

## ATTACHMENT C

### A Summary of the Structure Plan History – February 2010 to December 2011

Council considered two preliminary concepts for a structure plan over the Bremer Bay town centre site prepared by Gray & Lewis Landuse Planners at its meeting of 16<sup>th</sup> February 2010 where Council resolved as follows:

*“That Council:*

1. *Conduct informal advertising of the Draft Structure Plans 1A and 1B with submissions to close 4.00pm Friday 30<sup>th</sup> April 2010 to allow preliminary community consultation.*
2. *Advertising is to include letters to all landowners in Bremer Bay and an advertisement in the local newspaper.*
3. *Advertising notices are to;*
  - (i) *Explain that the plans are preliminary concepts and the first step to allow for community feedback into the designs.*
  - (ii) *Advise that the community will have other separate opportunities to comment on the Draft Structure Plan again through future formal advertising which will include another 42 day consultation period.*
  - (iii) *Advise that the plan(s) are currently preliminary and local community comments are sought at this early juncture due to the importance of the proposed Town Centre.*
  - (iv) *Advise that the plan(s) should not be relied on for any commercial decisions as they are subject to change and modifications, and also require endorsement by the WA Planning Commission.”*

#### Submissions

Advertising closed on the 30<sup>th</sup> April 2010 during which time 33 submissions were received.

- 14 were from government agencies, service authorities and other local governments.
- 19 were received from private individuals.

The feedback was varied but the major issues raised included:

- The draft structure plan documents placed on advertising were too generic in nature and did not reflect Bremer Bay’s special characteristics.
- The existing vegetation was of value and it should be protected and highlighted wherever possible.
- The development needed to tie Gnombup Terrace to the existing telecentre and shop.
- The ground in the subject site dropped off at the 25m contour and this line should be used to highlight the town centre to the rest of town and allow development to make the most of the views.
- Visitors to Bremer Bay should be directed to the town centre first.
- Stage one should use the existing roads – i.e. Borden Bremer Bay Road to maximise exposure and reduce the footprint of the new Main Street.
- The school wanted buffers to any dense development and reasonable access maintained.

A substantial submission was received from Dr Ian Weir on behalf of the Bremer Bay Design Coordination Group. This was presented in public forums and many submissions simply referred to Dr Weir's proposal as the way forward.

### Successful LandCorp Grant

In parallel with the preparation and advertising of the draft structure plans Council prepared a Business Case and grant applications for the development of the Town Centre. LandCorp have subsequently agreed to provide the funding necessary to achieve the subdivision of the first two lots in the town centre; one for retail purposes and the other for civic purposes.

As part of this agreement with LandCorp, LandCorp agreed to fund the preparation of the current structure plan as part of the necessary planning works required before the subdivision of two lots could occur. LandCorp engaged a consultancy team to prepare the Structure Plan including:

<b>Profession</b>	<b>Company</b>
Town Planners	Cardno (WA) Pty Ltd
Civil Engineers	Porters Consulting Engineers
Environmental Consultants	Strategen
Architects	Donaldson & Warn
Landscape Architects & Urban Designers	Cardno SPLAT
Retail Modelling	Tactics 4

LandCorp have provided a project manager, Mr Robert Fenn, a town planner with extensive experience in the Great Southern (especially Albany) to oversee the project. The Shire has been kept involved throughout sitting on the selection panel, as part of the design team, in the preparation of the current design and assisting wherever possible with local knowledge.

### Background to current Structure Plan

In the preparation of the current structure plan document the consultancy team has undertaken the following tasks:

1. Collection and review of all previously prepared reports including:
  - Draft Structure Plans x2 – prepared by Gray & Lewis for the purpose of drawing public comment.
  - Feature Survey by Harley Global
  - Draft Local Water Management Plan by OPUS
  - Botanical Report by Gillan Craig
  - Land Capability report by Land Assessment Pty Ltd
  - Schedule of submissions from previous public consultation;
  - Draft structure plan prepared in house in response to previous submissions;
2. Analysis of context and site issues, opportunities and constraints
3. Preparation of retail market research on potential end users of site and their impacts on the development footprint and creation of a town centre
4. Initial consultation with council and the community

5. Preparation of a series of options
6. Project design review
7. Refinement of concept options to develop the preferred structure plan

#### Council consideration October & December 2011

Council considered the draft Structure Plan at its meetings in October and December 2011.

1. October 2011 Council consider the draft Structure Plan (plan only) and adopt it for the purposes of advertising.
2. December 2011 Council adopts the supporting report that accompanies the Structure Plan and resolves to place the full Structure Plan on public advertising.

The Structure Plan has been advertised for public comment and is the subject of the attached report.