

Our Ref P11002
Contact Forbes Chesterman

28 June 2012

Western Australian Planning Commission
140 William Street
PERTH WA 6000

DEPARTMENT OF PLANNING	
DATE	FILE
29 JUN 2012	146353

Dear Sir/Madam

**PROPOSED SUBDIVISION OF RESERVE 31611 (LOT 135) JOHN STREET,
BREMER BAY ON CERTIFICATE OF TITLE LR3160/513**

On behalf of the Shire of Jerramungup and LandCorp who are working in partnership with the Department of Regional Development Lands as the owners of the subject land, we lodge an application proposing the subdivision of Lot 135 (Reserve 31611) John Street.

Please find accompanying this letter, the following items:

- Eight (8) copies of the subdivision plan drawn to a standard scale;
- Eight (8) CDROMs containing a copy of the subdivision plan, Bremer Bay Structure Plan Report and Preliminary Site Investigation Report;
- Copy of the Certificate of Title; and
- Cheque in the amount of \$1,673.00

THE PROPOSAL

This subdivision application proposes the creation of 4 freehold lots to facilitate the development of the proposed Bremer Bay Town Centre.

The planning and development of a town centre for Bremer Bay has been discussed for several years and has been identified as a driver in terms of supporting and encouraging growth from a population and economic perspective, in particular providing appropriately zoned land to facilitate commercial development to enhance business and employment opportunities and providing existing and future residents with an improved level of amenity, choice and convenience.

BACKGROUND

Reserve 31611 has an approximate area of 10 hectares and is generally bound by Bremer Bay Road, Garnett Road and John Street.

Garnett Road runs along the western boundary of the site and is constructed as far as the Bremer Bay Primary School. A significant portion of the site contains natural vegetation, and a portion of the north west section is cleared (disused oval).

Council recently adopted an updated Local Planning Strategy at its February 2012 meeting and forwarded it to the Western WAPC for endorsement.

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SCANNED

The updated Local Planning Strategy (LPS) identifies Reserve 31611 as 'Area 1 – Bremer Bay Town Centre'. The requirements of the updated Local Planning Strategy have been in the following manner:

LPS Requirement	Compliance
A Structure Plan is required to guide development and subdivision of the town centre	A Structure Plan has been prepared and endorsed by Council at the Ordinary Meeting held on the 18 th April 2012.
Encourage commercial uses to cater for community needs	Structure Plan encourages all commercial development to be located into this town centre location.
Involve the community in the preparation of a structure plan	Considerable public consultation consisting of public meetings, advertising and letters has occurred as described within the Structure Plan document.
Possible inclusion of residential or mixed use development (short-medium term)	Residential and mixed use precinct has been incorporated within the Structure Plan.

The proposed Structure Plan complies with the requirements of the updated LPS.

SHIRE OF JERRAMUNGUP LOCAL PLANNING SCHEME NO 2

Reserve 31611 is zoned 'Special Use' under the Shire of Jerramungup Local Planning Scheme No 2 (the Scheme'). Specific provisions apply under Schedule 4 of the Scheme and the 'Special Use' is designated as; Bremer Bay Town Centre providing for:

- Civic uses
- Offices
- Dwellings under the medium density codes of the Residential Design Codes
- Community purposes
- Shops
- Movements systems
- Landscaping areas
- Civic spaces, and parking.

The Scheme lists conditions for the 'Special Use' zone stating that:

'A Structure Plan is to be prepared by the proponent and approved by the local government and endorsed by the Commission before any subdivision or development. The Structure Plan will incorporate:

- *A Strategy to retain areas of native vegetation in the design to enhance local character of the centre and conserve water;*
- *Permissible land uses;*
- *Road and Servicing networks;*
- *Development staging; and*
- *Such other matters as determined by the local government.*

The Structure Plan prepared for the subject site fulfils the Scheme Conditions. A copy of the final draft Structure Plan accompanies this application and provides the background and context to this application.

BREMER BAY TOWN CENTRE STRUCTURE PLAN

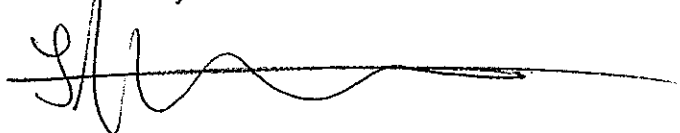
A copy of the draft Bremer Bay Town Centre Structure Plan as adopted by Council in April 2012 is contained on the CD which accompanies this application. The Department of Planning provided comments on the draft Bremer Bay Structure Plan during the public consultation held earlier this year.

CONCLUSION

It is acknowledged that Shire of Jerramungup Local Planning Scheme states that a Structure Plan is to be ... *approved by the local government and endorsed by the Commission before any subdivision or development...* We respectfully request the Department and Commission assess this subdivision application concurrently with the Structure Plan that has been lodged with the Commission for final endorsement by the Shire of Jerramungup.

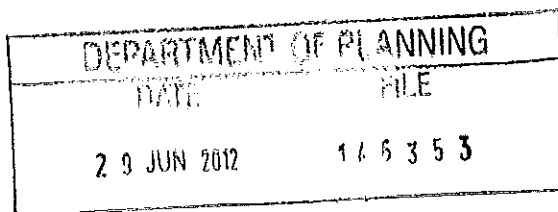
Please do not hesitate to contact myself on 9273 3888 or Emma de Jager (consulting planner to Cardno – 0400 916 033) to discuss this application.

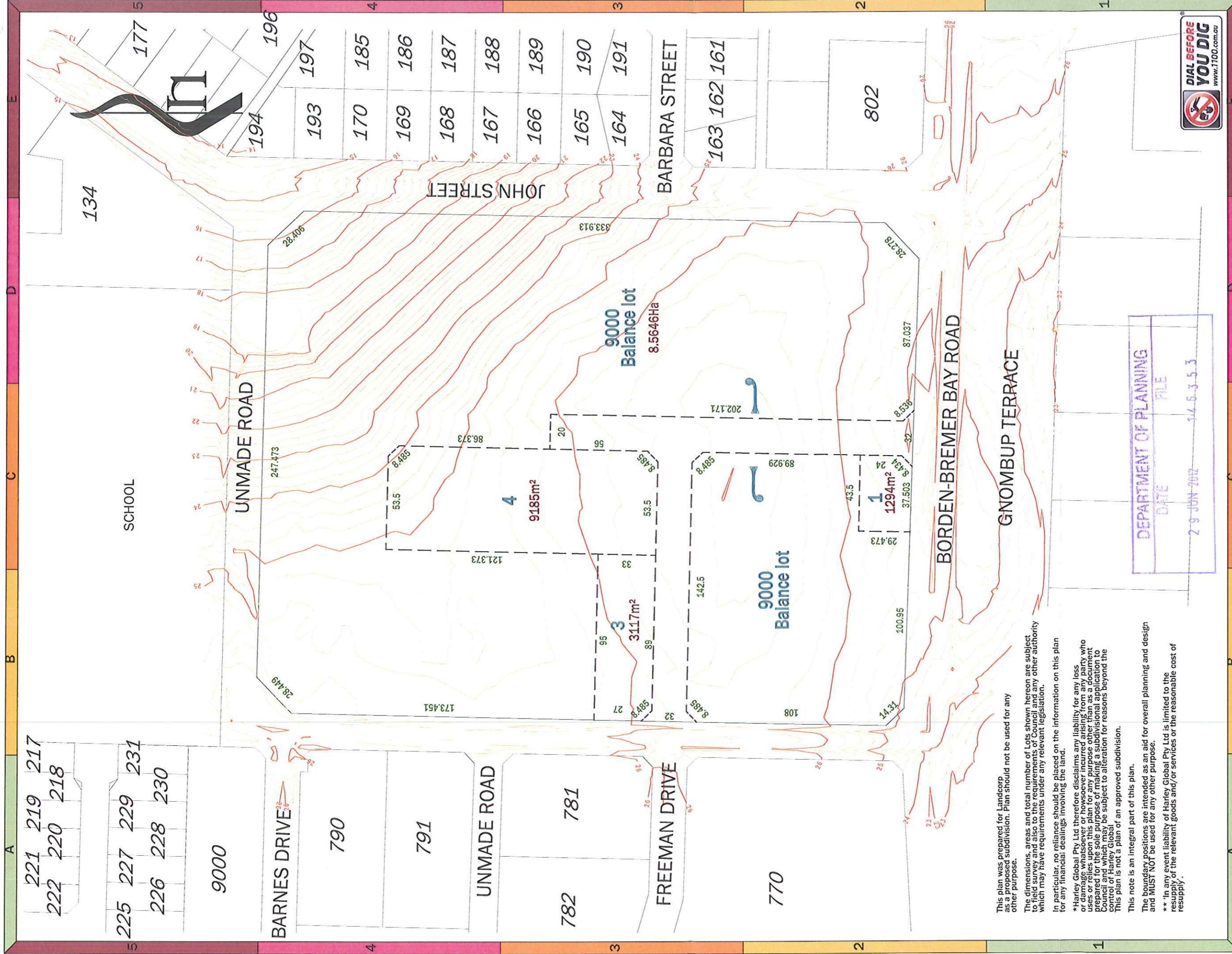
Yours faithfully



Forbes Chesterman
Senior Urban Designer
for Cardno
Email: forbes.chesterman@cardno.com

Enc: Plans x 8 copies, CDROM X 8 copies, cheque





This plan was prepared for Landcorp as a proposed subdivision. Plan should not be used for any other purpose.

The dimensions, areas and total number of Lots shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation.

In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land.

*Harley Global Pty Ltd therefore disclaims any liability for any loss or damage suffered by any person who uses or relies upon this plan for any purpose other than as a document prepared for the sole purpose of making a subdivisional application to Council and which may be subject to alteration for reasons beyond the control of Harley Global.

This plan is not a plan of an approved subdivision.

This note is an integral part of this plan.

The boundary positions are intended as an aid for overall planning and design and MUST NOT be used for any other purpose.

** In any event liability of Harley Global Pty Ltd is limited to the resupply of the relevant goods and/or services or the reasonable cost of resupply.

DEPARTMENT OF PLANNING
DATE: 29 JUN 2012
FILE: 14.5.3.5.3

LAND DETAILS Area of Subject Land No of Existing Lots No of Proposed Lots Existing Boundaries Proposed Boundaries Subject Land Boundary	10.646Ha 1 4 --- ---	LOCAL AUTHORITY Shire of Jerramungup Locality - Bremer Bay Zoning - Special use area Min. Lot Size - 1294m ² Ave. Lot Size - 2.4810Ha	SERVICES Power <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Telstra <input checked="" type="checkbox"/> Sewer <input type="checkbox"/> Gas <input type="checkbox"/> note: all areas and distances are approximate and are subject to survey.	proposed SUBDIVISION land description Lot 135 on DP175599 Borden-Bremer Bay Road Bremer Bay Townsite owner(s) SHIRE OF JERRAMUNGUP	on maps BM27 (2) 17.32	drawing no 14655.1-03 rev A date 11-06-12

