

Local Development Plan R-Code Provisions

1.0GENERAL PROVISIONS

1.1The requirements of the Shire of Exmouth Local Planning Scheme No. 4, the Residential Design Codes Volume 1 (R-Codes) and Local Planning Policy 1 – Colour Palette for Development apply, unless otherwise provided below.

1.2The 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.

1.3Planning 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.

2.0LAND USE ZONING AND R-CODE DENSITY

2.1Development 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 if they are designated in the scheme.

3.0STREET SETBACK REQUIREMENTS

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

Lots Applicable	Location	Building Type	Minimum	Requirements
Lots 1 - 8 and 29 - 30	Primary Street	Building	As per R-Codes	In accordance with Table B
Lots 82 - 100	Primary Street	Dwelling	2.0m	- Averaging of the minimum (as per R-Codes C2.1 iii) is not permitted. - The total of such projections shall not exceed 50% of the frontage at any level. - No reduction is permitted to the minimum setback. - Not permitted forward of the dwelling alignment. - No reduction is permitted to minimum setback (C1.2)
		Porch, balcony, verandah	1.0m	
		Garage	4.5m	
		Carport	2.0m	
All remaining lots	Primary Street	Dwelling	4.0m	- Averaging of the minimum (as per R-Codes C2.1 iii) is not permitted. - The total of such projections shall not exceed 50% of the frontage at any level. - No reduction is permitted to the minimum setback. - Not permitted forward of the dwelling alignment. - No reduction is permitted to the minimum setback.
		Porch, balcony, verandah	2.0m	
		Garage and carport	4.5m	
		Building - all levels	1.0m	

4.0LOT BOUNDARY SETBACK REQUIREMENTS

4.1Buildings 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	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	In accordance with Table B and Tables 2a and 2b
Lots 8, 9, 143 and 173	Public Open Space boundary (POS)	Building siding onto POS - all levels	1.5m	- Averaging of the minimum is not permitted. - Building design must achieve surveillance requirements detailed on this LDP.

4.2Boundary 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	- 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.

5.0PUBLIC REALM SURVEILLANCE (STREET AND POS)

5.1For 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).

5.2For 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.

5.3For 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.

5.4For 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.

5.5Where 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.

6.0PUBLIC REALM INTERFACE

6.1Where 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.

7.0SITE WORKS AND FINISHED LOT LEVELS

7.1For 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.

7.2For 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).

7.3For 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).

8.0OUTDOOR LIGHTING

8.1Non-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*.

9.0STORMWATER MANAGEMENT

9.1All 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.

9.2Lots that are 350m² or smaller, can discharge all lot stormwater directly to the lot connection pit, with no stormwater retention required on-site.

9.3The 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.

10.0BUSHFIRE PLANNING REQUIREMENTS

10.1Lots 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.

10.2For 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).

11.0CANAL WATERWAY INTERFACE – LOT 173

11.1For Lot 173, the canal/waterway walls are not to be altered, extended or removed without prior written approval of the Shire of Exmouth.

11.2Lot 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.

12.0OUTBUILDINGS

12.1Where 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)
All Lots	i. Individually does not exceed 90m² in floor area; ii. Set back as per the R-Codes Table 2a; iii. Does not exceed a wall height of 3.6m; iv. Does not exceed a ridge height of 5.4m; v. Not located within the primary or secondary street setback area; vi. Does not reduce the open space and outdoor living area requirements in Table B; and vii. The stormwater retention and soakwell information (refer provision 9.0 above) to incorporate any proposed Outbuilding.

Refer Sheet 2 for Lot 31-47 Detail



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

Noise management - design requirements to be incorporated in development application

Lots subject to bushfire planning requirements - refer to approved Bushfire Management Plan - A24.102-RPT-BMP_SUB_0_FINAL (20 March 2025) - as amended

Designated minimum finished floor level (where applicable)

Movement

No vehicle access permitted

Preferred vehicle access location

No vehicle access associated with non-residential development permitted

Designated garage/carport location

Auxiliary

Uniform visually permeable fencing - minimum extent

Uniform solid fencing - maximum extent

Indicative retaining wall location (by developer)

SUNDRIFT

Fowler GROUP

Scale

1:2500 @ A3

1:1250 @ A1

Date

14/11/2025

Plan

24/04/9/011F

Grid

MGA94-50

0

25

50

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

SUNDRIFT ESTATE

TBB PLANNING

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A Fowler Group Development and Celsius Land Project

Local Development Plan R-Code Variations

1.0 GENERAL PROVISIONS

1.1 The requirements of the Shire of Exmouth Local Planning Scheme No. 4, the Residential Design Codes Volume 1 (R-Codes) and Local Planning Policy 1 – Colour Palette for Development 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 if 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	Location	Building Type	Minimum	Requirements
Lots 31 - 47	Primary Street	Dwelling	4.0m	- Averaging of the minimum (as per R-Codes C2.1 iii) is not permitted. - The total of such projections shall not exceed 50% of the frontage at any level.
		Porch, balcony, verandah	2.0m	
		Garage and carport	4.5m	- No reduction is permitted to the minimum setback. - Not permitted forward of the dwelling alignment.
All lots	Secondary Street	All building	1.0m	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
All lots	Side site boundary	Building - all levels	As per R-Codes	In accordance with Table B and Tables 2a and 2b.
Lots 31 - 47	Conditional Development Area (CDA detailed on LDP)	To be determined by Structural or Geotechnical Engineer	12.0m from canal / waterway lot boundary	- CDA extent is the area of a lot >12.0m and <21.0m setback from the canal/waterway lot boundary, measured horizontally and perpendicular. - No reduction is permitted to the minimum setback.
	Nett Development Area (NDA detailed on LDP)	Building - all levels	0.0m from CDA extent	NDA extent is the area of a lot <21.0m setback from the canal/waterway lot boundary (CDA) and the primary street lot boundary.
Lots 40, 41 and 47	Public Open Space boundary (POS)	Building siding onto POS - all levels	1.5m	- 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	Dwelling only	0.0m	- Permitted wall height 3.5m or less. - Maximum length of two-thirds the length of the balance of the site boundary behind the front setback, to up to two site boundaries. - Any exposed boundary wall must be suitably finished to match the external walls of the building, unless otherwise agreed with the local government.
	Carports and garages only	0.0m	- 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 40, 41, and 47, 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 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.

5.4 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 31 - 47, the minimum finished floor level shall be in accordance with the designated level shown on the LDP main plan.

7.2 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).

7.3 All works proposed within the Conditional Development Area and Building Exclusion Zone, will require engineering certification and approval from the Shire of Exmouth.

8.0 CANAL WATERWAY INTERFACE

8.1 The canal/waterway walls are not to be altered, extended or removed without prior written approval of the Shire of Exmouth.

8.2 All activities within the mooring envelope including the design, approval and construction of moorings and jetties shall be in accordance with the LDP and specifications of the Waterways Manager (Shire of Exmouth).

8.3 Mooring of vessels is to be wholly contained within the nominated mooring envelopes shown on the LDP and shall not obstruct the navigable canal waterway.

8.4 No jetty structure or boat mooring is permitted for Lots 36 - 47 and 173, and the eastern canal/waterway boundary of Lot 35.

8.5 Lot owners are responsible for the stability of the interface between the lot and the water of the canal/waterway which is required to be maintained to the satisfaction of the waterway's manager, being the Shire of Exmouth.

9.0 STORMWATER MANAGEMENT

9.1 All lots 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 for the Net Developable Area, or the canal for the Conditional Development Area.

9.2 The landowner/builder to submit details of 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 OUTBUILDINGS

10.1 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)
All Lots	i. Individually does not exceed 90m² in floor area; ii. Set back as per the R-Codes Table 2a; iii. Does not exceed a wall height of 3.6m; iv. Does not exceed a ridge height of 5.4m; v. Not located within the primary or secondary street setback area; vi. Does not reduce the open space and outdoor living area requirements in Table B; and vii. The stormwater retention and soakwell information (refer provision 9.0 above) to incorporate any proposed Outbuilding.

Legend

Extent of Local Development Plan Requirments - Lots 31-47

Land Use

Residential R17.5 Density - Nett Development Area

Residential R17.5 Density - Conditional Development Area

Public Open Space

Building Zones

Designated primary building facade orientation

Designated secondary building facade orientation

Boat mooring envelope

Designated minimum finished floor level (where applicable)

Movement

Designated garage/carport location

Indicative pathway (refer Canal Interface Indicative Section - Lots 31-35)

Auxiliary

Uniform visually permeable fencing - minimum extent

Uniform solid fencing - maximum extent

Canal setout line

Indicative retaining wall location (by developer)



Canal Interface Indicative Section - Lots 36 - 47

