

... **PROPOSED DEVELOPMENT OF A OATLANDS STRUCTURE PLAN**

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Consideration of a proposal to develop a structure plan for the township of Oatlands.

BACKGROUND

Councillors will be aware of previous local strategic land use planning exercises such as the Bagdad Mangalore Structure Plan, the Campania Structure Plan, the Oatlands Integrated Development Strategy (OIDS), and the Midlands Economic Development and Land Use Strategy (MEDaLS).

An initiative is now proposed to formulate a structure plan for the township of Oatlands.

The catalyst for a structure plan has been the following recent events:

- The granting of the permit for the Aquatic Centre; and
- Securing grant funding for the Aquatic Centre
- The Whiskey Distillery and associated rezoning at 99 High Street and Callington Mill
- The handover of Callington Mill to John Ibrahim to continue milling operations in association with the whiskey distillery; and
- Current closure of the Callington Mill Visitor Centre and visitor services such as tours, café and retail
- Council furthering the recommendations of the MEDaLS to:
 - Support a large scale accommodation venue in Oatlands
 - Zone land to allow for a “Rural Services Precinct” in the vicinity of the current Light Industrial Zoned land in Stanley Street (toward the Midland Highway) and encourage such business in Oatlands.
 - Progress of the Heritage Hub/Centre for Heritage at the Commissariat land
- Success of the Heritage and Bullock Festival

- Progress of the Master Plans for the Oatlands Gaol and Commissariat
- The Destination Action Plan adopted by Council in Council's Strategic Plan recommends the following actions to grow and sustain tourism - summarised:
 - Improved way finding and visitor precinct experiences
 - Improved visitor amenities and rest stops
 - Structured planning for villages in the Midlands.
 - Improved event spaces.
 - Collect data on visitor experiences and implement programs to meet visitor needs or address issues
 - Build visitor walking and track experiences i.e. links between heritage High Street precinct and Lake Dulverton and Callington Park.

The need for a structure plan was also foreshadowed in the following strategic documents and plans:

- OIDS – specifically the development of the Oatlands Urban Design Framework that would facilitate better access to facilities, such as recreation facilities and event spaces, provide attractive streetscapes, and improved linkages between key sites.

Also to ensure that services, facilities, retail space, together with parking areas are accessible and convenient.
- *Joint Land Use Planning Initiative- Settlement and Open Space Strategy*, July 2010 – specifically create an “Oatlands Civic Hub” to create an important link to and from Lake Dulverton, Callington Mill and the residential areas, design a network of corridors that encourage walking and cycling. Also to create a central space in the township.
- *Oatlands Streetscape Plan*, 1999 – elements of the plan have been progressed over the past 20 years. However it is very much in need of review and no longer considered the guiding plan.
- MEDaLS – Stage 1 of the project identified a number of actions and initiatives to be undertaken by Council. Of relevance to Oatlands are further support for the Oatlands Heritage Precinct, supporting a large scale accommodation facility in Oatlands, support a heritage collection facility in Oatlands, support heritage construction and education, and a rural support services precinct.
- *Callington Mill Precinct Plan*, October 2006 – In need of review, but essentially a plan to improve accessibility and increase visitor numbers to the Callington Park area.

In summary, a range of factors and issues now point to a need for a detailed structure plan to be undertaken in Oatlands.

A structure plan would mean that Council has:

- A clear, concise and specific plan for the future development of Oatlands; and
- The community have input into this plan
- Council are ready and “on the front foot” when large scale development such as the Aquatic Centre open for business
- The community have a sense of certainty about the future of Oatlands and can plan for this future together
- Council can plan capital works in accordance with a strategic plan
- Council, and the community, have a better chance of accessing grant funding and the like where such funding will contribute to the greater good of the community when in accordance with a modern strategy/plan.

There are many titles, descriptions and differing approaches to achieving these outcomes. These can take the form of a “Local Area Plans”, “Master Plan” or “Urban Design Framework”. The term “structure plan” is given to this project as such a plan can be encompassing of both high level strategic directions and also provide detailed design solutions.

It is envisioned that the Oatlands plan will be detailed and provide succinct and clear recommendations. Allowing for the township to grow and develop in a structured and logical manner that will meet the current and future needs of the town.

DISCUSSION

Council Officers have met on two (2) occasions to discuss progressing a structure plan.

A steering committee will need to be established should Council seek to progress with the Recommendations of this report.

A structure planning exercise will focus on the following (in no particular order):

- Focus on the area of land around Callington Mill, Callington Park, Lake Dulverton Foreshore, Council Chambers, and the Aquatic Centre as the “central hub”; and
- Any plan will need to consider the town as a whole with linkages to school, recreation ground, Midlands Multi-Purpose Health Centre, High Street Shopping, Lake Activities, access to and from the Midland Highway and parking areas;
- Any plan will need to identify and consult with the whole community beyond the “central hub” area

- Stakeholders, community (and of course Council) must come on board early
- Further the following objectives:
 - Encourage greater visitor numbers to stop and stay for longer in Oatlands
 - Encourage greater retention of population and encourage new residents
 - Support local business and service providers through improved town amenity, greater visitor numbers, and through residential and business growth
 - To involve the community in future use/development and accessibility to Callington Park
 - To maximise the use of space and linkages between key development areas
 - To ensure any plan is aligned with current State, Regional and Local Strategy
 - To attract further investment and funding for infrastructure
 - To leverage off planned development and the current values of the town.
 - Through healthy urban design and modern open spaces continue to grow a healthy active community.
- Other key issues to be addressed:
 - How can we better use the Callington Park as a thoroughfare between the High Street and Lake Dulverton; and
 - Provide better access between car parking areas and Lake Dulverton, Callington Mill and overnight stop-over areas.
 - Review zoning of land
 - Create a detailed parking plan for Oatlands
 - Ensure urban design, infrastructure works meet obligations and requirements under the Disability Discrimination Act; and
 - Take into consideration the *Healthy By Design*, active living guidelines
 - Ensure there is adequate land and infrastructure available to meet future demands

In dealing with all the above issues, within one integrated process, the plan would constitute a structured and strategic approach for the future development and direction of Oatlands.

PROPOSED APPROACH

It is proposed that Council secure external funding to engage a suitably qualified consultant to undertake the public consultation, data gathering and to prepare the plan. The consultant would be guided by Council via a steering committee.

Two (2) elected members should sit on the steering committee.

A project brief will need to be prepared. The brief will detail, as provided in this report, the background and need for such a plan and the required outputs (deliver a strategic planning document with the associated design plans).

Public consultation is an integral component of the plan and the community will be engaged early in the process. The scope of the consultation and the methodology is a matter for the consultant, in any response to the brief, but in principle the consultation must be open and all inclusive. This could be a mixture of workshops, communications through social media and written submissions.

The project will therefore be a number phases in the following order:

- Data gathering and snapshot of Oatlands, including any projections and assumptions
- Community Consultation
- First draft plan completed
- Community consultation of draft plan
- Steering Committee to endorse plan
- Council and funding organisation to endorse plan

COST AND POTENTIAL FUNDING

The *Campania Structure Plan 2015*, was a similar exercise, funded between Council, former Department Economic Development Tourism and the Arts (DEDTA) and the Education Department. Each contributed \$5000 for a total \$15,000.

It is expected a plan for Oatlands would require some more detailed design guidelines and plans for open spaces, parking and potentially street scaping. The total cost is likely to be higher than \$15,000. An amount of \$25,000 would be considered a reasonable amount.

If external funds can be found, it is likely Council would need to contribute a percentage of the total. Council should be prepared to provide at least \$10,000 in cash plus in kind resources.

FINALISING A PROJECT PLAN

Per the Recommendations of this report, a working group will need to be established. The group can prepare a project plan together with the project brief.

Human Resources & Financial Implications

The proposal is for Council to budget an amount of \$10,000 cash. This would be a suitable figure to assuming the total cost would be in the vicinity of \$25,000 plus in kind resources.

Council officer time would be required for project management and technical input. A number of Council officers would be involved.

Community Consultation & Public Relations Implications

Though it is proposed to undertake an all-inclusive public consultation process it is essential that key stakeholders such as government agencies and service providers are targeted in any consultation.

The project plan – which would be drafted with the working group - would clarify the opportunities for involvement of the key stakeholders and the general community.

Policy Implications:

The process will likely result in recommendations to Council for amendments to the planning scheme, capital works and ongoing maintenance programs, other policy documents and partnerships.

RECOMMENDATION

THAT Council:

- A. Undertake a structure planning exercise for the township of Oatlands – if appropriate funding can be sourced.**
- B. Council to dedicate upto \$10,000 cash budget allocation, plus in-kind support from Council officers - to be further considered post Council Budget Workshops.**
- C. Council to seek cash funding from Department of State Growth and/or other organisation.**
- D. Council to nominate two (2) elected members to join the project steering committee.**

- E. A report be provided to a future Council meeting with a project plan and proposed funding arrangements for confirmation to proceed.**