

Local Development Plan – Lot 1 Shark Bay Road, Denham

1.0 LDP Provisions
This Local Development Plan has been prepared pursuant to Part 6 of Schedule 2 – Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015.

The purpose of this Local Development Plan is to:

- Facilitate co-ordinated development over the entire lot and provide guidance on future building design elements to ensure a high-quality development outcome is achieved consistent with the prominent high exposure location of this strategic site;
- Achieve a landmark building with quality facades that address both Monkey Mia Road and Shark Bay Road;
- Prioritise integrated access between proposed and future development;
- Address Traffic Management strategically and facilitate safe efficient shared access to service all proposed development.

2.0 Objectives

All development shall demonstrate compliance with the objectives outlined for Special Use Zone No 3 under Schedule B of the Shire of Shark Bay Local Planning Scheme No 4.

3.0 Preferred Land Uses

Permissible land uses within the site are controlled by the Shire of Shark Bay Local Planning Scheme No 4. Preferred land uses for the site include a mixed-use development, quality bulky goods showroom, office, and restaurant/cafe.

4.0 Building Design

Buildings should be constructed out of high-quality materials in accordance with the Scheme requirements. The use of quality architectural features such as extensive awnings, entry statements, columns, or colouring of fascia should be considered as design elements.

Any future development on the southern portion of the lot should present an obvious inviting corner entrance addressing the Shark Bay Road / Monkey Mia Road intersection.

Provision should be made for pedestrian movements, attractive paving, and quality landscaping.

All building design should aspire to provide adequate shelter and weather protection for pedestrians.

Buildings should be designed to establish an identifiable scale and character for adjacent streets.

5.0 Landscaping

The local government shall require a detailed Landscaping and Reticulation/Watering Plan to be prepared by a professional horticulturalist or qualified landscape contractor as a condition of any Development Approval for the site incorporating vegetation species and sizes, including advanced trees to be planted along the boundary abutting the Cemetery Reserve No 8886.

Landscaping shall be of a high quality and include a combination of ground covers and trees.

6.0 Traffic Management and Vehicle Access

A Traffic Impact Assessment endorsed by Main Roads Western Australia (MRWA) shall form part of this Local Development Plan to:

- Examine current and future development potential to strategically plan for shared access and limit the number of crossovers to the site;
- Consider the surrounding road network, future development traffic projections and future residential subdivision approved Structure Plans in the immediate locality;
- Take into consideration planned road widening by MRWA.

Significant changes in level between commercial activities and the adjacent street level should be avoided to maximise the opportunity for shared access.

The local government may require a revised Traffic Impact Assessment for any future stages of development.

All crossovers shall be constructed to the satisfaction and specification of the Shire of Shark Bay and MRWA.

7.0 Carparking and trafficable areas

All trafficable areas including vehicle parking, loading areas, manoeuvring

and circulation areas shall be designed, constructed, sealed (concrete or bitumen), line marked and kerbed.

All stormwater from roof and hardstand areas shall be collected and disposed of on site.

The local government may require lodgement of a drainage management plan as a condition of any development approval.

8.0 Service Areas

Service areas should be located behind buildings or screened from public view of Shark Bay Road and Monkey Mia Road.

9.0 Amenity

The local government may require an acoustic report prepared by a suitably qualified noise consultant to ensure no land use conflict occurs in the future.

The local government shall have due regard for the recommended buffer distances in the Environmental Protection Authority 'Guidance for the Assessment of Environmental Factors'.

10.0 Signage

Any signage shall only relate directly to buildings and services provided on site to avoid excessive, gratuitous and unnecessary signage.

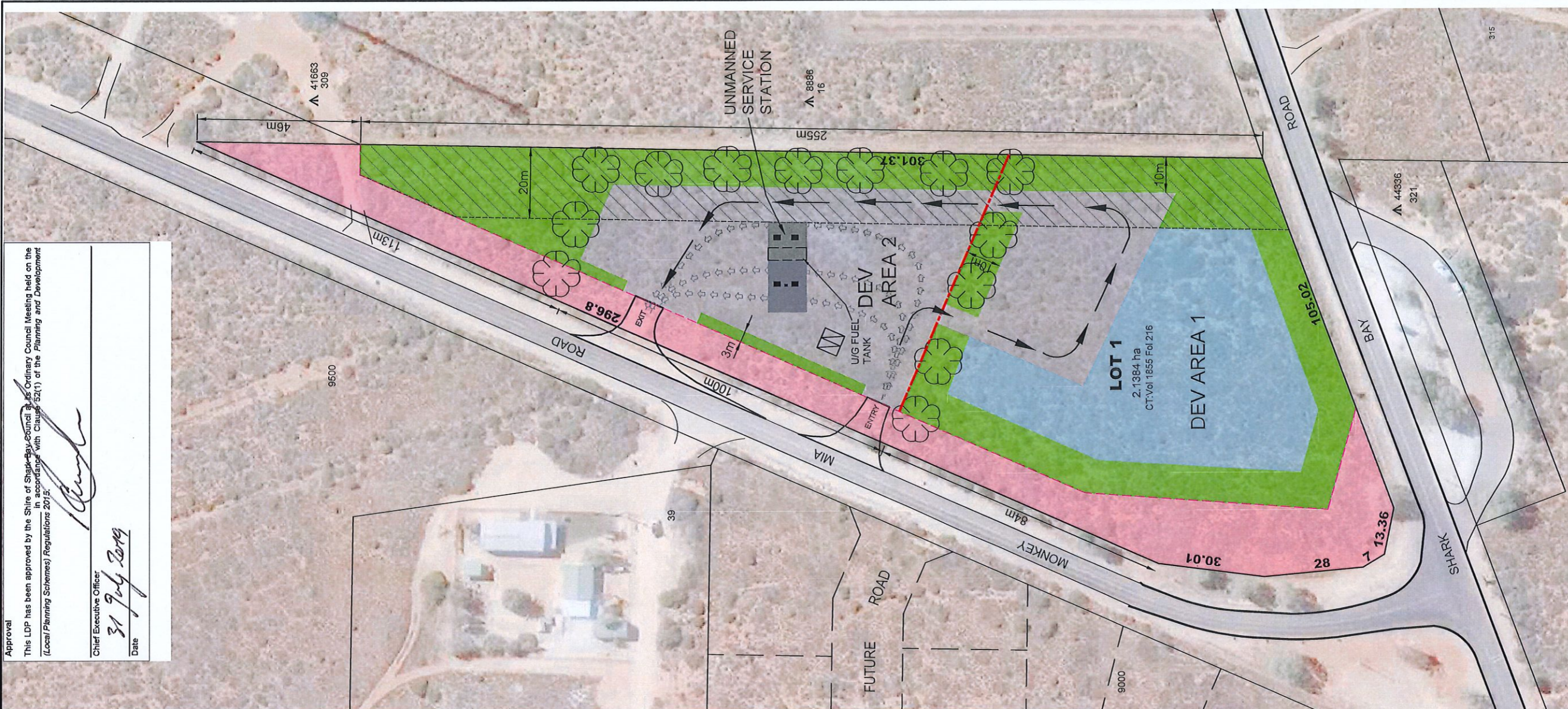
All signage shall require separate approval by the local government and Main Roads WA.

11.0 Bushfire Management

Any proponent shall demonstrate compliance with State Planning Policy 3.7 Planning in Bushfire Areas and associated guidelines (as amended from time to time) to the satisfaction of the local government

Approval
This LDP has been approved by the Shire of Shark Bay Council at its Ordinary Council Meeting held on the 31 July 2019 in accordance with Clause 52(1) of the Planning and Development (Local Planning Schemes) Regulations 2015.

[Signature]
Chief Executive Officer
31 July 2019
Date



LEGEND

- PROPOSED BOWSER LOCATIONS
- ACCESS ROUTES THROUGH SITE
- DEVELOPMENT AREA BOUNDARY
- PROPOSED MRWA ROAD WIDENING (LDP 1760-178)
- FUTURE LOT BOUNDARY AS PER OAKLEY RIDGE OUTLINE DEVELOPMENT PLAN
- FUTURE ROAD WIDENING
- LANDSCAPING 10m WIDE
- BITUMEN HARDSTAND
- CONCRETE FUEL BOWSER APRON
- BUILDING ENVELOPE
- 20m BUFFER

EXPLANATORY NOTE

THE TITLE BOUNDARIES AS SHOWN HEREON WERE NOT MARKED AT THE TIME OF SURVEY AND HAVE BEEN DETERMINED FROM LANDGATE DIGITAL DATABASE ONLY AND NOT BY FIELD SURVEY.

AERIAL IMAGE SOURCED FROM "WORLD VIEW 3"
DATE OF CAPTURE: 26/5/17

ORIGINAL DATA SOURCED FROM:
HTD DRAWING - 36817DS1-1-1
SCRIBE DRAWING - B05
GTS DRAWING - REFA-MMR-003 B
MRWA DRAWING - 1760-178-3



ALL DISTANCES ARE IN METRES

REVISIONS	DATE	DESCRIPTION
3	21/10/19	LDP NOTES ADDED
2	19/10/18	DEVELOPMENT AREA BOUNDARY ADDED, ROAD WIDENING AMENDED
1	04/10/18	HARD STAND AREA COLOUR CHANGED & EXTRA LANDSCAPING ADDED
0	23/08/18	ORIGINAL ISSUE

RESTPRACTICE CERTIFICATION
ISO 9001 QUALITY MANAGEMENT SYSTEM

CLIENT: REFUEL AUSTRALIA

LOT 1 on D 76660
LOCAL DEVELOPMENT PLAN
SHARK BAY RD/MONKEY MIA RD, DENHAM - SHIRE OF SHARK BAY

SCALE 1 : 1250
SHEET SIZE A3
DWS No. 36817PS1-1-3

HTD SURVEYORS & PLANNERS
HILLE, THOMPSON & DELFOS

PO Box 820, GERALDTON WA 6531
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SURVEYED BY: SW	12/10/17	AREA FILE: 1079
DRAWN BY: SL	23/08/18	CONT. INTVAL: N/A
CHECKED BY: Brad Collard	2019.01.22	V DATUM: AHD
APPROVED BY: <i>[Signature]</i>	09:59:58	H DATUM: MGA94z49
	+08'00"	FIELD Bk: N/A