

# **Shire of Shark Bay**

**Town Planning Scheme No. 2**

**Proposed Outline Development Plan**

**Part North Loc 59 Denham – Hamelin Road, Denham**

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Our Ref: J06/032

Date: December 2006

Checked:

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## **ENDORSEMENT PAGE**

This Structure Plan is prepared under the provisions of the Shire of Shark Bay  
Local Planning Scheme No.3

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE  
WESTERN AUSTRALIAN PLANNING COMMISSION ON:

**2007**

In accordance with Schedule 2, Part 4, Clause 28 (2) and refer to Part 1, 2. (b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Date of Expiry:

**19 OCTOBER 2030**

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## **1.0 Introduction**

### **1.1 Purpose of Report**

This submission has been prepared by Dykstra Planning on behalf of Sigma Syon Pty Ltd, landowner of Part North Loc 59 Denham-Hamelin Road, Denham.

This report represents an application to Council requesting consideration of an Outline Development Plan (ODP) over a portion of Loc 59 ("the subject land") to be adopted in accordance with the Shire of Shark Bay Town Planning Scheme No. 3.

### **1.2 Background**

When the Shire of Shark Bay Town Planning Scheme No. 2 was initially gazetted, the southern portion of Part North Location 59 was zoned "Residential Development". On 25<sup>th</sup> February 1992, two amendments to the Scheme were gazetted, namely, amendment No. 19 and amendment No. 20. These amendments rezoned the land "Special Use Zone", with an emphasis upon the provision of tourist facilities and a service station and roadhouse.

Prior to Council's preparation of its new Town Planning Scheme No. 3, the landowners of Pt North Loc 59 advised Council that use of the entire land zoned for tourist and commercial purposes would be unlikely to occur at such a large scale, particularly in view of the current scale and growth of Denham. Council therefore agreed that, in preparing the new Town Planning Scheme No. 3, the potential for residential development would also be added to the zoning of Pt North Loc 59.

Town Planning Scheme No. 3 has completed public advertising and at the time of preparing this Report, Council's Town Planning Consultants are reviewing submissions.

Given the status of the proposed Scheme, the progression of an ODP in accordance with the requirements of Town Planning Scheme No. 3 is appropriate, whereby the ODP can facilitate the implementation of subdivision and development of the subject land site in a manner that is consistent with the future intent for the land.

## **2.0 Site Details**

### **2.1 Location**

The subject land is strategically located adjacent to the eastern entry of the existing Denham townsite, on the northern side of Denham-Hamelin Road (**Figure 1** refers).

### **2.2 Site Description**

The subject land comprises a discrete Precinct totalling 5.04 ha in area and has frontage to Denham-Hamelin Road and Peron Road (Monkey Mia Road). The land is adjoined by single residential lots to the west and the town water supply to the north. (**Figure 2** refers). The land is currently vacant.

The subject land slopes gently downwards towards its frontages with Denham-Hamelin Road and Peron Road from the highest point in the north-west corner of the site.

The site comprises low scrub and is generally uncleared.

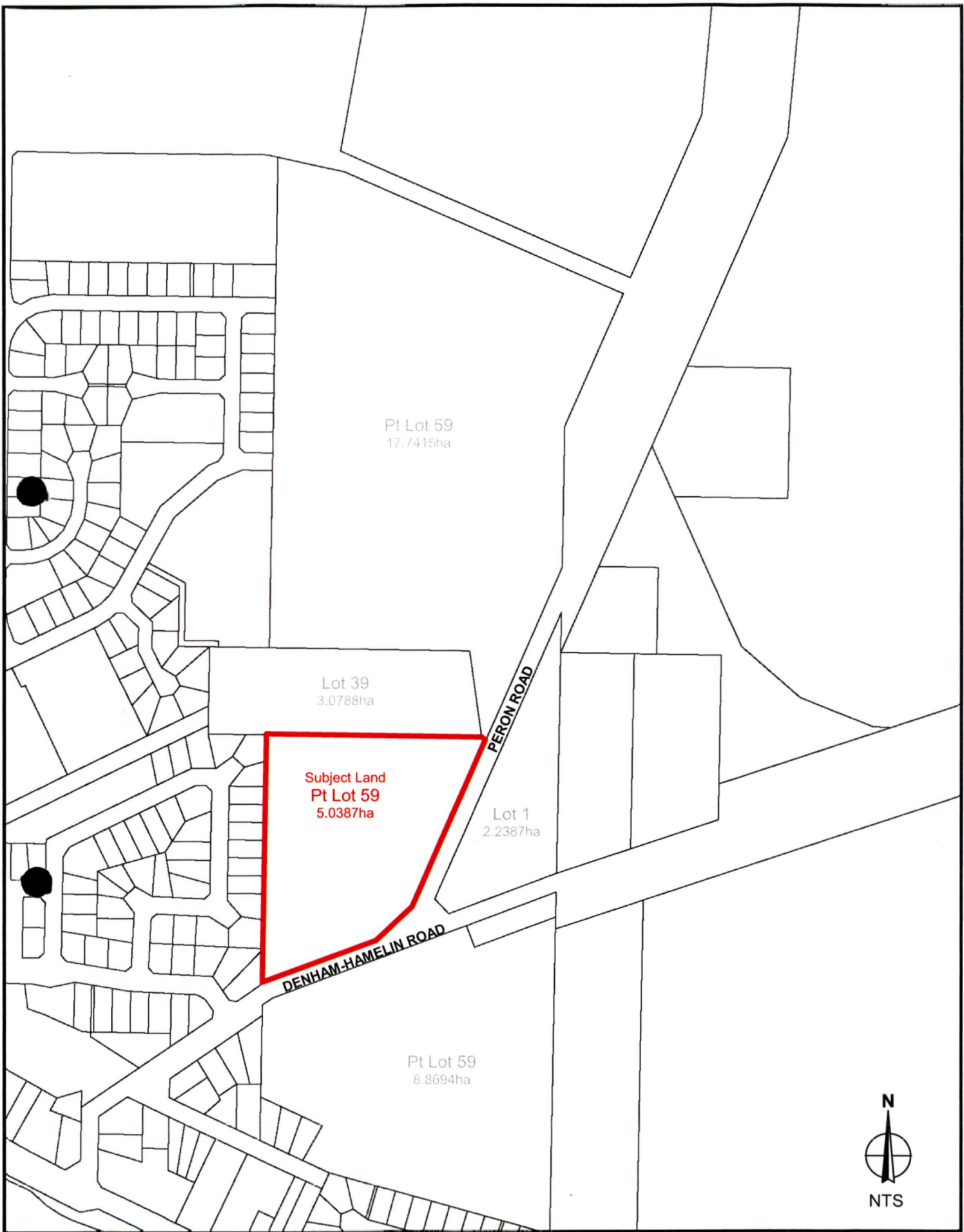
The disposition of vegetation on the land, site topography and existing land use is illustrated by the Aerial Photograph at **Figure 3**.

The land is well drained, given the porous nature of the sandy soils onsite and the suitability of the land for urban development in terms of land capability and environmental considerations has previously been demonstrated by the zoning of the land under Town Planning Scheme No. 2.









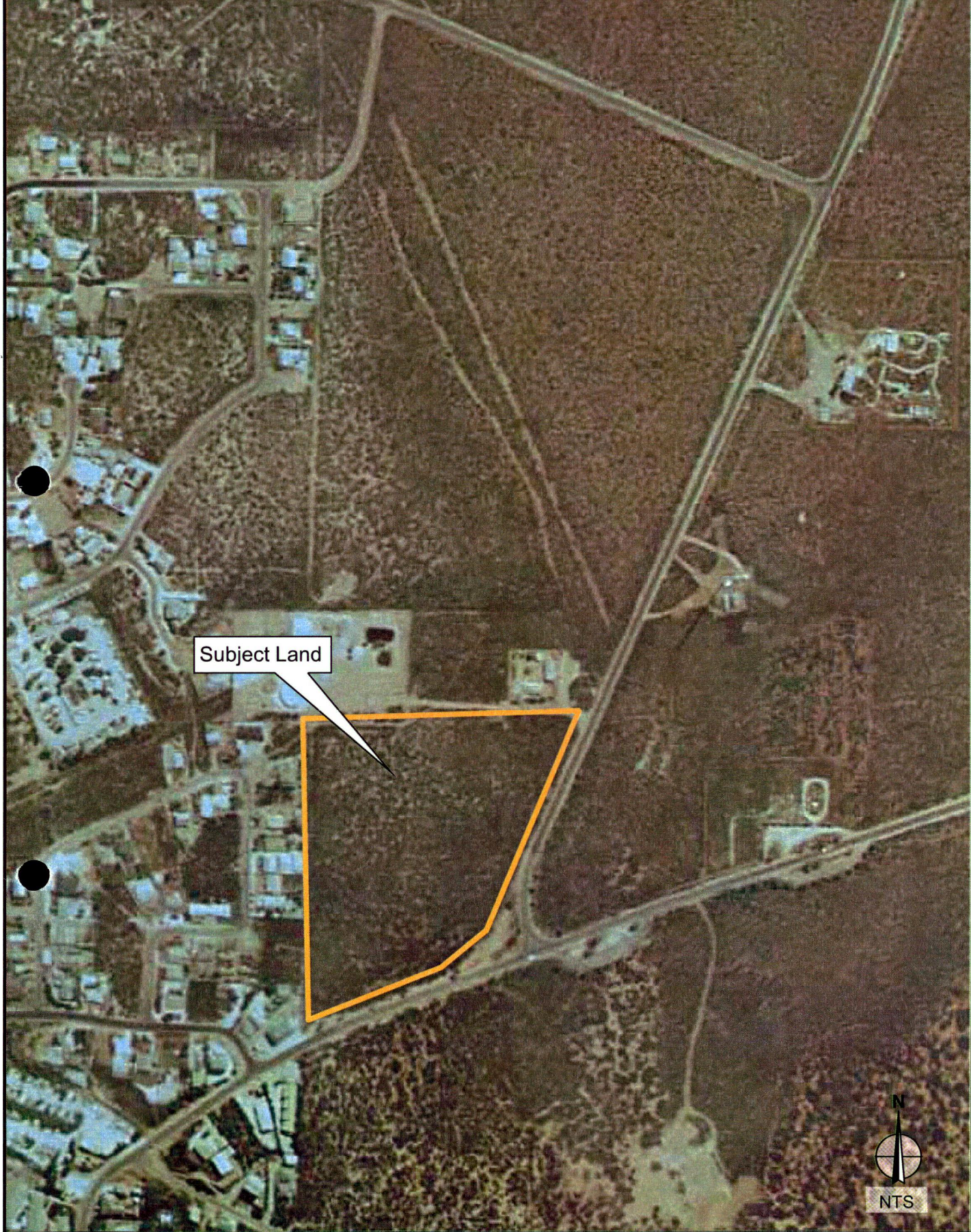
# Cadastral Plan

Pt Loc 59 Denham-Hamelin Road, Denham

CLIENT Sigma Syon  
FIGURE 2  
DATE October 2006  
REF J06032-CP-F2-061020-A







# Aerial Photograph

Pt Loc 59 Denham-Hamelin Road, Denham

CLIENT Sigma Syon  
FIGURE 3  
DATE October 2006  
REF J06032s-AP-F3-061020-A





## 2.3 Zoning and Land use

### 2.3.1 Shire of Shark Bay Town Planning Scheme No. 2

Under the current Scheme, the subject land, is zoned "Special Use – Tourist Accommodation". ✓

The subject land forms part of a larger landholding (Pt North Loc 59 Denham-Hamelin Road) as depicted on **Figure 2** which includes land to the north of the town water supply. This land is also zoned "Special Use – Tourist Accommodation" under the Shire of Shark Bay Town Planning Scheme No. 2. A triangular portion of the larger land holding on the eastern side of Peron Road is zoned "Special Use – Roadhouse Restaurant, Bulk Fuel". To the south, the land is zoned "Special Use – Tourist Accommodation".

Whilst this application relates only to the 5.0 ha portion of Loc 59, the potential future use of other components of the larger landholding are considered by this proposal. The land to the west is zoned Residential R10/30 and has been developed for single residential subdivision.

### 2.3.2 Draft Shire of Shark Bay Town Planning Scheme No. 3 ✓

Under the proposed Scheme the subject land is identified within a "Special Use" zone which enables the development of the land for uses including Short Term Accommodation and Incidental Tavern, Restaurant, Recreation – Private and Residential. Development of the site is to be in accordance with an approved Outline Development Plan. ✓

Given the status of TPS No. 3, the new Scheme can now be considered a seriously entertained planning proposal.

### 2.3.3 Subdivision and Development Controls

Through the adoption and implementation of an ODP over the subject land, it will be possible to ensure land use, development and subdivision controls are in place that are responsive to appropriate development of the land.

Such control provisions could address matters including:

- a) Lot densities;
- b) Staging of subdivision and development;
- c) Introducing necessary development requirements to respond to interface issues between adjoining land uses;
- d) Provision of Public Open Space;
- e) Contributions towards upgrading of existing infrastructure;
- f) Establishing development standards/design guidelines to ensure built form enhances the amenity of the locality; and
- g) Traffic Management requirements.

### 2.4 Servicing

A Servicing Report has been prepared by GHD Consultants in support of the proposed ODP which is included as Appendix A. Succinctly, the Report confirms that there appears to be no major constraints to servicing the site with water, reticulated sewer and telecommunications, given the proximity of all services to the subject land.



### 3.0 Proposed Outline Development Plan

#### 3.1 Overview of Proposal

The Outline Development Plan (ODP) at **Figure 4** depicts the manner in which it is intended to use and develop the land, and introduces provisions that apply to the land within the ODP area in relation to development standards, design guidelines, public open space contributions etc.

The subdivision design responds to the road frontage provided by Denham-Hamelin Road and Peron Road, which provides strategic opportunities for Tourist related development at key locations.

In this regard, three (3) Tourist Accommodation sites are proposed, two (2) at the intersection of Denham-Hamelin and Peron Road of 4000m<sup>2</sup> and 2852m<sup>2</sup> respectively, and an additional site of 2055m<sup>2</sup> along Peron Road.

Internally, residential land uses are proposed on lots generally ranging between 700m<sup>2</sup> and 1252m<sup>2</sup>. A larger Grouped Housing site of 2507m<sup>2</sup> at a density of Residential R-30 is proposed at the north-west corner of the site. Larger lots adjacent to the existing road network with the potential for Grouped Housing development at a density of R30 are also indicated on the Plan.

#### 3.2 Outline Development Plan Design

The ODP design has regard for existing adjoining land use and also the potential future use of surrounding land.

Direct access from Denham-Hamelin Road and Peron Road to the proposed lots is minimised to avoid potential traffic conflicts, with a proposed internal



# Water Corporation Site



- NOTES:**
- Public Open Space contributions to be provided as cash-in-lieu.
  - Stormwater drainage to be managed offsite via a soakage / infiltration basin located and constructed to Council's satisfaction.

**LEGEND:**

- Potential Grouped Housing Sites (R30)
- Indicative Location of Tourist Lot Crossover
- Indicative Location of Soakage / infiltration Basin

## Outline Development Plan

Pt Loc 59 Denham-Hamelin Road, Denham

DISCLAIMER:  
This plan has been prepared to accompany a submission by Dykstra Planning and should not be used for any other purpose. The dimensions, areas and number of lots are subject to survey and also the requirements of the Local Authority and other authorities which may have requirements under any relevant legislation.  
J06032-CDP-F4-061020-B



CLIENT Sigma Syon  
JOB NO J06-032  
REV B  
DATE December 2006





subdivisional road linking the existing perimeter roads. The subdivision is also serviced by a cul-de-sac. Direct access to Denham-Hamelin Road and Peron Road will also be controlled via appropriate conditions of subdivision.

Where direct access from Denham-Hamelin Road or Peron Road is required, indicative crossover locations are shown.

Single residential lots achieve relatively wide road frontage, with regular lot shapes suitable for accommodating residential dwellings.

Where three (3) lots serviced via the cul-de-sac back on to Peron Road, a retaining wall and/or uniform fencing of a suitable standard is proposed. This feature is intended to achieve multiple functions including retaining fill (as required) and providing a buffer between the potential future development of the adjacent site for Service Commercial/Light Industry and Roadhouse purposes.

In addition, the estate wall could be designed in such a manner so as to enhance the visual amenity of the subdivision on the approach to the townsite, thereby obscuring dwellings “backing on” to this major tourist route.

It is envisaged that provision of Public Open Space would be via cash-in-lieu contributions towards upgrading of existing facilities or the establishment of new facilities in a suitable location to service the Denham Townsite.

### 3.3 Infrastructure Requirements

The Servicing Report included at **Appendix A** outlines the likely servicing and infrastructure requirements for the proposed subdivision.

The report concludes that all services are readily available to all lots proposed by the ODP.

With respect to stormwater drainage, the Report recommends an indicative location for a soakage / infiltration basin be depicted on the ODP on a low lying part of the site.

Whilst the Servicing Report recommends the siting of the basin on one of the Tourist Accommodation sites, further discussions with the Consulting Engineer have confirmed as suitable alternative location would be on the north-eastern part of Loc 59 on the southern side of Denham/Hamelin Road.

The siting of the infiltration basin in this preferred location is depicted on the ODP at **Figure 4** and would achieve the following benefits:

- The basin would be situated on the lowest part of Loc 59 and would therefore achieve improved drainage management within the sub catchment.
- The basin would be screened from view by the Tourist Information Bay fronting Denham/Hamelin Road thereby ensuring any visual amenity implications are minimised. Conversely, siting the basin on the north side of Denham/Hamelin Road within one of the proposed tourist lots would potentially result in a more significant impact on visual amenity at the entrance to the townsite.
- The proposed location of the infiltration basin would enable the consolidation of drainage infrastructure in this locality by providing for the drainage requirements of the land addressed by the ODP and also the future subdivision of the portion of Loc 59 on the southern side of Denham/Hamelin Road.

#### 4.0 Town Planning Rationale

The proposal outlined in this submission has been carefully prepared on the basis of the physical, environmental and strategic opportunities and constraints relative to the subject land and support for this proposal is based on the following rationale:

The subject land is currently zoned “Special Use-Tourist Accommodation” under the Local Scheme and “Special Use” for purposes including Short Term Accommodation, Incidental Tavern, Restaurant, Recreation-Private and Residential under the proposed new Scheme.

In this regard, the proposed subdivision and development of the land depicted by the ODP is entirely consistent with the intent for the land identified under TPS No. 3, which can now be considered a seriously entertained planning proposal.

The proposal complies with Clause 5.9 – Residential and Residential Development Zone contained within draft TPS No. 3 which requires the preparation of an ODP addressing matters including:

- Physical and topographical site considerations;
- Existing and future road systems;
- Proposed residential densities;
- Environmental and amenity considerations; and
- Staging of development.

The proposed ODP introduces a contemporary subdivision design, which complies with the objectives of Liveable Neighbourhoods with respect to matters including:

- Provision of an interconnected network of streets, thereby facilitating safe and efficient pedestrian and vehicular access;



- Provision of active street – land use interfaces;
- Provides the opportunity for a variety of lot sizes and housing types within the locality to cater for the diverse housing needs of the community; and
- Maximising efficient use of available and appropriately zoned urban land.

The proposed ODP provides for a range of compatible land uses, including Tourist Accommodation at strategic locations of the site, whilst also recognising the nature of potential future development on surrounding land.

Similarly, the location of potential Grouped Housing sites at a density of R30 gives consideration both to the physical characteristics of the land and also proximity to future land use opportunities. In this respect, land within the ODP area and also on adjacent sites at this strategic location could be anticipated to provide local convenience and retail facilities in the future.

The proposed ODP provides the avenue for appropriate land use, development and subdivision controls to be enforced, particularly with respect to Lot density, traffic management, visual amenity, building standards, servicing, earthworks and landscaping to provide for a sustainable form of development.

The proposed subdivision and development will be serviced with an urban road system, telecommunications, power, reticulated sewer and water as well as appropriate drainage management.

## **5.0 Implementation and Staging**

Given the advanced status of the Shire of Shark Bay Town Planning Scheme No. 3 and intent for the land depicted therein, it would be appropriate for this application to be progressed in accordance with the relevant Clause (5.9) of TPS No. 3 dealing with consideration and adoption of ODP's.

In the event of unforeseen delays to the finalisation of TPS No. 3, other options exist for the progression of the ODP under the existing Scheme, including the adoption of the ODP in conjunction with a stand-alone Scheme Amendment to introduce the provision for Residential land use under TPS No.2. Alternatively, the ODP could be adopted under the current Scheme with appropriate conditions limiting the subdivision of Residential lots until such time as TPS No. 3 is gazetted.

The staged subdivision and development of Tourist Accommodation lots could occur under the existing zoning upon adoption of the ODP.

It is envisaged these mechanisms could be discussed in further detail with Council Officers following preliminary assessment of the ODP.

## 6.0 Conclusion

This submission has clearly demonstrated that the proposed ODP over Part North Loc 59 Denham-Hamelin Road, Denham to facilitate use of the land for Tourist purposes and residential subdivision is consistent with regional planning principles and will contribute to the local planning objectives applicable to the Denham townsite.

Given the status of Council's new Town Planning Scheme it is timely that the Planning over the subject site be advanced to facilitate redevelopment of the land.

Further, the proposal details the manner by which subdivision of the subject land can occur whilst ensuring necessary land use relationships and infrastructure objectives are achieved without compromising the orderly and proper planning in this locality.

On the basis of the supporting town planning and servicing rationale detailed in the preceding report, Council's support for the proposed ODP is respectfully requested.



**APPENDIX A**

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**Servicing Report**

**Dykstra Planning**

Denham Planning

Services Report  
Part Loc 59 Denham-Hamelin  
Road

December 2006



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## Appendices

- A Existing Services Drawings



## 1. Summary

Services are readily available to the 43 proposed lots shown on the Outline Development Plan (Dykstra Planning Figure 4 October 2006)

**Water Supply:** Proximity to the Water Corporation tanks provides an adequate supply, and connections to nearby existing main will provide for the required dual main extensions.

**Sewer Reticulation:** A connection is available on a nearby main to service this area. A section of the existing main will be re-laid to Water Corporations approval to provide for future Precincts.

**Power Supplies:** A connection is available from the existing HV lines in the Denham Hamlin Road. A transformer site will be required on the Tourist site, and some future contributions may be required if Horizon Power cannot meet the development program.

**Earthworks:** Dust control is critical for all earthworks operations. The scope of earthworks will be determined by the extent of required retaining walls.

**Roads and Drainage:** The unique road pavements used by the Shire in Denham will be used for the roads in this Precinct. A site for a stormwater infiltration basin is required in the low area of the Tourist site, as no POS is provided for this purpose.

**Telstra:** A standard Telstra service will be available to be extended to the Precinct 1 lots.



## 2. Water Supply

The site of the Water Corporations storage tanks and water treatment plant is immediately north of these lots, providing adequate supply conditions.

Dual water mains; Saline, directly from the Water Corporation bore and Desal, from the Water Corporation water treatment plant, can be extended to these lots from the existing mains in the Denham-Hamelin Road.

An offsite extension of the DN80 Desal main is required from the corner of Hughes Street and the Denham-Hamelin Road, while a connection to the DN100 saline main is available from the existing main fronting the entry road to these lots.

New mains will be PVC12 pipes to Water Corporation standards, and all new lots will be served with both a Saline and a Desal water service. During the future House construction, the saline service is connected to the toilet and garden outlets, while the Desal line is connected to the kitchen and bathroom outlets.



### 3. Sewer Reticulation

A connection can be made to the existing DN150 sewer main fronting lots 51 and 52 near the corner of Hughes Street and the Denham-Hamelin Road which is the nearest available sewer.

To provide the required invert levels for this proposed sewer to extend along the Denham-Hamelin Road and along the Peron (Monkey Mia) Road to the proposed future development to the north of the Water Corporation Tanks site, a short section of the existing sewer requires relaying at a flatter grade.

This has been discussed and agreed with Phil Gale at the Water Corporation Geraldton Office. Arrangements will need to be made during construction of the new sewer, to maintain a sewer service to the lots affected by the section of re-laid main. It is anticipated that only 3 lots, numbered 51, 23 and 24 will be affected.

The scope of the re-laid main will be detailed on the design drawings for Water Corporation approval, and the works will largely be carried out by the subdivision contractor with Water Corporation involvement and supervision.



#### 4. Power Reticulation

Power will be available from the existing overhead HV lines running along the Denham-Hamelin Road. A connection will be made by Horizon Power to the nearest suitable existing pole, with an underground cable extending to the Transformer in the subdivision.

All new cables to the proposed subdivision will be underground, and a transformer site will be required within the subdivision to take the HV down to LV for reticulation to the lots. This transformer site can be located in one of the large Tourist Accommodation sites.

Some offsite upgrading of the existing lines is likely to be required, as most of the power cables in this area are currently at full capacity during peak demand periods.

A contribution to some upgrading of Transmission Lines and Switchgear capacity may be required for the development of the future stages beyond the Figure 4 lots, if Horizon Power upgrades do not match the subdivision development program.





## 5. Earthworks

The site grades relatively uniformly from the high at RL 26 to the north (near the water Corporations tanks) to a low at RL 18 near the Denham-Hamelin Road.

If flat lots are required, extensive earthworks and retaining walls will be required. Alternately, if graded lots are acceptable, minimal earthworks and retention of existing vegetation is possible.

For either approach, dust control is a significant requirement, particularly if earthworks construction is carried out in the period from September through to March, when strong winds are prevalent.

Continuous water application on disturbed areas during the construction works and stabilisation with a finished layer of the local clay and crushed shell is required for suitable dust control.





## 6. Roads and Drains

The proposed subdivisional roads will connect to the Peron (Monkey Mia) Road the north and to the Denham-Hamelin Road to the south.

Roads will be constructed to the Shire of Shark Bay standards for Denham. This includes the base to be a 50-50 mix of the local clay and river sand as produced by a local contractor for the Shire's roadworks.

Kerbing will be keyed as required by the Shire to avoid potential movements due to the clay base and backfill.

Road pavements will be sealed in standard black Asphaltic Concrete.

The Shire standard pipe and pit drainage will include soakage in the pits to maximise infiltration at source as part of a water sensitive design. A soakage/infiltration basin of around 1200-1500 square metres will be required in the low area of the site for stormwater drainage disposal, and a location for this basin needs to be shown on one of the Tourist Accommodation sites.



## 7. Telstra

A standard Registration of the project and an Application For Cable Reticulation will be made on the Telstra Smart Community website.

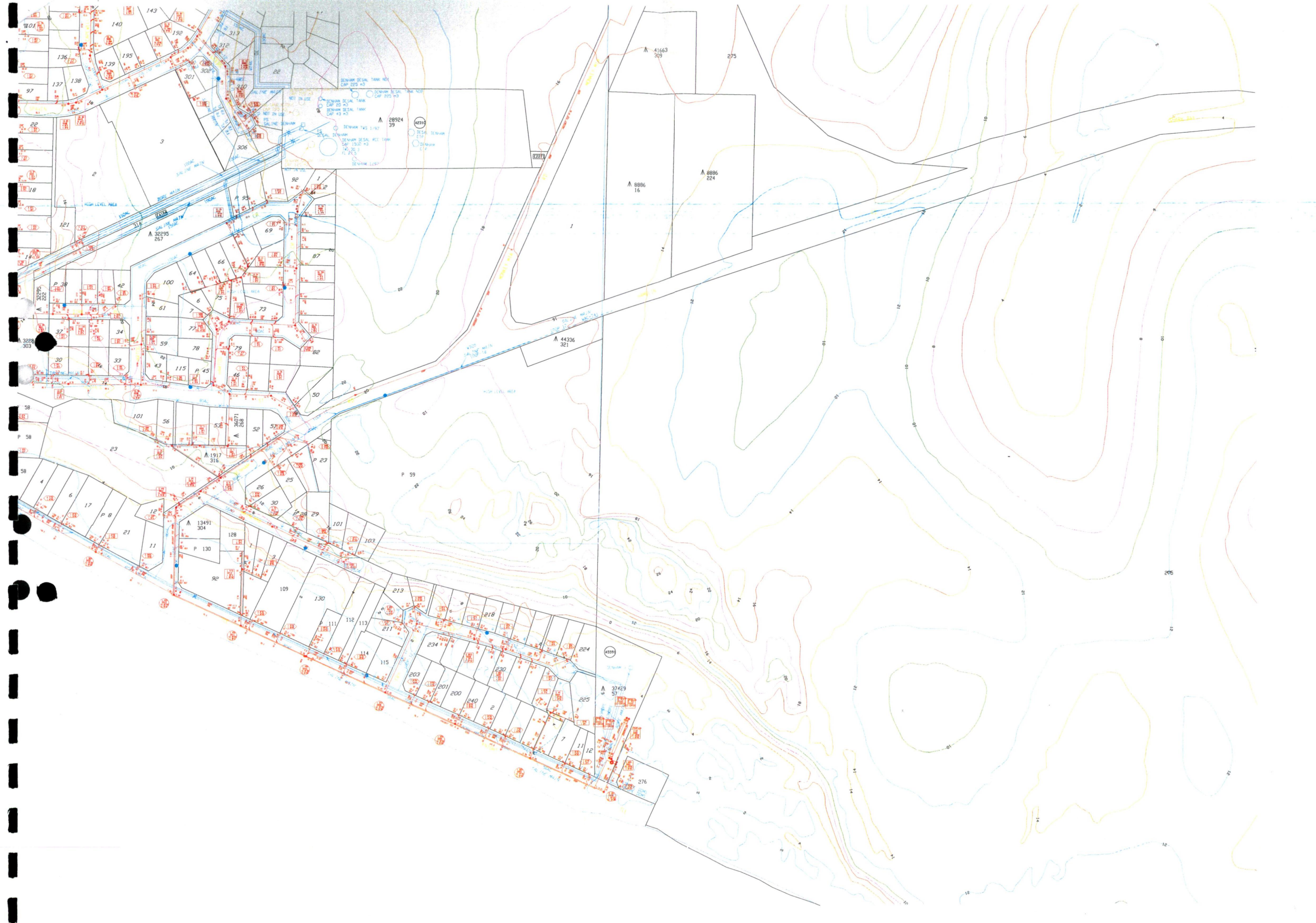
The Telstra design plan is then based on the Power design Plan and their conduits and pits are installed in a common trench with the other subdivisional services. The actual supply of the cable inside these conduits is as the timing of Telstra.

Broadband is currently not available in Denham, however Telstra have indicated that this may be available in the future provided that a sufficient market exists



Appendix A  
Existing Services Drawings









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