

# Jurien Bay City Centre Strategy Plan Land Use Map

Prepared by Eaton & Passarelli in association with Urbanix for the Shire of Dandaragan

## A Northern Precinct

The Northern Precinct will remain primarily residential with the retention of designated tourist sites and a mixed tourism/residential areas.

- 1 Residential Area  
The residential coding of this area is to be increased to R25, providing for increased residential development and a range of dwelling types that will make better use of infrastructure.
- 2 Tourism Area  
Lot 1136 located on the corner of Casuarina Crescent and Hasting Street is to be retained as a tourist site.
- 3 Tourism/Residential Area  
The lots extending along Bashford Street between Doust and Hasting Street are proposed to complement the Tourism (Apex site) and the Aged Persons Housing development (RSL site) on the opposite side of Bashford Street. The small group of lots on Heaton Street between Doust and Hill Streets provide a logical extension of this mixed use Tourism/ Residential area.

## B Central Precinct

The Central Precinct will be the major commercial and tourism area for the City Centre building on the existing pattern of land use within the area.

- 4 Commercial Area  
The commercial area is to accommodate shops, restaurants, licensed premises markets and offices. Residential units and tourist accommodation can be permitted above ground level only.
- 5 Tourism Area  
This area is to provide a range of tourist accommodation and related activities such as shops, restaurants and licenced premises.
- 6 Commercial/Residential Area  
This mixed use area along portion of Doust Street is to compliment the Commercial Area directly opposite and is to accommodate shops, restaurants, markets and offices as well as residential units and tourist accommodation.
- 7 An Interpretive Centre site is proposed at the end of Roberts Street adjacent the foreshore.
- 8 The caravan park site is a key tourism accommodation facility within Jurien Bay in a prime location.

## C Southern Precinct

The Southern Precinct while primarily residential in nature will provide or a range of land uses based on the land use pattern and the need to provide suitable land use transitions along streets.

- 9 Commercial Area  
This area is to accommodate shops, restaurants, fast food outlets, licensed premises and offices as well as residential and tourist accommodation.
- 10 Tourism/Residential Area  
This area is to compliment the tourism area directly opposite and is to accommodate residential units and tourism accommodation.
- 11 Commercial/Residential Area  
This mixed use area is a logical extension for commercial uses between the existing shopping centre and Cook Street to accommodate shops, restaurants and offices as well as residential units and tourist accommodation.
- 12 Office/Residential Area  
This mixed use area is to reflect the existing 'additional use' zoning under Local Planning Scheme No 7 and is to accommodate offices as well as residential development.
- 13 Residential Area  
This residential coding of this area is to be increased to R25 to provide for increased residential development and a range of dwelling types and make better use of infrastructure.

## D Eastern Precinct

The Eastern Precinct will provide mixed use development along Bashford Street, a residential area and two large specific use sites.

- 14 Tourism Area  
This tourist site comprising Lots 437 and 438 Bashford Street (Apex Club site) is to be retained for tourism purposes as it is a large site developed with tourist accommodation.
- 15 Commercial/Residential Area  
This mixed use area along Bashford Street is to compliment the Commercial and Tourism Areas opposite and is to accommodate shops, restaurants, fast food outlets and offices as well as residential units and tourist accommodation.
- 16 Residential Area  
The residential coding of this area is to be increased to R25 to provide for increased residential development and range of dwelling types and make better use of infrastructure.
- 17 Special Use – Aged Persons Accommodation  
This site comprises Lot 1 Bashford Street, corner of Nineteenth Avenue (RSL site) is being developed for retirement accommodation and a community centre providing a range of facilities for residents.

## E Civic Uses Precinct

The Civic Uses Precinct will accommodate Council and State Government offices, services and facilities.

## F Community Uses Precinct

The Community Uses Precinct will accommodate community facilities and services provided by State and Local Government and Non Government organisations.

