

FUTURE 8 BAYS IN ROAD RESERVE

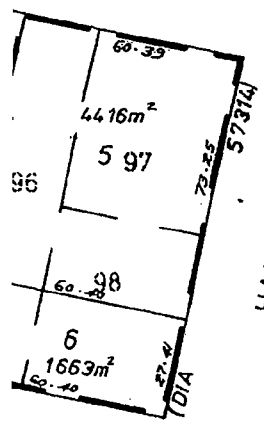
FREDERICK ST.

POSSIBLE 17 BAYS IN ROAD RESERVE

A26855
99
Quarters & Community Markets
1.2141ha

A15019
100
Police Purposes
1.2167ha

A25790
3061
Use & Benefit of Aboriginal Inhabitants
1.0117ha



HAMERSLEY

A2551
2828
Gool
1.7023ha.

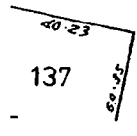
ABROOME 23
A5347
373
Water Supply (Tank Site)
2023m²

CARNARVON

A9105
Water
1.9042ha
1219

B A395
1220
Recreation (Foreshore)
4.8957ha

DAMPIER TERRACE



A1637
24.28m²
143

BROOME TOWNS

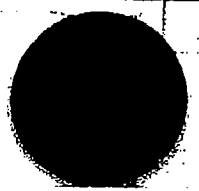
WESTERN AUSTRALIA

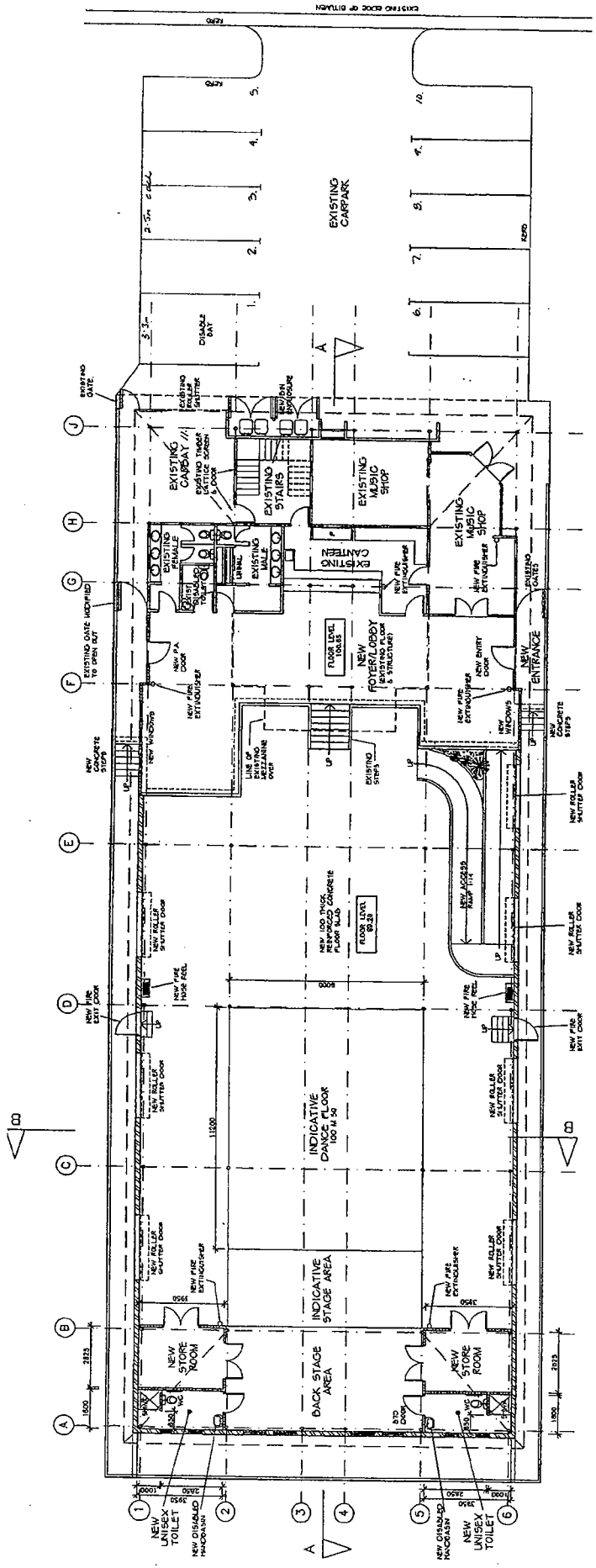
LAND DISTRICT

DAMPIER

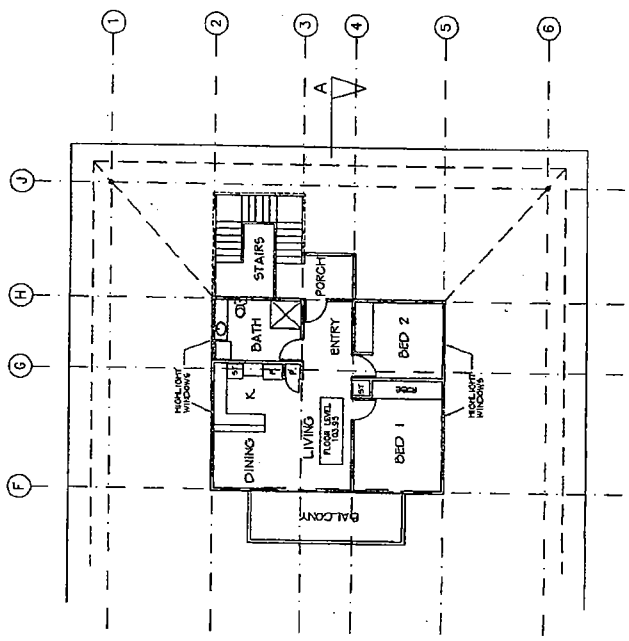
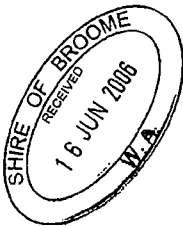
LOCAL AUTHORITY

SHED OF BROOME

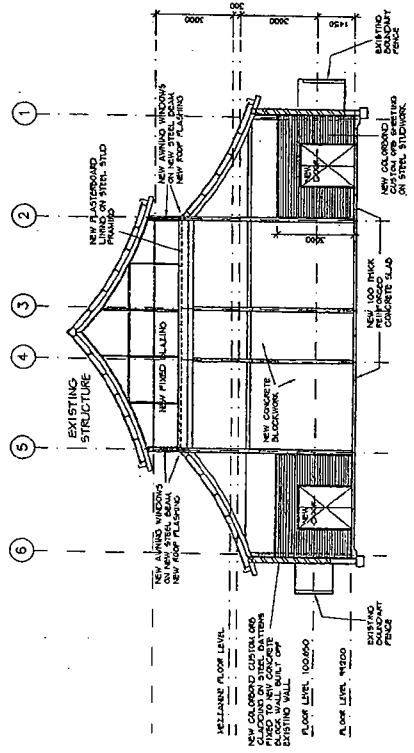




GROUND FLOOR PLAN SCALE 1:100



EXISTING MEZZANINE FLOOR PLAN SCALE 1:100



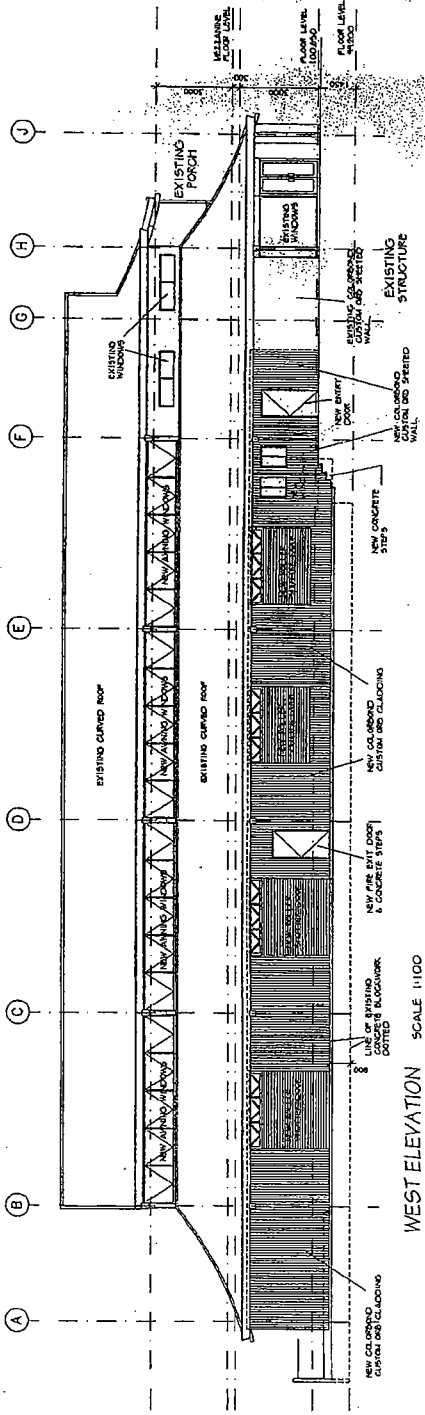
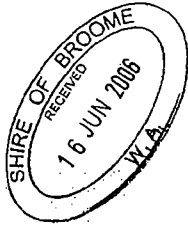
SECTION B-B SCALE 1:100

PROPOSED REHEARSAL/
PERFORMANCE SPACE
LOT 21, FREDERICK STREET,
BROOME
JOB No. 2401g.
DATE: 26 April 2006

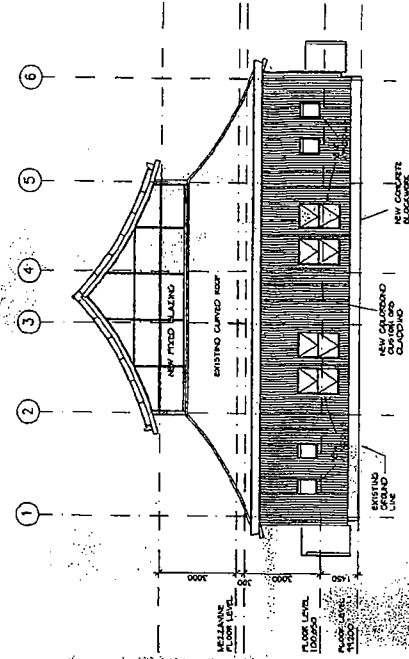
DWG No. SK 3.1 REV. 0

DON WILSON
 ARCHITECT
 17 MAYALVA DRIVE, BROOME
 PO Box 5958, Cable Beach W.A. 6725
 PHONE/FAX 08 9153 5315
 WWW.DONWILSONARCHITECT.COM
 DOCUMENTATION
 1. DRAWING NO.
 2. PROJECT NO.
 3. SHEET NO.
 4. DATE
 5. SCALE
 6. DRAWN BY
 7. CHECKED BY
 8. APPROVED BY

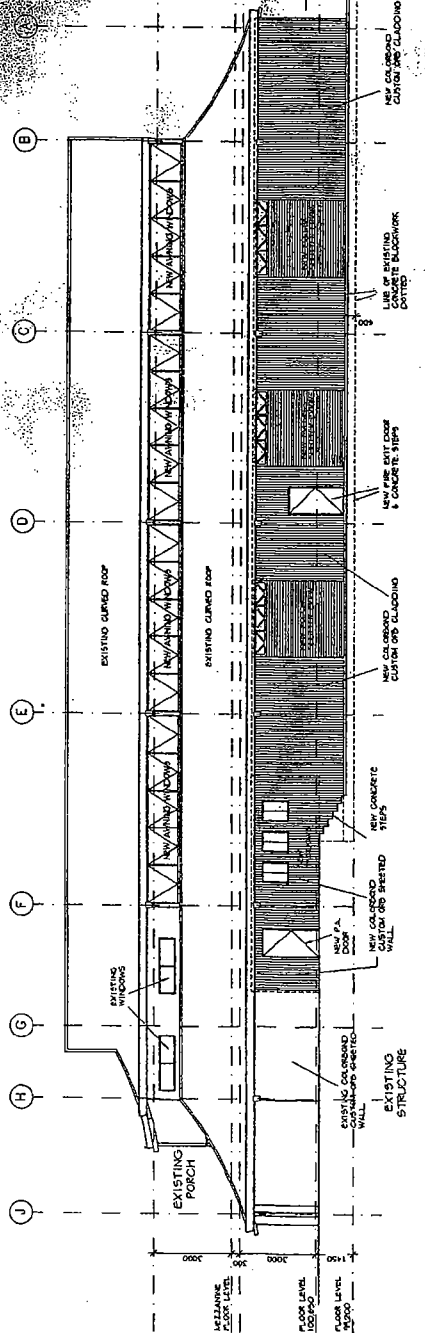




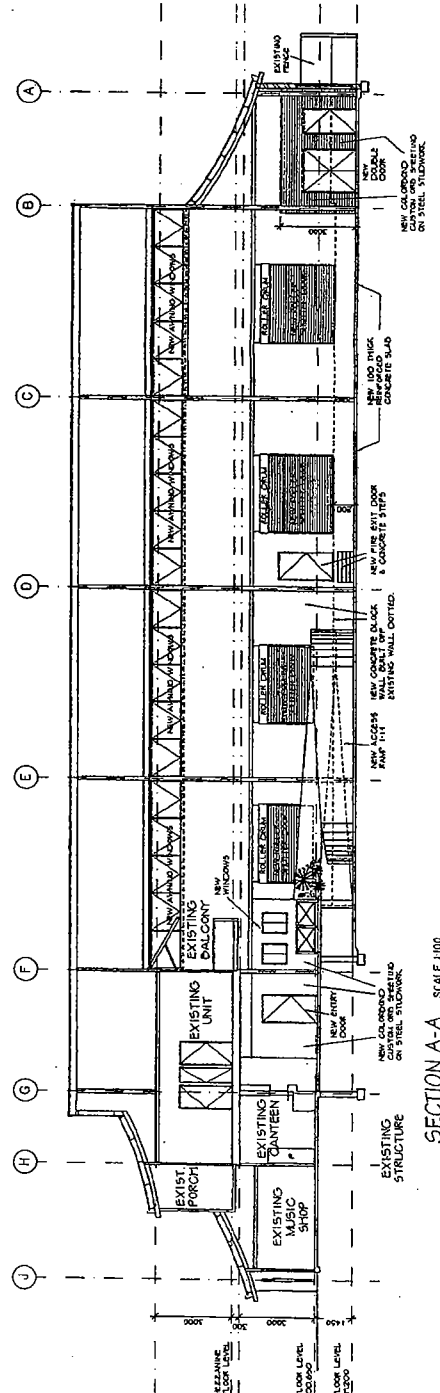
WEST ELEVATION SCALE 1:100



NORTH ELEVATION SCALE 1:100



EAST ELEVATION SCALE 1:100



SECTION A-A SCALE 1:100



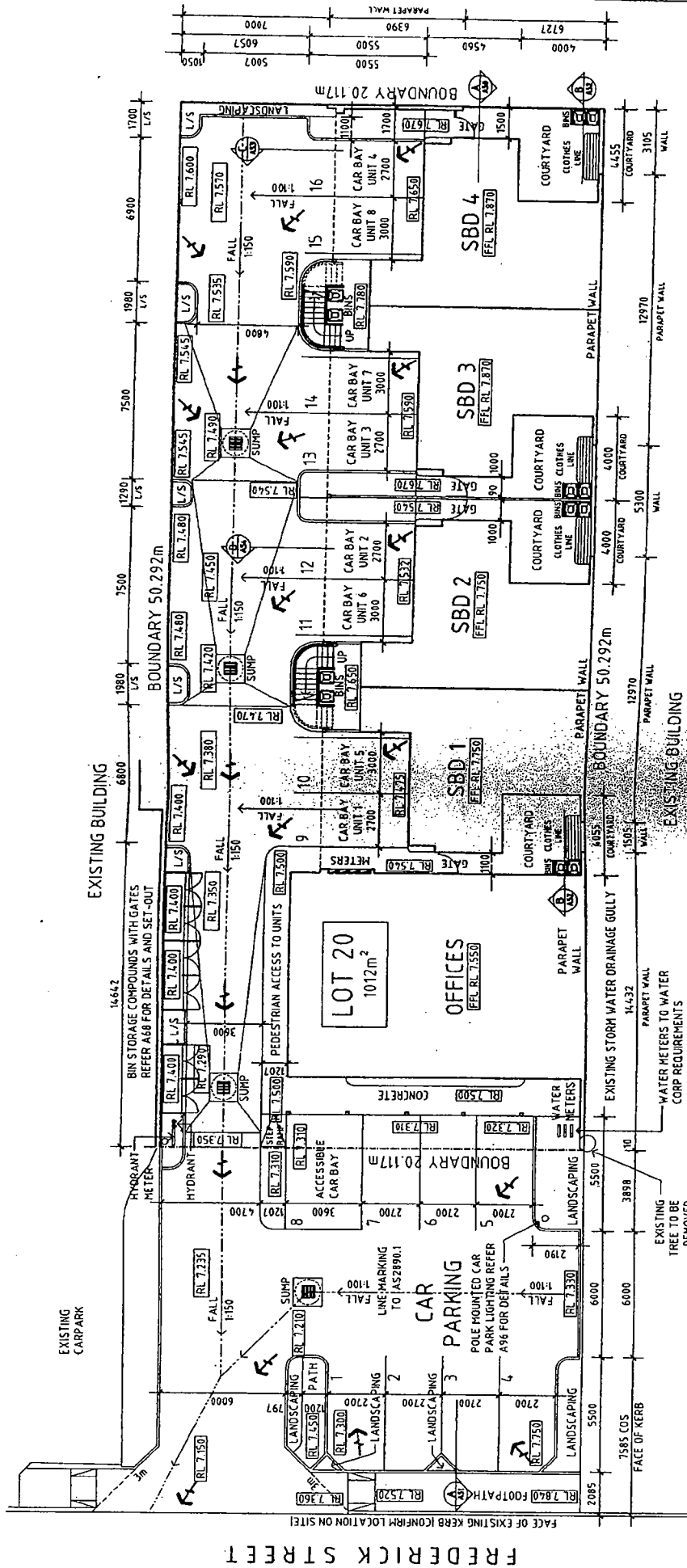
PROPOSED REHEARSAL/
PERFORMANCE SPACE
LOT 21, FREDERICK STREET,
BROOME

JOB NO. 24010
DATE: 26 April 2006

DWG NO. SK 3.2 REV. 0

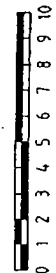
REGISTERED ARCHITECT
DON WHITE ARCHITECTS
17 MAXWELL STREET, BROOME
WA 6773
PH 08 910 3111
FAX 08 910 3111

- GENERAL NOTES
1. COLOUR OF ALL NEW CLADDING CUSTOM ORB WALL CLADDING SHALL MATCH THE EXISTING SHEETING.
 2. COLOUR OF ALL ROLLER SHUTTER DOORS SHALL MATCH THE WALL COLOUR.
 3. ALL COLOURS SHALL CONFORM TO THE CHINATOWN DEVELOPMENT STRATEGY.



99.56

-EXISTING SURFACE LEVEL SPOT HEIGHT
 - 100.10 DESIGN SURFACE FINISHED HEIGHT
 -DESIGN SURFACE GRADE DIRECTION
- NOTE: ALL CARBAY LINE MARKING TO BE IN ACCORDANCE WITH AS 2890-1993 CLAUSE 4.4



PARAPET WALLS TO BOUNDARIES TO BE 190mm CONCRETE REINFORCED BLOCKWORK TO S.E. DETAIL. REFER TO A12 FOR FIRE RATING REQUIREMENTS

BOUNDARY FENCES TO BE 1800H STRATCO CYCLONIC GOOD NEIGHBOUR FENCING

REFER TO DRAWING A05 FOR SUMP DETAILS

L/S = LANDSCAPING (REFER L01 FOR DETAILS)

SITE PLAN - GROUND FLOOR

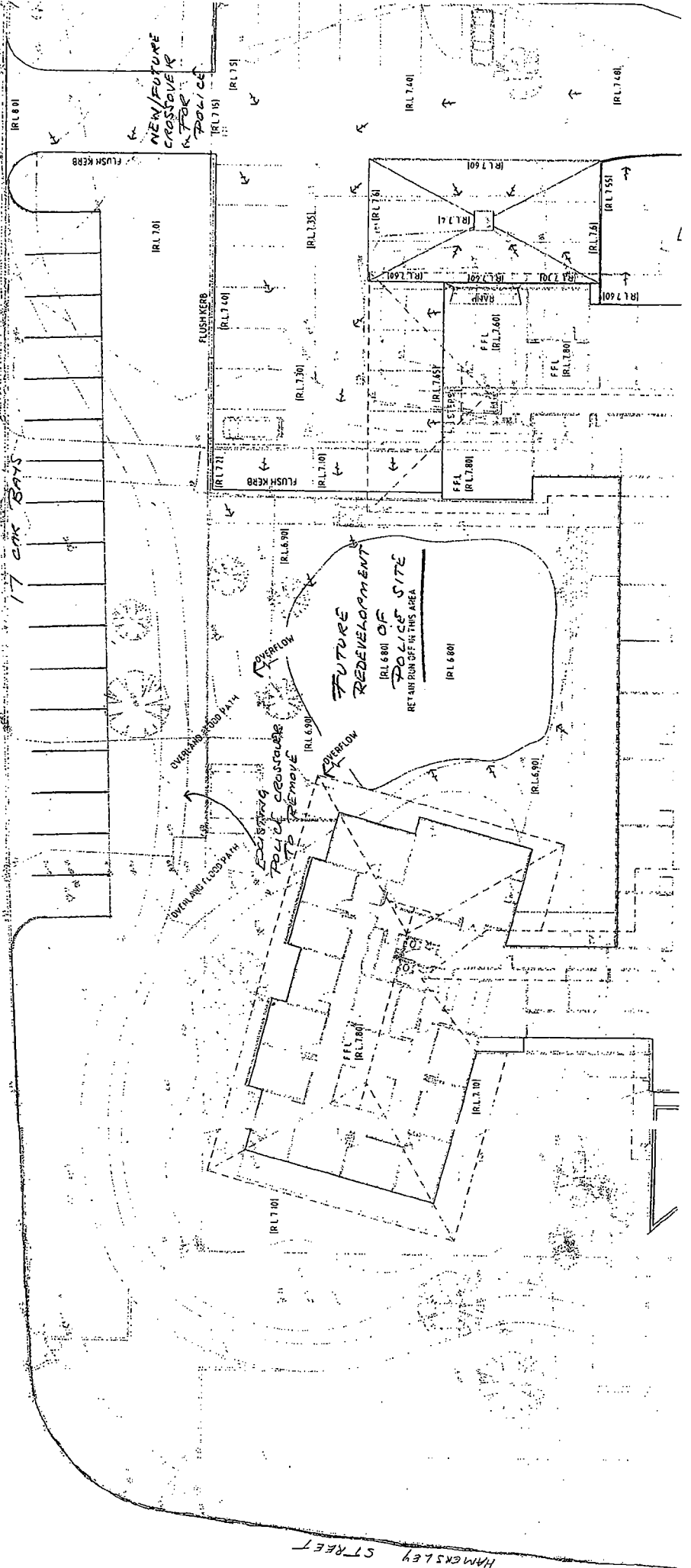
ISSUED FOR CONSTRUCTION	DATE	PROJECT	ISSUE
2 12 06 06	JUNE 06	OFFICES & SINGLE BEDROOM	CONSTRUCTION
1 09 05 06	10/11/05	DWELLING DEVELOPMENT	FINAL
0 23 01 06	13/10/05	LOT 20 FREDERICK ST. BROOME	REVISED
			REV

ISSUED FOR CONSTRUCTION

1:200



FREDERICK STREET



HAMMSLEY STREET

LANKESTER PLANNING SERVICES

**PO Box 2774 BROOME 6725. ph 0404 777 6604
ABN 61 998 029 115**

10 May 2006

Chief Executive Officer
Shire of Broome
PO Box 44
BROOME WA 6725

Attention: Manager Planning Services, Nick Keams

Dear Sir

**PROPOSED EXHIBITION CENTRE AND PUBLIC PERFORMANCE CENTRE
NO.12, LOT 21 FREDERICK STREET, BROOME**

We refer to the abovementioned site. Please find attached a planning application with regard to the above. The following is attached for your consideration:

1. An Application for Planning Approval Form.
2. A completed Checklist.
3. Three copies of plans of the proposal
4. The Planning Service Fee.
5. Details of the proposal are provided below.

The site currently contains the building, which was formerly approved and originally built and used as a 'Mini Golf/Entertainment' complex with approved parking provided within the road reserve. The site is currently used and approved for 'Troppo Sound Music shop' on the ground floor and a dwelling on the upper floor.

The lot has an area of 1012m² with a frontage to Frederick Street of 20.12m and depth of 50.29m. A location plan of the site is attached.



Proposed Land Use

1. The proposed land use for the site is for public performances for theatre and concerts. This will include school groups, private dance and music groups, 'visiting' theatre groups, such as the 'Stalker Theatre Company of NSW and also local theatre groups. The proposed use will include rehearsals and training. The site can also be a venue for functions by 'Broome Arts and Music Foundation (BAMF), Kimberley Performing Arts Council (KPAC), and Pigram Music, all of which support the proposal and venue.

It should be noted that public performances will not be held on a regular basis. The majority of the times the site/building will only function with the existing music shop, existing upstairs dwelling, the proposed exhibition space (refer below), and space for rehearsal and training for theatre/concerts. The public performance land use is not the predominant use of the site.

2. It is intended that the ground floor areas will also be used as a 'Display/Exhibition' space for art and sculpture. The building provides an 'alternative' venue to display art and which can also accommodate larger arts/ sculpture pieces. This would include any 'traveling art/sculpture exhibitions, for example the Regional exhibitions, which form part of the annual 'Festival of Perth'.
3. The existing canteen, which was approved for the original 'Mini Golf/Entertainment Complex' building is proposed to operate in association with public performances or exhibitions held in the building.
4. The existing and approved 'Troppo Music Shop' will continue to operate in two rooms on the ground floor.
5. The existing Caretaker's Dwelling will continue to function on the upstairs level. The planning approval and building licence for the extension of the mezzanine area for the Caretaker's Dwelling will be undertaken in the near future.
6. The building will be upgraded to accommodate the proposed land use as shown on the plan.

Car Parking

We note that the 'Proposed Strategy for Car Parking and Cash in Lieu in Chinatown' ('Proposed Strategy') states;

"3. The parking ratio for commercial development in Chinatown will be retained (our underline) at 1bay per 25m2 gross leasable area." (our underline).

However, we also note that the current 'Car Parking Policy' for 'Town Centre – Chinatown' states;
"A flat rate of 1 bay per 25m2 for all land uses with the exception of 'Residential'"

It is evident that the current policy does not specify 'gross leasable area' as the basis to calculate parking. Therefore, the assessment of 'gross leasable area' is not necessarily a 'retained' aspect of the policy. The appropriateness of using 'gross leasable floor area' in the case of a public performance

centre/exhibition centre is questioned. This is on the basis that the areas, which are allocated for storage, toilets, stage, 'behind stage' space, ramp access and the ancillary canteen facility, do not in themselves attract patron numbers that give rise to a parking demand. We request that consideration be given to this fact, and the fact that 'gross leasable floor area' is not the current specified parking calculation that is required to be applied. The current provision of '1 bay per 25m²' is open to interpretation and discretion. Therefore, we request that the parking requirement for the proposal be considered on the following basis;

Scenario A

Seating area *	145m ² @1 bay/25m ²	= 6 bays
Existing Caretaker's dwelling		= 2 bays
Existing Music Shop	45m ² @1 bay/25m ²	= 2 bays
		<u>10 bays required</u>

* Note; The area of 145m² is based on, the seating area being allocated to the floor space, which is located below the lobby/foyer area. It also assumes a stage or dance performance areas of approximately 100m², and additional space being allocated to 'behind the stage' and non seating areas that are required to be kept clear for access to and from the stage and speaker systems.

The submitted plan shows an 'indicative' stage/dance performance area and 'behind the stage areas' as an example only. The location of stage/performance areas will vary with different functions.

It is noted that the 'flat rate' for parking in Chinatown has long ago removed any requirement to reflect the real parking demand for any land use or site. The flat rate also recognizes that in a town centre it will never be possible to fully satisfy parking for all land uses and sites. The 'flat rate' simply acts for a proposed development to generally contribute to a wider pool of parking. The parking supply at the subject site satisfies this intent.

- Existing Car Parking

One (1) car bay exists onsite for the Caretaker's Dwelling and this parking supply at the front of the site formed part of the 1989 development of the original 'Mini Golf/Entertainment Complex' on the site. Ten (10) bays exist abutting the front of the site and this should be accepted as parking available for this site. A total of 11 bays are allocated in association with this site and we consider that the parking requirement is satisfied for this site, as detailed in Scenario A.

Due to the historical approval of this site with almost 100% building site cover and the existence of 1 car bay only onsite, and having regard to the parking requirement (onsite) of '1 bay per 25m² for any land use in Chinatown', it is evident that this building/site cannot accommodate any land use proposal that will technically comply with onsite parking requirements. However, it is not reasonable to demolish such a substantial building, nor for Council to simply refuse all land uses due to non compliance with onsite parking. Therefore, we request that Council have regard to the historical circumstances of the site and be supportive of the proposed land uses for the site and also provide alternative options for the parking consideration, by relaxing the onsite parking requirements and/or providing a viable and reasonable cash in lieu option.

- Other Parking Scenarios

We note that alternative scenarios for the parking requirement may be, as follows:

Scenario B

Public Performance Land use (includes seating, stage and 'back stage area', but excludes store, toilets, ramp, lobby/foyer, canteen)	436m ² @ 1bay/25m ²	= 17.5 bays
Existing Caretaker's dwelling		= 2 bays
Existing Music Shop	45m ² @ 1 bay/25m ²	= 2 bays
		= 22 bays
		<u>less 11 bays provided</u>
		<u>Therefore 11 cash in lieu bays required</u>

Scenario C (based on Council's 'Proposed Strategy')

Gross Leasable Area of building (excludes floor area of Caretaker's dwelling)	750m ² @ 1bay/25m ²	= 30 bays
Existing Caretaker's dwelling		= 2 bays
		= 32 bays
		<u>less 11 bays provided</u>
		<u>Therefore 21 cash in lieu bays required</u>

However, it should also be noted that when the premises is used as an Exhibition space only, then a much lesser parking demand is likely to actually occur. Although we note the 'Proposed Strategy' would allocate the same parking ratio (1 bay/25m²), we also note, by way of comparison, and using the standard 'art gallery' parking requirement (1bay/40m²), the following could be considered and applied:

Exhibition Area (gross leasable area excludes Music shop and Caretaker's dwelling)	705m ² @ 1bay/40m ²	= 17.6 bays
Existing Music Shop (note: 45m ² shop + 705m ² exhibition area = total ground, gross floor area)	45m ² @ 1 bay/25m ²	= 2 bays
Existing Caretaker's Dwelling		= 2 bays
		= 22 bays
		<u>less 11 bays provided</u>
		<u>Therefore 11 cash in lieu bays required</u>

Therefore, the above scenarios indicate that based on current or proposed Policy provisions, the parking requirement for the site/building range between 10 car bays to 32 car bays. We note 11 car bays already exist in association with the site.

In the event that the Shire Officers and/or Council consider that cash in lieu car bays are required for this site and land use, we request that the \$3,250 rate per bay in accordance with the 'Proposed Strategy for Car Parking and Cash in Lieu in Chinatown' be allocated. We note that Council has applied

the 'Proposed Strategy' to recent planning approvals. You will be aware that we have previously presented the argument (and lodged a formal submission) that this site is formally part of Chinatown. The site should be included within the 'Proposed Strategy' and all sites (vacant and built) should have the potential to obtain the \$3,250 cash in lieu rate and contribute to a wider pool of car parking within Chinatown.

Deed of Agreement

We note that a recent decision of Council with respect to a Chinatown development proposal at 33 Carnarvon Street, did not require a Deed of Agreement for the maintenance of the cash in lieu parking approved for the site. In the event that No. 12 Frederick Street is required to provide 'cash in lieu car bays', then we request that a Deed of Agreement should not be applied. This would be consistent with the recent Council decision. The principle of providing cash in lieu parking in Chinatown is not only for the specific site, but it is for the benefit of the wider community and therefore the maintenance should be the responsibility of the Shire. We have previously argued in our submission on the 'Proposed Strategy', of the wider benefits of parking within the road reserve of Frederick Street in the location of No. 12 Frederick Street.

Site Inspection of Building/Site

We consider that it is important for Shire Officers and Councillors to view the internal space of the building. The external appearance of the building would appear to present a large internal space. However, the internal space, which might be used for future seating area and potential patrons, is a relatively small useable area, after, stage, toilets, storage and other 'behind stage' space is allocated. A viewing of the site would provide a better appreciation of this space.

Please contact Mick Connolly to view the building.

We trust that favourable consideration will be given to this application. Please do not hesitate to contact the writer on 040 777 6604 or Mick Connolly on 91 922 394 or 0418 938 724 to discuss this further.

Yours faithfully



Janet Lankester
LANKESTER PLANNING SERVICES

LANKESTER PLANNING SERVICES
PO Box 2774 BROOME 6725. ph 0404 777 6604
ABN 61 998 029 115

10 July 2006

Chief Executive Officer
Shire of Broome
PO Box 44
BROOME WA 6725

Attention: Manager Planning Services, Nick Kearns and Planning Officer, Simon Lenton

Dear Sir

PROPOSED EXHIBITION CENTRE AND PUBLIC PERFORMANCE CENTRE
NO.12, LOT 21 FREDERICK STREET, BROOME

We refer to the abovementioned site and in particular the meeting of 29 June 2006 with Nick Kearns, Simon Lenton of the Shire, and Mick Connolly and Janet Lankester and refer also to your letter of 4 July 2006, which requests additional information.

In response to your letter we provide the following information;

1. The potential of noise from functions within the building will be controlled by measures undertaken to the building, and also with the management of the sound systems that will be used within the building.

The walls and roof of the building will be fitted with sound absorption materials to reduce the level of sound emitted from the building. This will effectively create a cavity, which will reduce the sound levels outside the building. In addition, 'bass trap panels' will be fitted to the interior walls of the building. This is an interior wall treatment, which will further reduce sound to the outside of the building.

The sound systems that are used within the building for various music functions can reduce the sound outside the building by using 'electronic phasing'. 'Electronic phasing' acts to reduce/control the 'bass' sound in music. The 'bass' sound is the level of sound that has the potential to 'travel' and be perceived as a 'loud' sound. For example, 'Electronic phasing' is

the system that has been used by 'Troppo Sound' (the applicant) in the open air function centre of the 'Oasis Bar' at the Roebuck Bay Hotel, during the recent 'Ministry of Sound' function. The 'Ministry of Sound' functions are 'DJ'/dance functions that commonly emphasis a 'bass sound'. This use of 'electronic phasing' is an example of managing a 'bass' sound in a 'worst case' scenario. It should in no way be interpreted to mean that the applicant intends to have such functions within the subject building. It demonstrates that it is evident that 'electronic phasing' can be effectively used to control and reduce the sound for surrounding residential land uses within Chinatown.

The abovementioned systems can be used to control sound to, and protect the amenity of, the future residential land use on the adjoining land. It should also be noted that the other surrounding non residential activities – restaurants, service station, night club, police station, prison, FESA, offices - which (by their commercial nature) have a greater level of sound tolerance, will also be adequately protected from sound concerns.

The amenity of the locality will not be detrimentally affected by the proposed land use.

2. We understand from the Planning Officer that the assessment of parking for the site and development proposal is based on a requirement of 28 bays, with 11 bays currently existing in association with the site. We understand that some ancillary areas – eg. toilets, storerooms, disabled ramp area, do not generate a parking requirement. Therefore, we understand that an additional 17 car bays are required to be identified for the purpose of cash in lieu. It should also be noted that shower facilities are provided onsite and bicycle racks will also be provided abutting the front of the building. We understand this can assist reducing parking demand for the site.

It is emphasized that we base our provision to provide and pay cash in lieu on the basis of our submission to the 'Draft Strategy for Car parking and Cash in lieu in Chinatown'. In this regard, we note the site is located in Chinatown, the applicable cash in lieu rate is \$3,250 per bay and the community benefits of parking in Frederick Street is evident.

In point 3 below, we identify the location (Frederick Street) of the proposed additional parking bays. We consider that parking in this location will accommodate the proposed activities within the building. It should also be noted that when functions are not being held within the building (potentially in day and night time hours) at No. 12 Frederick Street, the proposed car bays in Frederick Street will provide additional parking for the adjoining restaurant activities, and the adjacent courthouse markets. It has previously been advised that exhibitions and performances will be held on an irregular basis, and therefore the car bays associated with the subject site, will often be underutilized by No. 12 Frederick Street. Therefore, these car bays will also be beneficial for the surrounding land uses.

The land uses in this location are typical Chinatown – 'town centre' - land uses – restaurant, offices, night club and future mixed residential, with activities prominent in the day time and night time hours. Parking and traffic associated with the subject site are consistent and compatible with the surrounding town centre locality and activities. Access to and from the site is via the heavily trafficked street of Hamersley Street, and Camarvon Street also

accommodates substantial parking and traffic at various times of the year with functions at the Mangrove Hotel. (eg. Staircase to the Moon viewings, concerts, fireworks, Shinju functions)

3. It is identified that 17 bays can be provided within the road reserve abutting the police station. We provide a concept of a 17 bay parking plan within the road reserve of the proposed redeveloped Police Station site and modified road reserve. The restricted Hamersley Street intersection with Frederick Street and the generally low traffic movements in this section of Frederick Street contribute to the ability to accommodate direct access to the proposed 17 bays from Frederick Street. Alternatively, 17 car bays can be provided within the Frederick Street road reserve (north side), which abuts Lot 19 (cnr Frederick Street, Carnarvon Street). We provide a letter of authority from the owners (Cassey) that they support parking within the road reserve.

It is also noted that the proposed 8 car bays within the road reserve abutting Lot 20 (for the residential/offices currently under construction) could also be utilized for night time and weekend parking for the proposed activities at the adjoining No.12 Frederick Street. This would occur during times, which are outside the normal business hours for the offices on Lot 20.

The existing and proposed parking is considered to satisfy the parking requirements for the site.

We trust that this information addresses your queries and favourable consideration will be given to this application. Please do not hesitate to contact the writer on 040 777 6604 or Mick Connolly on 91 922 394 or 0418 939 724 to discuss this further.

Yours faithfully



Janet Lankester
LANKESTER PLANNING SERVICES

24 August 2005

The Planning Department
Shire of Broome

To Whom it may concern,

As owners of lot 19 Frederick Street Broome, we fully support the idea of verge parking adjacent to our property on the Northern side of Frederick street

Yours Sincerely,

J. A. Casey