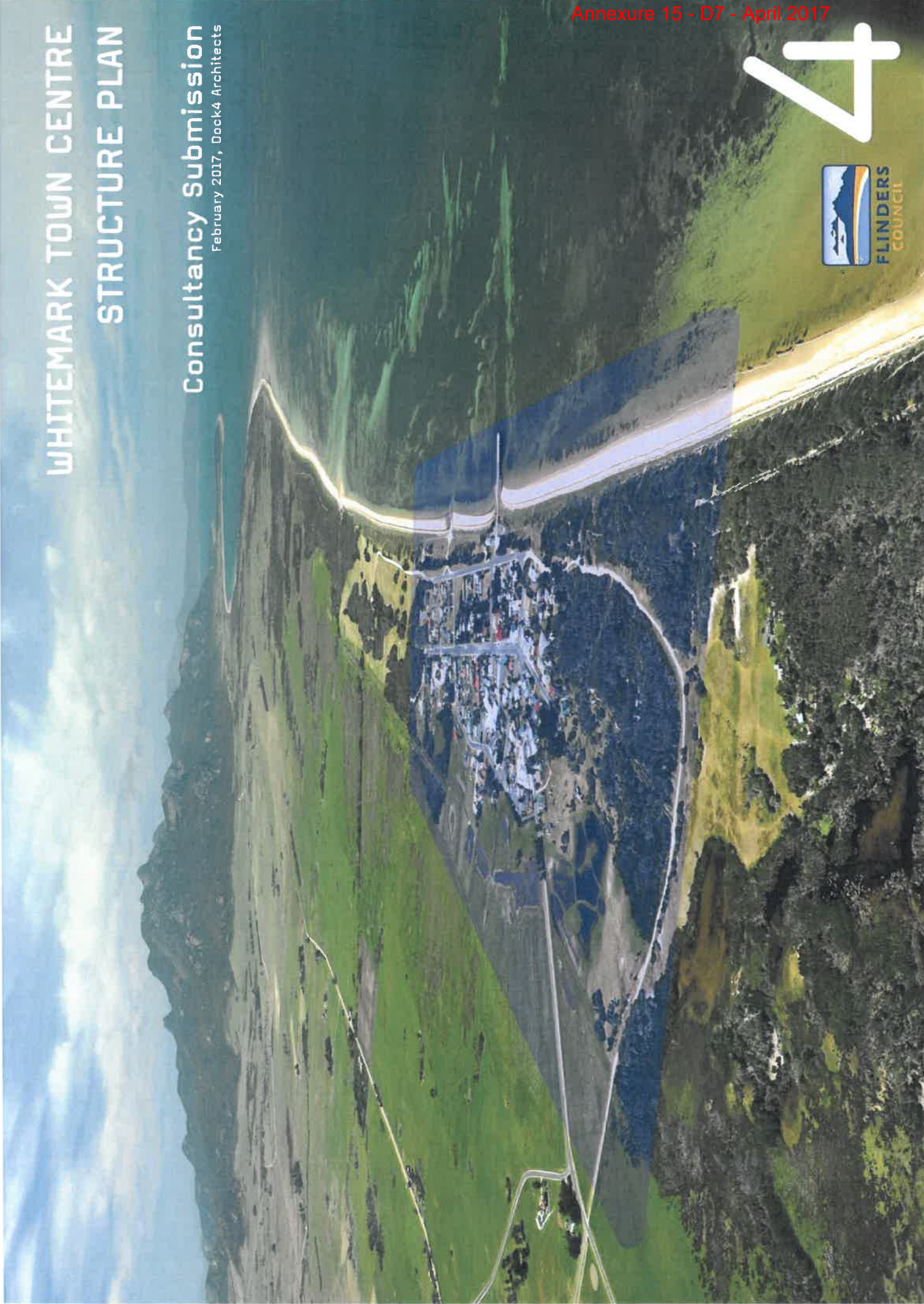


WHITEMARK TOWN CENTRE STRUCTURE PLAN

Consultancy Submission
February 2017, Dock4 Architects



A1. Summary

Dock4 has extensive experience with the masterplanning, design and delivery of local government and community infrastructure, tourism, hospitality and leisure facilities for a wide range of municipalities, both regional and metropolitan – please refer to Section B of this submission for details. We are a Tasmanian company, have expanded interstate and successfully established a Melbourne office. We have the capacity, expertise and commitment to offer our consultancy services for the Whitemark Town Centre Structure Plan and have the practice personnel required.

We recognise and fully support the aim of maintaining and consolidating a strong socially- and environmentally-sustainable community on Flinders Island, and the commitment required to review, visualise, plan and deliver the public assets required.

The Structure Plan development will be led by two Dock4 Directors – Giles Newstead and Richard Brenchley. Giles and Richard will personally undertake all client contact and public consultation and presentation work for this proposed commission. Both have experience of Flinders Island over many years, as both visitors and sometime residents. Giles owns property on the Island.

Richard is now Melbourne-based (12 years in Tasmania prior to that), has extensive local government consulting experience (including masterplanning and feasibility studies) and will lead the consultation component of the service. Giles is Hobart-based and will lead the masterplanning and report component.

A2. Scope

We understand from briefing to date that Council requires a Structure Plan for Whitemark town centre that:

- Informs and helps shape future growth, development and planning policy regarding business, tourism and public land use.
- Identifies the current issues facing Whitemark town centre and objectives and strategies to balance sustainable growth with the needs of existing & future residents.
- Addresses traffic control and parking issues, particularly at the five-way intersection.
- Addresses general urban design issues – eg built form & materials, street environments, signage, landscaping and environmental & water-sensitive design and creates a draft Urban Design Framework (UDF) for future reference.
- Reviews the current streetscape situation, with recommendations for improvements including enhancing the town entry.
- Develops strategies for activating public areas – open space, streets etc.
- Explores opportunities and makes recommendations for business and service co-locations (eg tourism & business/library shop/Council & Tas Govt. service delivery), to promote service efficiency and potentially free up land.
- Identifies potential key development sites and reviews provision for housing and community infrastructure.
- Considers the environmental, social and economic sustainability of the town and the island in balance with development strategy.
- Reviews current sewage disposal issues and includes future strategy around these.
- Addresses issues arising from reports (to be prepared concurrently, managed by Dock4 as part of this commission) on Coastal Inundation Risks and Flooding and Overland Stormwater Flow Assessment.
- Recommends strategies for implementing the Structure Plan.

We propose that the Study Area boundaries be (please refer diagram following):

- The top of the golf course to the South.
- The gravel road around the lagoons to the North.
- The Lady Barron road junction to the East.

At this stage, we envisage the stakeholders to be consulted will be:

- Flinders Council (representing the general community).
- Whitemark traders and the business community (Flinders Island Tourism & Business Inc.).
- Flinders aboriginal community (Flinders Island Aboriginal Association Inc.).
- State government (particularly the DHHS, but might be worth consulting with individual depts./providers -eg Medical/Multipurpose centre, Service Tas, Tourism, LINC etc).
- Possibly major individual landowners within or directly adjoining study site (if not covered by FITBI).
- Flinders Council Planning & Building Dept.
- Flinders Council Works & Services.

We propose four main stages to the Structure Plan delivery -please refer to Section C -Methodology for more detail:

1. INVESTIGATION -research and analyse existing land use and its constraints and opportunities.
2. CONSULTATION -consult with stakeholders as required to discuss aspirations, opportunities for collaboration and development, concerns, future directions.
3. ANALYSIS -co-ordinate and analyse stakeholder inputs and research data, then design & develop a series of draft strategies addressing land use, collaboration initiatives, short-medium-long term objectives, activity, investment and development opportunities and produce a draft Structure Plan report, with drawings & diagrams.
4. STRUCTURE PLAN -present Draft to stakeholders, with a public meeting (TBC). Incorporate feedback into plan then finalise, including a draft Urban Design Framework (UDF).

