul style="list-style-type: none"> No reduction is permitted to minimum setback (C1.2)
All remaining lots	Lot 17 - R17.5 Lots 9-16, 18-28, 48-81, 101-158: R20 Lots 160-168 - R40	Primary Street	Dwelling	4.0m	<ul style="list-style-type: none"> Averaging of the minimum (as per R-Codes C2.1 iii) is not permitted.
			Porch, balcony, verandah	2.0m	<ul style="list-style-type: none"> The total of such projections shall not exceed 50% of the frontage at any level.
			Garage and carport	4.5m	<ul style="list-style-type: none"> No reduction is permitted to the minimum setback. Not permitted forward of the dwelling alignment.
		Secondary Street	Building - all levels	1.0m	<ul style="list-style-type: none"> No reduction is permitted to the minimum setback.

4.0 LOT BOUNDARY SETBACK REQUIREMENTS

4.1 Buildings setback from lot boundaries (other than street boundaries) in accordance with the following table:

Lots Applicable	Location	Building Type	Minimum	Requirements
Lots 82 - 100	Side and rear site boundary	Building - Ground level	1.0m	<ul style="list-style-type: none"> Permitted wall height 7.0m or less
		Building - Upper level	1.5m	
All remaining lots	Side and rear site boundary	Building - all levels	As per R-Codes	<ul style="list-style-type: none"> In accordance with R-Codes Table B and Tables 2a and 2b
Lots 8, 9, 143	Public Open Space boundary (POS)	Building siding onto POS - all levels	1.5m	<ul style="list-style-type: none"> Averaging of the minimum is not permitted. Building design must achieve surveillance requirements detailed on this LDP.

4.2 Boundary Walls - Buildings built up to lot boundaries (other than street boundaries and Public Open Space boundaries) in accordance with the following table:

Lots Applicable	Building Type	Minimum	Requirements
All Lots	Carports and garages only	0.0m	<ul style="list-style-type: none"> Permitted wall height 4.0m or less. Maximum length of 12.0m and located behind the specified primary street setback. Any exposed garage boundary wall must be suitably finished to match the external walls of the building, unless otherwise agreed with the local government.

5.0 PUBLIC REALM SURVEILLANCE (STREET AND POS)

5.1 For all lots, the major entry and primary building facade of the dwelling shall be oriented as specified on the LDP plan. Secondary building facades, where specified, shall provide surveillance of the adjoining public realm (street and/or POS).
 5.2 For Lots 8, 9 and 143, where visually permeable fencing is provided to the adjoining Public Open Space (POS), the dwelling design shall include at least one habitable room that has a major opening with an unobstructed view of the POS.
 5.3 For Lots 140 - 143, where visually permeable fencing is provided to the adjoining boundary with Sundrift Entrance, the dwelling design shall include at least one habitable room that has a major opening with an unobstructed view of Sundrift Entrance.
 5.4 For all corner lots, dwellings shall have at least one habitable room that has a major opening with an unobstructed view of the Secondary Street frontage and must not be obscured by visually impermeable fencing.
 5.5 Where uniform fencing has been constructed by the Developer with visually permeable components, the fence shall not be altered, and the visually permeable portions shall not be obscured.

6.0 PUBLIC REALM INTERFACE

6.1 Where outbuildings are proposed in a location that is visible from the public realm (POS, street, canal waterway), they must be designed and constructed to compliment the dwelling.

7.0 SITE WORKS AND FINISHED LOT LEVELS

7.1 For Lots 1 - 30, 48 - 108, 121 - 122 and 138 - 143, the minimum finished floor level shall be in accordance with the designated level shown on the LDP main plan.
 7.2 For remaining lots that do not have a designated finished floor level shown on the LDP main plan, the provisional finished floor level shall be at or above 5.95m AHD (this floor level may alter for these lots only following detailed engineering design).
 7.3 For all lots, any development application or building permit submitted to the Shire of Exmouth is to include a site feature survey with finished floor levels shown relative to Australian Height Datum (AHD).

8.0 OUTDOOR LIGHTING

8.1 Non-residential development (lots 159-173) shall be designed to limit light pollution having regard to Dark Sky Principles, refer to the Western Australian Planning Commission Position Statement *Dark sky and astrotourism*. Lighting shall be designed and maintained to comply with AS/NZS 4282:2023 *Control of the Obtrusive Effects of Outdoor Lighting*.

9.0 STORMWATER MANAGEMENT

9.1 All lots greater than 350m² must retain and infiltrate the first 15mm of rainfall for the entire lot, on-site only, with excess stormwater (>15mm) permitted to be discharged to the road drainage network.
 9.2 Lots that are 350m² or smaller, can discharge all lot stormwater directly to the lot connection pit, with no stormwater retention required on-site.
 9.3 The landowner/builder to demonstrate the stormwater retention (where applicable as per provision 9.1 above) and number of soakwells as part of the information submitted with a development approval / building permit.

10.0 BUSHFIRE PLANNING REQUIREMENTS

10.1 Lots 159 - 168 are affected by a Bushfire Attack Level (BAL) rating of BAL19 for a depth of 8.5m from the Murat Road boundary and are subject to the building requirements specified in an approved Bushfire Management Plan.
 10.2 For other lots designated on the LDP, a BAL rating of BAL12.5 is applicable, and these lots are subject to the requirements specified in an approved Bushfire Management Plan (Approved Report No. A24.102-RPT-BMP_SUB_0_FINAL dated 20 March 2025 - as amended).

11.0 CANAL WATERWAY INTERFACE – LOT 173

11.1 For Lot 173, the canal/waterway walls are not to be altered, extended or removed without prior written approval of the Shire of Exmouth.
 11.2 Lot 173 is responsible for the stability of the interface between the lot and the canal/waterway which is required to be maintained to the satisfaction of the waterways manager, being the Shire of Exmouth.

12.0 OUTBUILDINGS

12.1 Where outbuildings are proposed, in addition to addressing provision 6.1 above, the requirements for large outbuildings (B. Large and multiple outbuildings) shall be in accordance with the following table:

Lots Applicable	Requirements for Large Outbuildings (augmenting R-Codes Volume 1 clause 5.4.3 C3) This requirement is not applicable to Lots with R40 density coding.
All Lots coded R17.5 and R20	<ul style="list-style-type: none"> Individually does not exceed 90m² in floor area; Set back per the R-Codes Table 2a; Does not exceed a wall height of 3.6m; Does not exceed a ridge height of 3.4m; Not located within the primary or secondary street setback area; Does not reduce the open space and outdoor living area requirements in Table B; and The stormwater retention and soakwell information (refer provision 9.0 above) to incorporate any proposed Outbuilding.

Refer Sheet 2 for Lot 31-47 Detail



**SHIRE OF EXMOUTH
LOCAL DEVELOPMENT PLAN DRY LOTS
(SHEET 1) APPROVAL**
Ben Lewis, Chief Executive Officer
REFERENCE LDP
DATE: 04/02/2026

Legend

- Extent of Local Development Plan Requirements - Lots 1-30 and 48-173
- Land Use
 - Residential R17.5 Density
 - Residential R20 Density
 - Residential R40 Density
 - Service Commercial
 - Light Industry
 - Public Open Space
- Building Zones
 - Designated primary building facade orientation
 - Designated primary building facade orientation for non-residential development
 - Designated secondary building facade orientation
- Movement
 - No vehicle access permitted
 - No vehicle access associated with non-residential development permitted
 - Preferred vehicle access location
- Auxiliary
 - Indicative retaining wall location (by developer)
 - Uniform visually permeable fencing - minimum extent
 - Uniform solid fencing - maximum extent

SUNDRIFT



**Fowler
GROUP**

Scale 1:2500 @ A3
1:1250 @ A1
Date 18/12/2025
Plan 24/049/011G
Grid MGA94-50
0 25 50 A

Local Development Plan - Dry Lots (Sheet 1 of 3)

SUNDRI

TBB
PLANNING

A Fowler Group Development and Celsius Land Project