

# DEVELOPMENT APPLICATION FOR PROPOSED TOURIST DEVELOPMENT

LOT 848 TRUSCOTT CRESCENT, EXMOUTH

MARCH 2026



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# PROJECT TEAM

<b>Landowner &amp; Developer</b>	Sunrise Holdings Pty Ltd
<b>Planning &amp; Applicant</b>	Tony Arias
<b>Architect/Designer</b>	H+H Architects
<b>Site Servicing, Civil &amp; Drainage</b>	Edgeloe Engineering
<b>Hydraulic Servicing</b>	W.Lupton + Partners
<b>Bushfire &amp; Environment</b>	Bushfire Prone Planning

## EXECUTIVE SUMMARY

Exmouth supports a diverse economy founded on tourism, fishing, aquaculture, and the offshore oil and gas industry. Originally established as a base for defence operations, Exmouth has since evolved into a major regional tourism centre, driven by its close proximity to Cape Range National Park, the Ningaloo Reef and other significant tourist attractions.

For this reason, Exmouth experiences periods of business in peak holiday seasons. To respond to this fluctuation, there is a need for flexible tourist developments that have ability to provide high-quality accommodation options for visitors of Exmouth, whilst also maintaining the capability to provide a component of permanent residential dwellings to respond to market conditions. By doing so, the development and associated infrastructure is enjoyed, utilised and maintained consistently year-round.

The proposed development on Lot 848 Truscott Crescent seeks to provide Exmouth with a new strata titled tourist development that delivers premium family accommodation, communal recreational amenities with pools, sheltered BBQ facilities and shaded landscaped areas. In addition, the development proposes to integrate permanent residential dwellings of the same quality to deliver much needed housing choice and ensure that the development can respond to market conditions.

This report considers the planning context of the proposed development and provides an assessment of the proposed development against the relevant State and Local Planning Framework to demonstrate its compliance and merit.

The development has been designed to comply with the requirements of the Shire of Exmouth Local Planning Scheme No.4, and particularly the Tourism zone requirements, and with the relevant Shire of Exmouth local planning policies. It is also in compliance with relevant WAPC State Planning Policies, in particular, State Planning Policy 3.7 Planning in Bushfire-Prone Areas (SPP3.7) in relation to bushfire management.

The information within this report confirms that the proposed development is appropriate and consistent with State and Local Planning Framework and is capable of approval in its current form.



# INTRODUCTION

This application has been prepared on behalf of Sunrise Holdings Pty Ltd in support of a strata titled tourist development on Lot 848 Truscott Crescent comprising 25 housing units. The design considerations applied to the development of the site include:

- High quality family holiday accommodation (separate detached units).
- Stage 1 comprising 25 units with swimming pools, landscaped areas, shelters, BBQs and storage facilities for boats.
- A range of housing typologies comprising 15 single storey 3-bedroom, 2-bathroom units and 10 two storey 3-bedroom, 3-bathroom units.
- Eastern facing units designed to maximise views to the Gulf.
- Skillion roofs and soft colour palettes/finishes to evoke a coastal feel utilising materials that can endure beachside weather conditions.
- Common areas with amenities such as swimming pools, landscaped areas with shelters BBQs, playground equipment, potential club room for children recreation and hardstand area for boat storage.

The proposed design works with the site features to develop a contemporary and viable tourist development. Several technical reports have been prepared to inform the design and development proposal as listed in Table 1 below.

This report has been prepared in the following format:

- Section 1 - Summary of the Proposal
- Section 2 - The Site and Locality
- Section 3 - Design Evolution
- Section 4 - Proposed Development
- Section 5 - Planning Assessment

The application is supported by the following technical reports that are included as Appendices:

**Table 1 – List of Technical Appendices**

	<b>TECHNICAL REPORTING</b>	<b>CONSULTANT</b>
Appendix A	Certificate of Title and Deposited Plan	Tony Arias
Appendix B	Development Plans - including; Staging Plan Concept Plan Site Plan – Unit typologies Floor plans and front elevations. Illustrative plans	H+H Architects
Appendix C	Bushfire Management Plan	Bushfire Prone Planning
Appendix D	Bushfire Emergency Evacuation Plan	Bushfire Prone Planning
Appendix E	Servicing Strategy	Edgeloe Engineering
Appendix F	Hydraulic Services Report	W.Lupton + Partners

# 1. SUMMARY OF THE PROPOSAL

Table 2 – Summary of Proposal

<b>Property Location</b>	<b>Lot 848 Truscott Crescent, Exmouth</b>
<b>Lot Size</b>	3.5492 ha
<b>Local Planning Scheme</b>	Shire of Exmouth Local Planning Scheme No. 4
<b>Local Planning Scheme Zone</b>	Tourism (R40)
<b>Local Planning Scheme Use Class</b>	Tourist development
<b>Existing Land Use &amp; Improvements</b>	Vacant land
<b>Proposed Development</b>	25 units
<b>Estimated Value of Development</b>	\$23 Million

Key information in relation to the proposal is as follows:

- The development proposes 25 strata titled tourist accommodation units.
- The philosophy behind the development is to create a contemporary family focussed tourist development with a coastal feel that fits seamlessly into the Exmouth housing vernacular through careful design and curated colour and material palettes.
- The development has been designed to comply with the requirements of the Shire of Exmouth Local Planning Scheme No.4 and particularly the Tourism zone requirements. It also complies with relevant Shire of Exmouth Local Planning Policies.
- The development demonstrates compliance with the requirements of State Planning Policy 3.7 - Planning in Bushfire-Prone Areas (SPP 3.7) in relation to bushfire management.
- The development also demonstrates compliance with the requirements of State Planning Policy 7.0 – Design of the Built Environment in relation to built form and urban design.
- The development provides full urban services including reticulated water, wastewater and power through innovation and expert design.

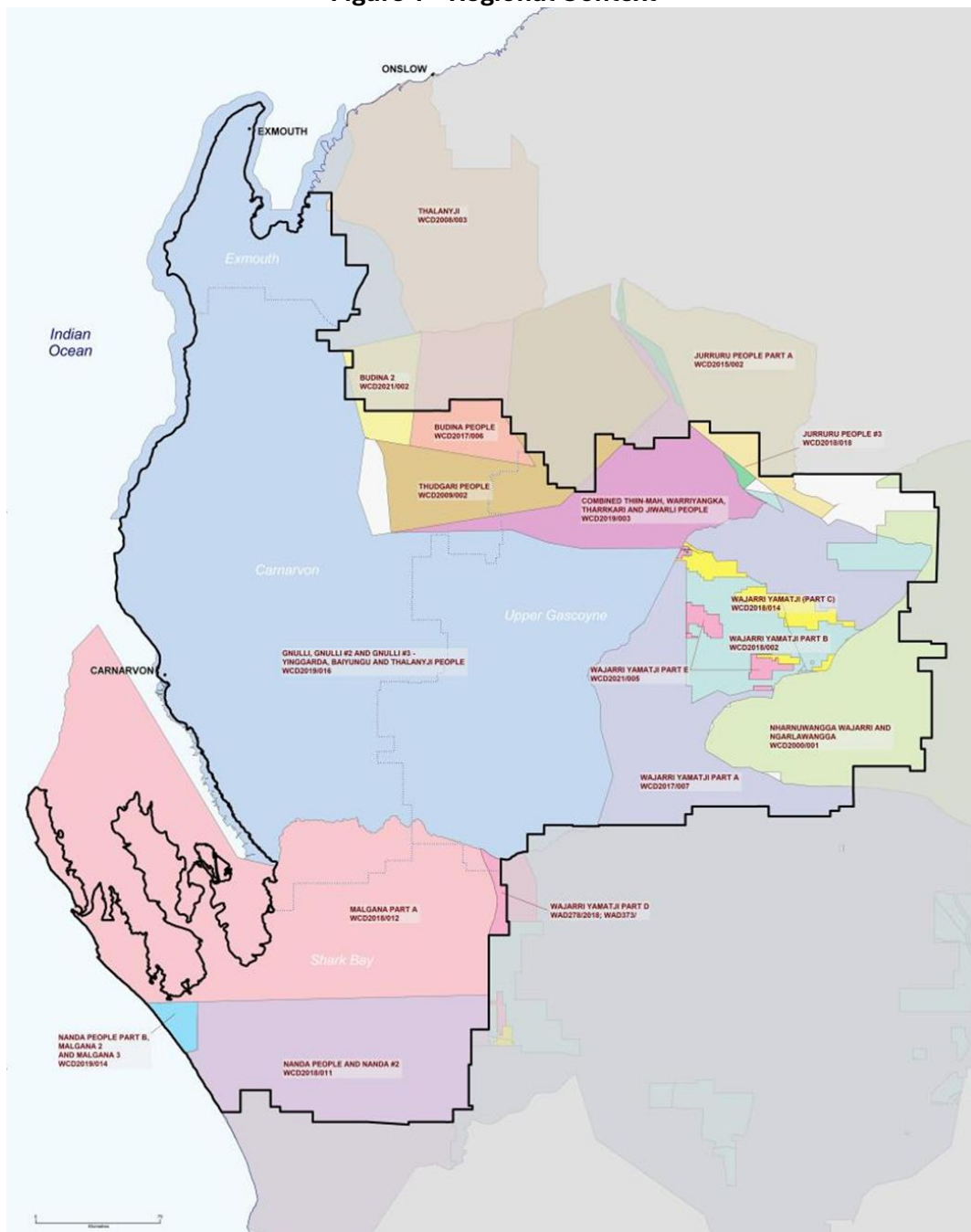
## 2. THE SITE

### 2.1 REGIONAL CONTEXT

The subject site is located in the Town of Exmouth, situated in the Upper Gascoyne Region in Western Australia. As the crow flies, the site is approximately 95km north east of Coral Bay, 30km north east of Turquoise Bay and 105km west of Onslow. The subject site enjoys proximity to regionally recognised tourist attractions such as Exmouth Gulf, Vlamingh Head Lighthouse, Yardie Creek Gorge, Cape Range National Park and the Ningaloo Reef.

The regional context of the subject site is illustrated in Figure 2 below.

Figure 1 – Regional Context



## 2.2 LOCAL CONTEXT

Locally, the site is situated less than 2km south east of Exmouth Town Centre and is just 200m west of Town Beach Cove and 200m north of the Exmouth marina. Immediately west of the site is State owned Public Open Space, which is primarily vacant bushland.

The site has direct access to Murat Road (via Truscott Road), which is the prominent north-south connector that connections Exmouth and ultimately provides access to the North West Coastal Highway. It is well located and easily accessible to Exmouth features and services.

The local context of the subject site is illustrated in Figure 2 below.

**Figure 2 – Local Context**



## 2.3 SITE DETAILS

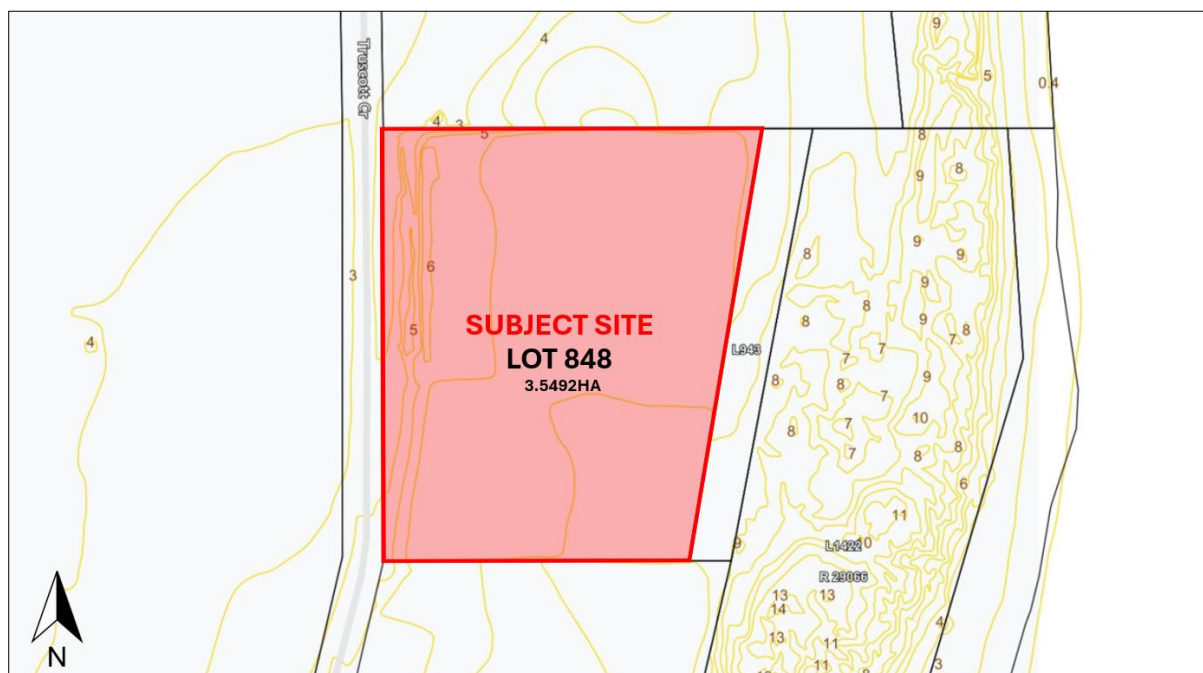
The proposal sits wholly within Lot 848 (No. 130) Truscott Crescent, Exmouth as highlighted in Table 1 below. The subject site is relatively regular in shape and has a moderate undulation, grading down from the southeast corner toward the low point in the northwest corner of the site.

A copy of the Certificate of Title is provided at Appendix A of this report.

**Table 1 – Lot Details**

LOT	DEPOSITED PLAN	VOL/FOLIO	PROPRIETOR	ENCUMBRANCES
848	175175	1689/999	Sunrise Holdings Pty Ltd	Refer to Certificate of Title at Appendix A

**Figure 3 – Cadastre Plan**



## 2.4 PRE-LODGEMENT ENGAGEMENT

**Pre Design Engagement** - Meeting held in August 2024 with Ms Beryl Foster (former Planning Officer) and Ms Hannah McDonald – Senior Health Officer with Mr Tony Arias to discuss the development opportunities for the site, covering matters such as town planning scheme requirements, site servicing (particularly water and waste water) and bushfire requirements.

**Preliminary Concept Design Engagement** - Meeting held in August 2025 with Cr Matthew Niikkula – Shire President and Mr Ben Lewis – Chief Executive Officer with Mr Tony Arias and Peter Dellar (landowner) to discuss the Preliminary Concept Design.

Following this, informal feedback was then utilised to formulate the Development Concept and development application plans.

## 2.5 SITE CONDITIONS

The subject site has no existing development and is predominantly clear land with some small pockets of remnant, low quality vegetation. During the 1960's-1970's, a portion of the site was used as a caravan park. The site has been extensively filled to the current level. For this reason, the site is not recognised on the Aboriginal Heritage Register or any other State and Local Planning Registers.

Figure 4 below provides a series of site photos which demonstrate that the site is largely clear land and that the small amount of vegetation that remains on site is of low quality that is not worthy of retention.

**Figure 4 – Site Photos**



# 3. THE PROPOSED DEVELOPMENT

## 3.1 DEVELOPMENT DESCRIPTION

The Proposed Tourist Development on Lot 848 will bring a high-quality new offering to Exmouth through the delivery of 25 architecturally designed detached dwellings and resort-style amenities that are strategically located adjacent to Town Beach and within comfortable walking and cycling distance from the Exmouth Town Centre.

The Concept Plan and Housing Plans (attached at Appendix B) demonstrate the following key features of the proposed development:

### Two Storey Residences –

- 10 accommodation units that are oriented east west to face toward Town Beach and the Exmouth Gulf. These are to be positioned on strata lots (1 x 550m<sup>2</sup> Lot and 9x 600m<sup>2</sup> Lots).
- 10 Premium Two-Storey Dwellings with three bedrooms, three bathrooms, large east facing balconies (maximising views), living areas and a two-car garage. The L-shaped designs assist to break up the mass of two-story buildings and provide vistas to the Gulf. This also creates a longer garden and pool area with a courtyard feel. Additionally, extensive screening and roof overhangs provide shade and create more usable external spaces.
- High quality coastal / natural themed colour and material palette that is centralised around the use of durable, long lasting and low maintenance materials.

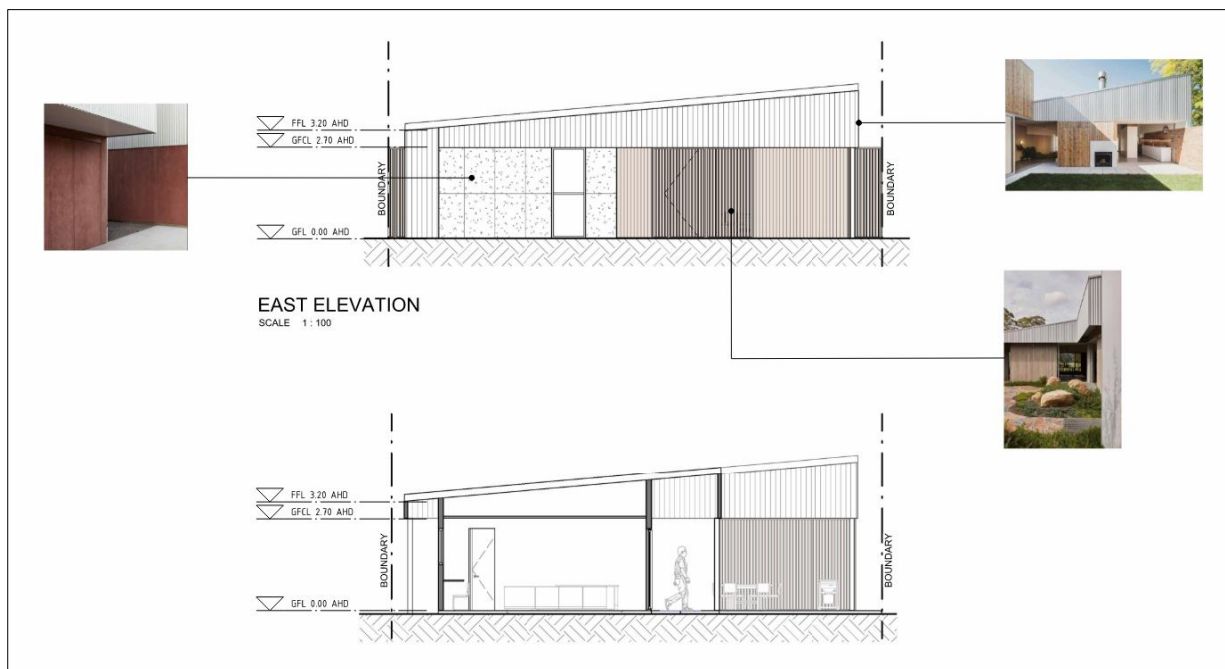
Figure 5 – Two Storey Elevation



## **Single Storey Residences –**

- 15 accommodation units are centrally located close to the proposed recreation facilities. These are to be positioned on strata lots of approximately 400m<sup>2</sup>.
- 15 Single Storey Dwellings with three bedrooms, two bathrooms, large alfresco, backyard and living areas and a double carport. The design is to evoke a ‘holiday’ feel, achieved through an Australian minimalist aesthetic. Key features include a long veranda that wraps around a pool and/or garden courtyard, large overhangs for essential shade and a single long skillion roof. The skillion roof, designed without gutters for cyclone-prone areas, will direct drainage runoff to one side of the house.
- High quality coastal / natural themed colour and material palette that is centralised around the use of durable, long lasting and low maintenance materials.

**Figure 6 – Single Storey Elevation**



## **Communal Areas –**

- Landscaped Communal Beach Access to provide an inviting connection between the proposed development and Town Beach.
- Two separate pool areas with sheltered BBQ facilities and shaded private recreation areas.
- High quality landscaping utilising native and fire-resistant vegetation proposed along all communal facilities and along all external boundaries of the proposed development.
- Boat parking facilities, along with sufficient additional space for boat parking within each private lot.

## **Future Stages -**

- Capability for the development of a further 16 - 20 dwellings in future, once sewer becomes available to the site.

## 3.2 DEVELOPMENT TENURE

As permitted by the site's Tourism Zoning and underlying R40 Residential Coding, the proposed development intends to deliver 40% of the dwellings as permanent residential and the remainder of the development as family holiday accommodation – all of which will be covered under a strata arrangement and have access to the high-quality communal facilities provided.

An assessment of how the proposed development meets the requirements under LPS 4 to facilitate this outcome is provided at Section 6.1.4.



## **4. TECHNICAL REPORTING**

### **4.1 BUSHFIRE MANAGEMENT PLAN**

#### **Prepared by Bushfire Prone Planning (Appendix C)**

Bushfire Prone Planning has prepared a Bushfire Management Plan (BMP) to address requirements under State Planning Policy 3.7 Planning in Bushfire-Prone Areas (SPP3.7).

The BMP and preliminary bushfire advice has been a critical contributor to the design of the proposed Tourism Development and has informed the siting of the proposed dwellings. All habitable buildings have been separated from offsite vegetation to minimise fire risk around the edge of the subject site, by placing softscape (lawns, decking, paving, pools, pergolas, BBQs), internal landscaping, parking bays, and driveways between the offsite vegetation and the habitable buildings.

The BMP identifies that the proposed development achieves compliance with the relevant acceptable solutions under the SPP3.7 Guidelines for Planning in Bushfire Prone Areas including build solutions and construction methodologies for any dwellings that are located within identified BAL Contours.

### **4.2 BUSHFIRE EMERGENCY PLAN**

#### **Prepared by Bushfire Prone Planning (Appendix D)**

Bushfire Prone Planning has prepared a Bushfire Emergency Plan (BEP) to ensure that the proposed development and operation of the premises are managing and protecting persons and property from the risks associated with a bushfire event.

The BEP will be used as an operational document that facilitates the reliable implementation of required actions at different times of the year, including during the urgent and high pressure conditions of a bushfire event.

The BEP demonstrates that the proposed development is designed in a manner that can operate safely in an emergency situation, with future guests and residents able to evacuate the site safely if required.

## 4.3 SERVICING STRATEGY

### Prepared by Edgeloe Engineering (Appendix E)

Edgeloe Engineering has prepared a Servicing Strategy which identifies the existing site conditions, services and any potential upgrades required to facilitate the proposed development. Key Findings are summarised as follows:

1. **Road Access** - The site fronts Truscott Crescent which is a 6m wide sealed and unkerbed road. No upgrades are planned or required to this road as part of the proposed development.
2. **Power** - The site is currently serviced by Horizon Power overhead network, and the development will utilise this (subject to approval by Horizon Power throughout the detailed design process).
3. **Sewer** – Through liaison with Water Corporation, it is understood that the appropriate strategy to manage onsite wastewater treatment and disposal will be via ATU Systems until such time as Sewer is available (which is currently not identified on Water Corporation’s 5-Year Capital Investment Program).
4. **Water** – Through liaison with Water Corporation, it was agreed that extending off the end of the existing DN150PVC main in Warne Street as per the concept shown in Figure 14 (of the Servicing Strategy) is the best strategy to get water to the site. A water service will then be provided off this extension, and internal tanks with pumps will be used within the development to ensure required internal demands are met.
5. **Drainage** - The proposed development will collect and treat the 1 year 1-hour event in swales or infiltration devices, have the 20% AEP (1 in 5 year) flows captured and detained/ infiltrated on the site and the 1% AEP (1 in 100 year) flows will be safely conveyed to the adjacent Floodway.

## 4.4 HYDRAULIC SERVICES PLAN AND REPORT

### Prepared by W.Lupton + Partners Pty Ltd (Appendix F)

W.Lupton + Partners has prepared a Hydraulic Services Plan and Hydraulic Services Design Report to ensure that the proposed development employs a hydraulic service strategy that meets commercial engineering standards, the Building Code of Australia, Australian Standards and State & Local Government Requirements.

The outcomes of the Hydraulic Services Plan and Report is summarised as follows:

1. **Water Supply** – As noted in Section 4.3, a strategy to get water supply to the site has been developed through liaison with Water Corporation. Internally, the development requires a higher flow rate than what will be provided through the water main extension. Therefore, potable water storage tanks (2 x 75KL tanks) and pumps will be provided onsite to ensure adequate flow rate is provided to service the development.
2. **Fire Hydrants** – Initial feedback from Water Corporation has indicated that 100mm fire service will not be available to the subject site. Based on this information, it is proposed that onsite fire service tanks (2 x 72kl tanks) will be installed to service an 180mm fire main that will extend through the site and supply above ground fire hydrants.
3. **Sewer and Waste Water Disposal** – It is proposed that an Aerobic Treatment Unit (ATU) with flat bed leach drains be installed on site for sewer and waste water disposal, which are widely used in Exmouth. The proposed ATU System will be approved by the Department of Health and compliant with relevant Health Regulations.

# 5. STATE PLANNING FRAMEWORK

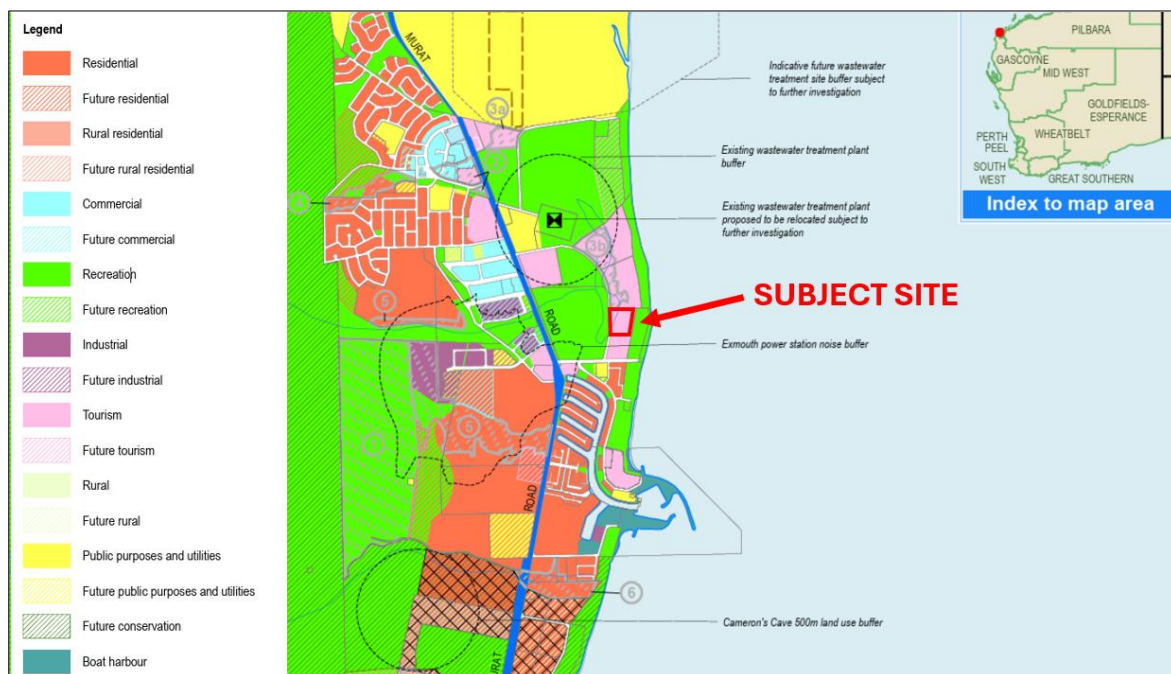
## 5.1 GASCOYNE COAST SUB-REGIONAL STRATEGY

Prepared in 2018, the Gascoyne Coast Sub-Regional Strategy (**the GCSRS**) provides a basis for strategic decision making and context for land-use planning in the Gascoyne Region, with a specific focus on the growth of Exmouth

The GCSRS emphasises tourism as a critical component of Exmouth’s economy and a key driver for the future growth of the town. For this reason, it is important that there is diversity in the range of available accommodation types.

The proposed development directly responds to the need for properly located tourist accommodation in strategically identified areas in Exmouth. Further in alignment with the GCSRS, the subject site is nominated as Tourism within the Exmouth Settlement Land Use Plan as shown in Figure 7 below.

**Figure 7 – Exmouth Settlement Land Use Plan (Gascoyne Coast Sub-Regional Strategy)**



## 5.2 STATE PLANNING POLICY 3.7 – BUSHFIRE

State Planning Policy 3.7 – Bushfire (SPP 3.7) applies to land that has been designated as bushfire prone by the Department of Fire and Emergency Services (DFES). SPP3.7 guides the implementation of effective risk-based land use planning and development to preserve life and reduce loss of property and infrastructure from bushfires.

The entirety of the subject site is located within a designated bush fire prone area. As a result of this, a Bushfire Management Plan (BMP) and Bushfire Emergency Plan (BEP) has been prepared by Bushfire Prone Planning to ensure the development meets the requirements of SPP 3.7.

The details of the BMP and BEP are discussed in Section 4.1 and 4.2.

## 5.3 STATE PLANNING POLICY 7.0 – DESIGN OF THE BUILT ENVIRONMENT

SPP 7.0 addresses design quality and built form outcomes in Western Australia by guiding the delivery of the broad economic, environmental, social and cultural benefits that derive from good design outcomes. The proposals consistency with SPP 7.0 and specifically the 10 principles of good design is summarised in the table below:

DESIGN PRINCIPLE	ASSESSMENT
<b>1 – Context &amp; Character</b>	The proposed development responds to its immediate coastal context and proposes high quality, architecturally designed dwellings that have been designed with a coastal palette. The proposal also capitalises on the subject site’s coastal location, with two storey dwellings having east facing balconies that maximise views towards the Exmouth Gulf.
<b>2 – Landscape Quality</b>	The proposed development employs a landscape strategy that ensures future residents and guests have access to high quality landscaped areas, whilst still meeting bushfire requirements. The linear communal area along the eastern boundary of the site enables all future users of the development enjoy access to shaded BBQ areas, private recreation spaces and pool facilities that are surrounded by landscaping.
<b>3 – Built Form &amp; Scale</b>	The proposed built form and scale of the development is appropriate in the context of the sites underlying R40 Coding.
<b>4 – Functionality &amp; Build Quality</b>	The proposed dwellings and facilities are architecturally designed and demonstrate a consistent development palette and design strategy for the site.
<b>5 -Sustainability</b>	The proposed dwellings will incorporate natural, durable, and weather-resistant materials to enhance longevity and minimise ongoing maintenance. This approach supports sustainable building practices by reducing resource consumption over the life of the development and improving resilience to local environmental conditions.
<b>6 – Amenity</b>	The proposed development will provide significant amenities for guests and permanent residents alike through the provision of landscaped communal gardens, shaded BBQ facilities, pools, sheltered pergola structures and more.
<b>7 – Legibility</b>	The proposal aims to facilitate high legibility both within the site as well as to external areas. Specifically, the proposal includes safe and separated vehicle access points, pedestrian linkages and communal access points that link to Town Beach.
<b>8 – Safety</b>	The proposal promotes a safe environment by promoting activation and maximising passive surveillance.
<b>9 -Community</b>	The proposed development will be a significant addition for the Exmouth community by providing a new tourism accommodation and permanent residential choice.
<b>10 - Aesthetics</b>	The proposal has been designed to be attractive and inviting for future guests and residents. The dwelling designs facilitate a scale, arrangement and articulation of built form which will deliver a high level of amenity.

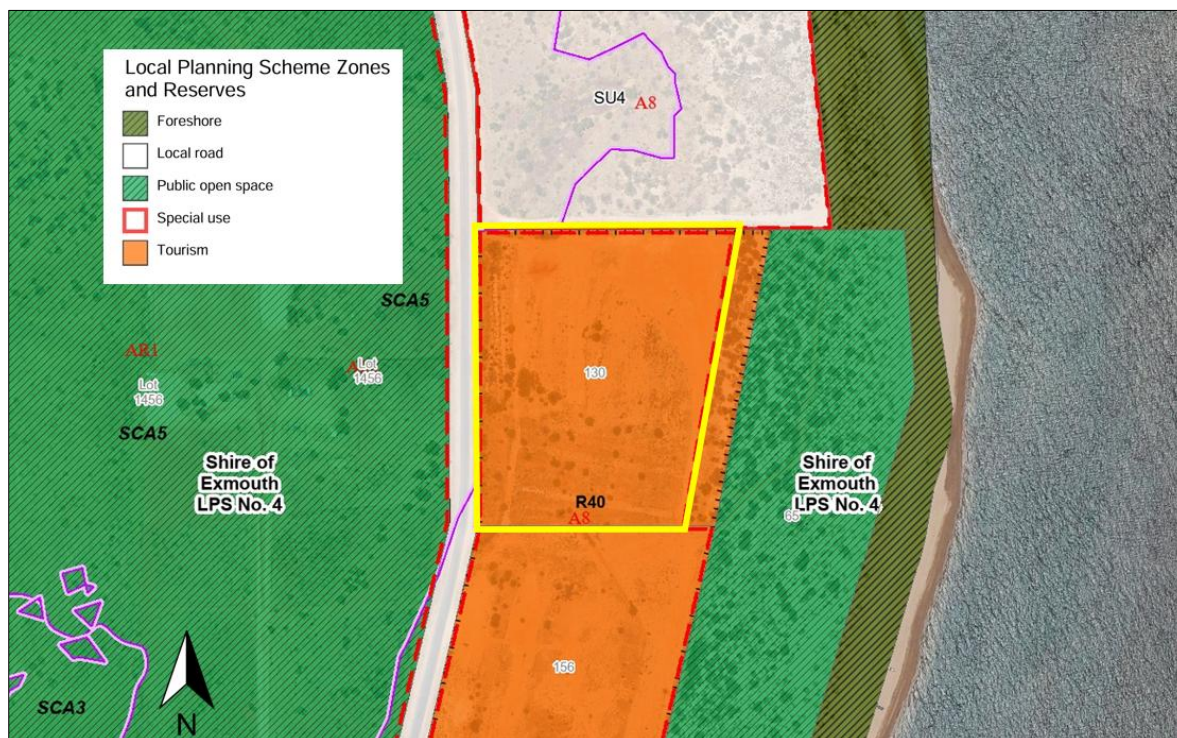
# 6. LOCAL PLANNING FRAMEWORK

## 6.1 SHIRE OF EXMOUTH LOCAL PLANNING SCHEME NO.4

### 6.1.1 ZONING

The subject site is situated within Tourism Zone under the Shire of Exmouth Local Planning Scheme No.4 (LPS 4), with an underlying Residential Coding of R40 as shown in Figure 8 below.

**Figure 8 – Shire of Exmouth LPS 4 Zoning Map**



The objectives of the Tourism zone under LPS 4 are as follows:

- *To promote and provide for tourism opportunities.*
- *To provide for a variety of holiday accommodation styles and associated uses, including retail and service facilities where those facilities are provided in support of the tourist accommodation and are of an appropriate scale where they will not impact detrimentally on the surrounding or wider area.*
- *To allow limited residential uses where appropriate. To encourage the location of tourist facilities so that they may benefit from existing road services, physical service infrastructure, other tourist attractions, natural features and urban facilities.*

Consistent with the objectives above, the proposed development will deliver a new tourist opportunity for Exmouth with a mixture of holiday accommodation and permanent residential dwellings that capitalise on the site's excellent location and features.

## 6.1.2 LAND USE PERMISSIBILITY

The proposal seeks approval for a Tourist Development, which is as defined by LPS 4 as follows:

*‘Tourist Development means a building, or a group of buildings forming a complex, other than a bed and breakfast, a caravan park or holiday accommodation, used to provide — (a) short-term accommodation for guests; and onsite facilities for the use of guests; and facilities for the management of the development.’*

Table 1 within LPS 4 identifies a Tourist Development as a discretionary ‘D’ use within the Tourism Zone – meaning, the use is capable of approval under the local planning framework.

## 6.1.3 SITE & DEVELOPMENT REQUIREMENTS

Clauses 3.10.4.2 and 3.10.4.3 provide the site and development requirements for development within the Tourism Zone. These requirements have been assessed within the table below.

REQUIREMENT		ASSESSMENT
<b>Setbacks</b>	<b>For short-term accommodation and residential development, setbacks must be in accordance with the R40 Density Code. For uses other than short-term accommodation and residential development, as determined by the local government.</b>	Compliant - The proposed dwellings are in accordance with standard R40 setback requirements within the R-Codes, particularly with dwellings being setback 4m from the primary street.
<b>Lot Sizes</b>	<b>For short-term accommodation and residential development, lot sizes must be in accordance with the R40 Density Code. For uses other than short-term accommodation and residential development, as determined by the local government.</b>	Compliant - The proposed lots meet minimum lot sizes in accordance with the R40 requirements within the R-Codes with a minimum lot size of 400m <sup>2</sup> and an average lot size of 478m <sup>2</sup>
<b>Height</b>	<b>Development shall not exceed 9 metres in height above natural ground level.</b>	Compliant – No proposed building exceeds 9m.
<b>Landscaping</b>	<b>Landscaping shall be provided to complement the appearance of the proposed development. The local government shall require a landscaping plan to be submitted and approved prior to commencement of development.</b>	Compliant – The landscaping will be shown in further detail within a Landscape Plan, which will be provided for endorsement prior to commencement of the development.
<b>Colour Palette</b>	<b>All development shall be in accordance with the local government’s adopted colour palette.</b>	The proposed colour and material palette is compliant with the Shire of Exmouth Local Planning Policy No.1 – Colour Palette for Development (LPP 1) as noted in Section 6.2.

<b>Permanent Residential Requirements</b>	<b>The local government may approve permanent residential accommodation as part of a tourist development that involves — A new tourist development; or a substantial refurbishment of an existing tourist development, provided that the predominant use of the site remains for short-term accommodation and other tourism uses, and provides for a high-quality tourism outcome or tourism benefit.</b>	Compliant – this proposal intends to deliver 40% of the dwellings as permanent residential and the remainder of the development as family holiday accommodation – all of which will be covered under a strata arrangement and have access to the high-quality communal facilities provided.
	<b>For the purpose of determining an application under clause 3.10.4.3(e) the local government may permit up to a maximum 40% of the total gross floor area of the development, excluding commercial areas and communal tourism facilities, to be utilised for permanent residential accommodation, having regard for the following:</b>	
	<b>The overall size of the development site</b>	Noted.
	<b>The need to protect sufficient area to accommodate the long-term tourism needs of the locality</b>	Noted.
	<b>The extent to which the area of highest tourism value is protected for tourism use</b>	Noted.
	<b>The effectiveness of site design and architectural treatment in ensuring a high quality of development, and the preservation of the tourism values of the site</b>	Compliant – the development has ensured that the delivery of architecturally designed dwellings will facilitate a high-quality outcome for both tourism and permanent residential based dwellings. Each dwelling is functional and the overall design of the development provides quality infrastructure to serve both tenure types.
	<b>Physical infrastructure and services, including consideration of the urban infrastructure requirements of permanent residents</b>	
	<b>The degree to which the scale and design of the site complements the surrounding landscape and character of the area, with the tourism component given priority in those areas of highest tourism amenity, such as the coastal locations or land with panoramic views</b>	Compliant – the design of the development has given priority to the tourism component of the site, ensuring that beachside residences and communal areas are provided on the eastern side of the site to provide panoramic views out to the Exmouth Gulf and preserve the Tourism values of the site for years to come.

	<b>The integration between residential and tourism uses and the management structure of the tourism component</b>	Compliant – it is proposed that the development is integrated, with no separation between tourism or permanent residential dwellings and shared facilities throughout.
	<b>The protection of residential amenity through careful design to maximise tourism value and minimise disturbance and conflicts between land uses</b>	Compliant – the proposed design shows adequate separation between each dwelling to enable privacy and minimise disturbance / conflict between permanent and tourist dwellings.
<b>Strata Titling</b>	<b>Strata Titling will only be supported subject to development demonstrating a consistent architectural design theme for the overall site, and appropriate management arrangements, via a management statement, including a maximum length of stay provision of three (3) months in any twelve (12) month period applied to the short-term accommodation component on all developments.</b>	Compliant – the overall development and each dwelling has been architecturally designed to ensure that a consistent theme is delivered.  The proponents intend to provide the Shire with details of the proposed Strata Arrangement for the site throughout the development process.
<b>Permanent Residential Timing</b>	<b>Where the local government approves development pursuant to clause 3.10.4.3(e) occupancy of the residential accommodation will not be permitted until the short-term accommodation and associated facilities are operational.</b>	Noted.
<b>Permanent Residential Staging</b>	<b>Where development approved pursuant to clause 3.10.4.3(e) is to be staged, the proportion of residential development shall, at no stage, exceed the proportion as approved for the whole development</b>	Noted.
<b>Carparking</b>	<b>One (1) space for every bedroom. One (1) visitor space per twenty (20) bedrooms.</b>	Compliant – the development provides 4 car bays within each lot, with 2 bays shaded under a carport / in a garage and 2 bays within the driveway of each lot. The total of 4 bays per dwelling achieves compliance with the requirements of Table 3 – Car Parking Requirements within LPS 4.

## 6.2 LOCAL PLANNING POLICIES (LPPs)

### 6.2.1 LPP 1 – COLOUR PALETTE FOR DEVELOPMENTS

The proposed development demonstrates compliant with LPP 1 through the consistent colour and material palette that has been centralised around the use of colours and materials that are inspired by the surrounding natural environment.

The proposal seeks to utilise a coastal themed palette with colours and materials that are durable, long lasting and low maintenance materials to ensure that the development presents a high quality outcome for years to come.

To view the proposed colours and materials, please refer to the concept plan at Appendix B.

### 6.2.2 LPP 4 – PUBLIC ART CONTRIBUTION

LPP 4 notes: *‘Private developments (including additions and alterations) involving commercial, residential (not including single houses or grouped/multiple dwellings of less than 5 dwellings) and or mixed residential/commercial 21 developments over the value of \$2,000,000 are required to provide Public Art, to reflect or enhance local cultural identity’.*

As the proposed development is primarily a Tourist Development, it is noted that a Public Art Contribution will not be required as part of this development.



## 7. CONCLUSION

The proposed development on Lot 848 Truscott Crescent will provide Exmouth with a high-quality tourism offering, as well as much needed permanent residential housing options within close proximity to the town centre.

The development demonstrates an exemplary design that achieves integration between the two different tenure types (permanent residential and tourism accommodation) by ensuring that adequate separation is achieved and dwelling orientation enables privacy. As a result, the development will function as a vibrant, integrated tourist development with capability and capacity to provide permanent residential dwellings.

The development is capable of being provided with full urban services including reticulated water, waste water and power through innovation and expert design.

The proposal is compliant with the relevant State and Local Planning Framework, and ultimately achieves a strategic goal of delivering a high quality tourism based outcome on land that has been identified for a tourism development for many years.

The development has been designed to comply with the requirements of the Shire of Exmouth Local Planning Scheme No., and particularly the Tourism zone requirements. It also complies with relevant Shire of Exmouth local planning policies. It is also in compliance with relevant WAPC State Planning Policies, in particular, State Planning Policy 3.7 Planning in Bushfire-Prone Areas (SPP3.7) in relation to bushfire management.

The information within this report confirms that the proposed development is appropriate and consistent with State and Local Planning Framework and is capable of approval in its current form.

We look forward to working with the Shire of Exmouth on this exciting proposal, and creating a vibrant place where people want to live and holiday.



# **APPENDIX A – CERTIFICATE OF TITLE AND DEPOSITED PLAN**

# APPENDIX B – DEVELOPMENT PLANS

# APPENDIX C – BUSHFIRE MANAGEMENT PLAN

# APPENDIX D – BUSHFIRE EMERGENCY PLAN

# APPENDIX E – SERVICING STRATEGY

# **APPENDIX F – HYDRAULIC SERVICES PLAN & REPORT**