



Policy Name:	LPP29 Lot 381 Second Avenue/Third Avenue Onslow
File No:	LPP 29 ON.TH.0381.00
Policy Purpose:	Local Planning Policies are guidelines used to assist the Shire in making decisions under the Scheme. The Scheme prevails should there be any conflict between this Policy and the Scheme.
Principles / Framework:	Shire of Ashburton 10 Year Community Plan 2012-2022 Goal 04 – Distinctive and Well Served Places Objective 03 – Well Planned Towns
Application:	Town Planning Scheme No.7
Statutory Environment:	Shire of Ashburton Local Planning Scheme No.7 Planning & Development Act 2005
Minute Number:	11719
Approval Date:	Adopted at the Ordinary Meeting of Council held on 20 Novemebr 2013

1.0 SCOPE

A local planning policy is not part of the Scheme and does not bind the Shire in respect of any application for planning approval but the Shire is to have due regard to the provisions of the Policy and the objectives which the Policy is designed to achieve before making its determination.

2.0 OBJECTIVES

- 2.1 To guide the orderly and efficient development of Lot 381 Third Avenue/Second Avenue, Onslow.
- 2.2 To provide for the coordinated development of the land in stages generally in accordance with a 'development plan'.
- 2.3 To provide suitable tourist development along with short and long the accommodation to meet the known needs of the Onslow townsite.
- 2.4 To guide development that will provide for a legacy of tourist development' consistent with the Onslow Townsite Strategy July 2011.
- 2.5 To ensure that development within the Onslow Coastal Hazard Area – Scheme Control Area is sufficiently protected from storm surge and coastal erosion in the context of the WAPC State Coastal Planning Policy SPP 2.6.



3.0 POLICY

3.1 Policy Statement

Lot 381 is recognised as a strategic site for tourist and related development within the Onslow townsite.

3.2 Application of Policy


The 'Lot 381 Development Plan' included as **Attachment 1** to this Policy will be used by the Shire of Ashburton as the primary design criteria for assessing development and subdivision applications associated with planning proposals over Lot 381, matters associated with coastal setbacks the foreshore reserve adjacent to lot 381 and access arrangements.

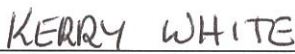
Monitoring of erosion patterns of the adjoining foreshore reserve has been recommended by the land owner's consultant. This is an onerous responsibility for the State of Western Australia however no mechanism has been recommended. Such monitoring or is not a responsibility of the Shire as it does not have the technical expertise to assess the data or to undertake any identified protection works.

4.0 RESPONSIBILITIES

The local planning section as per the Delegations Policy and Register and further authority is delegated to the Chief Executive Officer for the following:

- 4.1 Determination of applications for Planning Approval consistent with this Local Planning Policy.


(Signature)
Signed

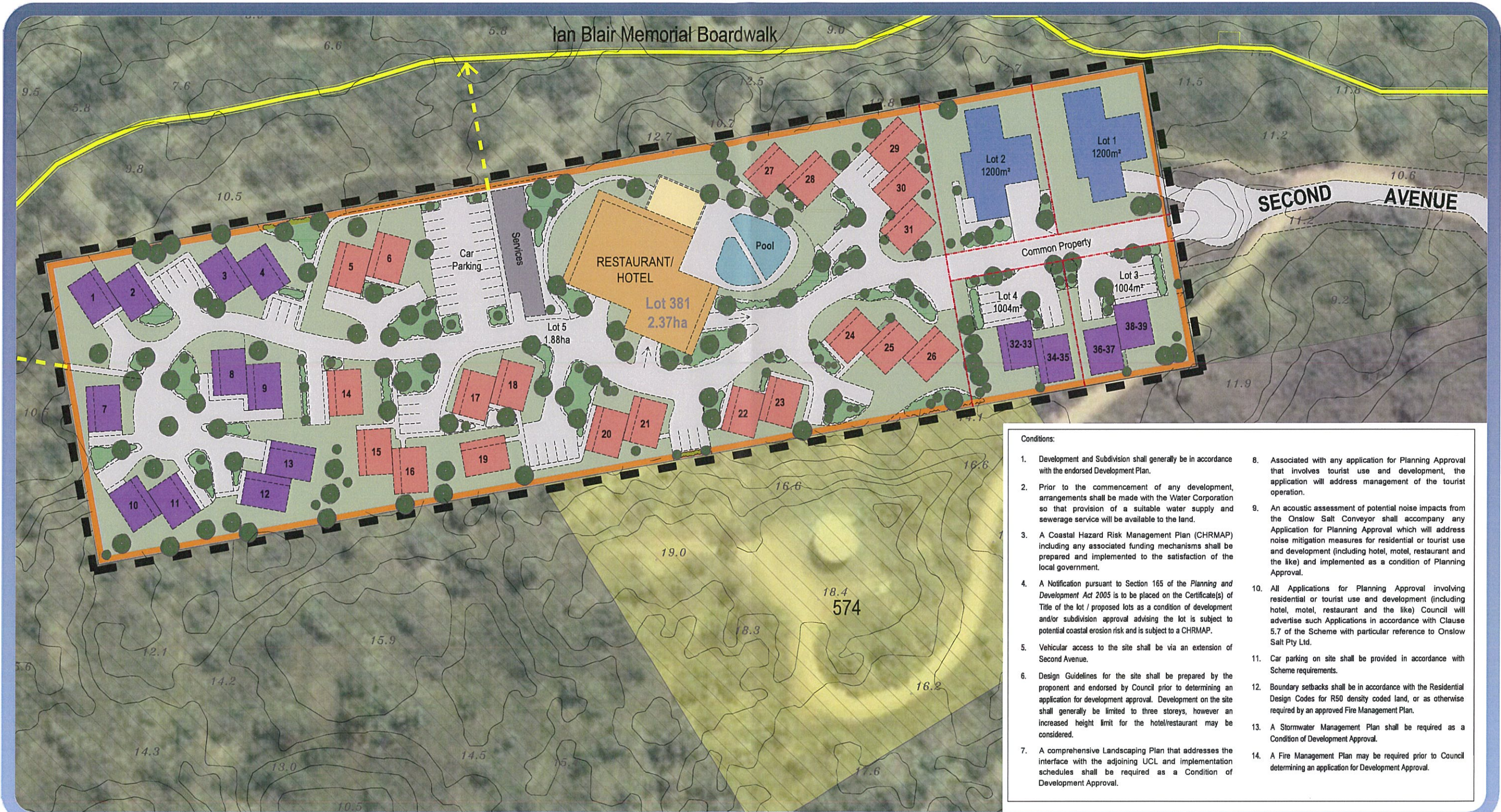

(Print Name)
Shire President

Monitor and Review: Principal Town Planner

Last Review Date: Ordinary Meeting of Council held on 20 November 2013

Next Review Date: October 2017

This policy is to remain in force until otherwise determined by the Council or superseded.



- Conditions:
1. Development and Subdivision shall generally be in accordance with the endorsed Development Plan.
 2. Prior to the commencement of any development, arrangements shall be made with the Water Corporation so that provision of a suitable water supply and sewerage service will be available to the land.
 3. A Coastal Hazard Risk Management Plan (CHRMAP) including any associated funding mechanisms shall be prepared and implemented to the satisfaction of the local government.
 4. A Notification pursuant to Section 165 of the Planning and Development Act 2005 is to be placed on the Certificate(s) of Title of the lot / proposed lots as a condition of development and/or subdivision approval advising the lot is subject to potential coastal erosion risk and is subject to a CHRMAP.
 5. Vehicular access to the site shall be via an extension of Second Avenue.
 6. Design Guidelines for the site shall be prepared by the proponent and endorsed by Council prior to determining an application for development approval. Development on the site shall generally be limited to three storeys, however an increased height limit for the hotel/restaurant may be considered.
 7. A comprehensive Landscaping Plan that addresses the interface with the adjoining UCL and implementation schedules shall be required as a Condition of Development Approval.
 8. Associated with any application for Planning Approval that involves tourist use and development, the application will address management of the tourist operation.
 9. An acoustic assessment of potential noise impacts from the Onslow Salt Conveyor shall accompany any Application for Planning Approval which will address noise mitigation measures for residential or tourist use and development (including hotel, motel, restaurant and the like) and implemented as a condition of Planning Approval.
 10. All Applications for Planning Approval involving residential or tourist use and development (including hotel, motel, restaurant and the like) Council will advertise such Applications in accordance with Clause 5.7 of the Scheme with particular reference to Onslow Salt Pty Ltd.
 11. Car parking on site shall be provided in accordance with Scheme requirements.
 12. Boundary setbacks shall be in accordance with the Residential Design Codes for R50 density coded land, or as otherwise required by an approved Fire Management Plan.
 13. A Stormwater Management Plan shall be required as a Condition of Development Approval.
 14. A Fire Management Plan may be required prior to Council determining an application for Development Approval.

DEVELOPMENT PLAN

Lot 381 Second Avenue ONSLOW

DRAWN 25 March 2014
 DRAWING No 12931-DP-F3-130430-D
 SCALE AT A3 1:1000

REV	DESCRIPTION	DATE
A	Original Drawing	18-01-12

ALL DISTANCES ARE IN METERS

LEGEND

Zones:

- Tourism (R50)

Other:

- Development Plan Area
- Indicative Building Footprints
- Restaurant/Hotel
- Holiday Accommodation (Short Stay)
- Grouped Dwellings
- Long Stay Accommodation
- Proposed Survey-Strata Boundaries
- Indicative Pedestrian Link to Boardwalk (subject to detailed survey and design)

Figure 3

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NOTE:
 This plan has been prepared for planning purposes. Areas, Contours and Dimensions shown are subject to survey.