

18 August 2016

Our Ref: LOB CER RZ

Chief Executive Officer
Shire of Dandaragan
PO Box 676
JURIEN BAY WA 6516



Town Planners, Advocates
and Subdivision Designers

ABN 24 044 036 646

Attn: David Chidlow, Manager of Planning

Dear Sir,

**RE: SCHEME AMENDMENT REQUEST
OCEAN ROCK LOBSTER FACILITY, CATALONIA STREET, CERVANTES**

We represent the Thompson family, owners of the Indian Ocean Rock Lobster facility and properties in Madrid and Catalonia Streets, Cervantes.

This letter is intended to replace our previous correspondence dated 17 February 2016. This letter has been updated to address matters raised in the correspondence received from the Shire of Dandaragan (Shire or Council) dated 18 March 2016.

We hereby submit for the consideration of the Shire a proposed Scheme Amendment relating to the Indian Ocean Rock Lobster facility. The Scheme Amendment is intended to address the future opportunities of this unique facility and allow the facility to then grow over time. The subject properties are illustrated in **Figure 1**.

The subject amendment covers the following properties:

Lot Number	Street Address
11	4 Madrid Street, Cervantes
10	31 Catalonia Street, Cervantes
9	33 Catalonia Street, Cervantes
8	35 Catalonia Street, Cervantes
7	37 Catalonia Street, Cervantes
362	39 Catalonia Street, Cervantes
5	41 Catalonia Street, Cervantes



Figure 1: Properties subject of Scheme Amendment

Indian Ocean Rock Lobster

The Indian Ocean Rock Lobster business commenced operations in 2008 and is a very unique operation. The processing facility was established on Lot 11 (4) Madrid Street, Cervantes as this land was zoned Industrial and was a suitable location due to the proximity to the nearby jetty in order to minimise transport needs for freshly caught lobster. Furthermore, the ocean front location allowed for the use of a pump system of sea water direct from the ocean to holding tanks on site in order to maximise the freshness of the product.

Since opening the Indian Ocean Rock Lobster business in 2008, the business has developed into not only a first class exporter of rock lobsters, but also has developed into a tourism business.

The business consists of the lobster receiving and processing facility but also, due to tourism demand, has established a unique tourism operation with tours through the factory. Furthermore, the seafood outlet on site offers tourists and the local community access to fresh local seafood.

Over time, the facility and associated tours has become a tourist attraction and the food outlet on site has recognised demand. In 2012 the owner lodged a planning application for a fast food outlet on site to enable the preparation and sale of lobster and chips and fish and chips and other take away meals. This application was subsequently approved by the Shire of Dandaragan in November 2012.

It is envisaged that in the future that a restaurant may be established on site to further provide for the unique tourism experience.

More recently, with the increasing popularity of the site as a tourist destination, it has become apparent that further parking is required on site. Whilst a planning application was lodged with the Shire to accommodate this parking on one of the lots in the same ownership, that planning application was refused by the Council primarily on the basis that the proposed carpark was located on land zoned Residential and approval of a car park was not considered to be consistent with the objectives of the Residential zone.

Now with the site becoming a tourism destination, there is a need to plan for the future of the operations.

Existing Zoning under Shire of Cervantes Local Planning Scheme No 7 (LPS7)

The site consists of seven lots with Lots 5, 7, 8, 9 and 10 and the part of Lot 362 fronting Catalonia Street all being zoned Residential with an R Coding of R12.5 and Lot 11 and the rear portion of Lot 362 (abutting the ocean front) has a zoning of Industrial under LPS7.

The existing zoning is shown in **Figure 2**.

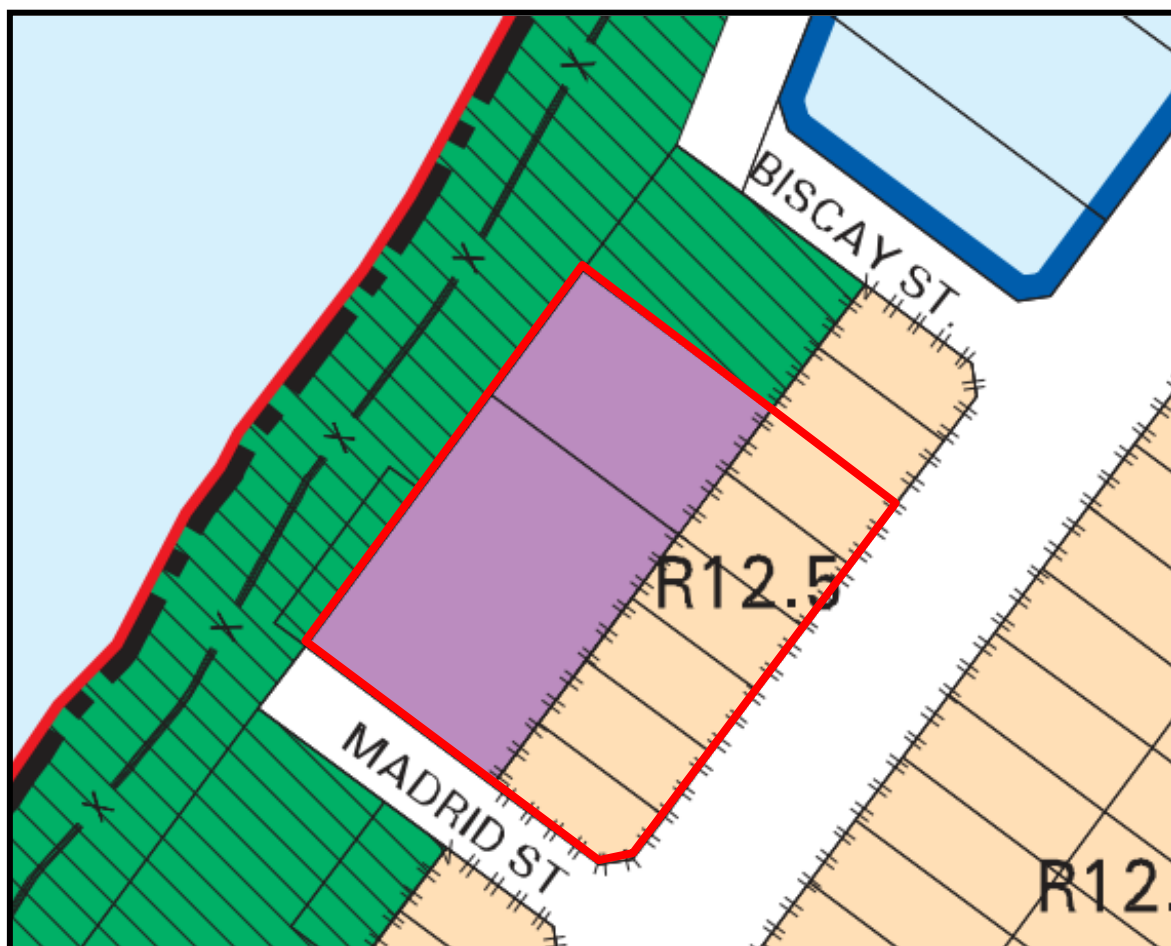


Figure 2: Zoning under Shire of Dandaragan LPS7

A review of LPS7 reveals that there are no existing zones that would suit the existing and future plans of the Indian Ocean Rock Lobster business. Whilst the Marine Services zoning may accommodate existing uses, this zone would not allow for introduction of onsite accommodation for workers and therefore is not suitable in this instance. Accordingly it is intended to introduce a new Special Use zone.

Concurrent Application for Amalgamation

In addition to the proposed Scheme Amendment, an application for amalgamation has been submitted to the Western Australian Planning Commission (WAPC). The application seeks to amalgamate Lot 11 Madrid Street and Lot 362 Catalonia Street in Cervantes into green title lot comprising a total area of 8,096m². The lots included in the proposed amalgamation are outlined in **Figure 3**.



Figure 3: Proposed Amalgamation

Proposed Scheme Amendment

The intent of this Scheme Amendment is to introduce a Special Use zone under clause 4.7.1 of the Scheme as a Tourism Industry zone. This Tourism Industry zone under Schedule 4 of the Scheme would specifically relate to those lots utilised for the Indian Ocean Rock Lobster business. It is intended that this Tourism Industry Special Use zone would list permissible suitable land uses which recognise the unique mix of uses on site and cater for the future development of the Indian Ocean Rock Lobster business as a high quality tourist attraction.

The Scheme Amendment would also allow for the continuation of the existing residential land uses, both within the proposed amalgamated lot and within the two existing lots. When the Indian Ocean Rock Lobster business first contemplated this amendment, it proposed the zoning over only those lots in its ownership. However, this created a situation whereby one lot, being Lot 7 (37) Catalonia Street was surrounded on three sides by the proposed Tourism Industry Special Use zone. This was not considered to be a desirable outcome and accordingly we propose that the Tourism Industry Special Use zone also apply to Lot 7 (37) Catalonia Street. It is noted that, at the time of writing, the Indian Ocean Rock Lobster business have progressed with the purchase of Lot 7 (37) Catalonia Street. Settlement has not yet occurred, however it is expected that by the time the Scheme Amendment is initiated, the lot would have been transferred into the ownership of the Indian Ocean Rock Lobster business.

In addition, it is proposed that the Tourism Industry Special Use zone permits a 'Dwelling' land use to allow the dwellings on Lot 5 (41) and Lot 7 (37) Catalonia Street to remain permissible land uses and not become non-conforming land uses. It is also proposed that the Tourism Industry Special Use zone will permit a 'Grouped Dwelling' land use to enable the capability for the existing dwellings within the proposed amalgamated lot to be legally retained. Any dwellings retained in a grouped dwelling arrangement will be for the purposes of accommodating members of the family business (and/or caretakers or workers) in accordance with the existing arrangements.

The purpose of the Scheme Amendment is to allow for the future growth of the Indian Ocean Rock Lobster Business. As such, the Scheme Amendment seeks to:

1. Introduce a list of uses that can be approved at the discretion of Council;
2. Introduce a Local Development Plan to guide future development. The Local Development Plan would be endorsed by the Chief Executive Officer as part of the Scheme Amendment and could be modified in the future subject to approval by Council;
3. Include conditions relating to landscaping and car parking; and
4. Require that the proposed future accommodation building (residential building) be limited to use by on site workers.

A copy of the proposed Scheme Amendment is contained in **Annexure 1** of this report. The proposed Local Development Plan is included at **Annexure 2** of this report.

Land Uses Proposed

The following land uses are proposed to be permissible under the Scheme Amendment, noting that this list has been updated in response to the Shire's correspondence of 18 March 2016:

1. Aquaculture –aquaculture is not presently defined under LPS7, but it is a land use that is listed in Table 1 – Zoning Table. As part of this Scheme Amendment the following definition of 'Aquaculture' could be introduced to the scheme: *"the farming,*

processing and sale of aquatic organisms including fish, molluscs, crustaceans and aquatic plants.”

2. Carpark – the intention is for Lots 9 and 10 to be used as a carpark for the Indian Ocean Rock Lobster business.
3. Caretakers Dwelling – it is intended that the site would accommodate a caretakers residence for security purposes.
4. Dwelling – this will allow for the continuing legal use of the properties within the Special Use zone for any existing dwellings, particularly Lot 5 (41) and Lot 7 (37) Catalonia Street which do not form part of the amalgamation proposal.
5. Grouped Dwelling – this will allow for the continuing legal use of the dwellings within the proposed amalgamated lot which have previously existed as single dwellings on separate green title lots.
6. Fast Food Outlet – this will allow the continuation of the existing approved fast food outlet supplying take away crayfish and chips and fish and chips and other incidental take away meals.
7. Fuel Depot – this will allow the continued storage of fuel on site and, as outlined in the Scheme Amendment Conditions, is not intended to include the sale of fuel from the site.
8. Residential building – this land use is intended to be introduced to allow for the construction of a staff accommodation building on existing Lot 8, creating a residential land use to abut the adjacent Lot 7.
9. Restaurant – it is intended to introduce a restaurant facility to the site to be able to adequately cater for the tourists visiting the site, which will also provide a greater destination focus for tourists to the area.
10. Service Industry – this land use is intended to allow for the continued sale of products relating to the General Industry conducted on site, such as sale of fresh seafood to the local community and tourists.
11. General Industry land uses are currently undertaken on site in accordance with the existing ‘Industrial’ zone. This includes activities associated with boat yard operations including the storage of fishing boats and associated maintenance. It is intended that these industrial activities will continue to operate from this site, noting that they can do so under the non-conforming use rights pursuant to Clause 4.8 of LPS7, as amended.

It is considered that the other existing and proposed land uses are appropriately represented by the proposed land uses under this proposed Scheme Amendment.

Condition on the Special Use zone

The conditions on the Special Use zone are similar to conditions placed on other Special Use zones in relation to construction of car parking bays and driveways in addition to the provision of landscaping. The use of a Local Development Plan will give Council a guide in

regard to the future development of the site and this type of plan has been used in other Amendments such as Amendment 17 and Amendment 21 to LPS7. The condition relating to the Local Development Plan allows the Council to approve, at the Applicant's request, changes to the future plan as required.

The Planning and Development (Local Planning Schemes) Regulations 2015 (**the Regulations**) introduced deemed to comply provisions into all local planning schemes in Western Australia. Regulation 47 provides for Local Development Plans to be prepared if:

- (d) *the Commission and the local government considers that a local development plan is required for the purposes of orderly and proper planning.*

The condition regarding use of the residential building will ensure that only workers (and a caretaker/supervisor) reside on the property and will assist to allay any concerns of nearby residents that the accommodation will become tourist accommodation.

The existing residential density of R12.5 which currently applies to the Residential zoned lots is also proposed to be extended to apply to the entire Special Use zone. Due to the proposed boundary changes introduced as a result of the proposed amalgamation, it is not acceptable or appropriate for the R12.5 density code to apply to only the eastern portion of the site. The extension of the R12.5 density code over the entire Special Use zone area will provide greater flexibility for the location of dwellings within the site, notwithstanding that the western portion of the site is likely to be retained for industrial and operational purposes associated with the Indian Ocean Rock Lobster business.

Traffic Considerations

In 2012 Porter Consulting prepared a Transport Impact Assessment for the Indian Ocean Rock Lobster facility to assess the impact of traffic resulting from the proposed takeaway outlet.

Any additional traffic generated by future development on site in accordance with the Local Development Plan will require assessment having regard to existing and proposed access arrangements to the site and the capacity of the existing roads to accommodate such development. It is recognised that both Madrid Street and Catalonia Street have substantial road reserves of 20m (approx.) and 38m (approx.), respectively, which would be capable of addressing the future needs of the site.

It is expected that the Shire will require that this Transport Impact Assessment be updated to reflect future development proposed as part of any future application for planning approval following adoption of the proposed Scheme Amendment. The Transport Impact Assessment is likely to address, amongst other matters, anticipated traffic volumes and associated impacts as well as any required improvements to the access arrangements from Catalonia Street and Madrid Street. If the Shire resolves to require the updated Transport Impact Assessment prior to the lodgement of an application for planning approval, this would be prepared after the initiation of the

Scheme Amendment and then, if required, incorporated into the Scheme Amendment report.

Infrastructure Considerations

A Dial Before You Dig search found that low and high voltage Western Power overhead powerlines run parallel to the south east boundary of Lots 8, 9, 10 and 362 and the south west boundary of Lots 10 and 11.

A Dial Before You Dig search found that there is one 'critical' 100mm diameter cast iron water pipeline located running parallel to the south east boundary of Lots 8, 9, 10 and 362, the south west boundary of Lot 10 and accessing the south western corner of Lot 11.

The location of all of the above services will be given appropriate consideration as part of the redevelopment of the land.

The site is currently connected to an existing on-site sewer system. It is acknowledged that any future intensification of development on the site may require connection to a reticulated sewer system. An existing sewer line runs in a north-south alignment along Brown Street, approximately 200m south of the subject site. Investigation into the connection and any resulting infrastructure upgrades will require consultation with the Water Corporation ahead of any future proposed expansion to the operation. This will be further documented and discussed with the Water Corporation and progressed after initiation of the Scheme Amendment. Further details will be provided to the Shire following advertising of the Scheme Amendment.

Scheme Amendment Process

The Regulations were gazetted on 25 August 2015 and came into effect on 19 October 2015. The Regulations have introduced set of three types of scheme amendments which include 'Basic', 'Standard' and 'Complex'.

We understand that whilst we formed the view that the proposed Scheme Amendment is a 'Standard Amendment', the preliminary advice from the Shire is that the Scheme Amendment will be determined as a 'Complex Amendment' as, due to the nature of the operation, it represents a larger scale comparative to development in the locality.

Whilst determined as a 'Complex Amendment', it is considered that:

- The proposed Scheme Amendment is consistent with the local strategic planning framework within which it operates;
- The proposed Scheme Amendment would result in minimal impact on surrounding land not contained within the amendment area on the basis that the land use already exists; and

- The proposed Scheme Amendment would not result in any significant environmental, social, economic or governance impacts on the land within the scheme area given that it will facilitate the continued operation and refinement of activities that currently exist at the subject site.

If the proposed 'Complex Amendment' is adopted by Council for advertising, it will firstly require endorsement by the WAPC for advertising in accordance with Regulation 37(4) of the Regulations. Once endorsed by the WAPC for advertising the 'Complex Amendment' will then be advertised in accordance with Regulation 38(2) of the Regulations.

In progressing the Scheme Amendment, the Applicant acknowledges Regulation 35(4) of the Regulations as follows:

- (4) *The local government may refuse to adopt an amendment to a local planning scheme proposed by a landowner if the local government is not satisfied that there is in place an agreement for the local government to use any copyrighted material provided in support of the proposed amendment —*
- (a) *for the purpose of preparing and implementing the amendment;*
and
 - (b) *for zero remuneration.*

We confirm, as the Applicant, that we consent to the Shire's use of all provided documentation for the purpose of preparing and implementing the proposed Scheme Amendment.

Coastal Planning Considerations

State Planning Policy No. 2.6 – State Coastal Planning Policy (SPP2.6)

The purpose of SPP2.6 having regard to this proposal is to provide guidance for decision-making within the coastal zone including managing development and land use change; and to protect, conserve and enhance coastal values. The implementation provisions in Section 6 note that new Scheme Amendment proposals should be consistent with the objectives, policy and guidelines within SPP2.6.

Section 5 of SPP2.6 provides for policy measures and in particular Section 5.5 addresses requirements for coastal hazard risk management and adaptation planning where existing or proposed development is in an area at risk of being affected by coastal hazards over the planning timeframe.

Section 5.10 outlines requirements for coastal strategies and management plans and in particular, include the following provisions:

-
- (i) *Ensure that at rezoning, structure planning, subdivision, strata subdivision or development – whichever arises first and is appropriate in scale, a coastal planning strategy or coastal foreshore management plan is prepared and implemented, by the local government and/or proponent, for the coastal foreshore reserve and any abutting freehold land with conservation values of the subject land.*
 - (ii) *Any structure plan, zoning, subdivision, strata subdivision or development proposal for public purposes, residential, industrial, commercial, tourist, special rural and similar uses on the coast is only approved based on or in conjunction with a current detailed coastal planning strategy or foreshore management plan (whichever is appropriate for the stage and scale of development).*

It is therefore acknowledged that a foreshore management plan will be required to be prepared in consultation with the Shire ahead of any future development application to address the key provisions contained within SPP2.6, including but not limited to Parts 5.5, 5.7, 5.8, 5.9. The concerns of the Shire in regard to the proposed overflow outdoor seating area on the unallocated Crown Land are acknowledged. We advise that the Local Development Plan has now been updated to delete this element to ensure that the plan only relates to the land the subject of this Scheme Amendment (refer to the Local Development Plan at **Annexure 2**). It is noted that, as shown on the updated Local Development Plan, no development is proposed outside the boundaries of the existing property. However it is acknowledged that the foreshore management plan will need to address, amongst other matters, the existing operations which utilise part of the foreshore reserve for its fishing operations.

Cervantes is located within the boundary of the Jurien Bay Marine Park and consequentially the foreshore management plan would also need to have regard to Management Plan No. 49 – Jurien Bay Marine Park Management Plan 2005-2015 (Management Plan 49). The goal of Management Plan 49 is to facilitate the conservation of marine biodiversity of the area and to ensure that the existing and future pressures on the values of the marine park are managed within a framework aimed at ensuring ecological sustainability. It is requested that the Shire initiate the Scheme Amendment and, if required as part of the Scheme Amendment process, a foreshore management plan can be submitted prior to advertising. The foreshore management plan for this site would then form part of the Scheme Amendment Report for the purposes of advertising.

Sea Level Change in Western Australia, Application to Coastal Planning (2010)

The Sea Level Change in Western Australia, Application to Coastal Planning report released by the Department of Transport in 2010 recommends a number of factors affecting sea level rise and states that future sea level rise will increase the frequency and potential severity of existing storm inundation events. These impacts require consideration for new development associated with the proposed Scheme Amendment. The above report contains the following five key recommendations:

Key Recommendations:

- *It is recommended that the upper bound of the IPCC AR4 global average sea level rise projections be adopted when considering the setback to protect development from coastal processes. The upper bound projection of the IPCC AR4 is considered that of the 95th percentile of the SRES scenario A1FI, including the allowance for 'scaled-up ice sheet discharge'.*
- *It is recommended that the A1FI projections be extended by assuming that the rate of global average sea level rise beyond 2100 will be a continuation of the rate of rise between 2090 to 2100.*
- *It is recommended that a vertical sea level rise of 0.9 m be adopted when considering the setback distance and elevation to allow for the impact of coastal processes over a 100 year planning timeframe (2010 to 2110).*
- *It is recommended for planning timeframes beyond 100 years that a vertical sea level rise of 0.01 m/year be added to 0.9 m for every year beyond 2110.*
- *It is recommended that this advice be reviewed when the IPCC Working Group I contribution to the Fifth Assessment Report is finalised (currently scheduled for 2013).*

These recommendations will set a benchmark for planning of new development in areas subject to the impacts of sea level rise. It is expected that these recommendations will be considered as part of the foreshore management plan to be prepared in accordance with SPP2.6. We request that Council consider initiating the proposed Scheme Amendment in its current form and if it is required, a foreshore management plan addressing the five key recommendations of the Sea Level Change in Western Australia, Application to Coastal Planning report can be prepared and submitted prior to advertising. The foreshore management plan would then form part of the Scheme Amendment Report.

Justification for the proposed Scheme Amendment***Promotion of Tourism***

As detailed in the November 2012 officer report to Council regarding the proposed car park use on the site:

Indian Ocean Rock Lobster is a growing popular tourist attraction in the Shire of Dandaragan and has been expanding their operation as time progresses. Currently the site incorporates a yard for storing and maintenance of boats, a processing facility for the clearing and packaging of lobsters, two dwellings to accommodate the transient staff and a take away foot outlet.

Local Tourism Strategy 2012

The Shire of Dandaragan Local Tourism Planning Strategy 2012 is a guiding strategic document for tourism planning matters within the Shire of Dandaragan.

The strategy included a Strengths, Weaknesses, Opportunities and Threats assessment of the Shire's local tourism industry and one of the matters identified in that assessment was:

The completion of Indian Ocean Drive is expected to increase visitation to the Shire, however accommodation and attractions are currently not developed to meet this demand.

The Strengths, Weaknesses, Opportunities and Threats assessment identifies the Indian Ocean Rock Lobster facility in Cervantes as an attraction.

The Local Tourism Strategy refers to the Australian Coral Coast Tourism Development Priorities 2010-2015 which incorporates tourism WA's six major priorities including:

- *Improve the quality of visitor experiences;*
- *Secure the future of regional tourism;*
- *Grow visitor expenditure faster than visitor nights (numbers) ...*

The Indian Ocean Rock Lobster facility is identified as a tourist attraction and the purpose of the Scheme Amendment is to amend the planning framework to enable to site to grow with the tourism industry and associated new facilities expected as the business grows over the coming years.

Shire of Dandaraagan Strategic Community Plan 2015-2025

The Shire's Strategic Community Plan has been developed to set out the community's vision and priorities for the future and demonstrates how the Council and community intend to make progress over a ten year period.

The Strategic Community Plan sets out five goals and their associated objectives for the period from 2015 to 2025. In particular, Goal 1: "*Great place for residential and business development*" provides for two key objectives relative to the ongoing operation and future expansion of the Indian Ocean Rock Lobster facility. Those include:

- 1.4 *Ensure Shire is "open for business" and supports industry and business development*
- 1.5 *Facilitate industry, population and visitor attraction and growth to expand and diversify the regional economy*

The proposed Scheme Amendment will facilitate the achievement of these objectives and in doing so contribute to the overall Goals of the Strategic Community Plan.

Summary

The Indian Ocean Rock Lobster facility has become a very popular tourist attraction in a short space of time and the owners seek to develop the site into a first class tourist facility that can cater for the number of tourists visiting the establishment and draw tourists into the Cervantes townsite.

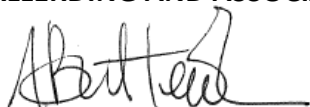
Those outstanding matters raised in the Shire's correspondence of 18 March 2016 will be addressed after initiation of the Scheme Amendment such that they can be included in the Scheme Amendment Report. It is understood that the Shire has requested that the Scheme Amendment be prepared. The Indian Ocean Rock Lobster facility is a family owned business and we seek certainty that the Shire support the proposed Scheme Amendment prior to undertaking costly management plan reports. We seek to work together with the Shire to progress this Scheme Amendment but respectfully request that the detailed management plans be required after Council and WAPC (if required) have granted consent to advertise the Scheme Amendment.

In conclusion, it is requested that Council initiate this Scheme Amendment for the purposes of advertising such that the proposal can progress and the site develop as a drawcard for tourism to Cervantes.

Should you have any further queries, please contact our office on 9382 3000.

Yours sincerely

ALLERDING AND ASSOCIATES



AMANDA BUTTERWORTH
SENIOR ASSOCIATE

cc. Client

ANNEXURE 1

PROPOSED SCHEME AMENDMENT

Amending Schedule 4 – Special Use Zones of the Shire of Dandaragan Local Planning Scheme No. 7 to read as follows:

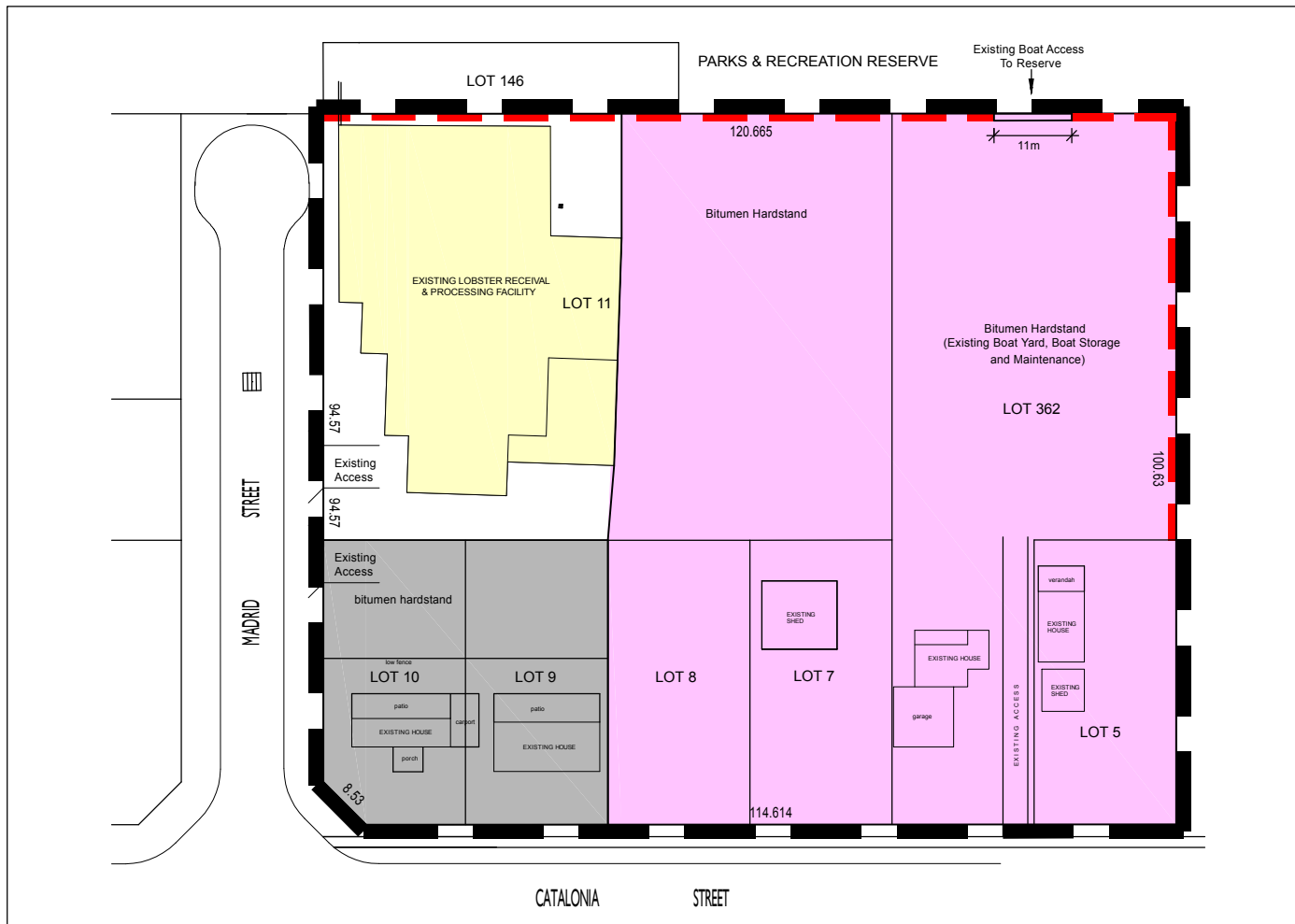
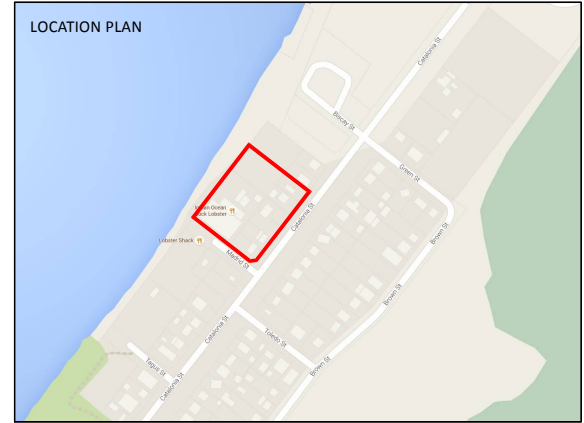
No.	Description of land	Special use	Conditions
4.	Lot 11 (4) Madrid Street, Cervantes; Lots 10 (31), 9 (33), 8 (35), 7 (37), 362 (39) and 5 (41) Catalonia Street, Cervantes	<p>Tourism Industry, including but not limited to the following uses:</p> <p>Permitted (P)</p> <ul style="list-style-type: none"> • Carpark • Caretakers Dwelling • Dwelling • Restaurant • Service Industry <p>Discretionary (D)</p> <ul style="list-style-type: none"> • Grouped Dwelling • Fuel Depot • Residential building <p>Discretionary, subject to notice being given (A)</p> <ul style="list-style-type: none"> • Aquaculture • Fast Food Outlet 	<ol style="list-style-type: none"> 1. Development shall be in accordance with the Local Development Plan endorsed by the Chief Executive Officer and subject to any modifications approved by Council. 2. A landscaping plan is to be prepared and implemented to the satisfaction of the local government. All landscaped areas are to be maintained in good condition thereafter. 3. All driveways, parking and manoeuvring areas are to be constructed and maintained to the satisfaction of the local government. 4. Any residential building shall be used for temporary accommodation only for on site workers. 5. Parking requirements for all future development shall be in accordance with Table 2 – site and Development Requirements of Local Planning Scheme No. 7. 6. Any residential development shall be limited to a residential density of R12.5. 7. Any fuel depot shall exclude the sale in bulk of solid or liquid or gaseous fuel. 8. All existing industrial activities relating to fishing boat storage and maintenance to continue pursuant to Clause 4.8 of Local Planning Scheme No. 7, as amended.

ANNEXURE 2 LOCAL DEVELOPMENT PLAN

LOCAL DEVELOPMENT PLAN
LOT 11 MADRID ST &
LOTS 5, 362, 7, 8, 9 & 10 CATALONIA ST,
CERVANTES.



0 10 20 30 40m
 SCALE: 1:1000
 ORIGINAL PLAN SIZE: A4



Application of Local Development Plan

Local Development Plan for Lot 11 Madrid Street and Lots 5, 362, 7, 8, 9 & 10 Catalonia Street, Cervantes

1. The Local Development Plan is to be read in conjunction with the provisions of Clause 4.7 and Schedule 4 - Special Use Zones of the Shire of Dandaragan Local Planning Scheme No. 7.
2. The R-Code applicable to lots within the Local Development Plan is R12.5

Approval

This LDP has been approved by the City/Town/Shire under clause.....

of the City/Town/Shire of

Local Planning Scheme No.

Signature

Date

Legend:

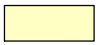
Special Use Zone Boundary.....



No Public Access To Reserve.....



Existing Buildings To Be Retained.....



Future Development Area.....



Future Car Parking Area.....

