

LOCAL DEVELOPMENT PLAN

Conditions:

1. This is a Local Development Plan which is adopted by the Shire of Shark Bay to guide and facilitate separate planning applications for retrospective planning approval for existing buildings on the land.
2. This Local Development Plan should not be construed as planning consent for all existing development. The owner shall lodge separate applications to obtain all necessary planning approvals and building permits for the buildings identified as 'retrospective' on this LDP.
3. Future development is to be generally in accordance with this Local Development Plan.
4. Any revised or future expanded Local Development Plan shall be required to address all relevant State Planning Policies including State Planning Policy 3.7 'Planning in Bushfire Prone Areas'.

Signing Panel:

This Local Development Plan has been approved by the Shire of Shark Bay Council at its Ordinary Meeting held on the 29 August 2018 in accordance with Clause 52(1) of the 'deemed provisions' of the Planning and Development (Local Planning Schemes) Regulations 2015.

[Signature] 4/9/2018

Chief Executive Officer

Amendment No.	Summary of Amendment	Date endorsed by local government

Notes:

1. The owner / operator is required to separately comply with any Licence issued by the Shire of Shark Bay under the Caravan Parks and Camping Grounds Act 1995. This Local Development Plan is not an approval under the Caravan Parks and Camping Grounds Act 1995, and does not negate the need to comply with the Caravan Park and Camping Ground Regulations 1997.
2. This Local Development Plan is valid for a period of 10 years from the date of the Council meeting held on the 29 August 2018 in accordance with Clause 57(1) of the 'deemed provisions' of the Planning and Development (Local Planning Schemes) Regulations 2015.
3. The Local Government may require a new Local Development Plan as a means to guide any future development as provided for under Part 6, Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This Local Development Plan is for existing retrospective development.
4. The location of buildings is based on an aerial photograph and may be refined as part of the separate planning and building permit process.
5. Separate approval is required to Construct or Install an Apparatus for the Treatment of Sewage in accordance with the Health Act 1911.



	STRUCTURE PLAN BOUNDARY		CARAVAN PARK INFRASTRUCTURE		RECREATION
	CAMPING AREA / CARAVAN BAYS		LANDSCAPING / VEGETATION		ACCESS & PARKING
	HISTORICAL BUILDING PLACE NUMBER 24478 CATEGORY 1		CARAVAN PARK ACCOMMODATION		RETROSPECTIVE DEVELOPMENT



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TITLE: LOCAL DEVELOPMENT PLAN
 LOTS 350 & 351 ON PLAN 301337
 HAMELIN POOL ROAD
 HAMELIN POOL

CLIENT: P. COX
 CERTIFICATE OF TITLE(S) : 1358 / 540 & 1599 / 949
 DATE LAST MODIFIED: 16/08/2018

REV:	DATE:	DETAILS:	BY:	APPROVED:
APPROVED:		PLAN:	LDP	
DESIGNED: GMB	DRAWN: DSH			

* This plan remains the property of Landwest and must not be used for any purpose other than which it was prepared for, in relation to the land duly described. Landwest accepts no responsibility for any losses or damages caused to any person/s who may use the information for a purpose for which it was not intended.

SCALE: 1 : 750 @A3

