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Dear David

ADJUSTMENT TO EXISTING CARAVAN PARK/TOURIST DEVELOPMENT JURIEN BAY TOURIST PARK, ROBERTS ROAD JURIEN BAY

Please accept this correspondence as supporting justification for the proposal to adjust the tourist development at the above site in accordance with the attached plans. The background location of the site relevant issues proposal and the planning framework as relevant are explained as follows however much of the proposal content is consistent with a previous plan considered by Council with support received.

INTRODUCTION

Summerstar Parks Pty Ltd acquired the Jurien Bay Tourist Park quite some time ago and indicated an intent to improve the park including making better use of the areas within, providing additional chalet accommodation and this included liaison with the Shire with respect to interrelationship for future development with the jetty precinct and taking into account the proposed major resort to be development to the north. This included consideration of closure of the existing primary entry near the jetty and location of the entry at a point further to the east on Roberts Rd as per the previously supported plan. The original plan supported by the Council is included at **attachment 2**. It should be noted that this plan indicated a new entry point and office check in manager's residence facility in the north east of the site at an appropriate location staggered from other intersections associated with

commercial development opposite. Further, the existing entry was to be closed to the vehicular traffic and an emergency exit was to be established at the south west corner of the site at White Street.

This proposal is consistent with these objectives however, there have been other changes in the immediate area that have influenced the planning objectives for the site which are explained within this proposal.

FURTHER BACKGROUND

Over recent years, the Shire have redeveloped the foreshore areas to the west of the park and made decisions reflecting various land uses that will occur across the frontage of the park and associated with the jetty. This has changed the interrelationship with the park with the foreshore and provided further emphasis for the park to interrelate with the foreshore area and take advantage of and interface with the significant investment made by the Council and this public arena.

Further to this, the Shire have been facilitative in providing an adjustment to the western frontage of the park allowing aquisition of a triangular portion of the foreshore reserve to be included in the park area so as to provide a regular frontage to the park which would enable better use of the land in this area.

Presently, the frontage of the park interrelating with the foreshore is occupied by a large maintenance shed, check in facility office and manager's quarters and a café which has been in existence for many years but does not present to the foreshore rather to the carpark to the north. The back of house facilities that the café face onto the foreshore and in effect, the tourist park does not present to the foreshore at all.

This change in the format of development in this area and the obvious advantage of the foreshore and the significant improvements made by the Shire has provided impetus to propose development that would improve the situation and present better to the foreshore.

It is also noted in recognition of the fact that the foreshore has been developed and paved landscaped etc that the caravan park area is no longer within a bushfire prone area and bushfire attack level ratings or bushfire management planning is not relevant.

Another relevant matter is the fact that the subject site is located adjacent to the Indian Ocean where coastal processes are in movement. Presently, the coast affronting the park is accreting which means that sand is accumulating and the park is not in immediate threat of sea rising. Notwithstanding this, the Coastal Study applicable notes that sea rising will affect the area and as a result development within the park is proposed to be transportable (therefore recognised as not permanent) so that in the future should sea rising become relevant this can be relocated and manage retreat can occur.

THE SITE

The subject site is approximately 3.2ha in area and located in the Jurien Bay Town Centre. It is bounded by Roberts Street to the north-east, White Street to the south-west, Bashford Street to the south-east and the coastal reserve to the north-west. The location in the context of the town site can be seen in Figure 1 below.

Figure 1: The subject site



Source: Plan WA

The subject site currently operates as the Jurien Bay Tourist Park and offers a range of accommodation options, including caravan and camping sites, chalets and cabins. The main access is currently via the north-western end of Roberts Street adjacent to the existing beach car park. The site also contains a café which forms part of the main reception building to the north-west. Figure 2 below shows the layout of the subject site.

The breakdown of accommodation types includes significant campsites, park homes, cabins and chalets, permanent sites, café and recreational areas. The current layout is evident below.

Figure 2: Site layout



Source: Plan WA

Given its proximity in the town centre, there are a range of existing and proposed land uses adjacent to the subject site. The vacant lot to the north of the subject site along Roberts Street has been approved for a multi storey tourist development that will have implications for the future access to the subject site. This is discussed in detail later in the report. Further south-east along Roberts Street is a number of commercial buildings which continue around the corner east along Bashford Street. On the southern side of Bashford Street, adjacent to the subject site, there are existing residential lots. To the south east along White Street, the main supermarket is located on the corner and the tavern next to this. Further north, toward the beach are existing residential lots.

THE PROPOSAL

The proposal is to generally move in the direction of the previously supported plan with respect to access to the park but also make adjustments to the configuration of development including establishment of additional chalets in the west. The proposed plans are included at **attachment 1**.

In summary the proposal includes the following;

- Establishment of a new entry at Roberts Street in the south east part of the site consistent with the previously supported plan along with check in bays, adjustments to caravan sites at this location, new check in office, managers quarters and associated facilities.
- Closure of the existing vehicular entry at Roberts Street in the North East and replacement with landscaping and footpath connection to the existing carparks/foreshore area.
- Adjustment to the existing approved chalets along White Street in the North West of the site with provision of 6 x 2 bedroom chalets with appropriate parking and provision of disabled access chalet at the eastern end.
- Adjustment to the internal road configuration in the north west and campsites in this part of the site including provision of 20 en-suite sites responding to the higher end camping market and desirability of private ablution facilities. This type of camping arrangement is attractive for longer stays and also responds well to the Covid-19 situation with less focus on shared facilities.
- Adjustment to the central facilities in the central west part of the site including establishment of swimming pool, adjustment of recreation/bbq facilities and removal of the ablution block which would no longer be required in this part of the park given this section is surrounded by camping sites with en-suites or chalets.
- Demolition of the old western ablution building.
- Establishment of a new maintenance shed in the south corner of the site.
- Establishment of 20 accommodation units (chalets) along the western frontage of the site where the accommodation provided potentially separately upstairs/down stairs within 10 x 2 storey buildings. This would provide the opportunity for either separate leasing of upstairs/downstairs or co joint leasing for larger groups. This would provide an element of accommodation that would be more flexible for the types of clientele but would also provide extensive views to units across the foreshore jetty and the ocean but also development that provides an attractive interface with the foreshore rather than the current situation where development turns it's back on the foreshore. This could therefore be used as between 10 to 20 accommodation options.

- Provision of a new 2 storey café/restaurant facility in the north corner of the site (generally where the existing café is situated) with café facilities downstairs but also function facilities upstairs where group functions can be held either in the format of a typical restaurant activity or for organised group functions again to improve the offering in this location interrelating with the foreshore which has been invigorated by Shire investment in this location and supporting the viability of the park through providing a venue where groups can have organised functions. This could promote for example groups holding AGM's or weddings being held with guests staying at the park and utilising the café/restaurant venue facilities.
- Adjustment to the internal configuration of access and parking in various locations about the park but particularly in the west where the closure of the main entry will be occurring and adjustment to parking.

The proposal is therefore generally consistent with the previously supported plan of Council in relation to general access and internal adjustments except that accommodation is proposed in the west of the site responding to the adjustments to the foreshore that have been made and improved land areas that are available.

PLANNING FRAMEWORK

SHIRE OF DANDARAGAN LOCAL PLANNING SCHEME No.7

The majority of the Jurien Bay Tourist Park (Lot 302) is within the "Tourist Zone" and the objectives of this zone are *"to provide for tourism development and uses associated with tourism development, including retail and service facilities where such facilities are an integral part of the development and are of a scale appropriate to the needs of the development. Also to allow limited residential uses where appropriate and subsidiary to the tourism use"*

The far western corner of the site (approx. 75sqm) was recently amalgamated from the foreshore reserve area and is still reserved for Parks and Recreation under the Scheme. It is envisaged this would be rectified by any Scheme review. Part 2 of the scheme states that use and development of local reserves must be the subject of development approval and in determining an application for approval the local government is to have due regard to matters set out in clause 67 of the deemed provisions and the ultimate purpose intended for the reserve. This means that whilst this section of land has not yet been rezoned to Tourist, the scheme still allows consideration of the use of the land and does not prohibit the approval of development that will clearly be utilised in concert with the balance of the tourist park that is zoned Tourist.

Under the Tourist zone a variety of uses are permissible and particularly tourist accommodation uses. Uses proposed that are part of this proposal include caravan park which is a "P" use, chalet which is a "A" use, restaurant which is a "P" use, caretakers dwelling which is a "D" use. All other aspects of the proposed development are incidental/ancillary to those uses and particularly the caravan park use.

The uses are therefore appropriate within the context of the site both under the Tourist zone and can be permitted where penetrating into the Parks and Recreation reserve allocation. This is particularly given this piece of land has now been amalgamated with the park to be used to co jointly therewith.

Clause 4.7 of the scheme refers to site and development requirements. Development table no.2 sets out the site and development requirements for various land uses. Table 2 does not include the use of Caravan Park, chalet or caretakers dwelling but includes restaurant. It is noted that setbacks, plot ratio and minimum landscape requirements are to be determined by the local government in each particular case. Parking for a restaurant is to be provided for every 10m² of gross lettable area or 1 for every 4 seats provided whichever is the greater.

It is noted that presently there is a café on site that is not provided with car parking within the Tourist Park and visitors to the Café park adjacent within the jetty carpark area which currently provides for around 40 car parking spaces. It is noted this carpark may be removed in the future when redevelopment occurs. It is however noted that there is a significant number of street parking bays available within Robert St. (approximately 68) immediately to the east and further parallel parking bays eastward along Robert St. In addition, there are also parallel parking bays available on White St. which provides significant public parking within walking distance of the proposed restaurant use. The intention is to essentially replace the existing café at ground level but also provide a function room at the upper level which may be used as a restaurant to principally support guests occupying the accommodation within the Tourist Park but also supporting the community which would be able to park in the public car parking areas similar to the function of the existing café. It is presented that this proposal could be entertained on this basis under the scheme. Clause 4.8 of the scheme allows consideration of parking off site in the vicinity of a premises.

With respect to parking for the additional chalets, a total of 20 spaces are provided to support the accommodation units proposed such that there is 1 space per unit including a disabled access space for 1 of the units across the frontage of the site. A parking space is also provided per chalet along the southern side of the park again with a disabled access space for the disable access unit proposed. The

caravan sites to be adjusted internally with en suites are of an appropriate size to accommodate vehicles on site.

Clause 4.11 refers to caretakers dwellings and requires that such a dwelling should not be developed unless there is an existing business which is the case. The proposed caretakers dwelling is well screened from the public road area as it is proposed to be central to the site and is consistent with clause 4.11.5 of the scheme being 70m² in area.

Clause 4.17 refers to heights of buildings which states within the residential zone buildings should not exceed 2 storey's and in all other zones the local government may determine the maximum number of storey's permitted. The development proposed is a maximum of 2 storey's which is consistent with the residential zone to the south and it is noted that a substantial building of multiple storeys has been approved immediately to the north. As such, the scale of development under the proposal is consistent with or less than what would be anticipated both to south and the north of the site.

Clause 4.18 refers to landscaping and as evident on the proposal plans, landscaping treatments are embodied throughout the park changes to provide attractive setting for guests with an appropriately sized recreation area provided under the caravan and camping legislation (11.25%).

Clause 4.24 refers to development in the tourist zone this states:

"Development in the tourist zone shall be in accordance to the following:

- *Development to be in accordance with the Jurien Bay's City centre strategy plan or an successive document and;*
- *Development should address matters including but not limited to achieving high quality built form, site responsive design landscaping, efficient access and parking to the satisfaction to the local government".*

A review of the City centre plan identifies the site as existing caravan park and documentation including that within the local planning strategy recognises the tourist use of the site and the proposal is consistent with this and also serves to relocate access to the tourist park consistent with broader planning objectives particularly access arrangements about the jetty area.

Clause 4.25 refers to State Planning Policy 2.6 and development is to comply with this policy. As evident on the existing site plan, caravan park development already exists in the location where

development is proposed and the proposal is to adjust the format of development within this area. To address State Planning Policy 2.6, the proposal is to locate buildings that would be transportable which would be a better outcome than the current situation whereby the buildings particularly in the frontage of the site are solid construction and not transportable including particularly the reception building. The proposal is therefore to improve the sites approach to coastal processes by providing development in the same location but enabling managed retreat should this be necessary in the future.

The subject site also falls within special control area no.3-coastal hazard risk area and clauses under this section of the scheme state that the purpose of this control area is to provide guidance to the scope of land use and development to be permitted within the coastal erosion and inundation hazard risk area.

Objectives are to:

- *"Ensure land in the coastal zone is continuously provided for coastal foreshore management public access recreation and conservation.*
- *To ensure public safety and reduce risk associated with coastal erosion and inundation.*
- *To avoid inappropriate land use and development of the land at risk from coastal erosion and inundation.*
- *To ensure land use and development does not accelerate coastal erosion or inundation risks or have detrimental impact on the functions of public reserves and*
- *Ensure development addresses the Shire of Dandaragan coastal hazard risk management and adaptation plan."*

It is noted that all development requires an approval and may be issued with a temporary time limited approval and applications may also be referred to relevant agencies. A notification may also be placed on title.

The coastal hazard risk management and adaptation plan was prepared by Cardno in 2018. Coastal hazard risk management mapping within the plan indicates that the frontage of the park may be affected by sea rising somewhere between 2070 and 2110 therefore in around 50+ years which would likely be beyond the life of the structures to be constructed and this allows plenty of time to consider managed retreat with relocatable buildings proposed.

The subject site falls within precinct JB3-Jurien Bay Township central which is referenced at section 3.2.7 of the relevant document. This indicates that the tourist park could become highly vulnerable by 2070 reiterating the mapping within the document specific to the precinct. Section 6.5 of the document illustrates that managed retreat should be the focus and the proposal responds to this by intending to replace fixed structures with transportable structures therefore allowing a managed retreat approach to be better facilitated. It is considered the proposal can therefore be considered to be responding to the coastal management plan applicable for the Shire.

It is noted that a caravan park is dealt with under the Caravan Parks and Camping Grounds Act and Regulations and compliance with such regulations is documented on the table included on the proposal plan. This indicates there will be adequate facilities for the caravan and camping aspects of the proposal.

The chalet's proposed meet the definition of a chalet being fully self-contained units that will be occupied for a maximum of 3 months in any 12 month period. Likewise, a restaurant use is defined as one that includes the sale and consumption of food and drinks and includes a licenced restaurant. The proposed caretakers dwelling is also consistent with the definition under the scheme given it is a dwelling that would be occupied by the managers of the operation of the tourist park and chalet's.

The appraisal of the local planning scheme and other relevant documents referred to within the scheme including the City centre plan, local planning strategy and coastal and adaptive management plan indicates the proposal can be considered acceptable within the planning framework.

CONCLUSION

The proposed redevelopment of the Jurien Bay Tourist Park is generally consistent with previously considered and supported master plan for the park particularly in relation to adjustments to access to the park and internal movement systems. The adjustment to the plans not previously considered by the Shire include development of chalet's across the frontage of the park and an improved restaurant facility which has been proposed in response to the significant upgrades that have been implemented by the Shire across the foreshore adjacent to the park. Presently, the tourist park development does not present to the foreshore and effectively "turns it back" on the foreshore with the fascia of buildings being the rear of the maintenance shed, reception/managers house and back of house of café. The proposal will respond to the characteristics of the area in a better way by presenting development that addresses the foreshore and takes advantage of the public amenity that has been

provided by the Shire. The development will better interrelate with the foreshore and therefore compliment the objectives to improve the foreshore area and assist in invigorating this public area.

The proposal is essentially a better use of land already committed for tourist development with a relocation of check in facilities to a location that would support Shire objectives at the jetty whilst providing accommodation and restaurant facilities to support the development onsite and the broader community.

The proposal takes advantage of an improved frontage of the park which has been facilitated by the Shire with adjustment to the lot configuration at the frontage with the foreshore and will also provide a high end opportunity for accommodation with use to the ocean.

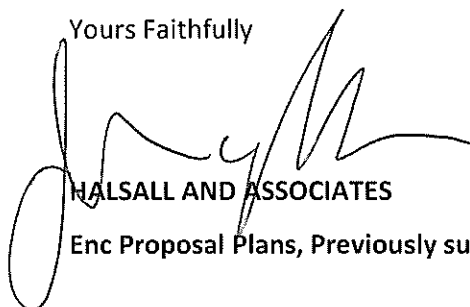
The proposal has been considered in keeping with Shire Planning Scheme, Local Planning Strategy, and City Centre Plan and Coastal processes and is an appropriate response to the planning framework.

The caravan and camping regulations have been considered and the addition of en suite sites will be another improvement to the variety of tourist accommodation provided within the site.

The owners of the Jurien Bay Tourist Park have always been very keen to work with the Shire to improve the facility whilst working in with Shire objectives adjoining and nearby and in light of the above it is respectfully requested that Council approve the proposed plan.

Should there be any queries regarding the proposal we would be very happy to assist and respond. Please find enclosed plans and the application form and we request the client be invoiced for the relevant fee.

Yours Faithfully



HALSALL AND ASSOCIATES

Enc Proposal Plans, Previously supported Masterplan, Application Form