

LAN BRO (H/000314/001)

HATCH | RobertsDay

30 March, 2021

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

ATTENTION: Louise Fouché, Manager Planning and Building Services

Dear Louis

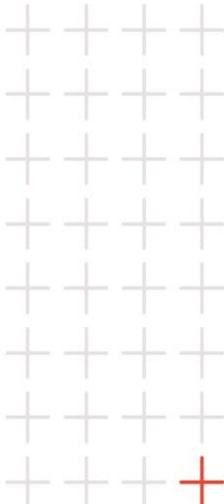
BROOME NORTH DISTRICT STRUCTURE PLAN - PROPOSED AMENDMENT NO. 2

Hatch | RobertsDay acts on behalf of DevelopmentWA in making this application to amend the Broome North District Structure Plan (DSP).

Primarily the Amendment seeks to:

1. Remove the Stage 1 Local Centre and identify a new District Centre in the Stage 3 Structure Plan area, in accordance with the recommendations of the Local Commercial Strategy 2017 (LCS);
2. Relocate District Open Space (DOS) per previous agreement with the Shire;
3. Reconfigure the Private School Site in the Stage 2 Structure Plan area to match the approved Stage 2 location and design; and
4. Undertake administrative modifications to the DSP Report to reflect the proposed spatial changes and to more closely align with the current requirements of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the Structure Plan Framework.

This correspondence provides an overview and justification for the proposed modifications and is supported by addenda to the existing Engineering Services and Transport Reports and the District Water Management Strategy, as well as a new Bushfire Management Plan which satisfies the requirements of *State Planning Policy 3.7 Planning in Bushfire-Prone Areas*.

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1.0 RELOCATION OF WARRANYJARRI LOCAL CENTRE TO ACCORD WITH LOCAL COMMERCIAL STRATEGY

Commercial planning for the original Broome North DSP had regard for the then current Local Commercial Strategy (2007). The independent assessment at that time concluded that “the significantly increased scale of the Broome North area relative to previous considerations requires a fresh look be taken at the provision of retail and commercial facilities to support the new community”.

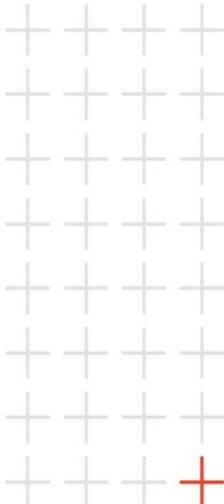
This work was subsequently undertaken by the Shire and adopted in its Local Commercial Strategy 2017 (LCS). The Strategy included a review of the 2007 recommendations, drawing on insights from local commercial enterprises, government and major facility operators, population trends and household and business expenditure data, to prepare recommendations for a new medium and long-term Commercial Land Strategy. The recommended strategic objectives for commercial land in Broome were identified as:

1. Establishing a sustainable mix, distribution and scale of additional retail and commercial uses to accommodate the projected floorspace demand to 2031 and 2051, whilst being mindful of the long-term uncertainty.
2. Maintain the integrity of ‘Chinatown – Town Centre’ as the primary commercial centre for Broome.
3. Identify modifications required to the established planning framework to deliver the recommendations of the Strategy.

The LCS notes WA Tomorrow forecasts for Broome, which predict a population of 21-25,000 by 2026. Trending forward this suggests a medium-term resident population to 2031 of between 19,000 and 28,000. Coupled with the larger service population (including regional residents and tourists) this suggests a total additional demand for around 31,000sqm of additional retail floorspace and 9,000sqm of additional office floorspace by 2031.

This growth has implications for the planned commercial and retail provision depicted in the current DSP as follows:

1. There is capacity to support nearly 11,000sqm of additional Specialised Food, Grocery and Liquor Retail floorspace and 8,500sqm of additional Food Catering floorspace by 2031.
2. There is capacity to support an additional 9,200sqm in commercial floorspace (equivalent to approximately 23,000sqm in additional land area) by 2031. By 2051, this will grow to nearly 21,500sqm in floorspace (or approximately 44,000sqm in land area).
3. There is capacity to support one new full-line supermarket and one new half-line supermarket by 2031 when the population reaches a mean estimate of some 24,000 residents. This is in addition to the existing (2017) supermarket provision.
4. By 2051, there may be demand for three new full-line supermarkets when the population is expected to have exceeded 32,000 residents. This is in addition to the existing (2017) supermarket provision.

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5. There will be sufficient demand for a new district centre, possibly by 2031, to accommodate demand for a supermarket, speciality food, liquor and food catering into a single site. While there is a sufficient *quantum* of vacant land to support future (projected) demand, *the location and suitability* of much of this land is less than ideal, consequently, a new District Centre more ideally located (as per Broome North (South) is recommended.
 6. Based on the forecast supermarket floorspace demand, it was concluded Broome North (and the wider catchment) can support one District Centre and one Local Centre.
 7. The land designated as the local centre within the Warranyjarri Estate is not sufficient to accommodate a district centre and may be too close to the location proposed for the future district centre to be commercially sustainable. Further consideration is needed on appropriate, alternative land uses for this site. Amendment No. 2 identifies the land for residential purposes consistent with previous discussions with the Shire.
 8. In consideration of the existing and future urban neighbourhoods located north of Broome Airport, and the location principles for new centres, it was concluded that a future district centre should be located centrally to the neighbourhoods of Broome North, Cable Beach, Roebuck and Roebuck West, at the intersection of major roads.

The recommended location is depicted at Plan No.1 of this Amendment to the DSP.

2.0 RELOCATION OF DISTRICT OPEN SPACE

In correspondence dated 22nd July 2016 (Attachment 2), the Shire confirmed its in-principle support for the relocation of the DOS currently identified within the Stage 2 Structure Plan area, to the north-east corner of the intersection of Magabala Rd and Fairway Drive.

The proposed modification and contextual changes are shown indicatively at Attachment 3. This depicts the relationship of the DOS with a relocated future high school and the future northern neighbourhood centre, as well as the relocation of the future primary school and its co-location with a new single playing field (which centralizes this facility for future residents).

The bases for the proposed modifications were articulated in detail to the Shire in correspondence dated 14th July 2016, comprising a combination of economic and spatial factors that are summarised below:

1. The original location of the DOS was predicated on a shared use arrangement with the Anglican School Commission's (ASC) future K-12 school that adjoined the site to the east. The final form of this site (as depicted in the endorsed LSP Stage 2 and DSP Amendment No. 2) has changed significantly preventing the format envisaged during the District Structure Planning exercise.
2. As part of the planning for the Stage 2 area in 2012, ASC provided a preliminary design for the K-12 school that shows a centralised on-site oval separating the primary and secondary schools. The location of the oval prevents the intended shared use arrangement with the DOS to the west, in particular the provision of two adjacent ovals envisaged in the Shire's Sport and Recreation Plan (SRP).

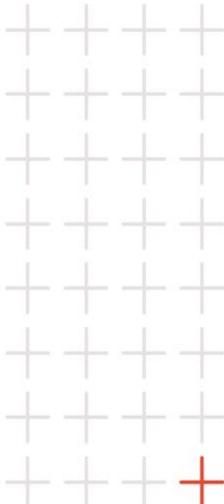
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3. The ASC has indicated that there is no current timeframe to commence development of the private school in Stage 2, and certainly not before 2021 which was the preferred delivery timeframe for the DPF specified in the SRP at the time of its preparation. This would further preclude any shared use arrangements for the management of the DOS.
 4. There is no immediate need for the provision of the DPS that merits its inclusion in the Stage 2 area. The provision ratio for District Parks contained in 'Table 4: WA Benchmarks for Community Infrastructure, Permanent Residents' of the Local Planning Strategy identifies a requirement for one District Park per 5,000 pp / 3,800 houses. Table 1 below demonstrates that the current sales and occupancy rates anticipated for Stages 1-3 of Broome North will not generate the requirement for a District Park¹ by the 2021 delivery date of anticipated in the SRP.

Table 1: Occupancy Based on Anticipated Sales Rates

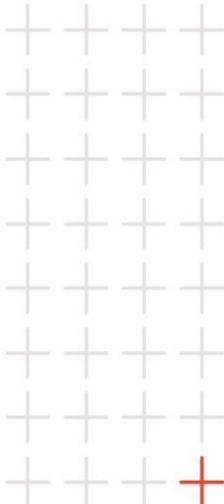
Stage	Dwellings	Population (@2.8pp/du)	Delivery Timeframe
Stage 1	580	1,624	2010 - 2021
Stage 2	515	1,442	2022 - 2032
Stage 3	800	2,240	2024 - 2035
Total	1,895	5,306	by 2035

5. Considering other fixed constraints within the Stage 2 LSP area, being the Horizon Power site, school site and drainage areas required for end of catchment treatment, the impact of losing further developable land for the DOS reduces the development yield and revenue base for the development of Stage 2 below required levels to make it viable to proceed.

The agreed location depicted in the DSP addresses these matters and satisfies a series of specific locational requirements identified by the Shire in its correspondence to DevelopmentWA dated 26th May 2016, as follows:

1. The location at the intersection of Magabala Rd (Integrator Arterial B) and Fairway Drive (Neighbourhood Connector) meets the requirement for accessibility from the arterial road network, providing a high level of accessibility for the cluster of neighbourhoods that form the Broome North community, as well as excellent accessibility and visibility for external visitors to this district facility from other locations.
2. The indicative design at Attachment 3, shows the facility can be developed with only one direct interface with residential development, which will minimise the potential impacts of noise, traffic and light spill to nearby properties.
3. The proposed relocation provides more flexibility for the design of the DOS, as well as the provision of a larger area for the development of the two ovals detailed in the SRP. The area of the site depicted on Attachment 3 is 6.5ha, compared to the 3.5ha allocated in the current Stage 2 Structure Plan approval.

¹ Where provision for new facilities is considered on the basis of demand generated by Broome North alone.

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4. A key advantage of the new location is that it can be delivered independently of commitments by third parties, such as the ASC and the Department of Education. As the site is located on the existing Fairway Drive road reserve, it can also be developed independently of the development of the wider estate in accordance with the triggers identified in the Shire's DRP (demand, population growth etc).

3.0 OTHER DISTRICT STRUCTURE PLAN MODIFICATIONS

The Amendment also updates other elements of Parts One and Two of the DSP to more closely accord with the *Planning and Development (Local Planning Schemes) Regulations 2015* and the Structure Plan Framework and to align with the spatial changes detailed above. These modifications include:

1. Updating terminology throughout to comply with the Planning Regulations, such as using the term Structure Plan instead of Development Plan.
2. Updating Part One where required to remove DSP provisions inconsistent with the Planning Regulations.
3. Modifications to the provisions dealing with the current 'Local Centre' designation at Part One, Clause 6.3.5 and Part Two, Section 4.4 to facilitate the District Centre designation in the LCS.
4. Updating the explanatory plan series at Part Two, Sections 4.1 – 4.11 to reflect the proposed design changes.
5. Revisions to Part Two, Section 5.4 providing a summary of the Shire's LCS 2017, which supersedes the Shire's LCS 2007, which was applicable when the DSP was first prepared and informed the original commercial centres hierarchy in the DSP.
6. Inclusion of a new Section 5.7 in Part Two, providing a summary of the 2020 Bushfire Management Plan accompanying the DSP.

4.0 SUPPORTING TECHNICAL REPORTING

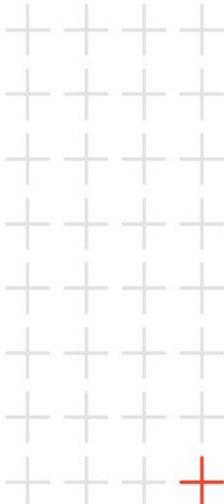
The Amendment is accompanied by updates to the technical reporting supporting the original DSP, which demonstrate that the proposed spatial changes are consistent with previous assessments and implementation strategies.

The addenda are provided as attachments and a summary of the key conclusions is provided below.

4.1 Engineering Services Addenda (Tabec, October 2020)

Reviews the civil engineering aspects which inform and support the delivery of the structure plan and the impact of the proposed structure plan amendments on the civil engineering servicing capability and requirements for the proposed development.

The review finds that the proposed DSP modifications do not impact the servicing strategies and site requirements for the proposed Broome North development. Consistent with the SKM Engineering Report included as part of the DSP, the land is capable of supporting development in accordance with the proposed DSP with a logical, progressive extension of infrastructure and base capacity. There are no engineering impediments to the development, though coordination and cooperation with the relevant service authorities will be required as the development progresses.



4.2 Traffic Addenda (GHD, November 2020)

The Addendum considers the most recent traffic studies prepared for Broome North including the Broome Traffic Study (Jacobs, 2016), which modelled the Broome road network to 2051 for various scenarios and Riley Consulting's 2014 Report in support of Local Development Plan No. 3.

The review concludes:

1. No significant changes are recommended for the transport network as a result of the modifications proposed in Amendment No. 2;
2. The proposed treatment of Fairway Drive as a Boulevard, together with a roundabout at the access to the future District Centre, is considered suitable;
3. No change to the classification of Tanami Drive due to the relocation of the Centre is recommended and it should remain a Neighbourhood Connector; and
4. The relocation of the District Open Space is not considered does not require any significant changes to the proposed road network.

4.3 District Water Management Strategy – Review of DSP Amendment 2 (GHD, November 2020)

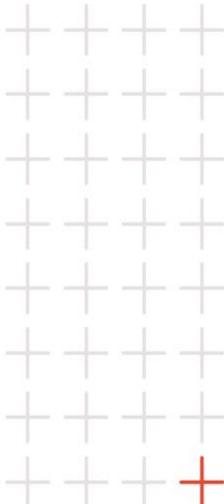
GHD Pty Ltd developed the current District Water Management Strategy (DWMS) for Broome North in conjunction with Sinclair Knight Merz Pty Ltd (SKM) in October 2009, with subsequent approval received by the (then) Department of Water.

Stormwater management in the Broome North development is based on best practice water sensitive urban design for the Broome climate and geomorphology. Stormwater management within the Estate considers the specific challenges for management of stormwater in the Kimberley in the wet season (episodic rainfall events resulting in large volumes of water and large sediment loads) and the requirement for specific infrastructure designed to handle it.

The Addendum reviews the key changes to the DSP proposed Amendment No. 2 and concludes that these do not change the stormwater management at the district level, and as such no modifications to the approved DWMS are required as a result.

With specific reference to the key spatial changes proposed the review concludes the following:

1. The relocation of the local centre from LDP 1 to LDP 3 remains within the designated DWMS catchment 'Area 3' as depicted in the Broome North DWMS stormwater management plan. The Broome North DSP Amendment No. 2 will retain the drainage corridors and drainage outlets that were designed to manage stormwater throughout the DSP area, and the relocation of the local centre will not change the stormwater quantity within catchment 'Area 3', nor at the district level.
2. The relocation of the DOS from its current location to the north of Fairway Drive does not materially impact the proposed district scale stormwater management within catchment 'Area 5. Local scale changes have been addressed within the approved Broome North LDP2 Local Water Management Strategy (GHD 2012), approved by the (then) Department of Water in June 2013.

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The Addendum also clarifies the land-use of the ‘Bush Living’ area in the north-eastern corner of the DSP area, which at the time of the original DWMS preparation did not have a specific land-use allocated (although the area was included in the stormwater modelling). The Addendum confirms the areas inclusion in catchment ‘Area 5’ of the Broome North DWMS stormwater management plan, and the fact that the proposed use is accounted for within district scale stormwater management, including preliminary sizing of drainage corridors and outlets.

4.4 Bushfire Management Plan (Bushfire Prone Planning, August 2020)

The Bushfire Management Plan (BMP) was produced to support the Amendment proposal and to satisfy the requirements of *State Planning Policy 3.7 Planning in Bushfire-Prone Areas*. The approved DSP is not subject to a comprehensive BMP (which was not required at the time of its preparation). The submitted BMP addresses this deficiency.

Key conclusions are summarised below:

1. The subject site is assessed as having low, moderate and extreme Bushfire Hazard Levels (BHLs) with the predominant undeveloped areas exhibiting an extreme BHL.
2. On-site vegetation can be managed to achieve a BAL-29 rating or less for future lots or buildings within the development. Some separation may be required, for these future lots or buildings, from vegetation external to the subject site to achieve a BAL-29 rating. This could be in the form of perimeter roads or managed public open space.
3. Where revegetation or ongoing maintenance of existing vegetation is proposed within public open spaces, drainage reserves or public purpose lots these areas are to be managed to comply with the requirements of this Bushfire Management Plan. Strategic design of roads and/or lot layout may be necessary to achieve compliance between environmental requirements and bushfire protection criteria.
4. Future roads are to provide safe access and egress to two different destinations. As sealed public roads, they will be available to all residents and the public at all times and under all weather conditions.
5. A reticulated water supply is available to the subject site and hydrants will be installed in locations as required by the relevant authorities.

The conclusions of the BMP are incorporated in a new Section 5.7 of Part Two of the DSP Report. Future local structure plans will have regard for the findings of the BMP in the preparation of staged BMP’s.

5.0 CONCLUSION

The Amendment seeks to update the Broome North DSP to reflect ongoing design thinking and strategic changes in the Shire's local planning framework noted above. The Amendment should be supported on the following bases:

1. Design modifications are limited to enabling previously agreed changes, being relocation of the District Open Space, removal of the Stage One Local Centre and identification of a new District Centre in the Stage 3 area.
2. The modifications to the Stage One Local Centre and identification of the new District Centre align with the explicit recommendations of the Shire's Local Commercial Strategy 2017.
3. Proposed administrative modifications more closely align with the current requirements of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the Structure Plan Framework.
4. The Amendment is accompanied by a BMP which demonstrates that as development progresses, it will be possible for an acceptable solution to be adopted for the bushfire protection criteria outlined in State Planning Policy 3.7 Planning in Bushfire Prone Areas (SPP 3.7) (WAPC 2015) and the Guidelines for Planning in Bushfire Prone Areas Version 1.3 (the Guidelines) (WAPC and DFES 2017).
5. The proposed modifications have no impact on the conclusions of existing technical reporting relating to engineering and servicing of the development, district water management or traffic.

We look forward to Council and the Commission's favourable consideration of the Amendment proposal. Please contact the undersigned on 9213 7316 to discuss the matter further.

Yours Sincerely,

HATCH | ROBERTSDAY



Dan Pearce **Partner, Urban Solutions**

Attachments:

1. Broome North District Structure Plan Amendment No. 2 Report (January 2021)
2. Shire of Broome Correspondence dated 22nd July 2016
3. Notional Active POS Distribution (RD3014A)
4. Engineering Services Addenda (Tabec, 15th October 2020)
5. Traffic Addenda (GHD, November 2020)
6. District Water Management Strategy – Review of DSP Amendment 2 (GHD, 23rd November 2020)
7. Bushfire Management Plan (Bushfire Prone Planning, 7th August 2020)

Our ref: PLA88
Enquiries: Kirsten Wood

Shire of Broome
ABN 94 526 654 007

22 July 2016

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LandCorp
Locked Bag 5
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PERTH WA 6849

Attention: Ertan Barkman

Dear Ertan,

RE: BROOME NORTH – PROPOSED RELOCATION OF DISTRICT PLAYING FIELDS AND DISTRICT STRUCTURE PLAN AMENDMENT

Thank you for your email received at the Shire of Broome on 15 July 2016 and the attached letter from Roberts Day dated 14 July 2016.

Further to the information contained in the letter dated 14 July 2016, I confirm that, in accordance with your discussions with the Shire's Statutory Planning Coordinator Kirsten Wood on 21 July 2016, LandCorp may now be seeking to lodge an amendment to the Local Structure Plan (**LSP**) for Stage 2, prior to the lodgement of the amendment to the District Structure Plan (**DSP**). The comments provided below will first address the matter of the relocation of the District Playing Fields and secondly will establish the matters that would need to be addressed should the amendment to the LSP be submitted prior to the amendment to the DSP.

Relocation of District Playing Fields

The Shire acknowledges the justification and rationale provided for the relocation of the District Playing Fields within Stage 2. As discussed, this matter would require consideration by Council as a part of the future LSP amendment for Stage 2. However, based on the rationale provided in your letter, it is likely that Shire officers would support this amendment.

In finalising the amendment to the LSP for Stage 2, it would be appreciated if the dimensions of the reserve for the District Playing Fields were altered to be 220m x 300m. This will ensure that the future reserve is adequate in size and dimension to cater for future recreational needs.

Further, the Shire acknowledges that the reserve for the District Playing Fields will be included in the LSP amendment for an expanded Stage 2 area. To ensure that the Shire can provide this district level facility within the required timeframe provided in the Shire's Sport and Recreation Framework 2016-2025, we request that Landcorp provide a written commitment that this reserve will be transferred to the Shire prior to 2021 as part of the request to amend the LSP.

District Structure Plan Amendment Process

As per previous discussions, it would be the Shire's preference that the amendment to the DSP is progressed concurrently with the amendment of the LSP. However it is acknowledged that a more comprehensive review of the DSP is necessary, giving rise to the need for further technical investigations and delaying the submission of the amendment to the DSP.

For the Shire to be in a position to consider the amendment the LSP in the absence of the amendment to the DSP, the following information will need to be supplied:

- A commitment and timeframe from LandCorp for the submission of the amendment to the DDP;
- An indicative plan of the DDP showing the proposed distribution of District Open Space.

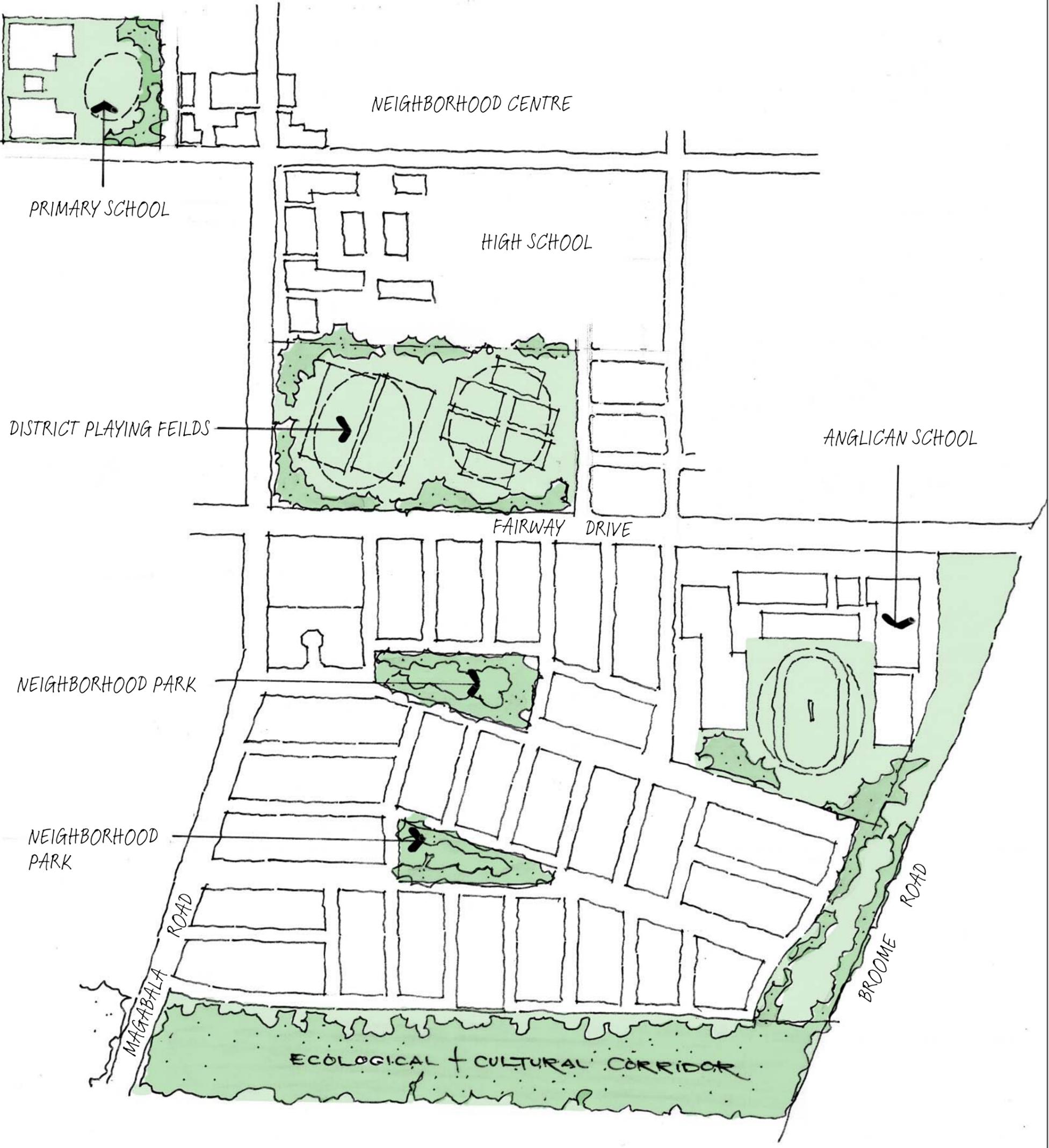
Given that the amendment to the LSP will not be consistent with the existing DSP, the amended LSP will need to be considered by Council prior to advertising. While Officers will endeavour to assess the amendment to the LSP promptly, given the agenda preparation timeframes the Shire may not be in a position to meet the timeframes contained within the Deemed Provisions to accept and advertise the LSP. As Officers are willing to present the matter to Council for consideration prior to the amendment to the DSP being finalised, it would be appreciated if LandCorp acknowledge that this is an acceptable outcome.

Should you require anything further please do not hesitate to contact me on (08) 9191 3447.

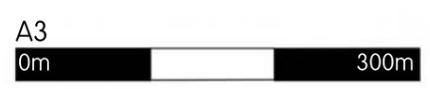
Yours faithfully



Aletta Nugent
Director Development Services



NOTIONAL ACTIVE POS DISTRIBUTION
BROOME NORTH



REF NO. DRAW NO. REV.
 LAN BRO RD3 014 A

DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY