



## **PROPOSED STRUCTURE PLAN –BREMER BAY LOCAL STRUCTURE PLAN - LOT 9500 BREMER BAY ROAD, BREMER BAY**

### **What is a Structure Plan?**

A Structure Plan is a planning document which guides future land use and development for an area and is one of the first steps in the development of new urban areas. A Structure Plan can show details such as housing density, road networks, areas of public open space and commercial areas. A Structure Plan indicates the way in which an area is to be developed and provides a framework to guide Council when it considers subdivision and development proposals

### **Who can prepare a Structure Plan?**

The Shire or the owner of land may prepare and submit a Structure Plan. In this instance, a draft Bremer Bay Local Structure Plan for Lot 9500 Borden-Bremer Bay Road, Bremer Bay was submitted by consultants on behalf of a landowner (Dilate Pty Ltd) which owns the land within the Structure Plan area.

### **What does the proposed Bremer Bay Local Structure Plan do?**

The Structure Plan area for Lot 9500 Bremer Bay Road is shown on the proposed Structure Plan map (refer attached). The Structure Plan proposes residential development and a single area of public open space. The road layout and distribution of residential densities proposed (i.e. R2.5; R5 and R10) are shown on the attached Structure Plan map. Generally speaking, the R-coding indicates the maximum number of dwellings permitted per hectare of land. The R2.5, R5 and R10 coding allows single house lots on a lot.

The main components of the proposed Structure Plan include the following:

- An indicative subdivision layout over the proposed Structure Plan area indicates a yield of approximately 121 dwellings, made-up of single house lots;
- The proposed Structure Plan also indicates an area of public open space areas (restricted and unrestricted) totalling approximately 8 ha in area that equates to approximately 17% of the gross developable residential area, the long-term future of which will be considered by Council in due course.

### **Why has the Council decided to advertise this Structure Plan?**

The Shire must advertise a Structure Plan that contains all the information required to allow the Structure Plan to be assessed. For this reason, the Shire is now advertising the proposed Structure Plan.

### **What can you do if you want to comment on the proposed Structure Plan?**

If you want to provide comments on the Structure Plan, you can do this by lodging a written submission, giving the reasons for your views on the Structure Plan. The Shire must receive your submission by **4.30pm Wednesday 31 July 2024**. You can email your comments to the Shire at [council@jerramungup.wa.gov.au](mailto:council@jerramungup.wa.gov.au) or write to the Shire at: Shire of Jerramungup 7 Vasey Street Jerramungup WA 6337.

### **What comments can you make?**

Council must consider the planning merits of the proposal and the planning issues that have been raised in the submissions received. The Shire asks that comments be limited to those directly related to the planning merits or impacts of the proposed Structure Plan.

Matters that cannot be considered valid planning reasons for objecting to a proposal include:

- Perceived loss of property value;
- Private disputes between neighbours including access & egress and easements;
- Impact of construction work;
- Trade competition concerns (in most circumstances);
- Matters that is controlled under other legislation

### **How is a Structure Plan processed?**

The proposed Structure Plan contains a number of technical documents that need to show that the area is capable of being developed. The Structure Plan documents relate to matters such as traffic movements, environmental and servicing considerations. An assessment of these documents will be undertaken by Shire Officers during the advertising period. Once the advertising period has concluded, the Shire's Officers will review all of the submissions received. A report to Council will then be prepared, which will include the Officers' assessment of the proposed Structure Plan documents and address all the comments received during the advertising period. Council is to consider the Officers' report and subsequently provide a recommendation to the Western Australian Planning Commission on whether the proposed Structure Plan should be approved by the Commission, with or without modifications. The Western Australian Planning Commission will make a final decision to approve or refuse the Structure Plan. This process can take several months and the Shire will advise submitters of the Commission's decision when it is known.

If the Western Australian Planning Commission decides to approve the Structure Plan, it comes into effect immediately. From this date, Council is to have due regard to, but is not bound by, the Structure Plan when considering any development applications received. It is anticipated that the area will be developed in stages over an extended period as individual landowners choose to do so.

**End.**