

Our Ref: 13/022 ST:CB

14 July 2021

**Attention: Andrew Close, Strategic Planning Coordinator**

Shire of Broome  
27 Weld Street  
Broome WA 6725

**Town Planning and Design**  
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Dear Andrew

### **BROOME NORTH LDP 3 – REVISED AMENDMENT REQUEST (AMENDMENT NO. 1)**

Further to your email dated 19<sup>th</sup> March 2021, please see enclosed the Project Team's response to the Shire of Broome's comments on the draft Broome North Local Development Plan 3 (Local Structure Plan) Addendum, along with a revised copy of the Local Structure Plan Addendum (Addendum No. 1), which has been modified in response to the Shire's comments.

The Local Structure Plan amendment proposes to introduce a District Centre in the southern portion of the site, adjacent to Gubinge Road which would provide for development of a range of retail uses such as a supermarket, speciality shops, café/restaurants, as well as office / commercial uses, to align with the Shire of Broome Local Commercial Strategy (2017).

The Local Structure Plan is located in the southern portion of the Broome North District Structure Plan (DSP), which is currently being amended to reflect the outcomes of the Local Commercial Strategy, and identifies a 'Centre' on the proposed District Centre (refer **Figure 1**).

The Structure Plan Addendum details the rationale and justification for the proposed amendment, and includes the following technical appendices:

- **Appendix A** – Traffic Report Addendum
- **Appendix B** – Bushfire Management Plan
- **Appendix C** – Water Management Strategies Addendum
- **Appendix D** – Engineering Service Addendum
- **Appendix E** – Market Overview

Based on the information contained in this submission, we consider there is a compelling case to support the proposed District Centre within the southern portion of the Broome North LDP area, and to amend the Structure Plan accordingly.

We trust that the attached documentation contains sufficient information for Council to progress the Structure Plan Amendment. We look forward to receiving your response to our proposal.

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Should you have any queries or require further clarification, please do not hesitate to contact the undersigned on 9226 4276.

Yours faithfully

TAYLOR BURRELL BARNETT

A handwritten signature in black ink, appearing to read "C. Boland".

CLAIRE BOLAND  
SENIOR CONSULTANT

CC: Kylie Coman DevelopmentWA

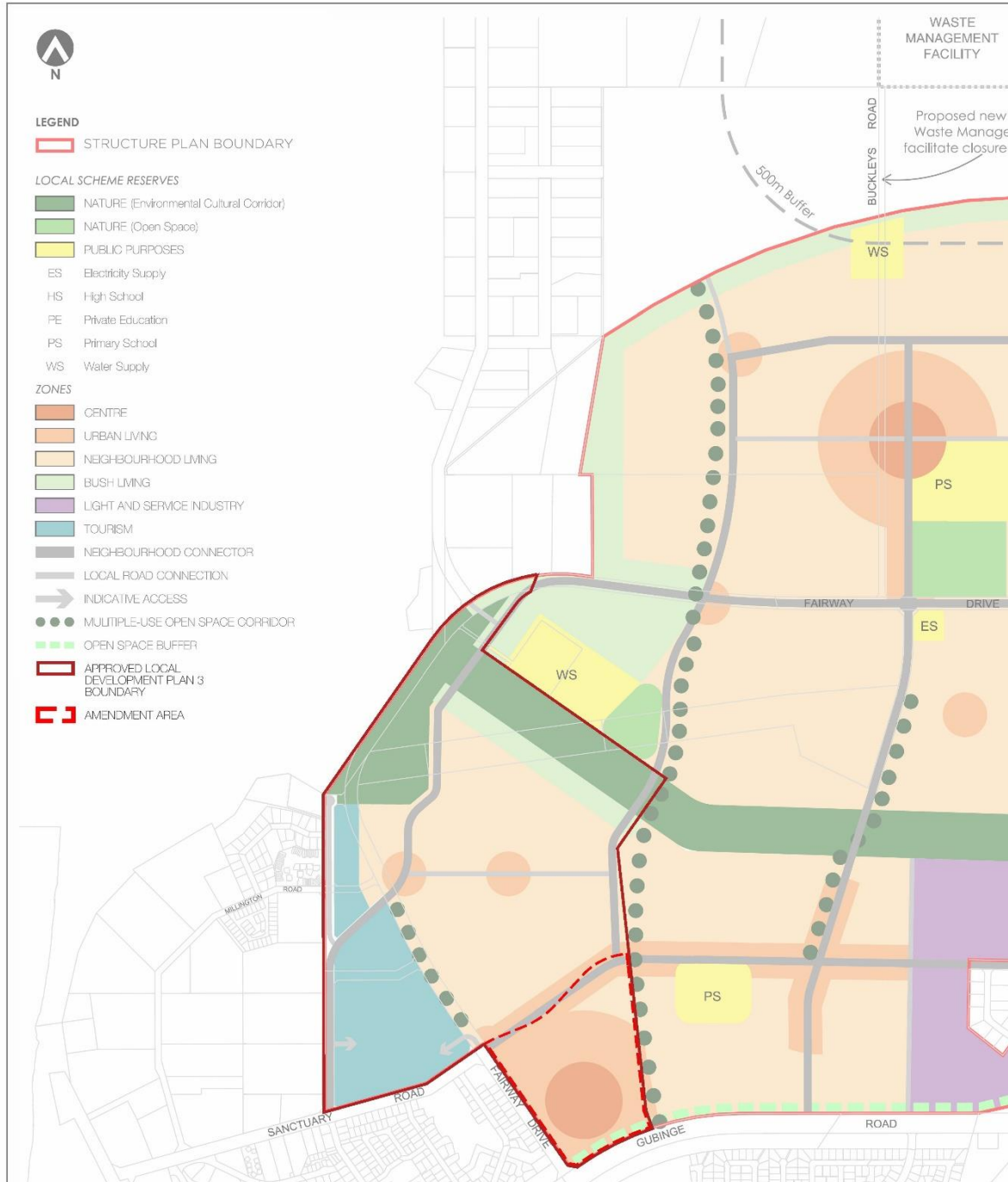


Figure 1 Location of Local Structure Plan in context of the Draft Amended Broome North District Structure Plan Extract (Source: Hatch | Roberts Day)