

Our Ref: 13-27
Your Ref: 152192

26 May 2016

Western Australian Planning Commission
Department of Planning
178 Stirling Terrace
ALBANY WA 6330

Attn: Alison Vangel

Dear Alison

RE: AMENDED PLAN WAPC 152192: LOT 9500 GOORIE WAY BREMER BAY

Please find attached the Amended Plan for WAPC 152192. As discussed with both Council and DOP representatives, the plan covers the five ~5000m² lots north of the existing subdivision on Templetonia Road. It also includes a 38.8ha residual balance of title for future development. Also in accord with recent discussions, attached is a Bushfire and BAL Contour Report that meets the requirements of State Planning Policy 3.7.

During the processing of WAPC 152192, Stage 1 has been completed thus updating the subject land from Lots 9001 & 109 to Lot 9500. This is depicted on the Amended Plan.

- The Amended plan meets recent discussions and reflects appropriate and practical planning by showing:
- A rounding out of the 5000m² lot layout between the existing lots on Templetonia Road and Mary Road.
- A small expansion of the estate into the isolated and more difficult to service area to the north.
- Provision of a buffer and the definition on a logical planning edge for future planning processes.

The amended plan meets with the layout shown on the adopted Subdivision Guide Plan which was prepared as a condition previous planning approvals.

The measures covered in the SPP 3.7 fire planning can be carried through and implemented at the subdivision and development stage as necessary.

Support is sought as the plan is a minor amendment to WAPC 152192 comprising a smaller number of lots in a location favoured by decision makers and in a location that will not hamper future planning measures.

Yours sincerely



Bert Quayle
AYTON BAESJOU PLANNING