

Shire of Exmouth **PUBLIC NOTICE**

Planning and Development Act 2005

Notice of public advertisement of planning proposal

The Shire of Exmouth has received an application for development approval to use land for the following purpose and public comments are invited.

Lot Numbers:

- **Lot 1375 on Deposited Plan 408021**
- **Lot 719 on Deposited Plan 174658**
- **Lots 382 + 383 on Deposited Plan 210127**
- **Lot 1381 on Deposited Plan 408201**

Street: **1 Ross Street** (east end of the Ross Street Mall) **and 31 Maidstone Crescent**

Suburb/Locality: **Exmouth**

Proposal: **Storage Extension to existing supermarket**

Details of the proposal can be viewed on the Shire of Exmouth website at www.exmouth.wa.gov.au or at the Shire's office, Ningaloo Centre, 2 Truscott Crescent between the hours 8.30 am to 4.30 pm Monday – Friday, from the **17/08/2026** to the **31/08/2026** inclusive.

Submissions on the proposal are to be in writing, addressed to the Chief Executive Officer, and may be submitted either in-person to the Shire Office, or by post (PO Box 21 Exmouth), or by email: info@exmouth.wa.gov.au on or before **4.30 pm 31/08/2026**

Please note that any submissions received by the Shire either supporting or objecting to the proposed development cannot be construed as the Exmouth Shire Council's approval of, or refusal to approve, the proposed development. The invitation to make a submission is to provide interested persons an opportunity to input into the Council's deliberations on the proposed development.

Ben Lewis
Chief Executive Officer



19th December 2025

Mr Ben Lewis
Chief Executive Officer
Shire of Exmouth
Exmouth

**Proposed additions to Ningaloo Harvest IGA Exmouth, lots 382,383,1381,719,1375,
Maidstone Crescent, Exmouth**

Dear Ben

On behalf of the proponent I submit the following documents in application for planning approval for additions to the Ningaloo Harvest IGA.

- Completed application form
- Copies of certificate of titles
- Architectural drawings as follows
 - 1) Site Plan – 1:500
 - 2) Floor Plan – 1:200
 - 3) Building Elevations x 3 – 1:200

We understand there will be a requirement to amalgamate the existing 6 separate titles and will respond as the conditions of approval require.

Car parking Concession

Under local planning scheme no 4, clause 4.26 table 3, car parking required for a supermarket is to be provided at 1 bay per 30m² of NLA. We are proposing to add 438 m² of NLA comprised of vehicle/truck access and egress plus storage. This requires an additional 15 car parking bays as detailed in clause 4.26.

We are proposing a variation to this parking requirement as permitted under clause 4.27 of the planning scheme which reads,

“The local government may approve a reduction to the standard parking requirement specified in clause 4.26 if it is satisfied that the reduced provision will satisfactorily achieve the intent of the requirement. In considering an application to vary the parking requirement, the local government shall consider the following factors-“

- (a) *The potential for reciprocal parking between different uses on the site;*
Not applicable
- (b) *Whether an appropriate alternative parking arrangement can be provided;*
Not applicable
- (c) *Whether a reduced parking requirement can be justified to the satisfaction of the local government.*
The proposed addition lies within the Exmouth town center, which is currently serviced by a number of car parking areas providing approximately 298 car bays. These car parks service retail/commercial outlets including the Ningaloo Harvest IGA.. The proposed storage facility parking requirements will be minimal in practice and not place significant additional demand on parking within the town center. In addition, the proponent will not be employing additional staff to work within the new storage area and will therefore place no more additional demand for parking as the existing operation does currently.
- (d) *Whether a suitable cash-in-lieu arrangement is feasible.*
Not applicable

On this basis we are not proposing to provide additional parking spaces.

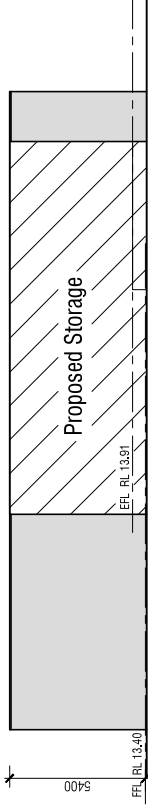
We request that you consider and approve this variation to the parking requirements for this application.

If you have any issues with any of these documents, please contact the undersigned.

Yours Faithfully

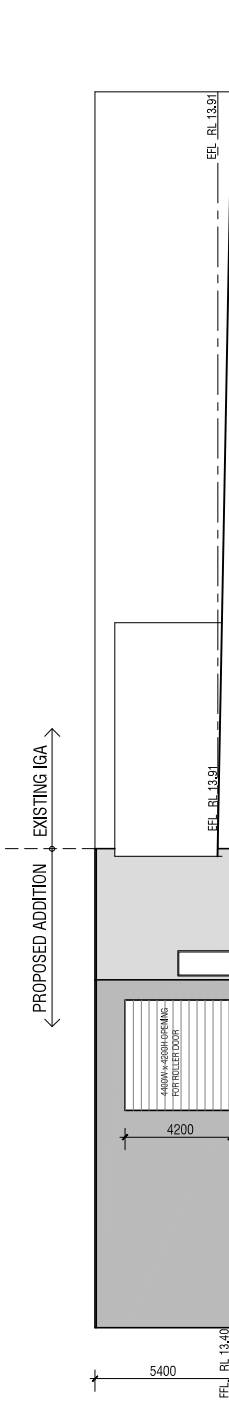
A handwritten signature in black ink, appearing to read 'Stephen Lubich', with a stylized flourish at the end.

Stephen Lubich
Architect
0418 889 486



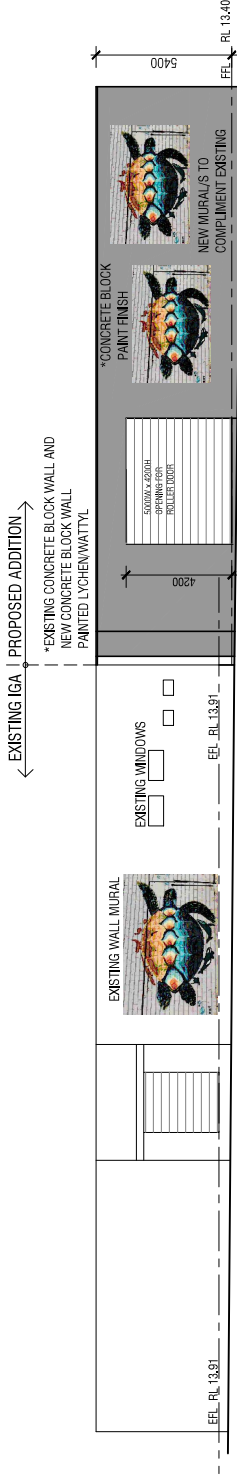
SOUTH ELEVATION

SCALE 1:200 @ A3



WEST ELEVATION

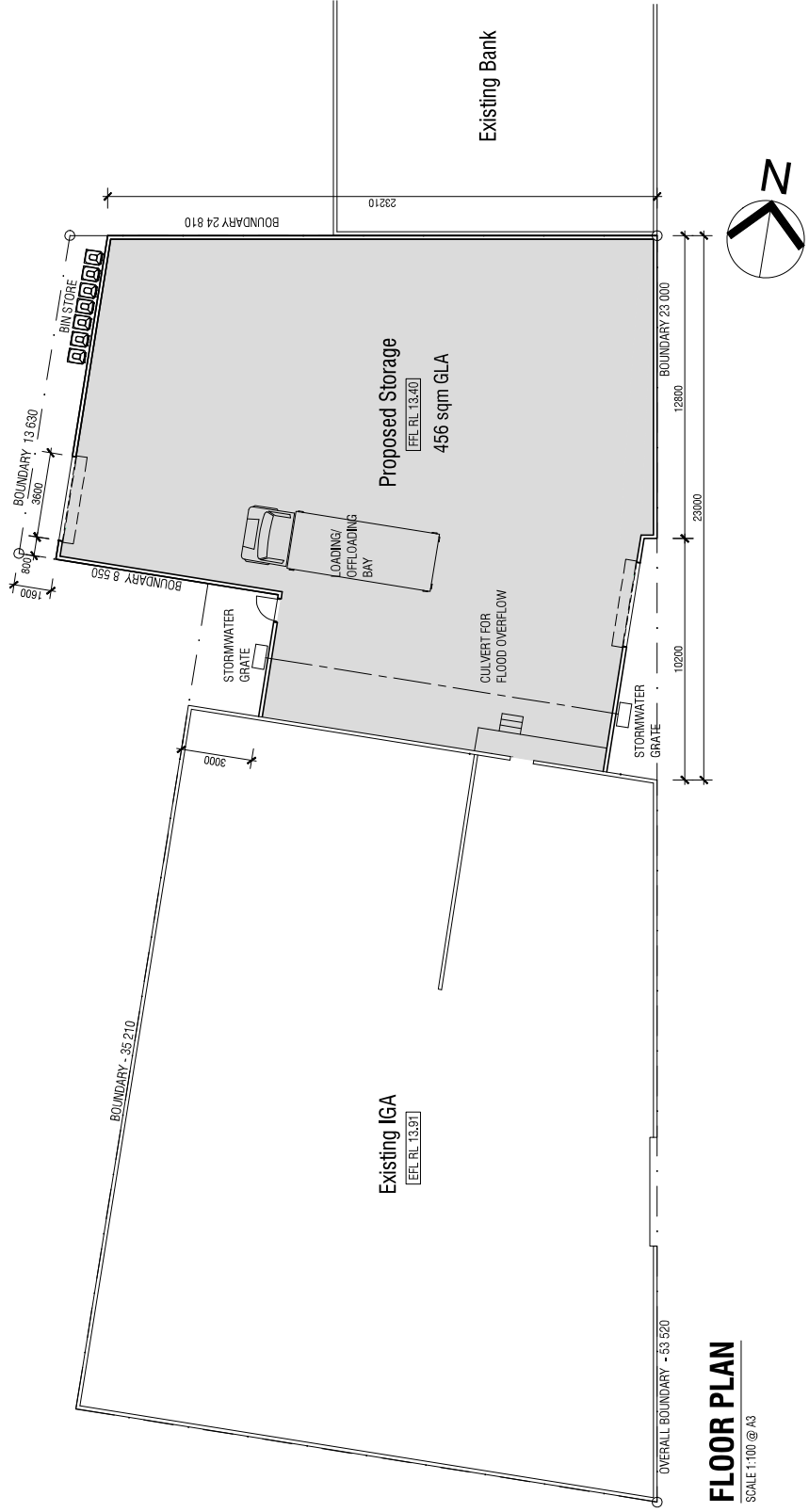
SCALE 1:200 @ A3



EAST ELEVATION

SCALE 1:200 @ A3

TITLE: ELEVATIONS		JOB No.	25/11
PROJECT: PROPOSED IGA EXTENSION		DATE	December 2025
Maidstone Crescent - Exmouth		DWG No.	REV
STEPHEN LUBICH ARCHITECT		DA.03	D
KENSINGTON 6151			
m 0418 889 486			
No. REVISION		DATE	
D ROLLER DOOR RELOCATED		29.07.26	
C ROLLER DOOR OPENINGS INCREASED		28.04.26	
B RESPONSE TO PLANNERS REPORT		22.04.26	
A ISSUED FOR DEVELOPMENT APPLICATION		18.12.25	
		49	



FLOOR PLAN
SCALE 1:100 @ A3

EXISTING IGA | PROPOSED ADDITION

TITLE: FLOOR PLAN		JOB No.	25/11
PROJECT: PROPOSED IGA EXTENSION		DATE	December 2025
Maidstone Crescent - Exmouth		DWG No.	REV
STEPHEN LUBICH ARCHITECT		DWG No.	DA.02 B
49 Monk Street KENSINGTON 6151		DATE	December 2025
m 0418 889 486		DATE	December 2025
B RESPONSE TO PLANNERS REPORT		22.04.26	
A ISSUED FOR DEVELOPMENT APPLICATION		18.12.25	
No. REVISION		DATE	