

# LOCAL DEVELOPMENT PLAN

LOT 62 (NO.20) ROBERTS STREET,  
JURIEN BAY

SHIRE OF DANDARAGAN

PREPARED BY:

**burgess design group**  
TOWN PLANNING + URBAN DESIGN

**Lot 62 (No.20) Roberts Street,  
Jurien Bay**

Shire of Dandaragan

**LOCAL DEVELOPMENT PLAN**

Issue 1: February 2016

Prepared for: **Aliceville Pty Ltd**

Prepared by: Burgess Design Group  
101 Edward Street, Perth, 6000  
PO Box 8779, Perth Business Centre, W.A., 6849  
Telephone: (08) 9328 6411  
Facsimile: (08) 9328 4062  
Website: [www.burgessdesigngroup.com.au](http://www.burgessdesigngroup.com.au)  
Email: [reception@burgessdesigngroup.com.au](mailto:reception@burgessdesigngroup.com.au)

Project Planner: Mark Szabo  
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Quality Assurance

Issue/Version:	Date:	Author:	Reviewer:
1	25/02/2016	Zarina MacDonald	Mark Szabo

## EXECUTIVE SUMMARY

This Local Development Plan (LDP) applies to Lot 62 Roberts Street, Jurien Bay and the adjoining south west portion (910m<sup>2</sup>) of the Heaton Street road reserve ("Subject Site"). The subject site comprises a total land area of 2.199ha and is bound by Roberts Street to the south west, Heaton Street to the north west, Sandpiper Street to the south east and Lot 63 Heaton Street to the north east.

This LDP has evolved from Scheme Amendment No.21, endorsed by the Western Australian Planning Commission (WAPC) in September 2015. The subject site is zoned 'Special Use – Tourist Resort' under the Shire of Dandaragan Local Planning Scheme No.7 (LPS7) and is subject to the conditions of Schedule 4 – Special Use Zone No.4 (SU4) of LPS17. Condition 1 of SU4 requires that *'prior to the submission of an application for planning approval, a Local Development Plan (LDP) for the land is to be prepared and approved by the local government.'*

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# 1. INTRODUCTION

## 1.1 INTRODUCTION AND PURPOSE

This Local Development Plan (LDP) has been prepared by Burgess Design Group on behalf of Aliceville Pty Ltd, the registered landowner of Lot 62 (No.20) Roberts Street, Jurien Bay (subject site).

This Local Development Plan (LDP) is identified as 'Lot 62 Roberts Street, Jurien Bay Local Development Plan'.

The Local Development Plan applies to Lot 62 (No.20) Roberts Street, Jurien Bay and a portion of the Heaton Street Road Reserve (refer **Plan 1 – Site Land Use Plan**).

The purpose of this LDP is to guide development of built form within the site through the preparation and lodgement of compliant development applications.

The LDP is compliant with Schedule 4 – SU4 of the Shire of Dandaragan Local Planning Scheme No.7 (LPS7) and addresses matters including built form controls, land use, access, and landscaping provisions.

## 1.2 LAND DESCRIPTION

The subject site incorporates Lot 62 Roberts Street, Jurien Bay, and adjoining south west (910m<sup>2</sup>) portion of the Heaton Street Road Reserve.

The total area of the subject site is approximately 2.199ha.

### 1.2.1 Location and Context

The subject site is located within the central Jurien Bay Townsite, approximately 200km north west of Perth (refer **Figure 1 – Location Plan**). The subject site is bounded by Roberts Street to the south west, Heaton Street to the north west, Sandpiper Street to the south east and Lot 63 Heaton Street to the north east (refer **Figure 2 – Aerial Photograph**).

The subject site is located less than 2km from Jurien Bay airport, and within 250m of the Indian Ocean Drive, being the main road to Perth. The site has a good aspect and outlook, situated within the Jurien Bay Commercial Centre and 100m of the Jurien Bay Foreshore.

### 1.2.2 Area and Land Use

The subject site is predominantly vacant with limited existing vegetation; and two buildings currently on site. It should be noted that these outbuildings are relatively degraded and are not currently in use.



FIGURE 1



NORTH

0 50 100 150 200 250m  
SCALE 1:10,000 (A4)

# LOCATION PLAN Lot 62 Roberts Street JURIEN BAY





FIGURE 2



NORTH



**AERIAL PHOTO**  
**Lot 62 Roberts Street**  
**JURIEN BAY**



### 1.3 LEGAL DESCRIPTION AND OWNERSHIP

The subject site is legally described as:

- Lot 62 on Deposited Plan 207149, Volume 1499, Folio 123.

The land is owned by Aliceville Pty Ltd (refer **Appendix 1 – Certificate of Title**).

### 1.4 OPERATION

In accordance with clause 56 (1) of the Planning and Development (Local Planning Scheme) Regulations 2015 ‘a decision-maker for an application for development approval in an area that is covered by a local development plan that has been approved by the local government must have due regard to, but is not bound by, the local development plan when deciding the application.’

Pursuant to clause 57 (1) ‘the approval of a local development plan has effect for a period of 10 years commencing on the day on which the local government approves the plan, or another period determined by the local government, unless the local government earlier revokes its approval.’

## 2. PLANNING FRAMEWORK

### 2.1 ZONING AND RESERVATIONS

#### 2.1.1 Shire of Dandaragan Local Planning Scheme No.7

The majority of the site is zoned 'Special Use No.4 – Tourist Resort' under the Shire of Dandaragan Local Planning Scheme No.7 (LPS7), with a portion of Lot 62 Roberts Street reserved as 'Local Road'. Refer **Figure 3 – LPS7 Map**.

*Pursuant to Clause 4.7.2 'a person must not use any land, or any structure or buildings on land, in a special use zone except for the purpose set out against that land in Schedule 4 and subject to compliance with any conditions set out in Schedule 4 with respect to that land.'*

This LDP has been prepared in accordance with both the generic Scheme provisions relating to the preparation of Development Plans and also those contained within Schedule 4 – Special Use No.4 (SU4).

### 2.2 PLANNING STRATEGIES

#### 2.2.1 Shire of Dandaragan Jurien Bay Town Centre Strategy (2012)

This strategy aims to provide a clear direction for future development and management within the Jurien Bay Town Centre.

The relevant aims of the strategy are:

*"A vision (and possible theme) for the town centre of Jurien Bay looking forward 10-15 years.*

*Where future commercial, tourist, medium density residential and mixed use development should occur based on physical, social and environmental considerations.*

*Appropriate scale and density of development (residential, commercial, tourist) to achieve a sustainable economic benefit, whilst enhancing the quality of well being lifestyle and services for the broader community.*

*Consolidation of land use and establish a framework to deliver a more integrated, sustainable, and functional town centre environment."*

Given that the LDP area is zoned SU4 with the development focusing on a tourism land use, the vision of the Town Centre Strategy Plan will be achieved, by providing:

- A long term economic benefit to the town centre;
- Providing jobs for the local community;
- Establishing a central tourist core for Jurien Bay for the future;
- Providing a bookend development to Roberts Street; and
- Providing an active pedestrian link along Roberts Street to the Jurien Bay Foreshore.



#### LEGEND



Subject Land

#### LOCAL SCHEME RESERVES



Commercial



Tourist



Parks & Recreation

#### OTHER



Scheme Boundary



Local Government Boundary



Special Use



Townsite - Land Act



NORTH

0 25 50 75 100m  
SCALE 1:4,000 (A4)

## LOCAL PLANNING SCHEME NO.7

Lot 62 Roberts Street

JURIEN BAY

**burgess design group**

TOWN PLANNING + URBAN DESIGN

PO Box 8779, Perth Business Centre 6849

[www.burgessdesigngroup.com.au](http://www.burgessdesigngroup.com.au)

P (08) 9328 6411

F (08) 9328 4062

Planner: MS

Client: Carl Alo

Date: 02.11.15

Plan No: ALO JUR 7-02-03

**SHIRE OF DANDARAGAN**

## 2.2.2 Jurien Bay Regional Centre Growth Plan

The Jurien Bay Regional Centre Growth Plan has been prepared as part of the Royalties for Regions Regional Centres Development Plan (Super Towns) initiative. Under the Jurien Bay Regional Centre Growth Plan Jurien Bay is identified as having the potential to develop into a Regional City with a population of over 20,000.

The Spatial Growth Plan is a critical component of the overall Growth Plan as it facilitates the spatial requirements for the range and scale of land uses, movement network and both hard and soft infrastructure to ensure that Jurien Bay develops as a Regional City, as it moves towards a population of 20,000. The Spatial Growth Plan identifies the LDP area as Tourism Site that is vacant and provides an opportunity for a major tourism development adjacent to the foreshore.

The Jurien Bay Regional Centre Growth Plan states that the development of an Interpretative Centre and associated café at Dobbyn Park and the development on Lot 62 'would "bookend" and frame the view looking to the coast along Roberts Street, and abut the pedestrian link from Roberts Street to the foreshore and jetty.'

## 2.3 PLANNING POLICIES

### 2.3.1 WAPC State Planning Policy No.2.6 State Coastal Planning Policy

State Planning Policy No.2.6 (SPP 2.6) provides guidance for land use and development decision-making within the coastal zone including managing development and land use change; establishment of coastal foreshore reserves; and to protect, conserve and enhance coastal values.

SPP 2.6 has specific measures that relate to tourism development as follows;

#### 5.1 General Measures

*(i) Local and regional planning strategies, structure plans, schemes, subdivisions, strata subdivision, development applications, coastal planning strategies and foreshore management plans, as well as other planning decisions and instruments relating to the coast should comply with the policy measures.*

#### 5.2 Development and Settlement

*(iii) Ensure that when identifying areas suitable for development, consideration is given to strategic sites for coastal access and commercial development that is demonstrably dependent on a foreshore location including ports, boat harbours and regional boat ramps.*

*(iv) Ensure that use of the coast, including the marine environment, for recreation, conservation, tourism, commerce, industry, housing, ocean access and other appropriate activities, is sustainable and located in suitable areas.*

*(v) Ensure that land use and development, including roads, adjacent to the coast is sited and designed to complement and enhance the coastal environment in terms of its visual, amenity, social and ecological values.*



### 5.4 Building Height Limits

*Maximum height limits should be specified as part of controls outlined in a local planning scheme and/or structure plan, in order to achieve outcomes which respond to the desired character, built form and amenity of the locality.*

### 5.10 Coastal Strategies and Management Plans

*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).*

## **2.3.2 WAPC Planning for Tourism - Planning Bulletin 83-2013**

WAPC Planning for Tourism - Planning Bulletin 83-2013 guides decision making by the WAPC and local government for subdivision, development and scheme amendment proposals for tourism purposes.

The objectives of the policy are as follows:

- *Highlight the importance of strategic planning for tourism.*
- *Recognise local and regional variations in tourism demand and development pressures; and their impacts on the viability of tourism development, in assessing and determining tourism proposals.*
- *Provide guidance to local government in planning for tourism development to be undertaken as part of the local planning strategy process.*
- *Provide guidance on the development of non-tourism uses on tourism sites.*
- *Provide for flexibility in the design and assessment of tourism and mixed use development.*

The policy seeks to identify tourism precincts, localities of tourism value or amenity that incorporate the 5 A's into tourism development (these being attractions, accommodation, access, amenities, and activities).

## **2.4 SCHEME AMENDMENT NO. 21**

In accordance with Section 87 of the Planning and Development Act 2005 that the Minister for Planning approved the Shire of Dandaragan Local Planning Scheme Amendment No.21 on 3 September 2015 for the purpose of:

- Rezoning a portion of Lot 62 Roberts Street from 'Tourist' to 'Special Use - Tourist Resort';
- Rezoning a portion of Heaton Street road reserve to 'Special Use - Tourist Resort';
- Rezoning a portion of Lot 62 Roberts Street from 'Tourist' to 'Local Road';
- Inserting a new entry (SU4) into Schedule 4 for Lot 62 Roberts Street and a portion of Heaton Street road reserve, Jurien Bay for specific conditions; and
- Amending the Scheme Map accordingly.

### 3. LOCAL DEVELOPMENT PLAN PROVISIONS

#### 3.1 LAND USES

In accordance with LPS7 Schedule 4 - SU4, the following land uses are permissible and discretionary for the site:

Permitted	Discretionary
<ul style="list-style-type: none"> <li>▪ Hotel</li> <li>▪ Tourist resort</li> <li>▪ Motel</li> <li>▪ Serviced apartment</li> <li>▪ Restaurant</li> <li>▪ Cinema/theatre</li> <li>▪ Tavern</li> <li>▪ Grouped Dwelling</li> <li>▪ Multiple Dwelling</li> <li>▪ Office</li> <li>▪ Shop</li> </ul>	<ul style="list-style-type: none"> <li>▪ Caretaker's Dwelling</li> <li>▪ Civic Use</li> <li>▪ Club Premises</li> <li>▪ Convenience Store</li> <li>▪ Reception Centre</li> <li>▪ Fast Food Outlet</li> <li>▪ Art Gallery</li> </ul>

- The only permitted land use on the western portion of the site divided by the realignment of Heaton Street (the western portion) is a 'Hotel' and associated ancillary uses;
- The inclusion of residential units for permanent occupancy shall only be permitted on the basis that the site retains a dominant tourism function and character as determined by the Council;
- Areas of the site that provide the highest tourist values will be retained predominantly for tourist purposes and not permanent residential units;
- Any proposed 'Hotel' or 'Motel' on the land shall provide 100% short-stay accommodation. For all other accommodation units proposed on the land, the maximum proportion of permanent residential units relative to the total number of short stay units on the site shall be equal to or less than 45%; and
- Demonstration that the non-tourist developments (such as commercial, office, retail, reception centre, restaurant) will not detract from the main Jurien Bay commercial centre and will form an integrated part of the tourist resort.

##### 3.1.1 Residential Development

The following provisions of Schedule 4 - SU4 of LPS7 apply to residential development in the LDP area:

- Demonstration that the design and scale of any residential component within the site is subsidiary to the tourism component such that the tourism component remains dominant;

- Demonstration that the residential accommodation is to be concentrated in an area of the site and located to provide a transition between tourist development and surrounding residential uses;
- Evidence that the proportion of permanent residential accommodation units relative to the total number of short-stay accommodation units on the site will be equal to or less than 45%; and
- Any residential unit for permanent occupation must:
  - (i) form part of a mixed use development proposal;
  - (ii) form an integrated component of the tourist complex in terms of the type, style and character and the landscaping of the building;
  - (iii) shall be in a concentrated area located to provide a transition between tourism development and surrounding residential uses;
  - (iv) be provided with recreation and amenity facilities; and
  - (v) shall be designed to enable management and use on an integrated basis with the overall tourist resort.

### 3.1.2 Concept Development Plan

A Concept Development Plan has been prepared to provide an indication of the potential form development may take within the LDP area. The building footprints shown on the Concept Development Plan show the relationship between future buildings, car parking, and public open space. It should be noted, the Concept Development Plan is provided for information purposes only, and does not form part of this LDP.

The Concept Development Plan comprises a mixture of commercial and residential development, including 27 x retail shops; 5 x offices; 3 x restaurants, 2 x bars, 1 x function centre; 1 x health club; 2 x reception areas; 56 x short stay units; 84 x hotel rooms; 127 permanent residential units; 2 x swimming pools; and 1 x outdoor cinema (refer to **Plan 2 – Concept Development Plan**).

## 3.2 BUILT FORM CONTROLS

### 3.2.1 Building Height

Development should consider the visual impacts of proposed structures on views from the Jurien Bay Marine Park and appropriate height limitations must be given.

The LDP proposes a range of possible building heights from 2 to 5 storeys adjacent to Roberts and Sandpiper Streets, and Seafront Estate; and 5 to 10 storeys in the centre of the site and towards Heaton Street (refer **Plan 3 – Building Height Plan**).

No structure shall exceed 40 metres in height measured from natural ground level, unless it forms part of any telecommunications infrastructure.

### 3.2.2 Building Orientation & Streetscape

- As in accordance with the R-codes, blank walls shall be minimised at street level, and where practical active frontages incorporated into the development to ensure a suitable level of casual surveillance of the public domain; and
- All buildings must be designed with windows or balconies facing the street.

### 3.2.3 Landscaping

A landscaping plan is to be submitted for the approval of the Shire of Dandaragan with any development application.

The exact location, size and configuration of the open space will be determined as part of the Development Application stage.

Development shall comply with the following landscaping provisions:

- Interface between the Hotel and Jurien Bay Foreshore – the rear boundary of the Hotel shall be landscaped to provide a softer edge and to create an appropriate interface between the development and the Jurien Bay foreshore area;
- Internal car parks – at-grade car parking areas shall be landscaped to include shade trees, and break down the expanse of parking;
- Pedestrian Paths – separate pedestrian paths shall be provided connecting all entries to buildings with the public footpath and car parking areas; and
- Lighting – lighting shall be provided along pathways, and communal open space and car parking areas.

### 3.2.4 Access

The LDP depicts the indicative location of roads and car parking areas. These elements will be subject to further refinement and modification at the development application stage.

Development of the site shall be in accordance with the following LDP provisions:

- Provision of public access to areas of high amenity within or adjoining the site;
- Unrestricted access to the Jurien Bay Foreshore area;
- Prior to the commencement of development, the ceding of a minimum 11 metre wide street along the north east boundary of the land, providing a connection between Heaton and Sandpiper Streets, is to be completed to the satisfaction of the local government;
- The integration of the realigned Heaton Street road reserve into the overall site;
- Traffic management for the site, including the provision of car parking, vehicle access and circulation, loading and unloading areas, storage yards and rubbish collection closures, pedestrian access and walkways within and from the site;



- Prior to the commencement of any development on Lot 62, the closure, realignment and land transfers of a portion of the Heaton Street road reserve must be finalised to the satisfaction of the local government; and
- A 5.0 metre wide pedestrian link shall be constructed along the north eastern boundary between Sandpiper Street and Heaton Street.

### 3.2.5 Car Parking

Car parking ratios shall be in accordance with the Development Table (Table 2) of LPS7 and Local Planning Policy No.8.8 – Car Parking (LPP 8.8).

The relevant LPS7 and LPP 8.8 standards are as follows:

Land Use	Minimum Number of Car Parking Bays
Hotel/Tavern	1 for every bedroom plus 3 per 25m <sup>2</sup> bar and lounge area plus 1 space per 2 employees
Tourist Accommodation (Resort Units, Chalets, Cabins)	1 bay for each accommodation unit
Motel	1 bay for each unit plus 3 bays for 25 m <sup>2</sup> of service area
Reception Centre	1 bay for every 10 m <sup>2</sup> GFA or 1 bay for every 4 seats provided, whichever is the greater
Shop (Retail)	1 bay for 20 m <sup>2</sup> NLA
Restaurant / Café	1 bay for every 10 m <sup>2</sup> GFA or 1 bay for every 4 seats, whichever is the greater
Office	1 bay for 20 m <sup>2</sup> NLA
Multiple Dwelling	In accordance with the Residential Design Codes
Cinema/Theatre	1 bay per every 4 seats plus 1 bay for each employee

- The majority of car parking shall be provided to the rear of buildings or internally within buildings (e.g. basement level);
- On street parking shall be provided along Heaton Street, Roberts Street and Sandpiper Street; and
- Large areas of car parking shall be located behind buildings and provide safe and clearly sign-marked pedestrian routes to the building entrances.

### 3.3 NOTIFICATION ON TITLE

In respect of applications for the subdivision of the land the Shire of Dandaragan shall recommend to the Western Australian Planning Commission the preparation and/or implementation of the following:

- a) A notification to the following effect is to be placed on the certificate(s) of title of any proposed lot(s) identified in the Coastal Hazard Risk Management and Adaptation Plan that may be affected by coastal hazards:

Vulnerable Coastal Area — this lot is located in an area likely to be subject to coastal erosion/inundation over the next 100 years.

- b) In accordance with Section 5C of the Strata Titles Act (1985) (as amended) a condition of any future built strata subdivision of tourist accommodation shall include the preparation and submission of a management statement and associated agreements for the local governments approval, that includes:
- The establishment of a Schedule 1 by-law that requires, as a minimum, a unit management agreement, lease or alternative arrangement between each owner of a strata unit and the common facility manager/operator to provide for common management of all such units for a minimum period of 25 years as a tourist facility;
  - The ability for a Strata Company to terminate a contract with the facility manager/operator at the end of a 5 year contract or lesser period based on performance criteria as determined by the Strata Company;
  - The management agreement, lease or alternative shall cover but not be limited to letting agent (manager) arrangements, resort reception, access, security, maintenance, caretaking, refurbishment, marketing and other services reasonably required for the development to operate as a tourism facility; and
  - Any other additions the local government considers appropriate to ensure the ongoing sustainability of the proposal for tourism purposes.

### 3.4 COAST AND FORESHORES

Prior to the approval of development on the site a Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) is to be prepared in accordance with *State Planning Policy 2.6 State Coastal Planning Policy* and approved by the local government. The CHRMAP should include but not be limited to consideration of inundation, erosion, finished floor levels, setbacks and drainage. Relevant adaptation measures are to be implemented at the time of development.

### 3.5 MANAGEMENT PLAN

A Management Plan is to be prepared and implemented to ensure:

- the integration of facilities associated with tourist accommodation such as recreation (e.g. pools, gymnasium, function space), entertainment facilities (e.g. food and beverage facilities) and management facilities into the tourist resort; and
- The integration of the management and use of recreation and amenity facilities associated with permanent residential accommodation into the tourist resort.

### 3.6 INDICATIVE STAGING

The staging and development of the site will be determined based on general development and market conditions. It is anticipated that phase one will involve the development of the 'Motel' site and ancillary uses.

### 3.7 CONTAMINATION

Prior to the approval of development the site is to be remediated, in accordance with the *Contaminated Sites Act 2003*. Validation of remediation of any contamination identified on the site is to be to the satisfaction of the local government and the Department of Environment Regulation.

The remediation of asbestos and hydrocarbon contaminated soils on-site is to be in accordance with the Site Management Plan (SMP) prepared by Western Environmental.

## **4. INFRASTRUCTURE COORDINATION, SERVICING AND STAGING**

Extension to services (wastewater, power, water etc.) will be required to service the proposed LDP area. Servicing requirements will be addressed as part of future development applications.

### **4.1.1 Water Management**

Water Corporation data has confirmed that reticulated water supply runs along Heaton Street, which services the subject site. The required level of water supply shall be assessed and determined during the Development Application approval process.

### **4.1.2 Effluent Disposal**

Water Corporation data has confirmed that reticulated sewer runs along Sandpiper Street, which services the subject site. The required level of sewer supply shall be assessed and determined during the Development Application approval process.

### **4.1.3 Power**

The appropriate level of power supply required to service the proposed development shall be assessed and determined during the Development Application approval process.

### **4.1.4 Telecommunications**

Telecommunication connections for all lots will be accommodated through the existing network. This will be assessed and determined during the Development Application approval process.

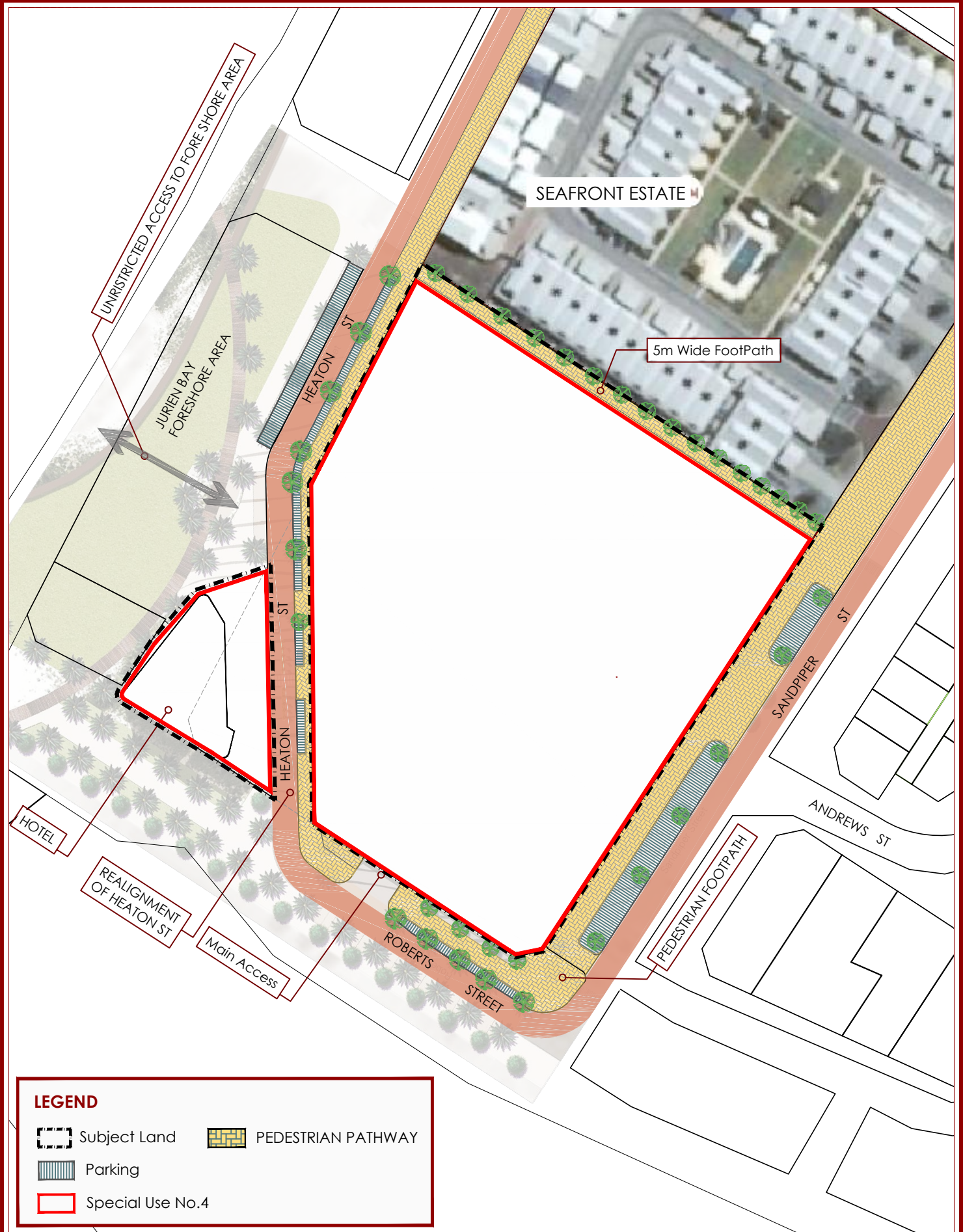


## 5. CONCLUSION

This LDP report and accompanying plans, over Lot 62 (No.20) Roberts Street and a portion of the Heaton Street Road Reserve, Jurien Bay satisfy the planning framework adopted by the Shire of Dandaragan and the Western Australian Planning Commission.

The LDP provides guidance on the built form over the subject site for the preparation and lodgement of development applications to ensure that development provides an appropriate mix of commercial, residential (permanent) and short stay accommodation that is responsive to the site's context.

**PLAN 1:**  
**Site Land Use Plan**



**PLAN 2:**  
**Concept Development Plan**





LAWRENCE SCANLAN  
& ASSOCIATES PTY LTD  
ARCHITECTS



#### LEGEND

 Subject Land



NORTH

0 10 20 30 40 50m

SCALE 1:1000 (A4)

## PLAN 2- CONCEPT DEVELOPMENT PLAN

Lot 62 Roberts Street

JURIEN BAY

**burgess design group**  
TOWN PLANNING + URBAN DESIGN

PO Box 8779, Perth Business Centre 6849  
www.burgessdesigngroup.com.au

P (08) 9328 6411 Plan No: ALO JUR 7-04  
F (08) 9328 4062 Date: 08.01.15

Client: CARL ALOI  
Planner: MS/ ZM

**SHIRE OF DANDARAGAN**

**PLAN 3:**  
**Building Heights Plan**





NORTH  
0 10 20 30 40 50m  
SCALE 1:1,500 (A4)

**PLAN 3- BUILDING HEIGHT PLAN**  
**Lot 62 Roberts Street**  
**JURIEN BAY**

## **APPENDIX 1: Certificate of Title**

WESTERN



AUSTRALIA

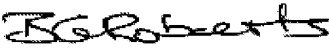

REGISTER NUMBER	
62/DP207149	
DUPLICATE EDITION	DATE DUPLICATE ISSUED
2	14/7/2004

RECORD OF CERTIFICATE OF TITLE  
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME  
1499

FOLIO  
123

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

  
REGISTRAR OF TITLES 

LAND DESCRIPTION:

LOT 62 ON DEPOSITED PLAN 207149

REGISTERED PROPRIETOR:  
(FIRST SCHEDULE)

ALICEVILLE PTY LTD OF 47 THE CRESCENT, MIDLAND  
(TP I925472 ) REGISTERED 21 JUNE 2004

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:  
(SECOND SCHEDULE)

1. \*K969981 MEMORIAL. CONTAMINATED SITES ACT 2003 (CONTAMINATED SITE - REMEDIATION REQUIRED) REGISTERED 11.6.2009.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
\* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.  
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1499-123 (62/DP207149).  
PREVIOUS TITLE: This Title.  
PROPERTY STREET ADDRESS: 20 ROBERTS ST, JURIEN BAY.  
LOCAL GOVERNMENT AREA: SHIRE OF DANDARAGAN.

- NOTE 1: A000001A LAND PARCEL IDENTIFIER OF JURIEN BAY TOWN LOT/LOT 62 (OR THE PART THEREOF) ON SUPERSEDED PAPER CERTIFICATE OF TITLE CHANGED TO LOT 62 ON DEPOSITED PLAN 207149 ON 09-APR-02 TO ENABLE ISSUE OF A DIGITAL CERTIFICATE OF TITLE.
- NOTE 2: THE ABOVE NOTE MAY NOT BE SHOWN ON THE SUPERSEDED PAPER CERTIFICATE OF TITLE OR ON THE CURRENT EDITION OF DUPLICATE CERTIFICATE OF TITLE.