



**Shire of Jerramungup  
Local Planning Scheme No. 2  
Scheme Amendment No. 13**

**Prioritising Bremer Bay town centre development and facilitating a  
new future for the Mary Street precinct**

Prepared by Edge Planning & Property for the Shire of Jerramungup

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April 2017

**PLANNING AND DEVELOPMENT ACT 2005  
RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME**

**SHIRE OF JERRAMUNGUP LOCAL PLANNING SCHEME No. 2**

**AMENDMENT No. 13**

RESOLVED that the Council, in pursuance of Section 75 of the *Planning and Development Act 2005*, amend the above local planning scheme by:

1. Inserting an additional objective for the Service Commercial Zone in Clause 4.2.
2. Introducing the 'l' symbol into sub-clause 4.3.2.
3. Changing the permissibility of the use 'shop' in the Service Commercial Zone in Table 1 – Zoning Table.
4. Rezoning Lot 32 on Deposited Plan 208552 and Lot 33 on Deposited Plan 208552 Mary Street, Bremer Bay from 'Residential' zone with 'Additional Use A1' to 'Special Use (SU 11)' zone as per the Scheme Amendment Map.
5. Rezoning Lot 34 on Deposited Plan 208552 Bennett Street, Bremer Bay from 'Residential' zone to 'Special Use (SU 11)' zone as per the Scheme Amendment Map.
6. Rezoning Lot 649 on Deposited Plan 189638 (Reserve 26384) and Lot 693 on Deposited Plan 191223 (Reserve 42806) Mary Street, Bremer Bay from 'Public Purposes' reserve to 'Special Use (SU 11)' zone as per the Scheme Amendment Map.
7. Rezoning the unnamed road reserve from 'Roads' reserve to 'Special Use (SU 11)' zone as per the Scheme Amendment Map.
8. Inserting SU 11 zone provisions into Schedule 4 - Special Use Zones.

The Amendment is standard under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:

1. The amendment is consistent with the *Shire of Jerramungup Local Planning Strategy* which promotes the Bremer Bay town centre as the principal location in Bremer Bay for retail, business, civic and administration uses.
2. The amendment would have minimal impact on land in the scheme area that is not the subject of the amendment.
3. The amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.

Dated this ..... day of ..... 20.....

.....  
CHIEF EXECUTIVE OFFICER

## PROPOSAL TO AMEND A LOCAL PLANNING SCHEME

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|--|---|
| <b>1. LOCAL AUTHORITY:</b>                     | Shire of Jerramungup  |
| <b>2. DESCRIPTION OF LOCAL PLANING SCHEME:</b> | Local Planning Scheme No. 2   |
| <b>3. TYPE OF SCHEME:</b>                      | District Zoning Scheme  |
| <b>4. SERIAL NUMBER OF AMENDMENT:</b>          | 13  |
| <b>5. PROPOSAL:</b>                            | <ol style="list-style-type: none"><li>1. Inserting an additional objective for the Service Commercial Zone in Clause 4.2.</li><li>2. Introducing the 'l' symbol into sub-clause 4.3.2.</li><li>3. Changing the permissibly of the use 'shop' in the Service Commercial Zone in Table 1 – Zoning Table.</li><li>4. Rezoning Lot 32 on Deposited Plan 208552 and Lot 33 on Deposited Plan 208552 Mary Street, Bremer Bay from 'Residential' zone with 'Additional Use A1' to 'Special Use (SU 11)' zone as per the Scheme Amendment Map.</li><li>5. Rezoning Lot 34 on Deposited Plan 208552 Bennett Street, Bremer Bay from 'Residential' zone to 'Special Use (SU 11)' zone as per the Scheme Amendment Map.</li><li>6. Rezoning Lot 649 on Deposited Plan 189638 (Reserve 26384) and Lot 693 on Deposited Plan 191223 (Reserve 42806) Mary Street, Bremer Bay from 'Public Purposes' reserve to 'Special Use (SU 11)' zone as per the Scheme Amendment Map.</li><li>7. Rezoning the unnamed road reserve from 'Roads' reserve to 'Special Use (SU 11)' zone as per the Scheme Amendment Map.</li><li>8. Inserting SU 11 zone provisions into Schedule 4 - Special Use Zones.</li></ol> |

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## 1. INTRODUCTION

The purpose of this Amendment is to prioritise retail and associated development in the Bremer Bay town centre and to facilitate a new future for various properties in Mary Street, Bremer Bay.

Various changes are proposed to the *Shire of Jerramungup Local Planning Scheme No. 2* (LPS2) text along with rezoning land in Mary Street, Bremer Bay (to be called the 'precinct' or 'site') from various zones and reserves to 'Special Use (SU11)'. The Mary Street precinct is shown in Attachment 1.

The purpose of this report and plans are to explain the proposal, set out the planning merits of the Amendment site being developed for a range of appropriate uses and to establish the statutory framework for the site.

## 2. BACKGROUND

### 2.1 Property Address and Cadastral Details

Cadastral details for the precinct are summarised below in Table 1:

Lot	Deposited Plan	Volume	Folio	Area	Owner
Lot 32 Mary Street, Bremer Bay	208552	253	15A	630m <sup>2</sup>	Australian Telecommunications Commission
Lot 33 Mary Street, Bremer Bay	208552	1742	459	1199m <sup>2</sup>	Newsouth Holdings Pty Ltd
Lot 34 Bennett Street, Bremer Bay	208552	1742	460	781m <sup>2</sup>	Newsouth Holdings Pty Ltd
Lot 649 Mary Street, Bremer Bay (Reserve 26384)	189638	LR3010	86	3117m <sup>2</sup>	Crown (State of Western Australia) - Management Order with the Shire of Jerramungup – purpose of hall site
Lot 693 Mary Street, Bremer Bay (Reserve 42806)	191223	LR3124	574	3391m <sup>2</sup>	Crown - Management Order with the Shire of Jerramungup – purpose of recreation
Unnamed road reserve, Bremer Bay	Not applicable (n/a)	n/a	n/a	1983m <sup>2</sup>	Crown – managed by Shire of Jerramungup

A copy of the current Certificates of Title are provided in Attachment 2.

### 2.2 Regional Context

The site is located in the Shire of Jerramungup. The Bremer Bay townsite is located approximately 500 kilometres south-east of Perth and is 180 kilometres north-east of Albany. Bremer Bay is a district centre in the Great Southern Region and it provides services and facilities to residents and visitors.

### 2.3 Local Context

The site is an established mixed use precinct with retail, community and recreation uses.

The site is located approximately 400 metres north-east of the Bremer Bay town centre (see Attachment 3). Construction of the Bremer Bay town centre has begun. The Bremer Bay town centre will be developed for a range of retail, business, civic, administration and recreation uses. This includes a proposed Town Square which includes a village green, play area, youth space and community hub.

Attachment 4 shows the Context, Opportunities and Constraints Plan. Further details relating to the site's context are outlined in this documentation. The precinct adjoins and is generally surrounded by residential development. Nearby uses also include a church, primary school and land identified for aged accommodation (expected to be developed at a medium density code).

Bremer Bay offers a wide range of recreation opportunities given its excellent beaches, it is located on the Wellstead Estuary and it has various sporting facilities including the sports club and golf course. There are also recreation facilities at the primary school.

## 2.4 Physical Characteristics

The Amendment site is outlined in Attachments 1 and 4 and has the following characteristics and features:

- it has a total area of 11101m<sup>2</sup> or approximately 1.1 hectares;
- it has been generally cleared of native vegetation, however there are various peppermints located on the unconstructed and unnamed road reserve;
- it contains various buildings and structures which are used for retail, community and telecommunication purposes. Retail uses include a general store, liquor store, fuel bowsers and pharmacy, while community uses include a Community Resource Centre (CRC), public library, Shire office, town hall, day care centre and playgroup;
- Pelican Park (Reserve 42806) contains a children's playground;
- it has a gentle gradient, with the precinct having an elevation of approximately 7 metres AHD (Australian Height Datum) on the eastern boundary rising to 13 metres AHD on the western boundary;
- it largely contains grey shallow and deep sandy duplexes (some with gravels) and pale deep sands;
- it is provided with standard urban services including reticulated (scheme) water, reticulated sewerage, power, telecommunications, drainage and sealed roads; and
- it is not classified as a contaminated site by the Department of Environment Regulation.

## 2.5 Heritage

There is no registered Aboriginal heritage site on the subject land area as set out on the Department of Aboriginal Affairs heritage inquiry system. While noting this, land developers have an obligation under the *Aboriginal Heritage Act 1972* to protect places and objects in Western Australia that are important to Aboriginal people because of the connections to their culture. The precinct does not contain any structure or place of historic significance on the *Shire of Jerramungup Municipal Heritage Inventory* or on the Shire's Heritage List.

### 3. PLANNING FRAMEWORK

#### 3.1 Overview

The following section will outline how the proposed zoning and amendments to the LPS2 text suitably address relevant planning policies, strategies, plans and LPS2. In summary, the Amendment is considered consistent with the State, regional and local planning framework.

#### 3.2 State Planning Framework

The following strategies and policies are of relevance to the Amendment:

- (i) *State Planning Strategy 2050* - sets a broad strategic plan for Western Australia built on sustained growth and prosperity, it promotes good urban design, vibrant activity centres and outlines the importance of tourism to the region.
- (ii) *State Planning Policy 1 – State Planning Framework Policy (2006)* - identifies that the primary aim of planning is to provide for the sustainable use and development of land.
- (iii) *State Planning Policy No. 2.9 Water Resources (2006)* – future development is required to adopt water sensitive urban design principles. The site is located outside of the Bremer Bay Water Reserve and is located outside of the Public Drinking Water Source Area in LPS2.
- (iv) *State Planning Policy No. 3 (2006)* - policy objectives include to promote a wide variety of housing, while requirements of sustainable communities include having higher densities in and around town centres, promoting good urban design and promoting development on 'brownfield' (previously developed) land.
- (v) *State Planning Policy No. 3.1 Residential Design Codes (2013)* – provides the comprehensive basis for the control of residential development throughout Western Australia. Objectives include providing housing choices and promoting affordability.
- (vi) *State Planning Policy 3.7 Planning in Bushfire Prone Areas (2015)* - much of the site is located within a Bushfire Prone Area as shown at <https://maps.slip.wa.gov.au/landgate/bushfireprone2016/>. A Bushfire Attack Level (BAL) Contour Map has been prepared for Bremer Bay (extract shown in Attachment 5). Subject to timing, a separate BAL assessment maybe required at the Development Application stage.
- (vii) *State Planning Policy No. 4.2 Activity Centres for Perth and Peel (2010)* – while SPP 4.2 operates within the Perth metropolitan and Peel regions, its principles have application in other parts of Western Australia such as promoting vibrant activity centres (including town centres). The Amendment promotes the Bremer Bay town centre.
- (viii) *State Planning Policy No. 5.2 Telecommunications Infrastructure (2015)* – is of relevance if there are proposed changes to the telecommunication infrastructure on the Amendment site.
- (ix) *Development Control Policy 2.3 – Public Open Space in Residential Areas* – while specifically related to new residential subdivision, its objectives and policy measures include cash-in-lieu payment guidance relating to public open space (POS). Section 4.3 notes that cash-in-lieu payments can be appropriate if sufficient POS is provided in the locality or if POS is planned in another location e.g. the Bremer Bay Town Square in the town centre.
- (x) *Planning Bulletin No.21 Cash-in-Lieu of Public Open Space.*
- (xi) *Liveable Neighbourhoods (2009)* - promotes walkable neighbourhoods, mixed uses, the provision of a range of housing types and lot sizes, and to efficiently use land. A general principle is to plan residential neighbourhoods around existing/planned activity centres. Generally, in an urban context, residential neighbourhoods should be located within 400 metres (i.e. 5 minute walk) of an activity centre. The precinct is located approximately 400 metres from the Bremer Bay town centre (which

- includes the Town Square) and within walking distance of the primary school. The Amendment will assist in achieving principles of walkable communities.
- (xii) *Guidelines for Planning in Bushfire Prone Areas (2015)* - the bushfire protection criteria are divided into four elements of location, siting and design of development, vehicular access and water. Important elements include the provision of Hazard Separation Zones, Asset Protection Zones and two access routes. Further details relating to bushfire management are set out in section 5.10 of this report.
  - (xiii) *Classification Framework for Public Open Space (2012)*.
  - (xiv) *Public Parkland Planning & Design Guide (WA) (2014)*.

### **3.3 Regional Planning Framework**

#### *3.3.1 Great Southern Regional Planning and Infrastructure Framework (2015)*

The Framework identifies Bremer Bay as a 'town' in Table 2, while Figure 4 classifies Bremer Bay as a 'district centre'. The Framework supports providing greater housing choice, promoting tourism and consolidating serviced urban areas.

#### *3.3.2 Great Southern Regional Investment Blueprint (2015)*

The Blueprint establishes priorities for economic development and growth of the Great Southern region and provides an analysis of local, regional, national and global factors influencing the region. A strategic economic growth plan and proposed transformational projects which respond to these influences are set out in the Blueprint, incorporating use of the comparative advantages present in the region, to maximise benefits over the long term.

Transformational Project 7 : Strong Communities includes regional and town centres enhancement and revitalisation. Page 130 in part states 'Continue support for planned and endorsed regional centres and town growth plans and enhancement initiatives across the Great Southern including...the completion of Bremer Bay's Town Square project'. The Blueprint also support growing the region's population, affordable housing and tourism.

### **3.4 Local Planning Framework**

#### *3.4.1 Shire of Jerramungup Local Planning Strategy (2012)*

The current *Shire of Jerramungup Local Planning Strategy (LPS)* was endorsed by the Western Australian Planning Commission (WAPC) on 23 October 2012. The LPS sets the vision and land use planning direction for the Shire of Jerramungup for 15 – 30 years. Amongst matter, LPS objectives include 'To provide for a variety of lifestyles and residential needs through the provision of a range of lot sizes' (page 2).

The LPS notes the proposed development of the Bremer Bay town centre which is 'likely to act as a stimulus for building activity, and offer a location for new business investment' (page 16).

The vision for Bremer Bay is outlined in section 8.1.1. This includes 'The Shire seeks to provide Bremer Bay with improved access to a town centre, services, facilities and places that generate employment opportunities to complement existing and future residential areas. The Shire also seeks to cater for a wide range of lifestyle choices, and attract additional population growth.'

Tourism is encouraged, while proposals for tourism accommodation need to address relevant planning, environmental, servicing and landscape considerations.

The current LPS Bremer Bay Townsite and Surrounds Strategy Plan (Figure 19), shown in Attachment 5, shows the eastern portion of the precinct in Area 2 – Medium to Long Term Infill



Residential Development with development above R15 to be connected to reticulated sewerage. Page 76 states 'There may be opportunity to concentrate medium densities within walking distance of areas such as the planned Town Centre or established services, shops or beaches.'

Strategies and actions for Bremer Bay are outlined in section 8.1.4 which include:

- promoting a range of housing opportunities and lifestyle choices;
- the Bremer Bay town centre will be the community gathering place, the focus for the town and a supported business location;
- encouraging tourism developments in appropriate locations; and
- promoting good urban design.

The Shire is currently progressing a limited review of the LPS. The draft LPS Bremer Bay Townsite and Surrounds Strategy Plan is shown in Attachment 7. This includes a notation relating to the precinct which states 'Investigate the relocation and consolidation of existing commercial and public purpose uses into the new town centre and the redevelopment of the existing sites.'

### 3.4.2 Shire of Jerramungup Local Planning Scheme No. 2

The *Shire of Jerramungup Local Planning Scheme No. 2* (LPS2) was gazetted on 12 January 2007 and has been subject to a number of amendments. It is the principal statutory tool for achieving the Shire of Jerramungup's aims and objectives with respect to the development of its local area mainly from a land use, development control and infrastructure coordination perspective.

The precinct currently has different zonings and reservations which are:

- general store - Residential R15/30 (northern portion) and R15/30 with Additional Use A1 (shop, convenience store) – southern portion;
- telecommunication facility (Telstra exchange and tower) - Residential R15/30 with Additional Use A1 (shop, convenience store);
- CRC, pharmacy and hall – Public Purpose Reserve;
- Pelican Park - Public Purpose Reserve; and
- Road reserve – no zone.

The surrounding residential area is predominately zoned 'Residential R15/30'. There are also 'Recreation and Open Space' reserves and 'Public Purposes' reserves.

The Bremer Bay town centre is zoned 'Special Use (SU 8)', while various properties on the southern side of Gnorrbup Terrace are zoned 'Service Commercial'. Table 1 – Zoning Table sets out that a 'shop' is a 'P' (permitted) use in the Service Commercial zone.

There are a number of provisions in the LPS2 text that will influence development in the precinct and in the town centre. This includes clause 4.2 Objectives of the Zones, Table 2 – Site and Development Requirements, clause 5.8 Landscaping, clause 5.9 Car Parking, clause 5.10 Telecommunication Facilities, clause 5.12 Appearance of Buildings, clause 5.17 Tourist Related Uses, clause 5.20 Town Centre Zone and Schedule 4 Special Use Zones.

Special Use (SU 8) in part states that an objective is 'To ensure the Bremer Bay town centre is the principal place for civic, retail, business and administration within the town, whilst allowing flexibility for non-commercial uses.'

### 3.4.3 Bremer Bay Town Centre Structure Plan (2015)

The Structure Plan notes that the historic form of Bremer Bay is scattered and historically there was no discernible town centre or community meeting place. The creation of a new town centre is identified as a driver to support economic growth, enhance business opportunities and provide residents and visitors with an improved level of amenity, choice and convenience.

One of the Structure Plan objectives is 'Ensuring the Town Centre is the focus for future retail, commercial, community, civic and cultural uses' (page 11). Accordingly, the Structure Plan prioritises the new town centre over and above existing zoned land (including the general store and service commercial land in Gnorrbup Terrace).

The Structure Plan divides the town centre into four precinct of retail/commercial, mixed use, civic and residential. The Retail/Commercial Precinct is intended to be the principal retail shopping area in Bremer Bay. The Structure Plan (page 18) states that:

'The Civic Precinct provides an opportunity for the co-location of community uses such as a new Shire Office, community centre or recreation centre, library/telecentre, and childcare and playgroup facilities. The plan also proposes the civic area incorporates a space that people can enjoy cultural events, social gatherings, celebrations and a place to socialise, exercise and participate in recreation activities.' (page 18)

The objective for the Civic Precinct is 'To create a community "heart" for the town where people go to take part in the government of their town, to enjoy cultural activities, to socialise, to recreate and be entertained.' (page 18)

Section 7.5 FURTHER STUDIES of the Structure Plan flags the need to prepare a Commercial Strategy. In particular the Structure Plan states:

'A commercial strategy is to be prepared to assist with consolidation of the existing commercial businesses with the new town centre. The strategy is to include incentives which are aimed to encourage the relocation of existing businesses.'

The requirement to prepare a full commercial strategy is considered excessive given the scale of Bremer Bay and that the structure of town is established through the LPS (and its associated review). Additionally, this Amendment assists to satisfy the intent of the Structure Plan's recommendation to promote commercial development in the town centre. This will be complemented with relevant non-planning incentives along with providing a high amenity town centre.

The Structure Plan proposes a maximum residential density of R60 in the town centre.

### 3.4.4 Local Planning Policies

The Council has endorsed a number of Local Planning Policies. Various policies are of relevance to the future development of the site including urban design, town centre design guidelines, advertising signage, reflective building materials, bushfire management and water conservation.

### 3.4.5 Bremer Bay Civic Square Concept Plan

Attachment 8 shows the concept plan for the Bremer Bay Civic Square (Town Square) in the town centre. Key components include a village green, play areas, youth space, skate park, nature based area and a community hub. Work on the Town Square is expected to commence in the short term.

### 3.4.6 Shire of Jerramungup Strategic Community Plan 2012 – 2025 (2012)

The Strategic Community Plan sets the community's vision for the future and it is the principal strategic guide for the Council's future planning and activities. The vision (page 4) includes that the Shire of Jerramungup will provide 'opportunities for work' and it will have a 'robust economy'. The Plan establishes environmental, social, economic and cultural aspirations which are then translated into activities, key components and measurements.

Economic aspirations are based on 'responsible fiscal policy, asset management and the provision of good quality and well utilised infrastructure' (page 4). Aspiration 7 in part includes implementing the *Bremer Bay Town Centre Master Plan*.

### 3.4.7 Shire of Jerramungup Asset Management Strategy

The Strategy seeks to provide a rationale framework for current and future Shire assets for the categories of roads, footpaths, buildings, and parks and gardens. The Shire seeks for their assets to be maintained at an appropriate level, efficiently utilised and renewed or refurbished to achieve an efficient whole of life cost balance.

While performance targets have not been agreed for the parks and gardens assets, Table 6 sets out service levels which include quality town centres for businesses and users, efficient use of Shire resources and affordability 'acknowledging that we can only deliver what we can afford' (Table 6). Sections 5.4.4 and 5.4.5 outline asset creation and asset disposal, with asset disposal including relocation of a park. This is of relevance to Bremer Bay with the relocation of the recreation facilities from Pelican Park to nearby Town Square.

## 3.5 Planning Framework Implications for the Amendment

Common themes of the planning framework and their implications for the Amendment include:

- promoting vibrant activity centres and in particular the Bremer Bay town centre;
- promoting a wider range of housing choices, including medium density development, particularly in areas near activity centres and community facilities;
- appropriate servicing including managing stormwater;
- supporting local communities and local economies; and
- a requirement for sustainable and quality design.

Based on the above, the Amendment is consistent with the planning framework. In particular, the Amendment supports the development of the Bremer Bay town centre.

## 4. AMENDMENT PROPOSAL

### 4.1 Proposed Scheme Amendment

The intent of the Amendment is to prioritise retail and associated development in the Bremer Bay town centre and to facilitate a new future for the Mary Street precinct given the planned relocation of the CRC, library and Shire office to the town centre. To achieve this, various changes are proposed to the LPS2 text along with rezoning land in the Mary Street precinct to 'Special Use (SU11)'. This includes setting out various land uses that are considered suitable for the precinct and area and which complement rather than compete with the Bremer Bay town centre.

In particular, the Amendment proposes to:

1. Insert an additional objective for the Service Commercial Zone in Clause 4.2 as follows:
  - '- To allow shops where they are incidental to the predominant use of the land and where approval will not detrimentally impact the development of the town centre.'
2. Introduce the following into sub-clause 4.3.2:

“I” means that the use is permitted if it is consequent on, or naturally attaching, appertaining or relating to the predominant use of the land and it complies with any relevant development standards and requirements of this Scheme.
3. Change the permissibility of the use 'shop' in the Service Commercial Zone from 'P' to 'I' in Table 1 – Zoning Table.
4. Rezone Lot 32 on Deposited Plan 208552 and Lot 33 on Deposited Plan 208552 Mary Street, Bremer Bay from 'Residential' zone with 'Additional Use A1' to 'Special Use (SU 11)' zone as per the Scheme Amendment Map.
5. Rezone Lot 34 on Deposited Plan 208552 Bennett Street, Bremer Bay from 'Residential' zone to 'Special Use (SU 11)' zone as per the Scheme Amendment Map.
6. Rezone Lot 649 on Deposited Plan 189638 (Reserve 26384) and Lot 693 on Deposited Plan 191223 (Reserve 42806) Mary Street, Bremer Bay from 'Public Purposes' reserve to 'Special Use (SU 11)' zone as per the Scheme Amendment Map.
7. Rezone the unnamed road reserve from 'Roads' reserve to 'Special Use (SU 11)' zone as per the Scheme Amendment Map.
8. Insert SU 11 zone provisions into Schedule 4 - Special Use Zones as follows:

NO.	Description of Land	Special Use	Conditions
SU 11.	Lots 32, 33, 649 and 693 Mary Street, Lot 34 Bennett Street and unnamed road reserve, Bremer Bay	<ol style="list-style-type: none"> <li>1. The objective is to promote well designed mixed-use and associated development that is respectful of surrounding areas and which does not compete with the Bremer Bay town centre.</li> <li>2. The following land uses are 'P' uses: <ul style="list-style-type: none"> <li>• Home occupation</li> <li>• Single house</li> </ul> </li> <li>3. The following land uses are 'D' uses: <ul style="list-style-type: none"> <li>• Aged or dependent persons dwelling</li> <li>• Bed and breakfast</li> <li>• Civic use</li> <li>• Grouped dwelling</li> <li>• Home business</li> <li>• Residential building</li> <li>• Tourist accommodation</li> </ul> </li> <li>4. The following land uses are 'A' uses: <ul style="list-style-type: none"> <li>• Club premises</li> <li>• Educational establishment</li> <li>• Motel</li> <li>• Multiple dwelling</li> <li>• Place of worship</li> <li>• Recreation – private</li> <li>• Telecommunications infrastructure</li> </ul> </li> <li>5. The following land uses are 'I' uses: <ul style="list-style-type: none"> <li>• Office</li> <li>• Restaurant</li> </ul> </li> </ol>	<ol style="list-style-type: none"> <li>1. The R40 density code applies to SU 11.</li> <li>2. Development should appropriately address matters including good design, building design, landscaping, car parking numbers, car parking location and land use compatibility.</li> <li>3. The local government will require the preparation of a Local Development Plan if any Development Application, other than for telecommunications infrastructure, proposes development above two storeys.</li> <li>4. Other Conditions will be as determined by the local government.</li> </ol>

The various components of the Amendment will be considered in section 5.

#### 4.2 Context, Opportunities and Constraints Plan

The Context, Opportunities and Constraints Plan, provided in Attachment 4, outlines some of the key contextual considerations in Bremer Bay along with outlining some of the future development issues for the precinct. The Context, Opportunities and Constraints Plan will be refined through more detailed servicing, design and market analysis investigations that will occur at the detailed design stages.

#### 4.3 Required Local Development Plan

As outlined in section 4.1, the Amendment proposes to introduce SU11 into Schedule 4 – Special Use Zone. Condition 3 requires the preparation of a Local Development Plan if any building is proposed above two storeys. Should a Local Development Plan be required, it will focus on achieving intended built form outcomes. This may include addressing visual impact and possible overshadowing of buildings, the orientation of buildings, the location of car parking areas, location of storage areas, building materials, signage and fencing considerations.

## 5. PLANNING CONSIDERATIONS AND PLANNING JUSTIFICATION

### 5.1 Overview

This section brings together an assessment of the site's attributes and the planning framework in considering key planning matters and justifying the Amendment. The Amendment sets out various measures to incentivise the town centre but provide disincentives to developing commercial (shop) land uses elsewhere in Bremer Bay including the Service Commercial zone and the Mary Street precinct. Additionally, given the proposed relocation of the CRC, library and Shire office to the town centre and the proposed creation of the nearby Town Square, a new future is proposed for the Mary Street precinct as set out for 'Special Use (SU11)'.

### 5.2 Preferred Location of Shops and Commercial Development in Bremer Bay

Various planning documents, including the LPS and *Shire of Jerramungup Strategic Community Plan 2012-2025*, highlight the need to develop the Bremer Bay town centre. Additionally, as set out in section 3.4, the Bremer Bay town centre is the principal place for civic, retail, business and administration within the town. The Amendment supports this through prioritising retail and associated development in the Bremer Bay town centre, changing the permissibility of the shop use in the Service Commercial zone and facilitating a new future for various properties in Mary Street.

The proposed uses for the Mary Street precinct are intended to complement rather than compete with the Bremer Bay town centre. The land uses in SU 11 support mixed use development however they do not support additional shops. As outlined in section 5.5, the general store has statutory planning rights to continue operating.

The development of the town centre as Bremer Bay's primary commercial centre will in-time provide Bremer Bay and surrounding areas with a wide variety of commercial, retail and other uses. The development of the town centre will create both direct and indirect jobs and will assist to strengthen and sustain local businesses and the economy. This includes supporting local employment through building construction. There is also expected to be ongoing employment creation adding to Bremer Bay's overall viability, vitality and prosperity.

### 5.3 Changes to the Service Commercial Zone

Various properties on the southern side of Gnorrbup Terrace are zoned 'Service Commercial'. Table 1 – Zoning Table of LPS2 sets out that a 'shop' is a 'P' (permitted) use in the Service Commercial zone. To promote retail development in the town centre, the Amendment proposes to:

- insert an additional objective for the Service Commercial Zone in Clause 4.2 as follows 'To allow shops where they are incidental to the predominant use of the land and where approval will not detrimentally impact the development of the town centre';
- introduce the "I" symbol (incidental) into sub-clause 4.3.2; and
- change the permissibility of the use 'shop' in the Service Commercial Zone from 'P' to 'I' in Table 1 – Zoning Table.

Based on the above, a shop could still be approved by the Shire in the Service Commercial Zone providing it is incidental (such as the floorspace area) to other uses on the property.

The Amendment does not impact previously approved shop uses in the Service Commercial Zone provided they continue to meet conditions of their approval.

## 5.4 Mary Street Precinct and Proposed Special Use Zoning

As part of prioritising/incentivising the Bremer Bay town centre and noting the relocation of the CRC, library and Shire office to the town centre, the Amendment proposes to rezone the existing general store and Shire managed land facing Mary Street (including the existing CRC and Pelican Park) to 'Special Use (SU 11)'. In time, the Shire managed land will be converted to freehold and sold with the expectation that appropriate redevelopment will occur. The sale of the Shire land is intended to assist in funding the redevelopment of these public facilities within the new town centre.

There are opportunities for the precinct to be shaped to serve the Bremer Bay townsite without compromising town centre development along with providing alternative opportunities for residential, tourism and associated uses on a site near the town centre and other facilities. The Amendment seeks to strike a balance between commercial viability and being respectful of nearby development. The existing and proposed LPS2 provisions provide appropriate statutory land use planning controls that will require development to be respectful of surrounding areas.

The Amendment notes the planning framework, the precinct's context (including Attachment 4), the existing level of development on the site (including the general store) and the Shire's objectives to adopt sound financial management principles. Accordingly, the objective for SU 11 is to 'promote well designed mixed-use and associated development that is respectful of surrounding areas and which does not compete with the Bremer Bay town centre.'

A range of potential and suitable uses are proposed for SU 11 which are predominantly residential and tourism related (see section 4.1). Future development and uses will be subject to gaining necessary approvals from the local government including development approval. Various development and uses will also be subject to separate consultation prior to the application being determined by the local government.

The Amendment proposes that SU 11 has a maximum density of R40. In comparison, the *Bremer Bay Town Centre Structure Plan* proposes a maximum residential density of R60 in the town centre.

The proposed Special Use SU11 zoning for the Mary Street Precinct is considered to be the most appropriate to facilitate and encourage suitable development and ensure consistency with the planning framework. The precinct is considered appropriate for mixed use development for reasons including:

- (i) the site is currently used for a mix of commercial, community, recreation and other purposes, so there have been long-established co-existence with adjoining and nearby residential areas;
- (ii) it promotes redevelopment on a brownfield site which is close to the Bremer Bay town centre (within 400 metres);
- (iii) Government policy is to encourage medium and high density housing in and near activity centres;
- (iv) the precinct will provide a transition to the adjoining residential areas and provide support for the town centre;
- (v) the precinct is large enough to enable car parking to be retained on site;
- (vi) it will be appropriately serviced in accordance with Shire and State Government guidelines;
- (vii) the site contains limited environmental assets and future development is unlikely to create adverse environmental impacts;
- (viii) the precinct is not subject to heritage or landscape constraints; and
- (ix) the site is gently sloping making it particularly attractive to a range of people including elderly people.



As outlined in section 3.4.2, there are various zones and reservations for the precinct. There are also anomalies with some of the zonings. For instance, part of the general store (Lot 34 Bennett Street) is zoned 'Residential R15/30' but is not located in Additional Use (A1), while the telecommunication facility is zoned 'Residential R15/30' with Additional Use A1 (shop, convenience store). The Amendment will address these anomalies and set a new future for the site.

## 5.5 General Store

The Bremer Bay general store developed organically and it is not well located in terms of the Council's vision for Bremer Bay into the future. The general store is currently zoned 'Residential R15/30' with Additional Use (A1) for shop and convenience store and 'Residential R15/30'.

The general store is a valued business in Bremer Bay which sells a wide range of mechanise and provides a wide range of services. This includes groceries, liquor, fuel, hardware, newsagency, post office, lottery agency and ATM.

The Council would prefer to see shops establish in the new town centre and ideally the general store being relocated to the town centre through construction of a new supermarket/general store. While noting this, the Amendment will not impact the right of the general store to continue operating provided the use of the building addresses the non-conforming use provisions in LPS2. Accordingly, the general store has a statutory right to continue operating from the Mary Street precinct.

Removing the Additional Use (A1) zoning for the general store site will assist to control or limit its future redevelopment as a 'shop' on the same site. This is important to assist in prioritising the new town centre. There is accordingly a need to consider the future of the general store and replace the current zoning with zoning and other land use controls that incentivise its redevelopment for alternative uses (e.g. SU 11).

The general store currently has non-conforming use rights given Lot 34 Bennett Street is zoned 'Residential R15/30' and Lot 34 does not include Additional Use A1. The use of a shop is an 'X' use (not permitted) in the Residential Use.

Gazettal of the Amendment will result in all of the general store (on Lot 33 Mary Street and Lot 34 Bennett Street) being a non-conforming use in LPS2.

Details relating to non-conforming use rights are set out in clauses 4.8 – 4.12 of LPS2.

It is appreciated that the retail use of the general store is expected to be the highest and best use from the viewpoint of the current landowner in the short to medium term. There would be a range of considerations in changing the use of the general store to uses set out in SU 11 including:

- feasibility and return on investment considerations in closing the store and constructing a new supermarket/general store;
- the ability and cost of the existing general store building to be re-purposed for alternative uses. There are likely to be wide-ranging considerations including structural integrity, energy efficiency, access for people with disabilities etc.; and
- costs associated with removing the fuel bowsers and underground fuel storage, and likely decontamination cost of clean-up the site prior to use for residential or 'sensitive' uses.



## **5.6 CRC, Library, Shire office and Other Community Uses**

The public infrastructure in the Mary Street precinct is aging and the future community and associated uses are in the civic precinct of the new town centre. The relocation of the CRC, library, Shire office and other community uses from the Mary Street precinct to the town centre will assist to prioritise town centre development and to create a 'heart' for Bremer Bay. In time, other community, administrative and civic uses could be developed in the town centre. The co-location of civic and associated uses will conveniently co-locate services and facilities and assist to minimise administration and running costs.

With the intended relocation of the community and civic uses from the precinct, there is a need to set out an alternative vision for the precinct. The Shire would like to rezone the site with a view to its redevelopment, improved value and its eventual sale to fund a new civic centre in the town centre.

Future planning and land administration stages include changing Reserve 26384 to a freehold site. Associated land administration procedures will be subject to statutory requirements and further community and stakeholder consultation.

## **5.7 Town Square and Pelican Park**

As outlined in previous sections, the creation of Town Square will commence in the short term. It will provide a range of recreational opportunities including a village green, play area, youth space and community hub. It is expected that high quality facilities will be an asset to locals and visitors in a central location. As outlined in section 3.4.3, the Town Square will be a 'space that people can enjoy cultural events, social gatherings, celebrations and a place to socialise, exercise and participate in recreation activities.'

Town Square is located in walking distance to Pelican Park (Reserve 42806). In accordance with sound financial management and asset management principles, the Shire intends to relocate the recreation facilities of Pelican Park to Town Square. The alternative to the planned relocation is to duplicate facilities which are close to each other which will place on-going financial pressures on the Shire.

In-time, the Shire proposes that Pelican Park will not operate as a park. Once the Town Square is established, the Shire intends to undertake associated land administration procedures to change Reserve 42806 to a freehold lot, improve its value and the eventual sale to facilitate development as established by this Amendment.

It is highlighted that associated land administration procedures will be subject to statutory requirements and further community and stakeholder consultation.

As part of more detailed planning processes, there will be a need to adjust property boundaries given the CRC access way partially extends into Pelican Park.

In addition to Town Square, Bremer Bay has a wide range of recreation opportunities given its excellent beaches, it adjoins the Wellstead Estuary and it has various sporting facilities including the sports club and golf course.

## **5.8 Telstra exchange and telecommunication tower**

It is expected that the Telstra exchange and telecommunication tower will remain on Lot 32 Mary Street for the foreseeable future. The SU 11 zoning will have no impact on its continued operation. Future development in SU 11 will accordingly need to take into account the telecommunication facilities.

## 5.9 Unconstructed and Unnamed Road Reserve

There is an unconstructed and unnamed road reserve (1983m<sup>2</sup> in area) between the Telstra facility and the CRC. The road reserve could be permanently closed and the land amalgamated into adjoining freehold land to be available for development. A permanent closure of the road reserve is required to be subject to an associated road closure process which requires community and stakeholder consultation.

## 5.10 Bushfire Management

Bushfire management is a fundamental planning consideration noting that most of the precinct is within a designated bushfire prone area. A Bushfire Attack Level (BAL) Contour Map has been prepared for Bremer Bay (extract shown in Attachment 5). This reveals that most of the site is BAL-12.5 or BAL-19. Subject to timing, a separate BAL assessment maybe required at the Development Application stage.

In addition to the above, it is expected that the bushfire risk is considered to be manageable on the site for reasons including:

- adequate access and egress will be provided via two way access that is currently available from Mary Street, Bennett Street and other local roads;
- the precinct is close to the Wellstead Estuary which could be a safe location in the event of a fire;
- the site is serviced by reticulated water supply and there are associated hydrants in the area; and
- there is scope to introduce an Asset Protection Zone as part of future buildings.

## 5.11 Built Form

The Amendment provides opportunities for the reuse of buildings and infrastructure along with appropriate additional development or redevelopment.

It is envisaged that the precinct would be designed to meet contemporary urban forms. It is expected that the local government will seek buildings and development that positively contribute to the visual amenity of the locality, promote a sense of place and which maximises passive solar access. Some preliminary principles for the precinct are expected to include:

- there will be a mix of 1 – 3 storey buildings complemented by a high standard of landscaping;
- the buildings and the site are to be designed to provide an attractive streetscape, with buildings constructed of materials that are sympathetic to the locality;
- buildings to address streets and encourage natural surveillance;
- development to the R40 residential density code;
- all setbacks for residential uses shall be as per the Residential Design Codes which will address matters including visual privacy;
- appropriately coordinated parking areas and access/egress points; and
- the proposed development will consist of sealed access ways and car parking, full servicing and enhanced stormwater management.

The local government will require the preparation and approval of a Local Development Plan prior to the receipt of a Development Application if any building is proposed above two storeys.

## 5.12 Movement Networks

There are opportunities for vehicle parking and manoeuvring areas for new development to be contained on each lot with vehicles being able to enter and leave the site in a forward gear. Vehicular access, parking and manoeuvring areas will be constructed, drained and sealed to the satisfaction of the Shire.

There are various opportunities to promote walking and cycling to/from the precinct given it is near the town centre, primary school and the Wellstead Estuary and the area is gently sloping which is conducive for walking and cycling.

## 5.13 Servicing

The site is already appropriately serviced. Future development/subdivision will be appropriately serviced in accordance with Shire, WAPC and other government agency requirements including connection to reticulated sewerage.

Reticulated water supply should be complemented with rainwater capture and storage, with landowners required to install rainwater tanks as a condition of development approval.

Stormwater will be effectively designed, constructed and managed to the satisfaction of the Shire and Department of Water to meet publications such as *State Planning Policy 2.9 Water Resources*, *Better Urban Water Management* and *Stormwater Management Manual for Western Australia*. In particular, stormwater management is required to ensure there are limited off-site impacts through adopting water sensitive urban design. Additionally, future subdivision/development is required to ensure that stormwater is designed to ensure that post development run-off rates are no greater than pre-development run-off rates.

## 5.14 Planning Justification

The planning justification for the Amendment is summarised below in Table 2:

Strategic	Land Use Planning	Environment and Landscape	Transport and Servicing	Economic and Community
<p>The Amendment is consistent with the State, regional and local planning framework including that it promotes the primacy of the Bremer Bay town centre.</p> <p>Future development will reinforce Bremer Bay as a district centre.</p> <p>The proposal will assist to enhance Bremer Bay through adding to its overall viability, vitality and prosperity and adding to the range of services that can be provided.</p>	<p>The precinct is well located for the proposed mixed use development including it is compatible with adjoining and nearby uses.</p> <p>It is a 'brownfield' (already developed) site.</p> <p>The precinct is considered suitable and capable for the proposed uses.</p> <p>Development will be effectively controlled through LPS2 provisions.</p> <p>It is consistent with the principles of orderly and proper planning.</p>	<p>The site has been previously cleared and there are opportunities for environmental repair/replanting.</p> <p>The development will not create environmental impacts.</p> <p>Bushfire protection measures can comply with <i>Guidelines for Planning in Bushfire Prone Areas</i>.</p> <p>Landscape impacts will be manageable.</p>	<p>Given the existing level of development on the site, traffic impacts can be readily accommodated on local roads.</p> <p>The development will be appropriately serviced.</p>	<p>It will promote job creation by supporting the development of the Bremer Bay town centre, support development in the precinct and assist to diversity and grow the local economy.</p> <p>The development of the Bremer Bay town centre shows long term confidence in Bremer Bay.</p>

In view of the above, the Amendment is consistent with the planning framework and the principles of orderly and proper planning.

## **6. CONCLUSION**

This report confirms that the Amendment is consistent with the planning framework, including prioritising the Bremer Bay town centre for commercial and related uses and that the precinct is considered to be both suitable and capable of accommodating mixed use development.

The Amendment will establish the appropriate zoning for the site. Existing and proposed LPS2 provisions will ensure that development will be effectively controlled.

Implementation of the Amendment will assist in the development of Bremer Bay along with associated job creation and expenditure in the district.

The support of the WAPC and the Hon. Minister for Planning is requested to approve the Amendment.

# PLANNING AND DEVELOPMENT ACT 2005

## SHIRE OF JERRAMUNGUP

### LOCAL PLANNING SCHEME No. 2

#### AMENDMENT No. 13

The Shire of Jerramungup under and by virtue of the powers conferred upon it in that behalf by the *Planning and Development Act 2005* hereby amends the above local planning scheme by:









1. Inserting an additional objective for the Service Commercial Zone in Clause 4.2 as follows:
  - '- To allow shops where they are incidental to the predominant use of the land and where approval will not detrimentally impact the development of the town centre.'
2. Introducing the following into sub-clause 4.3.2:
  - "I" means that the use is permitted if it is consequent on, or naturally attaching, appertaining or relating to the predominant use of the land and it complies with any relevant development standards and requirements of this Scheme.
3. Changing the permissibility of the use 'shop' in the Service Commercial Zone from 'P' to 'I' in Table 1 – Zoning Table.
4. Rezoning Lot 32 on Deposited Plan 208552 and Lot 33 on Deposited Plan 208552 Mary Street, Bremer Bay from 'Residential' zone with 'Additional Use A1' to 'Special Use (SU 11)' zone as per the Scheme Amendment Map.
5. Rezoning Lot 34 on Deposited Plan 208552 Bennett Street, Bremer Bay from 'Residential' zone to 'Special Use (SU 11)' zone as per the Scheme Amendment Map.
6. Rezoning Lot 649 on Deposited Plan 189638 (Reserve 26384) and Lot 693 on Deposited Plan 191223 (Reserve 42806) Mary Street, Bremer Bay from 'Public Purposes' reserve to 'Special Use (SU 11)' zone as per the Scheme Amendment Map.
7. Rezoning the unnamed road reserve from 'Roads' reserve to 'Special Use (SU 11)' zone as per the Scheme Amendment Map.
8. Inserting SU 11 zone provisions into Schedule 4 - Special Use Zones as follows:

NO.	Description of Land	Special Use	Conditions
SU11.	Lots 32, 33, 649 and 693 Mary Street, Lot 34 Bennett Street and unnamed road reserve, Bremer Bay	<ol style="list-style-type: none"> <li>1. The objective is to promote well designed mixed-use and associated development that is respectful of surrounding areas and which does not compete with the Bremer Bay town centre.</li> <li>2. The following land uses are 'P' uses: <ul style="list-style-type: none"> <li>• Home occupation</li> <li>• Single house</li> </ul> </li> <li>3. The following land uses are 'D' uses: <ul style="list-style-type: none"> <li>• Aged or dependent persons dwelling</li> <li>• Bed and breakfast</li> <li>• Civic use</li> <li>• Grouped dwelling</li> <li>• Home business</li> <li>• Residential building</li> <li>• Tourist accommodation</li> </ul> </li> <li>4. The following land uses are 'A' uses: <ul style="list-style-type: none"> <li>• Club premises</li> <li>• Educational establishment</li> <li>• Motel</li> <li>• Multiple dwelling</li> <li>• Place of worship</li> <li>• Recreation – private</li> <li>• Telecommunications infrastructure</li> </ul> </li> <li>5. The following land uses are 'I' uses: <ul style="list-style-type: none"> <li>• Office</li> <li>• Restaurant</li> </ul> </li> </ol>	<ol style="list-style-type: none"> <li>1. The R40 density code applies to SU 11.</li> <li>2. Development should appropriately address matters including good design, building design, landscaping, car parking numbers, car parking location and land use compatibility.</li> <li>3. The local government will require the preparation of a Local Development Plan if any Development Application, other than for telecommunications infrastructure, proposes development above two storeys.</li> <li>4. Other Conditions will be as determined by the local government.</li> </ol>



**EXISTING SCHEME MAP**

**Legend**

-  Cadastre with Lot number
-  Scheme boundary
-  R Codes
-  Residential
-  17 Public purposes : Civic and cultural
-  Recreation and open space
-  Roads
-  A1 Additional uses



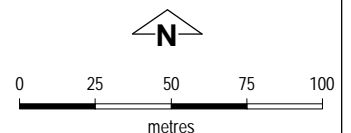
Department of Planning

**Shire of Jerramungup**

Local Planning Scheme No. 2

Amendment No. 13



Produced by GeoSpatial Research and Modelling,  
 Department of Planning, Perth WA  
 Base Information supplied by Western Australian  
 Land Information Authority LI 862-2016-1





**PROPOSED SCHEME AMENDMENT MAP**

**Legend**

-  Cadastre with Lot number
- LPS Zones and Reserves Amendments
-  SU11 Special use



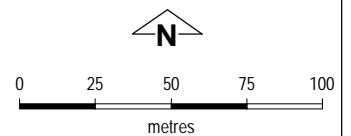
Department of Planning

**Shire of Jerramungup**

Local Planning Scheme No. 2

Amendment No. 13

Produced by GeoSpatial Research and Modelling,  
 Department of Planning, Perth WA  
 Base Information supplied by Western Australian  
 Land Information Authority LI 862-2016-1





**COUNCIL ADOPTION FOR ADVERTISING**

Adopted for advertising by resolution of the Council of the Shire of Jerramungup at the Ordinary Meeting of the Council held on the .....

.....

SHIRE PRESIDENT

.....

CHIEF EXECUTIVE OFFICER

**COUNCIL RECOMMENDED/SUBMITTED FOR APPROVAL**

This Complex Amendment was supported for submission to the Minister for Planning for approval by resolution of the Shire of Jerramungup at the Ordinary Meeting of the Council held on the ..... and the Common Seal of the Shire of Jerramungup was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....

SHIRE PRESIDENT

.....

CHIEF EXECUTIVE OFFICER

**WAPC RECOMMENDED/SUBMITTED FOR APPROVAL**

.....

DELEGATED UNDER S.16 OF THE PLANNING AND DEVELOPMENT ACT 2005

DATE.....

**APPROVAL GRANTED**

.....

MINISTER FOR PLANNING S.87 OF THE PLANNING AND DEVELOPMENT ACT 2005

DATE.....

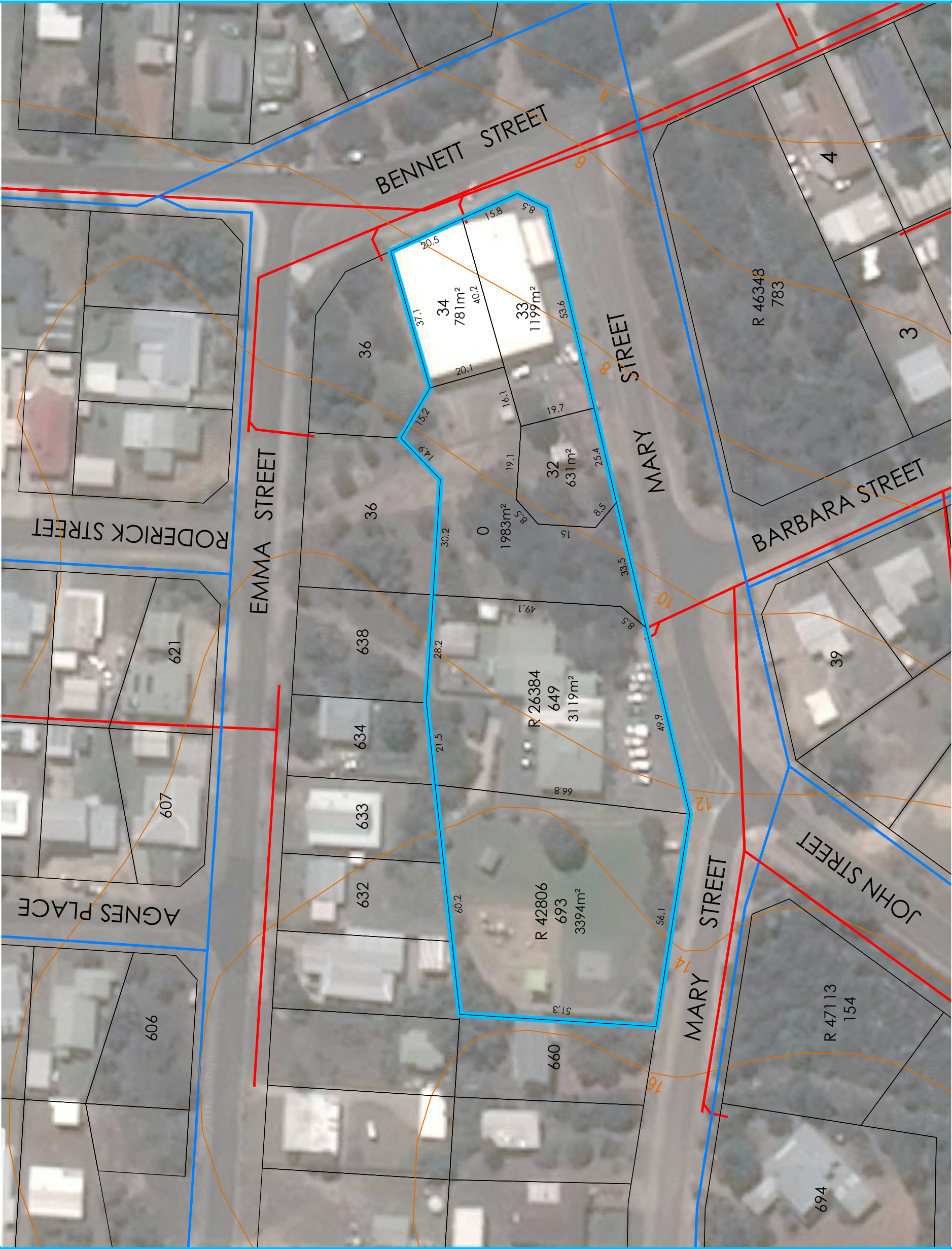
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# **ATTACHMENT 1**

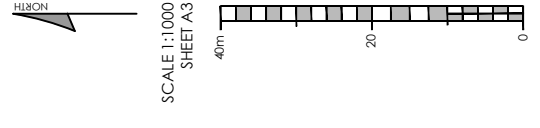
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# AMENDMENT SITE PLAN



- AMENDMENT SITE
- EXISTING CADASTRE
- CONTOURS
- U/GROUND WATER CONNECTION
- U/GROUND SEWER CONNECTION



C AMENDMENT SITE PLAN 170306 SJ ST  
 REV DESCRIPTION YMMDD DRAWN APPROV

**edge** PLANNING PROPERTY  
 Edge Planning & Property  
 134 Hare Street, Mount Clarence  
 ALBANY WA 6350  
 E: steve@edgeplanning.com.au  
 M: 0809 107 336

DRAWING NUMBER REV  
 EP 160925 01 C

Issued for design intent only.  
 All areas and dimensions  
 subject to final design & survey.

---

# **ATTACHMENT 2**

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WESTERN



AUSTRALIA

REGISTER NUMBER  
**32/DP208552**  
DUPLICATE EDITION  
N/A  
DATE OF DUPLICATE ISSUED  
N/A

**RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME  
**253**  
FOLIO  
**15A**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 32 ON DEPOSITED PLAN 208552

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

AUSTRALIAN TELECOMMUNICATIONS COMMISSION OF TELECOM CENTRE, 80 STIRLING STREET, PERTH  
(T C643012 ) REGISTERED 26/10/1983

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
\* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.  
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

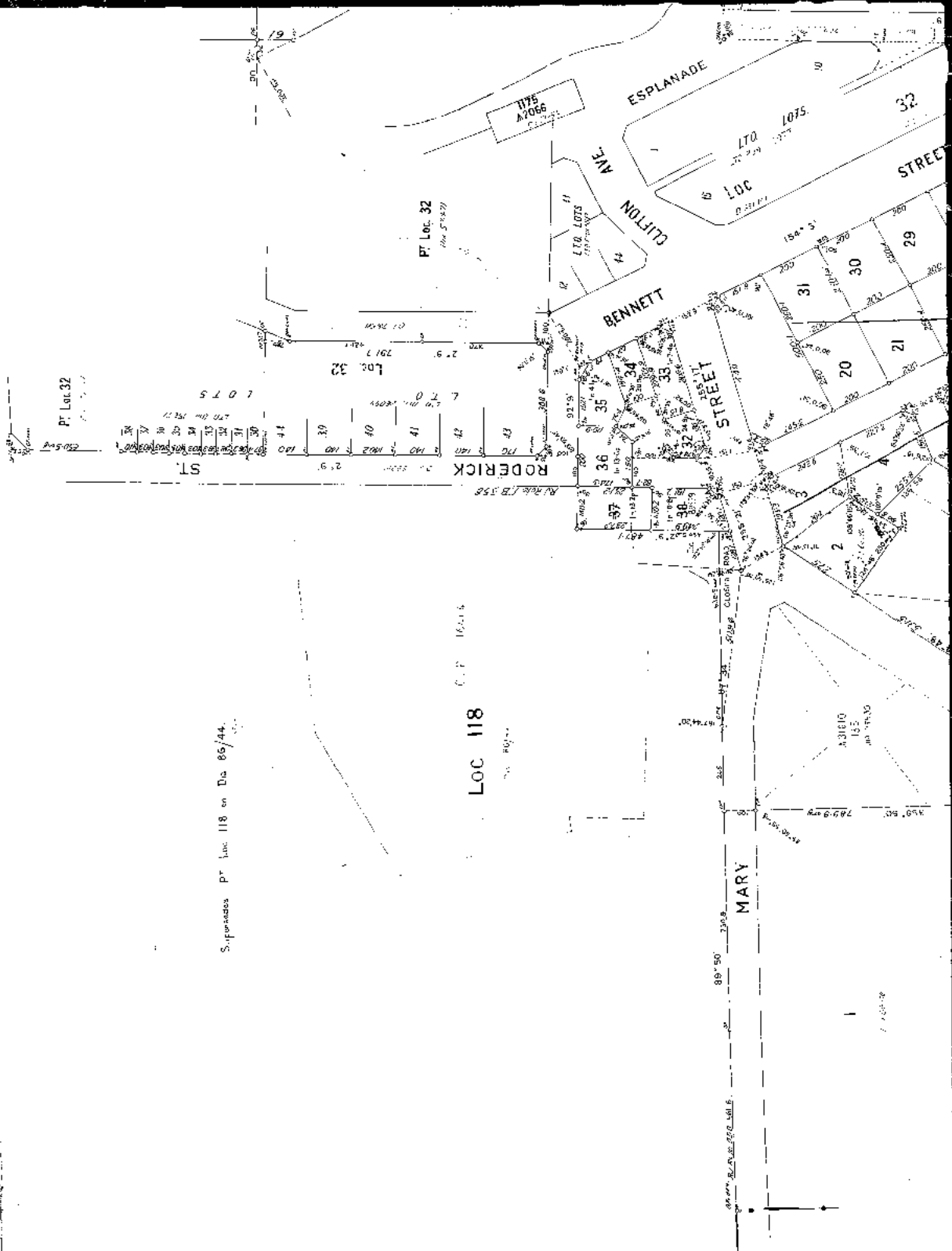
**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 253-15A (32/DP208552)  
PREVIOUS TITLE: 1319-514  
PROPERTY STREET ADDRESS: 3 MARY ST, BREMER BAY.  
LOCAL GOVERNMENT AUTHORITY: SHIRE OF JERRAMUNGUP  
RESPONSIBLE AGENCY: TELSTRA CORPORATION LIMITED

NOTE 1: A000001A LAND PARCEL IDENTIFIER OF BREMER BAY TOWN LOT/LOT 32 (OR THE PART THEREOF) ON SUPERSEDED PAPER CERTIFICATE OF TITLE CHANGED TO LOT 32 ON DEPOSITED PLAN 208552 ON 10-JUN-02 TO ENABLE ISSUE OF A DIGITAL CERTIFICATE OF TITLE.

NOTE 2: THE ABOVE NOTE MAY NOT BE SHOWN ON THE SUPERSEDED PAPER CERTIFICATE OF TITLE OR ON THE CURRENT EDITION OF DUPLICATE CERTIFICATE OF TITLE.

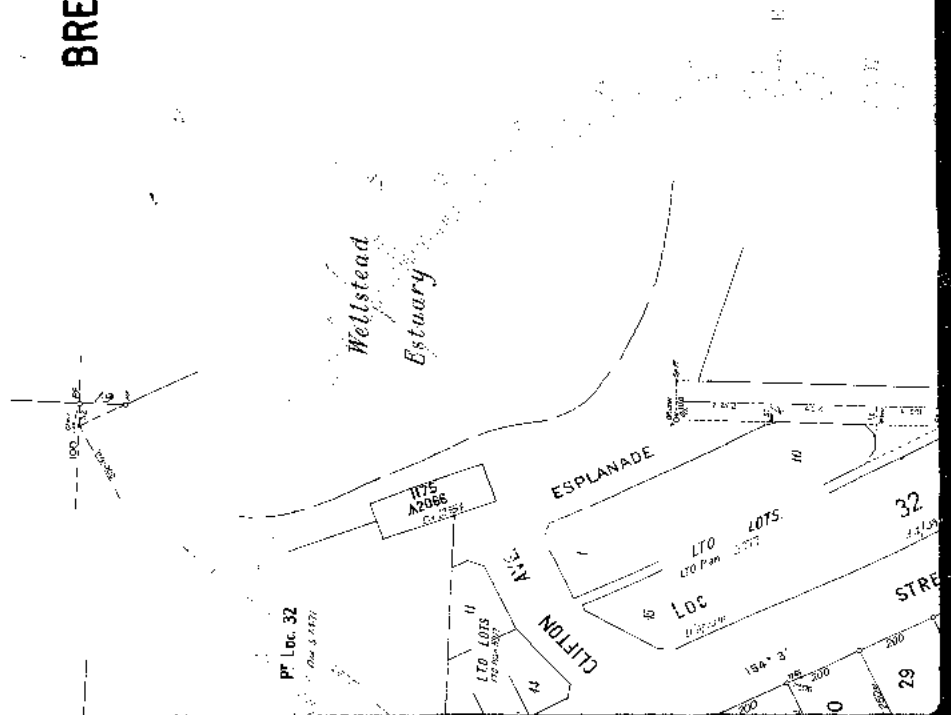


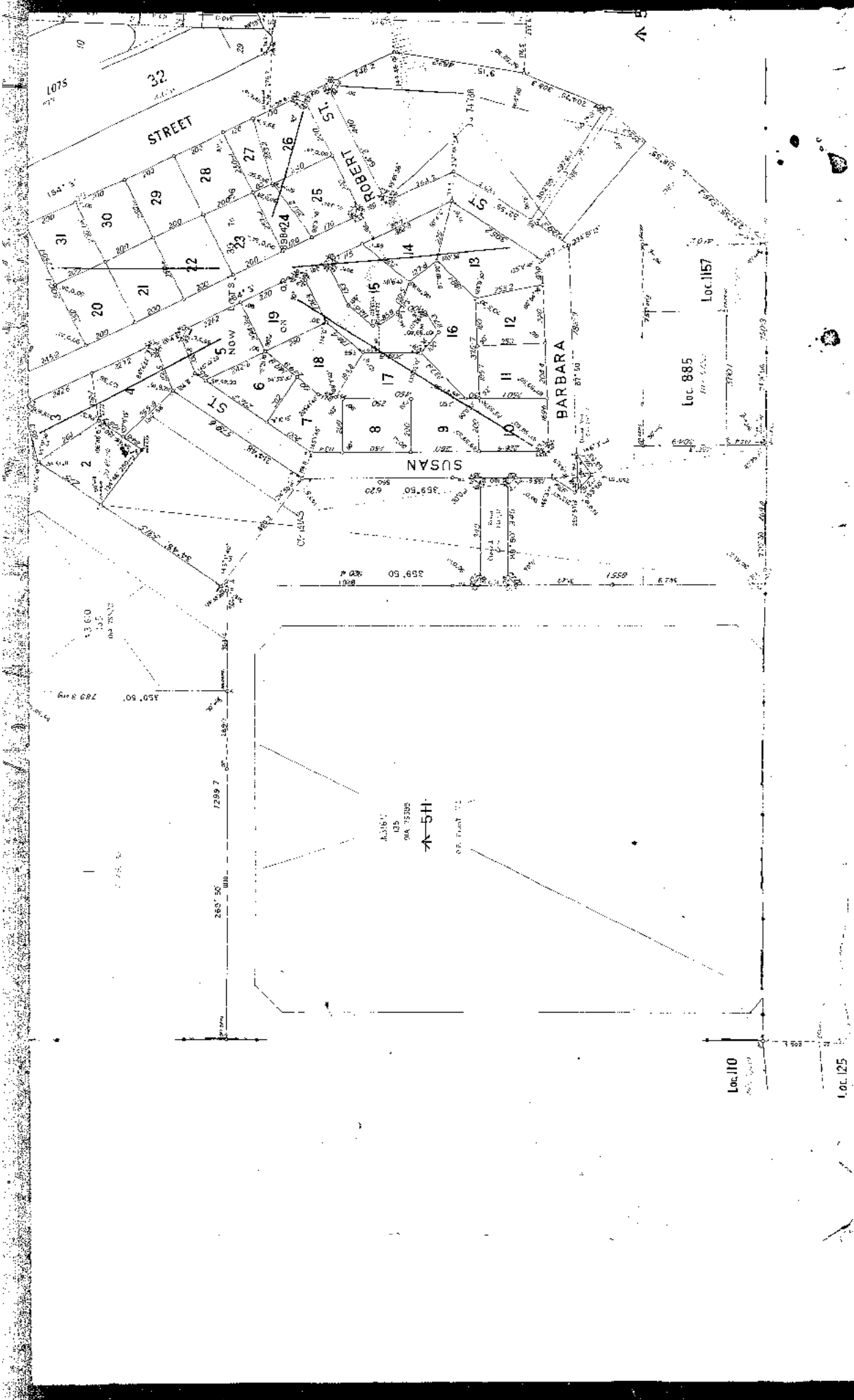
Supersedes Pt. Loc. 118 on Dia. 86/44.

**BREMER BAY LOTS 32 to 38.**

**KENT DISTRICT**

Corr. 2182/51 v2







Schedule	Angular	Linear
Sum of 152, 13, 38, 28	-28°	3.0
Each station (total of 100)	-18°	1.0
North Station	+31°	+41
West Station (100, 100, 100)	-57°	-68
Local Station (100, 100, 100)	-57°	-68

**CERTIFICATE**  
 Multiple measurements were performed by me personally (or under my personal supervision, inspection, and field check) in strict accordance with the regulations, rules, and jurisdiction of the Department, and that this plan is a true and correct record.

DATE: 7/20/17

Aligned observed at: D.M. 57471

Date of Printing: July 19 18 60

Title Book No.: E.A. Hartley 281 Page 177

SCALE: 2 CHAINS TO AN INCH

Public Plan No.: 44780 & Successors B97 715

Plan Date: 1/1/1900 Date: 17-11-60

Assessor No.: 6180

Calculation Book No.: 307

Change date: 1/1/1900

Applicant: [Signature]

AWA: [Signature]

Checked with EA: [Signature]

Examined: [Signature]

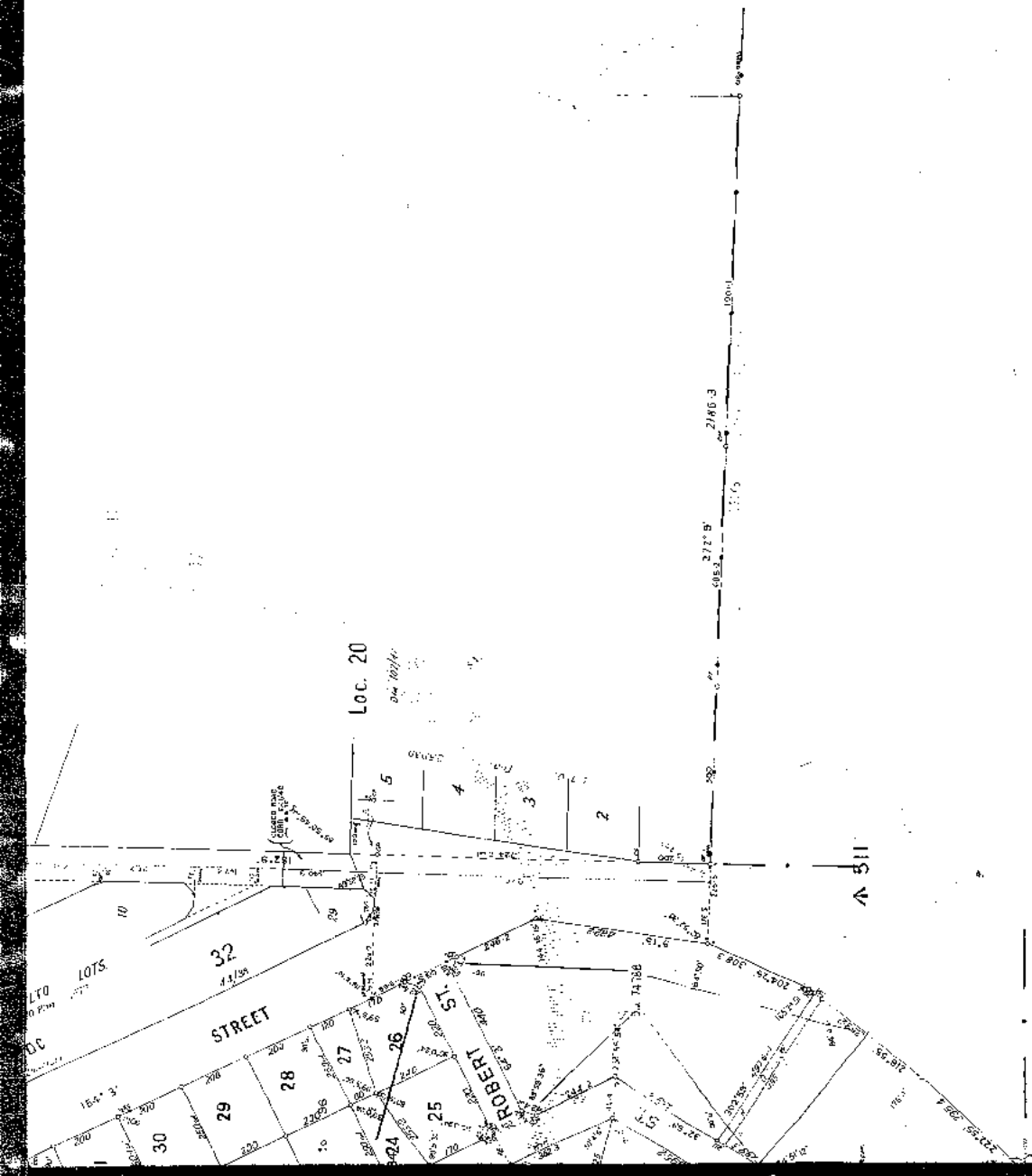
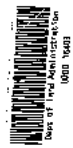
Original plan printed: [Signature]

Date: 70 5-43

**SURVEY APPROVED**  
 Date: 3-8-1968 [Signature] SURVEYOR GENERAL  
 On Standard Plan  
 Of Public Plan  
 Of Competition  
 County Clerk: [Signature]

**ORIGINAL PLAN No. 8552**

Registered: [Signature]





WESTERN



AUSTRALIA

REGISTER NUMBER  
**33/DP208552**  
DUPLICATE EDITION **1** DATE OF DUPLICATE ISSUED **5/10/2007**  
VOLUME **1742** FOLIO **459**

**RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 33 ON DEPOSITED PLAN 208552

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

NEWSOUTH HOLDINGS PTY LTD OF 14 AMELIA CIRCUIT, ESPERANCE

(T K354956 ) REGISTERED 25/9/2007

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
\* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.  
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1742-459 (33/DP208552)  
PREVIOUS TITLE: 1293-885  
PROPERTY STREET ADDRESS: 1 MARY ST, BREMER BAY.  
LOCAL GOVERNMENT AUTHORITY: SHIRE OF JERRAMUNGUP

NOTE 1: A000001A LAND PARCEL IDENTIFIER OF BREMER BAY TOWN LOT/LOT 33 (OR THE PART THEREOF) ON SUPERSEDED PAPER CERTIFICATE OF TITLE CHANGED TO LOT 33 ON DEPOSITED PLAN 208552 ON 19-APR-02 TO ENABLE ISSUE OF A DIGITAL CERTIFICATE OF TITLE.

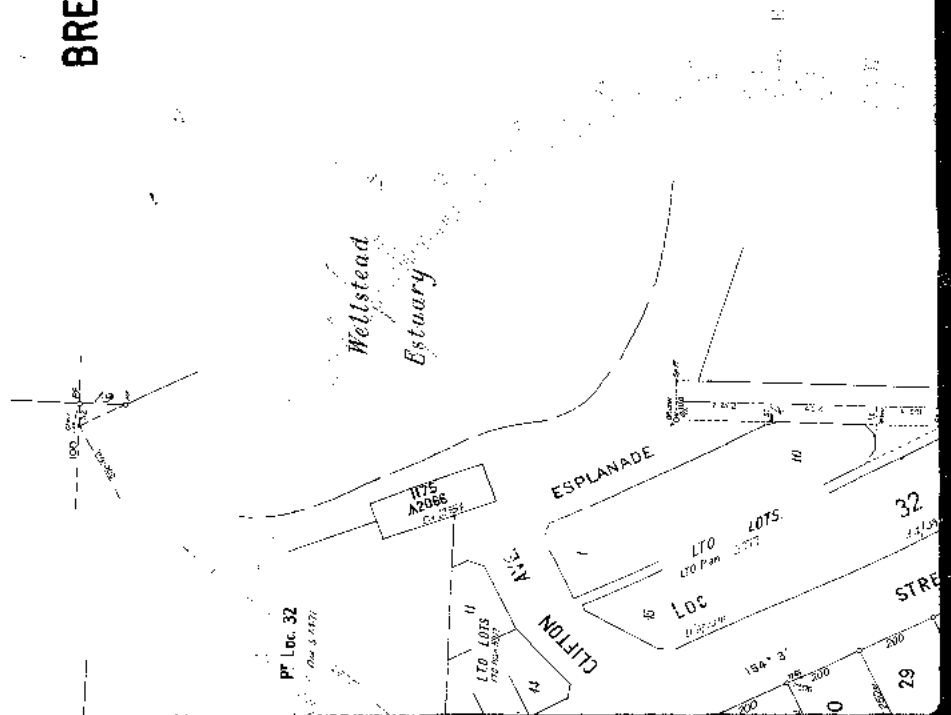
NOTE 2: THE ABOVE NOTE MAY NOT BE SHOWN ON THE SUPERSEDED PAPER CERTIFICATE OF TITLE OR ON THE CURRENT EDITION OF DUPLICATE CERTIFICATE OF TITLE.

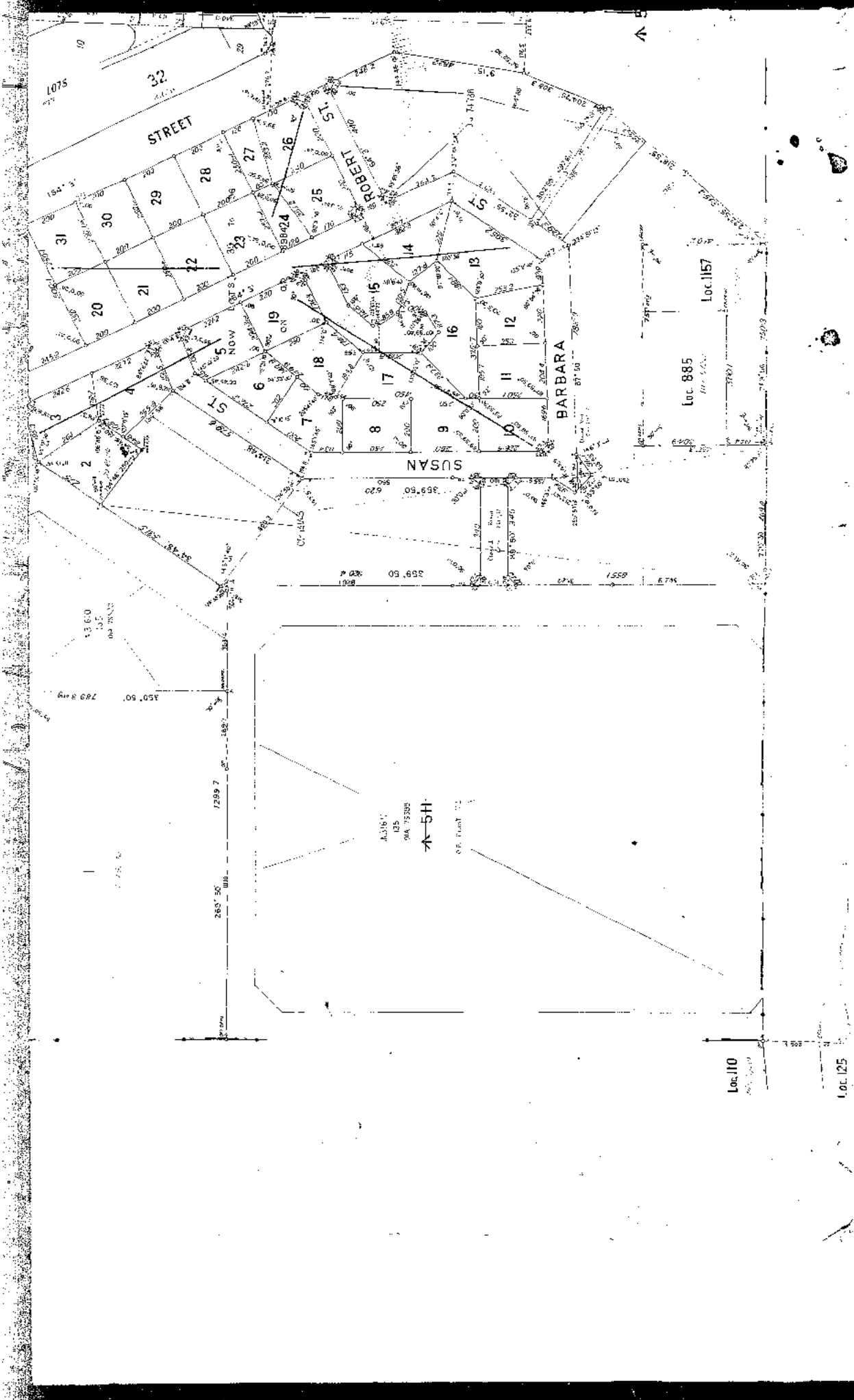


**BREMER BAY LOTS 32 to 38.**

**KENT DISTRICT**

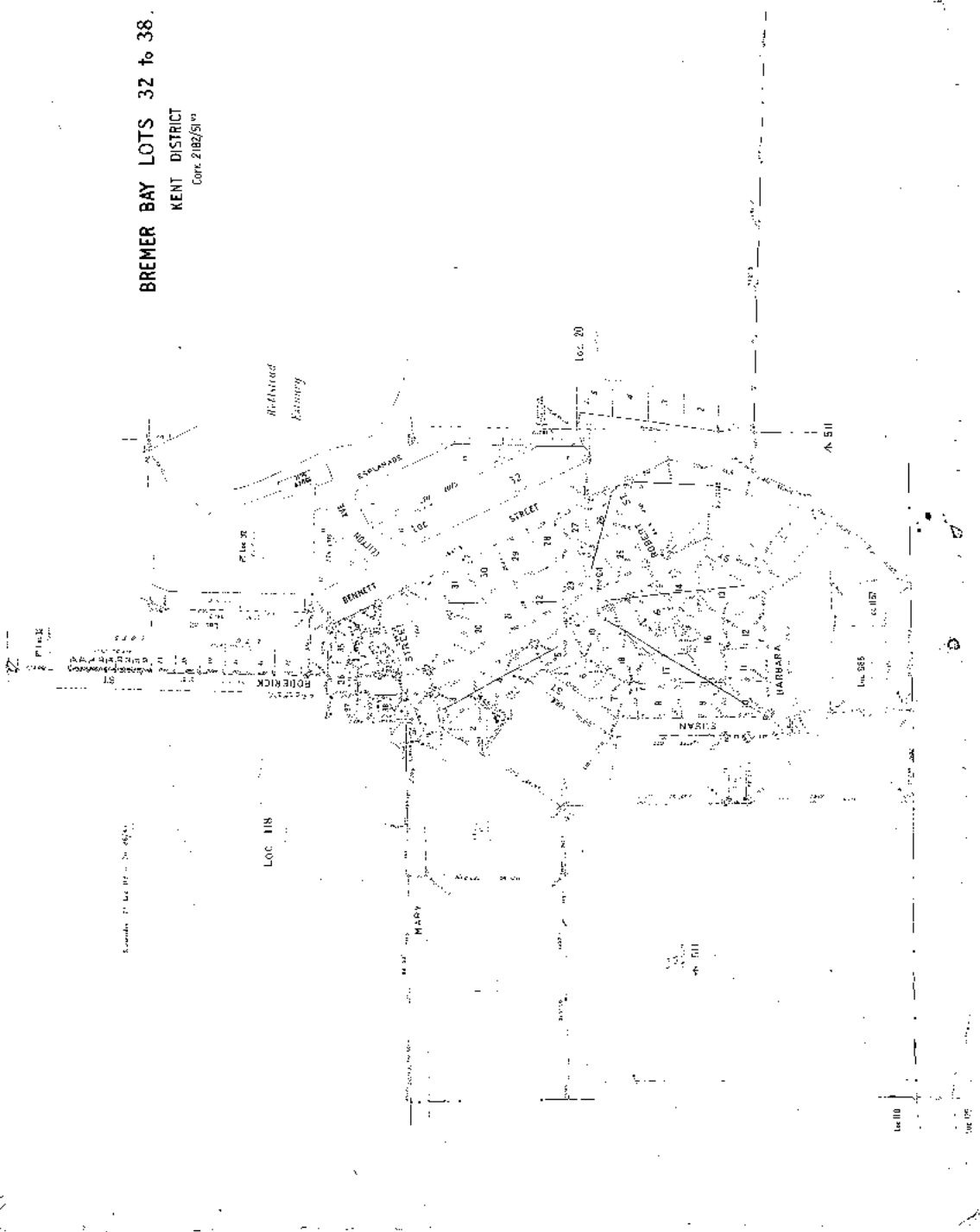
Corr. 2182/51 v2







**BREMER BAY LOTS 32 to 38.**  
**KENT DISTRICT**  
 Cont. 2182/51<sup>st</sup>



LOCALITY		SECTION		LOT	
SECTION	LOT	SECTION	LOT	SECTION	LOT
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LANDGATE



WESTERN



AUSTRALIA

REGISTER NUMBER

**34/DP208552**

DUPLICATE  
EDITION

**1**

DATE OF DUPLICATE ISSUED

**5/10/2007**

**RECORD OF CERTIFICATE OF TITLE  
UNDER THE TRANSFER OF LAND ACT 1893**

VOLUME  
**1742**

FOLIO  
**460**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 34 ON DEPOSITED PLAN 208552

**REGISTERED PROPRIETOR:  
(FIRST SCHEDULE)**

NEWSOUTH HOLDINGS PTY LTD OF 14 AMELIA CIRCUIT, ESPERANCE

(T K354956 ) REGISTERED 25/9/2007

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:  
(SECOND SCHEDULE)**

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
\* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.  
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1742-460 (34/DP208552)  
PREVIOUS TITLE: 250-107A  
PROPERTY STREET ADDRESS: 1 MARY ST, BREMER BAY.  
LOCAL GOVERNMENT AUTHORITY: SHIRE OF JERRAMUNGUP

NOTE 1: A000001A LAND PARCEL IDENTIFIER OF BREMER BAY TOWN LOT/LOT 34 (OR THE PART THEREOF) ON SUPERSEDED PAPER CERTIFICATE OF TITLE CHANGED TO LOT 34 ON DEPOSITED PLAN 208552 ON 19-APR-02 TO ENABLE ISSUE OF A DIGITAL CERTIFICATE OF TITLE.

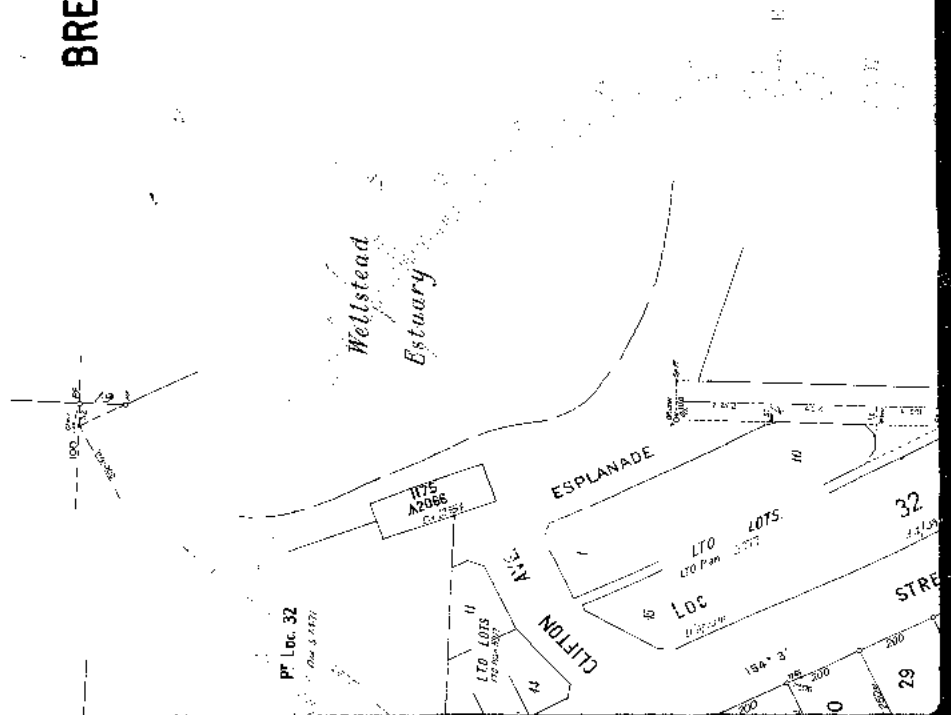
NOTE 2: THE ABOVE NOTE MAY NOT BE SHOWN ON THE SUPERSEDED PAPER CERTIFICATE OF TITLE OR ON THE CURRENT EDITION OF DUPLICATE CERTIFICATE OF TITLE.

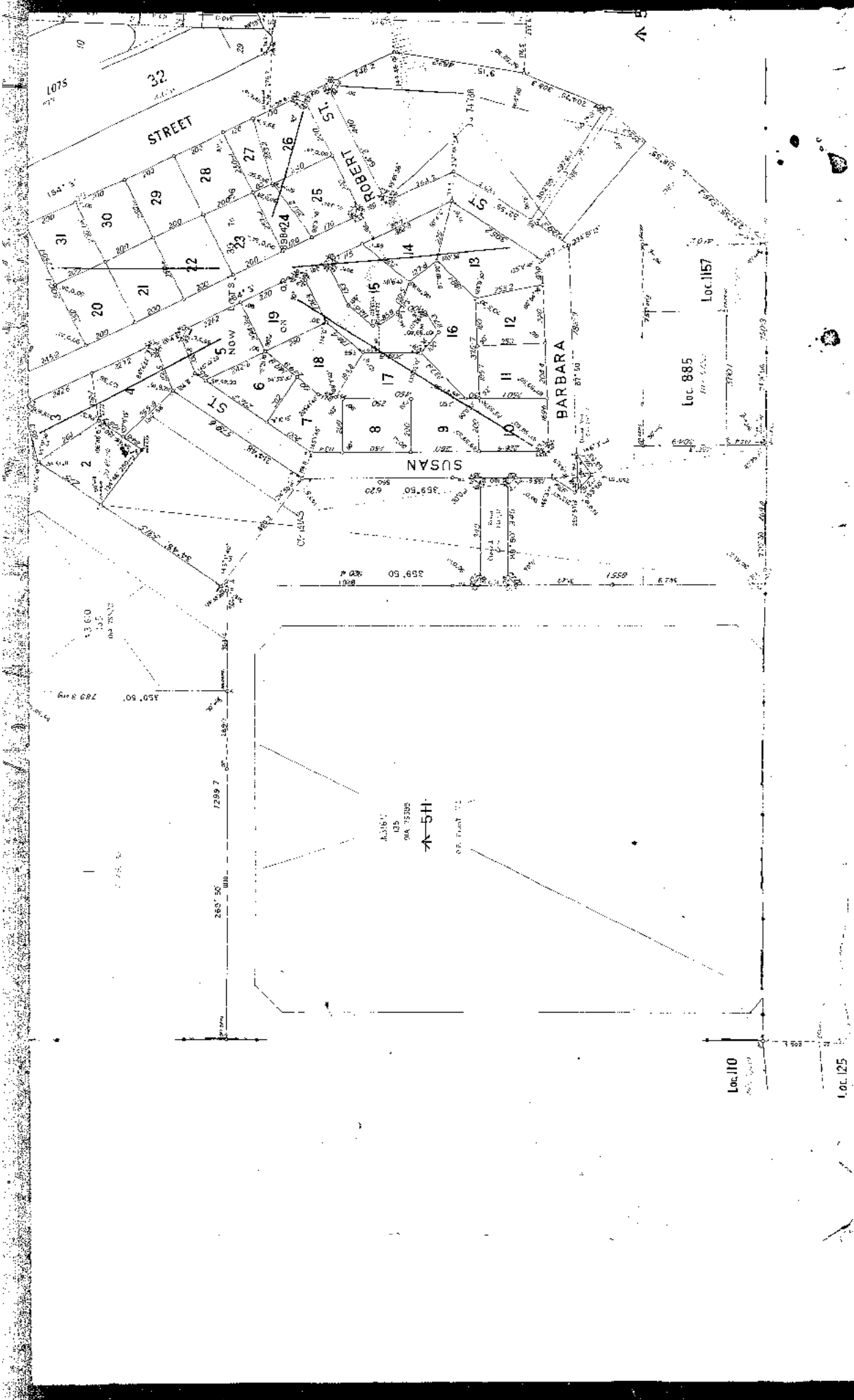


**BREMER BAY LOTS 32 to 38.**

**KENT DISTRICT**

Corr. 2182/51 v2











**RECORD OF QUALIFIED CERTIFICATE  
OF  
CROWN LAND TITLE  
UNDER THE TRANSFER OF LAND ACT 1893  
AND THE LAND ADMINISTRATION ACT 1997  
NO DUPLICATE CREATED**

The undermentioned land is Crown land in the name of the STATE OF WESTERN AUSTRALIA, subject to the interests and Status Orders shown in the first schedule which are in turn subject to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 649 ON DEPOSITED PLAN 189638

**STATUS ORDER AND PRIMARY INTEREST HOLDER:  
(FIRST SCHEDULE)**

**STATUS ORDER/INTEREST:** RESERVE UNDER MANAGEMENT ORDER

**PRIMARY INTEREST HOLDER:** SHIRE OF JERRAMUNGUP OF POST OFFICE BOX 92, JERRAMUNGUP  
(XE L548854 ) REGISTERED 8/2/2011

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:  
(SECOND SCHEDULE)**

- 1. E521321 I.548854 RESERVE 26384 FOR THE PURPOSE OF HALL. SITE REGISTERED 4/1/1991, MANAGEMENT ORDER. CONTAINS CONDITIONS TO BE OBSERVED, WITH POWER TO LEASE FOR ANY TERM NOT EXCEEDING 21 YEARS, SUBJECT TO THE CONSENT OF THE MINISTER FOR LANDS, REGISTERED 8/2/2011.

- Warning:
- (1) A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required. Lot as described in the land description may be a lot or location.
  - (2) The land and interests etc. shown hereon may be affected by interests etc. that can be, but are not, shown on the register.
  - (3) The interests etc. shown hereon may have a different priority than shown.

-----END OF CERTIFICATE OF CROWN LAND TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: LR3010-86 (649/DP189638)  
PREVIOUS TITLE: LR3010-86  
PROPERTY STREET ADDRESS: 7 MARY ST, BREMER BAY.  
LOCAL GOVERNMENT AUTHORITY: SHIRE OF JERRAMUNGUP  
RESPONSIBLE AGENCY: DEPARTMENT OF LANDS (SLSD)

END OF PAGE 1 - CONTINUED OVER

ORIGINAL CERTIFICATE OF CROWN LAND TITLE  
QUALIFIED

REGISTER NUMBER: 649/DP189638

VOLUME/FOLIO: L.R3010-86

PAGE 2

- NOTE 1: A000001A LAND PARCEL IDENTIFIER OF BREMER BAY TOWN LOT/LOT 649 ON SUPERSEDED PAPER CERTIFICATE OF CROWN LAND TITLE CHANGED TO LOT 649 ON DEPOSITED PLAN 189638 ON 16-AUG-02 TO ENABLE ISSUE OF A DIGITAL CERTIFICATE OF TITLE.
- NOTE 2: THE ABOVE NOTE MAY NOT BE SHOWN ON THE SUPERSEDED PAPER CERTIFICATE OF TITLE.
- NOTE 3: L548853 CORRESPONDENCE FILE 01866-1962-01RO



Sundry Document E521321

NO DUPLICATE ISSUED

REGISTER VOL.

BOOK FOL.

COFF. 1866/1962

3010

086

LR 3010 0086 F

WESTERN



AUSTRALIA



# Crown Land Record

The undermentioned land shown on the sketch in the First Schedule hereto is land of the Crown subject to the interests, easements, encumbrances and notices shown in the Second Schedule hereto.

Acting Executive Director  
Department of Land Administration



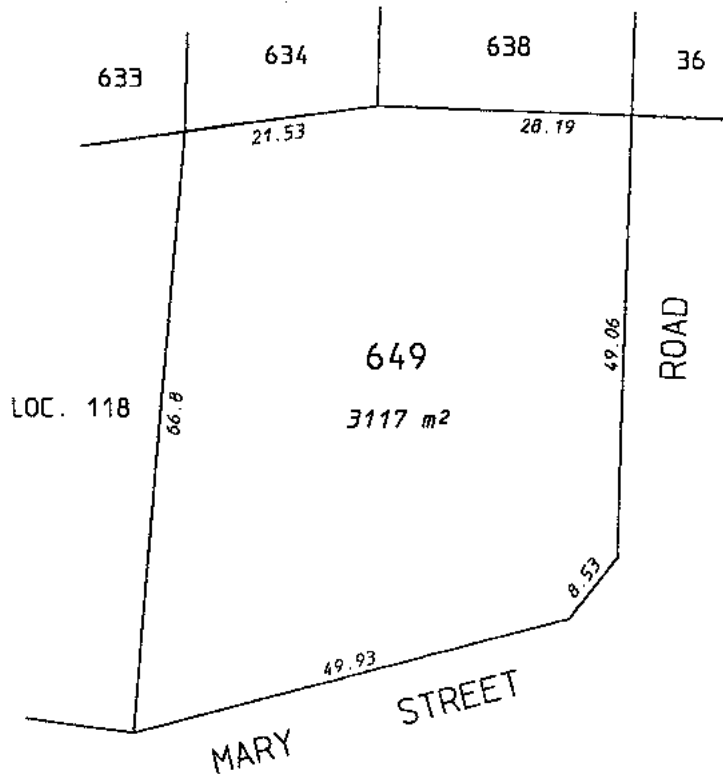
Dated 4th January, 1991

EXECUTIVE DIRECTOR

### LAND REFERRED TO

Bremer Bay Lot 649 on Land Administration Diagram 89638

### FIRST SCHEDULE



SCALE 1:750

P.P. Bremer Bay Townsite 2000 17.32

& Pt.18.32

Shire of Jerramungup

*PK* 1

FOR ENCUMBRANCES AND OTHER MATTERS AFFECTING THE LAND SEE SECOND SCHEDULE

3010 VOL. 086 FOL.





Page 1 (of 2 pages)

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS RECORD OR ANY NOTIFICATION HEREON

E64377/4/88-4500-5/79493

SECOND SCHEDULE

NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS

PARTICULARS	INSTRUMENT		REGISTERED	TIME	SEAL	CERT. OFFICER
	NATURE	NUMBER				
Reserve No. 26384 for the purpose of "Hall Site" and Vested in <u>Shire of Jerramungup</u> . Vesting Revoked in G.G. 14/12/1990. Reserve amended to comprise Bremer Bay Lot 649 on Land Administration Diagram 89638. In G.G. 14/12/1990. Vested in <u>Shire of Jerramungup</u> . In G.G. 14/12/1990.	Sundry Doc.	E521321				WAO
	Sundry Doc.	E521321		15.30		WAO
	Sundry Doc.	E521321		15.30		WAO
	Sundry Doc.	E521321		15.30		WAO



**RECORD OF CERTIFICATE  
OF  
CROWN LAND TITLE  
UNDER THE TRANSFER OF LAND ACT 1893  
AND THE LAND ADMINISTRATION ACT 1997  
NO DUPLICATE CREATED**

The undermentioned land is Crown land in the name of the STATE OF WESTERN AUSTRALIA, subject to the interests and Status Orders shown in the first schedule which are in turn subject to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 693 ON DEPOSITED PLAN 191223

**STATUS ORDER AND PRIMARY INTEREST HOLDER:  
(FIRST SCHEDULE)**

**STATUS ORDER/INTEREST:** RESERVE UNDER MANAGEMENT ORDER

**PRIMARY INTEREST HOLDER:** SHIRE OF JERRAMUNGUP OF 26 VASEY STREET, JERRAMUNGUP  
(XE H774818 ) REGISTERED 12/6/2001

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:  
(SECOND SCHEDULE)**

- 1. F264424 H774818 RESERVE 42806 FOR THE PURPOSE OF RECREATION REGISTERED 1/1/1993. MANAGEMENT ORDER. CONTAINS CONDITIONS TO BE OBSERVED. REGISTERED 12/6/2001.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required. Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF CROWN LAND TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: LR3101-506 (693/DP191223)  
PREVIOUS TITLE: LR3101-506  
PROPERTY STREET ADDRESS: 9 MARY ST, BREMER BAY.  
LOCAL GOVERNMENT AUTHORITY: SHIRE OF JERRAMUNGUP  
RESPONSIBLE AGENCY: DEPARTMENT OF LANDS (SLSD)

NOTE 1: A000001A CORRESPONDENCE FILE 01662-1992-01RO.

END OF PAGE 1 - CONTINUED OVER

ORIGINAL CERTIFICATE OF CROWN LAND TITLE

REGISTER NUMBER: 693/DP191223

VOLUME/FOLIO: LR3124-574

PAGE 2

NOTE 2: LAND PARCEL IDENTIFIER OF BREMER BAY TOWN LOT/LOT 693 ON SUPERSEDED PAPER CERTIFICATE OF CROWN LAND TITLE CHANGED TO LOT 693 ON DEPOSITED PLAN 191223 ON 11-SEP-02 TO ENABLE ISSUE OF A DIGITAL CERTIFICATE OF TITLE.

NOTE 3: THE ABOVE NOTE MAY NOT BE SHOWN ON THE SUPERSEDED PAPER CERTIFICATE OF TITLE.

Sundry Document F264424

Corr. 1662/1992

NO DUPLICATE ISSUED

REGISTER VOL.

3101

BOOK FOL.

506

WESTERN



AUSTRALIA



# Crown Land Record CANCELLED

The undermentioned land shown on the sketch in the First Schedule hereto is land of the Crown subject to the interests, easements, encumbrances and notices shown in the Second Schedule hereto.

*Alan Skinner*

CHIEF EXECUTIVE OFFICER

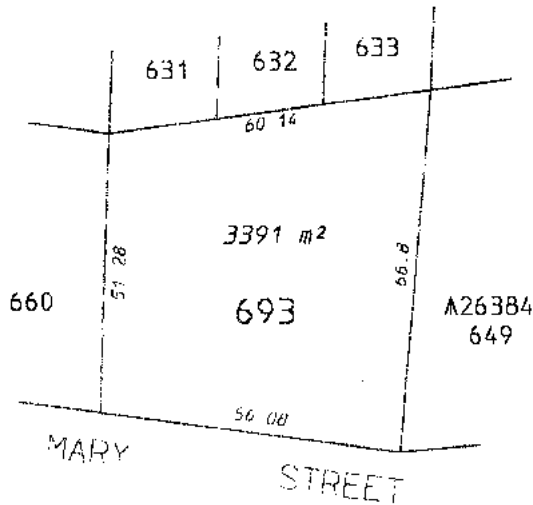


Dated 30th July, 1993

LAND REFERRED TO

Bremer Bay Lot 693 on Land Administration Diagram 91223

FIRST SCHEDULE



## CANCELLED

SCALE 1:1250

P.P. BM 27 (2) 17.32 & Pt. 18.32  
Shire of Jerramungup

FOR ENCUMBRANCES AND OTHER MATTERS AFFECTING THE LAND SEE SECOND SCHEDULE

506 FOL.  
3101 VOL.  
Page 1 (of 2 pages)



Superseded - Copy for Sketch Only

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS RECORD OR ANY NOTIFICATION HEREON

05801/3/92-44-S/9495


Superseded - Copy for Search Only

**SECOND SCHEDULE** NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS

PARTICULARS	INSTRUMENT NUMBER		REGISTERED	TIME	SEAL	CERT. OFFICER
	NATURE					
Set apart as Reserve No. 42806 for the purpose of "Recreation". In G.G. 30/7/1993. Vested in Shire of Jerramungup. In G.G. 30/7/1993.	Sundry Doc.	F264424		15.30		<i>ms</i>
	Sundry Doc.	F264424		15.30		<i>ms</i>

**TOTALLY CANCELLED**  
 APPLICATION H774816  
 REVOCATION H774817  
 To Vol. 3124 Fol. 574

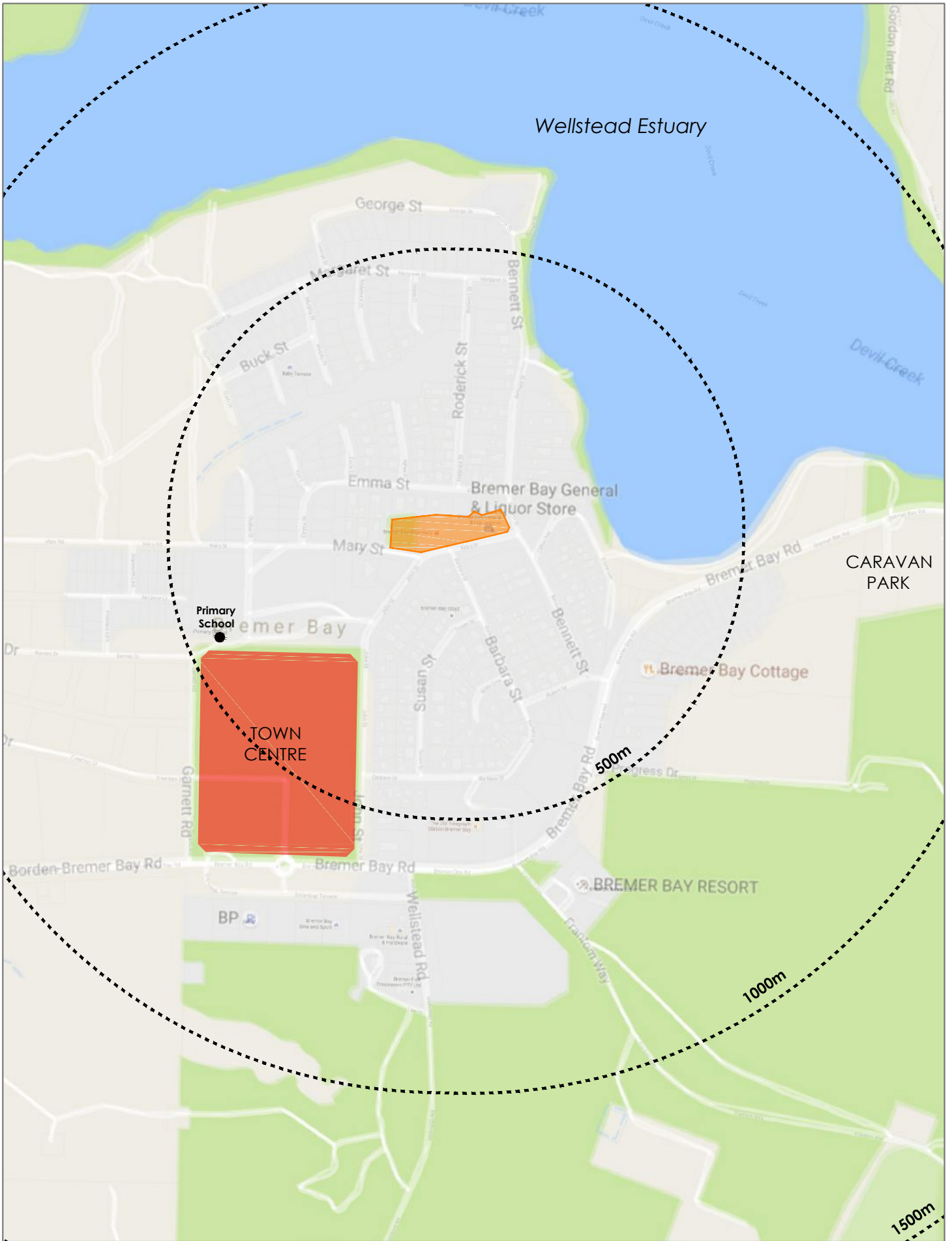
LODGED/REGISTERED  
 12.6.01 at 9.19 hrs



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# **ATTACHMENT 3**

---



LOCATION PLAN

 Amendment Site



scale 1 : 9,000 @ A4  
0 250m



Edge Planning & Property  
134 Hare Street, Mount Clarence  
ALBANY WA 6330  
W [www.edgeplanning.com.au](http://www.edgeplanning.com.au)  
E [steve@edgeplanning.com.au](mailto:steve@edgeplanning.com.au)  
M 0409 107 336



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# **ATTACHMENT 4**

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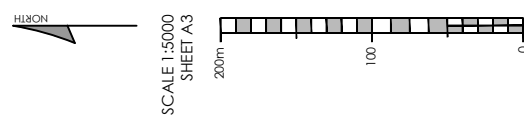
# CONTEXT, OPPORTUNITIES AND CONSTRAINTS PLAN



## 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



C CONTEXT, OPPS AND CONS 170306 SJ ST  
 REV DESCRIPTION YMMDD DRAWN APPRVD



Edge Planning & Property  
 134 Hare Street, Mount Clarence  
 ALBANY WA 6350  
 E: steve@edgeplanning.com.au  
 M: 0809 107 336

DRAWING NUMBER REV  
 EP 160925 01 C

Issued for design intent only.  
 All areas and dimensions are subject to final design & survey.

---

# **ATTACHMENT 5**

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### Legend

#### AS-3959 BAL Contour Plan

- 12.5
- 19
- 29
- 40
- FZ

**SCALE 1:1000 @ A4**

### BAL CONTOUR PLAN - MARY STREET PRECINCT

The Shire of Jerramungup does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that the Shire of Jerramungup shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.



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# **ATTACHMENT 6**

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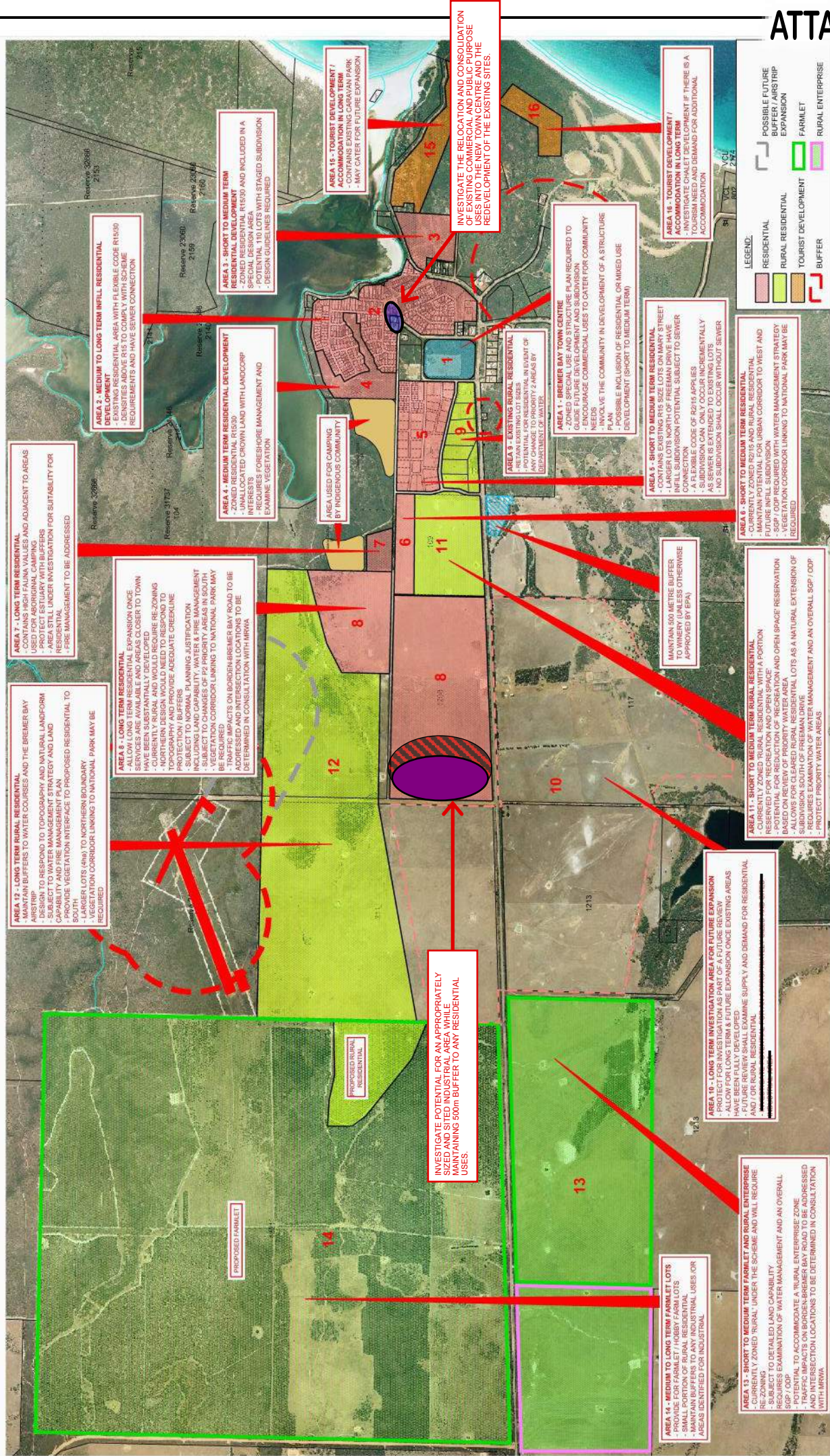


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# **ATTACHMENT 7**

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Rev	Description	Date
A	Preliminary	28/11/2016



BREMER BAY TOWNSITE AND SURROUNDS **FIGURE 19**



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# **ATTACHMENT 8**

---



# CONCEPT PLAN



## 1. VILLAGE GREEN

Sunny lawn slightly sloped  
Oriented toward views

## 2. THREE PENINSULA PLAY AREA

Nature play  
Surrounded by planting to protect from carpark  
Shelter and picnic tables

## 3. MARKET WALK

Exposed aggregated concrete with seating areas and framed by planting from the local region.  
Space allowed for tents / pop-ups and stalls

## 4. THE PODIUM/MEMORIAL

Expresses Bremer Bay's Geology i.e. gneiss / dolomite / limestone/ spongelite  
Like the "town hall steps"  
Place for flag poles  
"Speakers' Corner"

## 5. THE YOUTH SPACE

Skate Park and Parkour area to be implemented in Stage 2 works.

## 6. COMMUNITY HUB

15m long designed shelter  
BBQ and seating  
May be hired for parties and weddings  
Addresses the market walk, lawn, play area and views

## 7. STAGE/ SCREENS

For large events stage and screen may be transported into place

## 8. TREES AND PLANTING

Native trees planted in informal groves  
Protection from winds  
Shaded and sheltered seating beneath

## 9. POP UP

Opportunities for pop-up incubators i.e. food and beverage vans, sea container temporary cafe



NORTH  
plan scale 1:500 @ A3

