



SHIRE OF JERRAMUNGUP LOCAL PLANNING POLICY NO 7 – KENT LOCATION 95 DILLON BAY AND KENT LOCATION 839 MILLERS POINT

1.0 BACKGROUND

It is Council's ultimate objective for Kent Location 95 Dillon Bay to return to a rural use (without multiple occupancy), and for Kent Location 839 Millers Point to be retained for holiday accommodation and recreation use.

- *Kent Location 95 - Dillon Bay*

The settlement of Dillon Bay consists of a number of tourist cottages on freehold land.

- *Kent Location 839 – Millers Point*

The second settlement is at Millers Point on the Beaufort Inlet where there is a squatters settlement with about a dozen holiday houses of a reasonable quality that have been erected by local residents over the years.

The Miller's Point Settlement is a squatter's settlement on Location 839 owned by the Shire.

Council developed Local Planning Policies No 5 and No 6 under the Shire of Jerramungup Town Planning Scheme No 1 to guide development in these areas. The Policies initially formed part of the Shire's Local Planning Strategy.

2.0 POLICY BASIS

Clauses 2.2 and 2.4 of the Scheme provide for the preparation of Local Planning Policies. This Policy has been prepared in accordance with the Scheme.

3.0 POLICY STATEMENT

This Policy will apply to the following settlements;

- Kent Location 95 - Dillon Bay
- Kent Location 839 – Millers Point

4.0 POLICY OBJECTIVES

To eliminate the multi occupancy of Kent Location 95 – Dillon Bay and return the site to a rural use.

To retain existing holiday accommodation and recreation use of Kent Location 839 – Millers Point in accordance with the overall plan for the Reserve and limit permanent development to those existing structures.

5.0 POLICY REQUIREMENTS

- 5.1 Where Council deems any existing accommodation to be uninhabitable it has the ability to require the accommodation/ dwelling to be demolished. Where the accommodation/dwelling is demolished Council will not allow it to be replaced.
- 5.2 All existing accommodation/dwellings are encouraged to be upgraded to meet the requirements of the Residential Design Codes, and relevant building and health requirements.
- 5.3 Council will not support any alterations, additions, extensions or improvements to existing accommodation/dwellings unless the works are required to;
 - Bring the building into conformity with the requirements of the Shire of Jerramungup Local Planning Scheme No 2;
 - Residential Design Codes;
 - Health or building standards;
 - For safety or welfare purposes.
- 5.4 In accordance with the objectives of this Policy, Council will not support the location, placement or construction of any new permanent or temporary accommodation in Kent Location 95 and Kent Location 839 including but not limited to dwellings, caravans, cottages, chalets and the like.
- 5.5 In the case of Kent Location 95 – Dillon Bay, Council will not support the erection of any new non habitable buildings including outbuildings, sheds, garages, carports, storerooms or the like. Other structures such as swimming pools, spas, fences, retaining walls, masts, antennas etc will also not be supported.