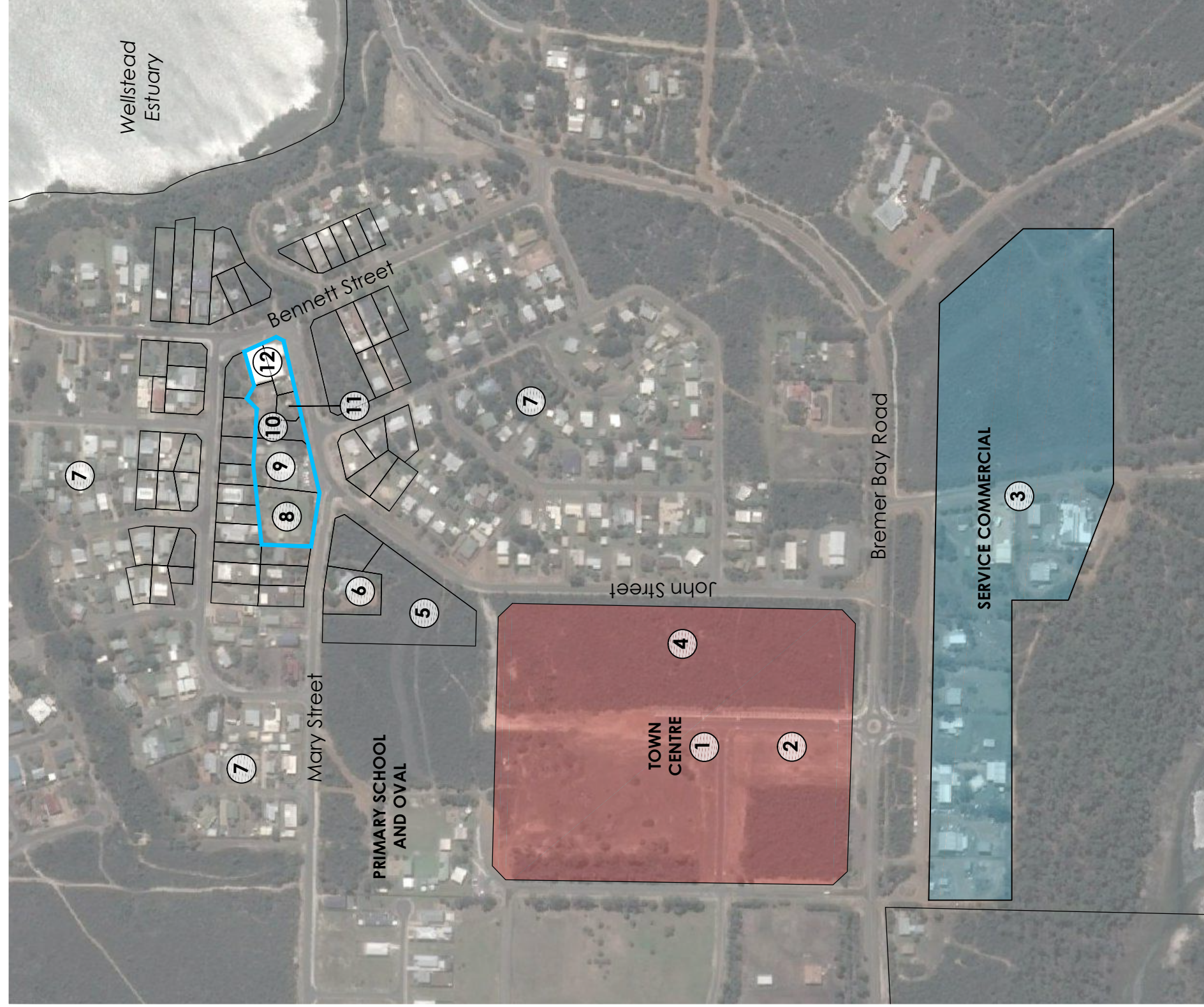


CONTEXT, OPPORTUNITIES AND CONSTRAINTS PLAN



NOTES:

- 1 Proposed Town Square includes a village green, play area, youth space and community hub.
- 2 Prioritise commercial development, including shops, in the Bremer Bay town centre.
- 3 Shops proposed to be an 'incidental' use in the Service Commercial Zone.
- 4 Environmental corridor.
- 5 Reserve for aged accommodation.
- 6 Church.
- 7 Established residential area.
- 8 Pelican Park - consider future use given nearby creation of Town Square and its range of recreation facilities and proposed nearby community facilities.
- 9 Change Reserve 26384 to freehold and consider alternative uses.
- 10 Close the road reserve and make it available for development.
- 11 Telstra exchange and tower expected to remain for the foreseeable future.
- 12 Encourage the owner of General Store to establish a supermarket in the town centre and support alternative non-retail uses on the current General Store site.
- 13. Promote tourism, residential and compatible uses on the Amendment site that works well with the surrounding residential areas and does not compete and draw potential development away from the town centre.
- 14. Most of the Amendment site is classified as a Bushfire Prone Area.

- AMENDMENT SITE
- EXISTING CADASTRE

