



## SHIRE of DANDARAGAN

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Our Ref: SP50 (GR)  
Your Ref:  
Enquiries: Tony Nottle

18 May 2011

Mr Peter Lonnon  
Chairman  
Jurien Bay Chamber of Commerce  
PO Box 753  
JURIEN BAY WA 6516

Dear Pete

### **TOWARDS 20,000 - BUILDING THE TURQUOISE COAST REGIONAL CITY PLAN - DRAFT**

As you are aware, the recent announcement of the "Super Towns" concept by Minister Brendon Grylls has highlighted that the town of Jurien Bay is on the radar for regional investment from State Government in the future.

Council has put together a DRAFT document titled "*Towards 20,000 - Building the Turquoise Coast Regional City Plan*" that was given to Minister Brendon Grylls MLA after the Jurien Bay jetty opening on Saturday 30 April 2011.

This document sets a vision and outlines the Shire of Dandaragan's investment needs and its desire to work with the Department of Regional Development and Lands and the Wheatbelt Development Commission to be a part of the "Super Towns" program. It is a culmination of a number of documents and initiatives that the Shire of Dandaragan has worked on over a number of years.

I have enclosed a map supporting the document. This map outlines the proposed private developments stretching from Cervantes to 8km north of Jurien Bay (North Head).

I would welcome your feedback in relation to this draft document which will help Council in lobbying the Minister and the Government in the future.

If you have any questions regarding the documentation please feel free to contact me.

Yours faithfully



Tony Nottle  
**CHIEF EXECUTIVE OFFICER**



# TOWARDS 20,000

## BUILDING THE TURQUOISE COAST REGIONAL CITY PLAN

April 2011



## THE VISION

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From Cervantes in the south to Jurien Bay in the north, the Turquoise Coast regional city will develop over the next 10 - 20 years to become the future coastal city north of Perth.

The Turquoise Coast city will provide access to the ocean with over 100kms of coast line, beaches and other natural areas of the region - Nambung National Park and the Pinnacles, Jurien Bay Marine Park, and Lesueur National Park. These attractions being more accessible due to the opening of the Indian Ocean Drive. A region that is over 30% crown land, national park or reserve, and with another 15% not cleared and in private ownership. A rare opportunity to live with nature.

With sensitive development, an opportunity to create development with qualities that match the natural context, infrastructure and sense of place. An opportunity to break new ground and create a truly place based regional city that optimises the use of land, services and infrastructure to minimise impacts on the surrounding environment.

An opportunity to create a coastal city that grows and accommodates a large working, residential and retirement population whilst maintaining the coastal virtues that make the place sought after. By focussing development in key settlement areas, the Shire can reduce the pressure for expansion in more sensitive locations in the Shire. An opportunity to achieve the greatest outcome - balanced development that the community and State is proud of.

The city would provide regional services for the hinterland and coastal communities within a 1 - 120km radius. This city would include a senior high school, primary schools, regional hospital, government department offices, a community where FIFO can be accommodated due to the attractive location, a bustling tourism industry and the location for workforce accommodation for the variety of horticultural and agricultural projects that will grow in Perth's new food-bowl in the east of the Shire.

The vision is to achieve a population of more than 20,000 people. That will create a need for a range of services and facilities including:

- A hierarchy of settlements from regional centre, through major town to community / village, with tiered delivery of services throughout the sub-region.
- A central activity area in each community, but in particular in the regional centre a range of retail outlets including larger stores.
- Planned and well delivered and maintained transport infrastructure, including air services and good access to the State road system.
- Schools and higher education facilities, recreation facilities, hospital and other health services.
- State government agency offices.
- Tourist accommodation and services, offering a variety of options for visitors.
- Extensive housing choice.
- A direct relationship to the foreshore and a wide choice of uses associated with the coastal edge with an extensive range of edge conditions, such as parks, beaches, and waterfront promenades.
- Cultural precinct areas that allow the community to come together regularly and enhance the sense of self of the region, and areas that build the liveability of the region.

## THE PLANS

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The Shire of Dandaragan has developed partnerships with various private interests to develop future residential and industrial land development opportunities in the Turquoise Coast regional city footprint. The structured land plans for the city footprint area have been brought together and are attached.

The plans demonstrate that the future city of the Turquoise Coast will be 30kms in length with a hierarchy of settlements within the one city. Jurien Bay will be the key commercial and service centre. The residential communities are based within natural landscapes (conservation reserves) with a mix of land types, and a mix of community services in each. They link by local roads and there is access to the Indian Ocean Drive, but the settlement is in essence one major coastal city.

Currently endorsed Turquoise Coast Structure Plan details include:

### ARDROSS DEVELOPMENTS

- 8 development nodes resulting in 9,000 residential lots (approx).
- Commercial precinct.
- Industrial precinct.
- Tourism sites.
- 68 residential units with 92 keys (20 permanent and 72 short stay - variety of turn key two bedroom, two + one bedroom & 3 bedroom units).
- Swimming pool; café / bar and function room; tennis court; reception / office and back house facility.

### NORTH HEAD

- 650 ha land parcel and 8 development nodes totaling 2,215 residential lots and 550 tourist accommodation rooms with a range of associated land uses.
- Scheme Amendment to change zoning from 'Rural' to 'Special Development' zone is currently being advertised.

### JURIEN BAY BOAT HARBOUR PRECINCT

- The Department of Transport have engaged a consultant to investigate further mixed use options for the harbour precinct.
- This work will expand on a previous draft Structure Plan.

### CERVANTES / LANDCORP

- Council is about to commence a local planning strategy process of which a major component is the Cervantes townsite.
- This local planning strategy includes the coastal area between Cervantes and North Head as part of the Turquoise Coast regional city.
- LandCorp already has plans for the Cervantes townsite however, its imperative that we need to know if LandCorp are continuing to implement these plans or whether alternate developers need to be sourced.

Future detail in the Jurien Bay townsite can be viewed in the attachment by Eaton & Passarelli.



## THE PLANNING PROCESS

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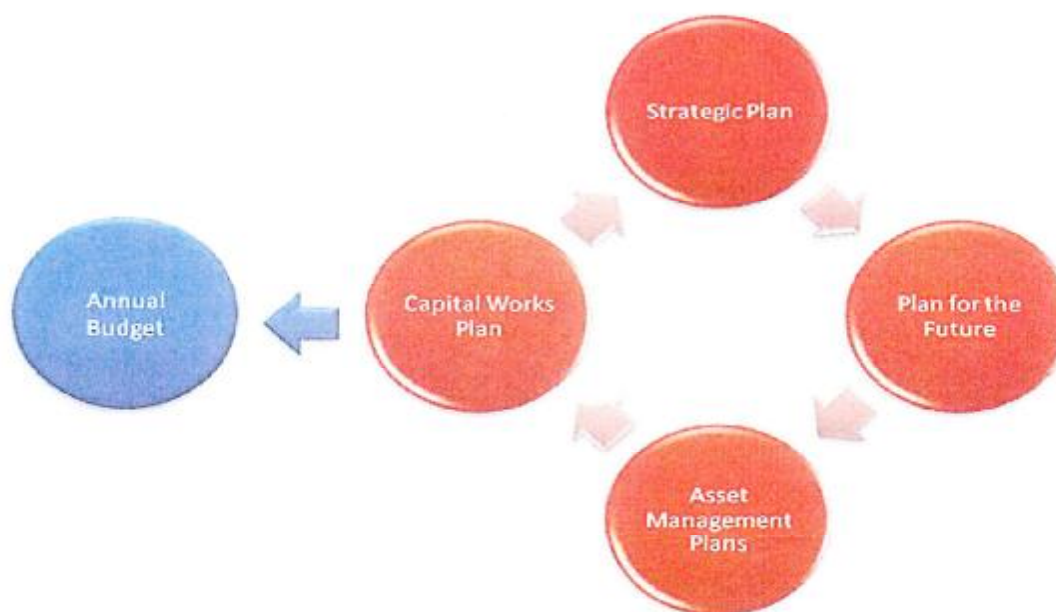
The Shire of Dandaragan is progressing with a strategic community planning process as part of its implementation of the State Government's Integrated Planning and Reporting Framework and Guidelines. A regular review of the Strategic Community Plan informs the Corporate Business Plan and Annual Budget development of the Council.

In addition, the Shire has been working actively with the Wheatbelt Development Commission (WDC) to collate information on projects that will be significant and investment ready for the State Government to invest in.

The 'Super Towns' concept will integrate well with the existing strategic and forward planning initiatives of the Shire and the regional planning initiatives of the Development Commission.

**A key goal for the Shire is for the Government and Regional Development and Lands (RDL) to recognise the "Towards 20,000 Building the Turquoise Coast Regional City" planning process, strategy and major projects portfolio. The final documents from this process will form an investment platform for the region, and be a major tool in promoting the vision and opportunities of the region.**

The following diagrams outline the Shire's current planning process and ideas. This will be further shaped by the 'Super Towns' planning process.



# PLANNING PROCESS - SHIRE OF DANDARAGAN

Detail of strategic planning process and linkages:





## IMMEDIATE INVESTMENT NEEDS

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The strategic community planning process for the Shire of Dandaragan will be undertaken in the May - July time period, and will be linked to planned 'Super Town' planning processes, as they are articulated. The planning period for the greater 'super town' planning processes are not yet known however, they are assumed to be in the order of 12 months.

The Shire has immediate investment which requires immediate business case development and priority from RDL, and the Shire would like to request assistance to advance planning and project development on the following:

### IMMEDIATE INVESTMENT PRIORITIES

1. Infill sewerage (commercial centres).
2. Commercial office development.
3. Health centre project (subject of CLGF application), and planning for regional hospital.

### INVESTMENT NEEDS (SHORT TO MEDIUM TERM)

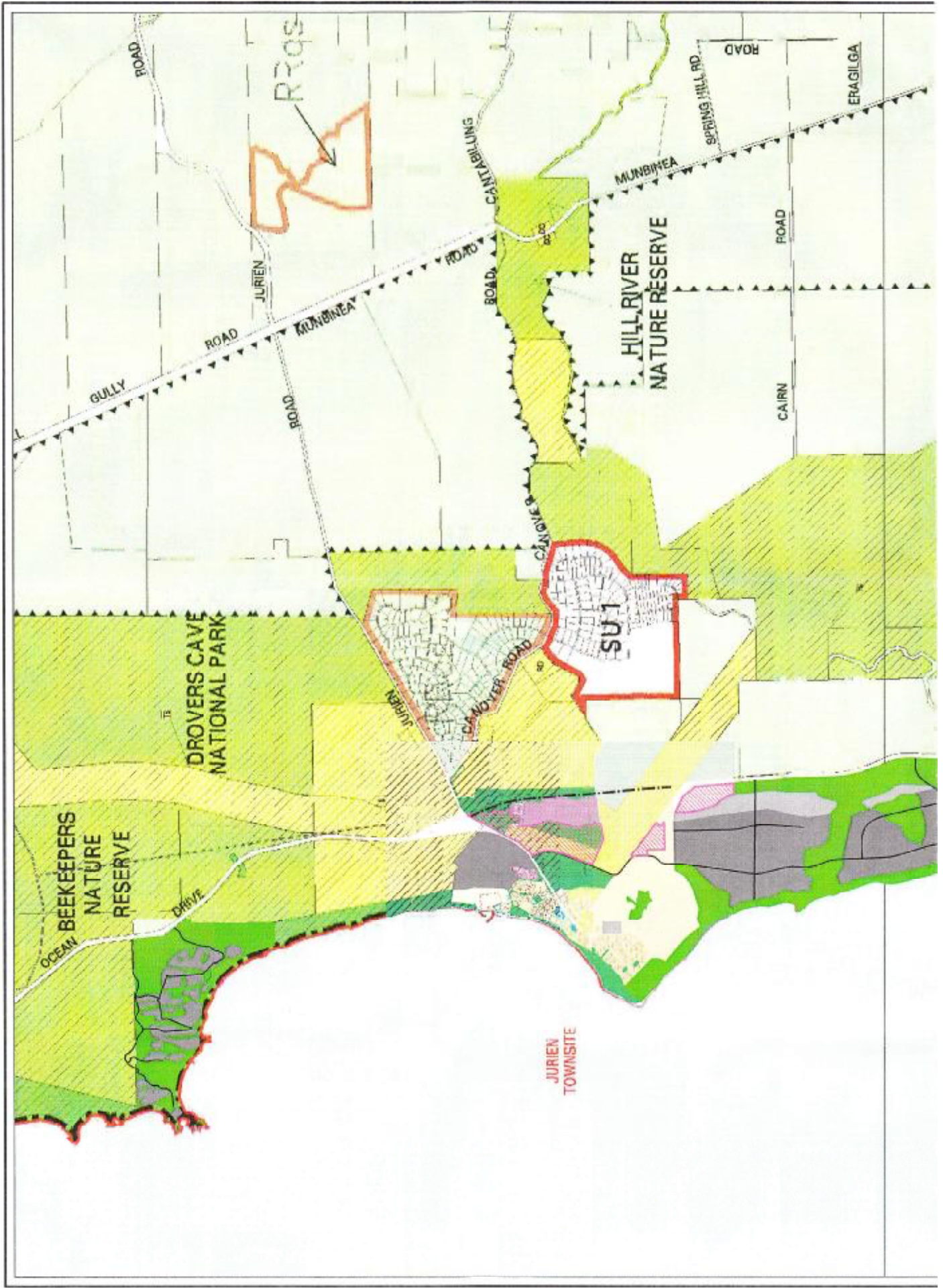
1. Visitors centre, library and community resource centre.
2. Development of aged care services including intensive care.
3. Arterial road development.
4. Power and water capacity as city grows.
5. Waste facilities (infrastructure).
6. Underground power and upgrade in main street (Bashford Street).
7. Community cultural and performing arts centre.
8. Recreation precinct development and golf course with grass greens utilising recycled water.
9. Investment in school and expansion of training opportunities to cater for academic and vocational streams, and access to skills training for existing and future industries particularly tourism.
10. Servicing of the rapidly growing tourism industry, including development of the marina precinct as a tourism / visitor destination.
11. New airport as the city grows.

The 'Super Towns' process will inevitably take some time to refine the medium to long term priorities and the Shire of Dandaragan accept that logic and process.

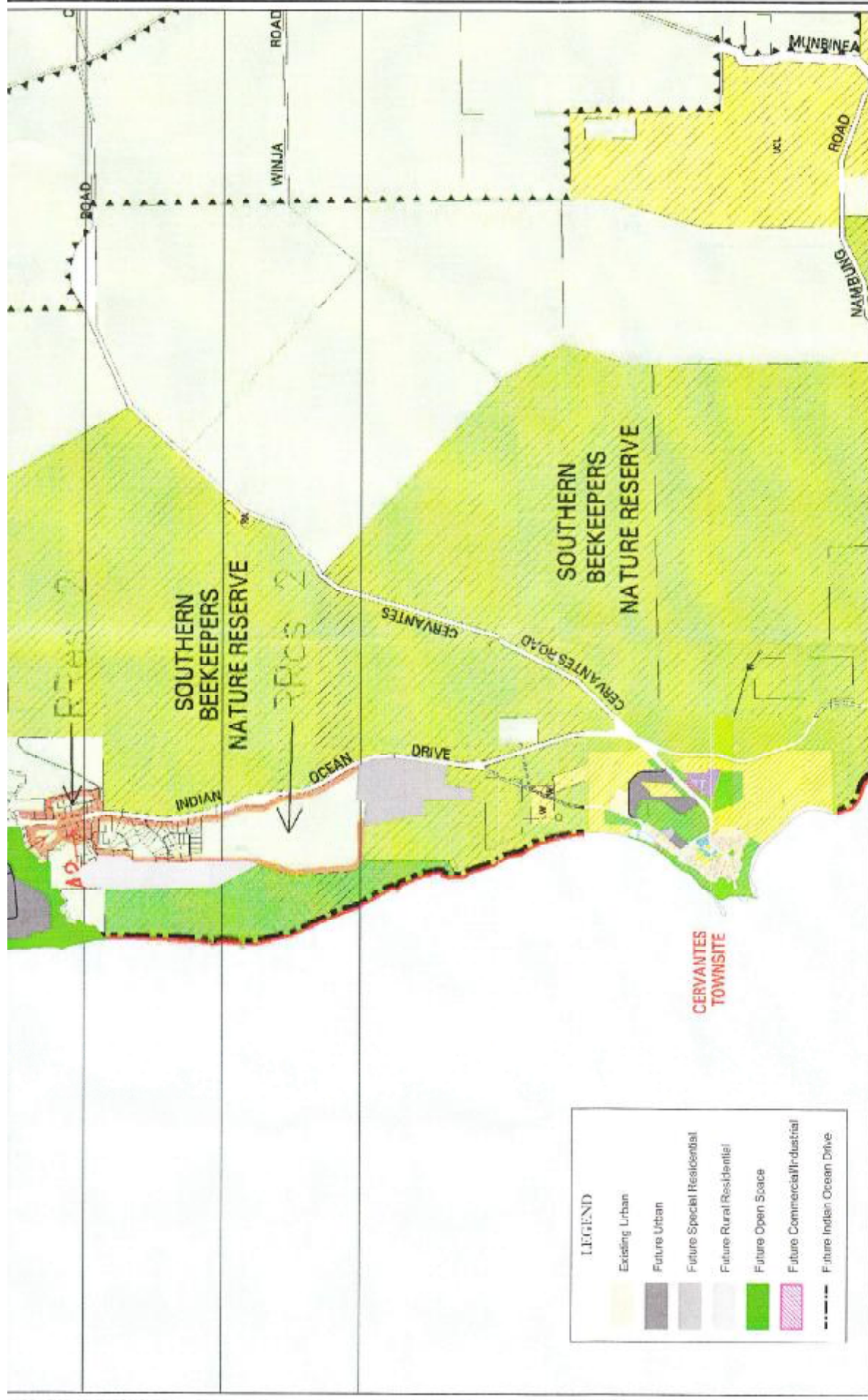
In short, the Shire is fully supportive of the 'super towns' planning process and wishes to integrate its existing planning processes with the 'super town' planning processes. To achieve this, the Shire would like to request the following information and resources:

1. Detailed information on the 'Super Towns' planning process to integrate with existing planning processes of the Shire and to flesh out the planning framework.
2. Resources to contribute to the planning processes that the Shire would like to undertake in partnership with RDL, and in line with WDC processes.
3. Direct resourcing to the Shire to enable project management expertise to be developed in-house and to manage the 'Super Town' planning and implementation process.
4. Immediate investment in project development and project funding for high priority areas as outlined in this document.
5. Support for the planning of short to medium term investment needs.









NOTES:

25mm at scale

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A3



0 2500  
Metres  
Scale 1:100,000

Date: 28 April 2011  
Revised: 19/05/2011 (Superstown/3/11)  
All dimensions and areas subject to survey

# CERVANTES TO JURIEAN BAY CURRENT TOWN PLANNING SCHEME WITH PROPOSED FUTURE EXPANSION