

DevelopmentWA
40 The Esplanade
Perth WA 6000

15 October 2020
2287-00-REP-001

Attention: Ms Sariska Neale

**RE: BROOME NORTH DSP AMENDMENT
ENGINEERING SERVICING ADDENDA**

The following addenda has been prepared by TABEC Pty Ltd for the proposed Broome North District Structure Plan (DSP) amendment. It summarises the results of a review of 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 Broome North DSP provides the long-term spatial planning framework to guide the development of the landholding. An amendment to the approved DSP is proposed with the following modifications:

- Relocation of the Stage 1 Centre to Stage 3, in accordance with the Local Commercial Strategy;
- Relocation of District Open Space, in accordance with the Stage 2 LDP process; and
- Reconfiguration of the Private School Site to match the approved Stage 2 LDP location.

The approximately 694ha site is located north of Gubinge Road and west of Broome Road. The landholding is generally bounded by Broome Road to the east, Gubinge Road to the south, Fairway Drive and Lullfitz Drive to the west and the Shire of Broome Waste Management Facility to the north. The site is also separated by the east-west section of Fairway Drive.

The landholding is divided by a south-west to north-east ridge line along the western third of the site. In general, the western side of the ridge line grades out to Cable Beach and the north-west corner of the site. The eastern side of the ridge line grades to Gubinge Road and Broome Road. The drainage strategies, catchments, and general location of the outfalls from the site are not affected by the proposed DSP changes.

The sewerage, water supply, power supply and telecommunications planning, servicing strategies and site requirements are also unaffected by the DSP modifications.

The Water Corporation wastewater planning and servicing strategy for the DSP area is not impacted by the proposed amendments. The location of the future wastewater pumping stations remain as per the current DSP and when required will be confirmed as part of the local structure and subdivision planning stages.

The Water Corporation tank site on the western edge of the site off Fairway Drive has already been established and the proposed additional site, adjacent to Buckley's Road in the north of the DSP area, for a water reservoir or recycled water reservoir is not affected the proposed changes.

Additionally, the Horizon Power Bilingurr zone substation site, at the intersection of the future Magabala Road extension and Fairway Drive, has also been established along with the 33kV feeder cable. The proposed high voltage distribution master plan prepared by SKM in the current Broome North DSP can accommodate the proposed DSP modifications.

The site contains existing telecommunication and gas assets with major fibre optic cables mainly to the east side and a gas pipeline, which generates the towns power supply, located through the centre of the Broome North. These assets are not affected by the proposed DSP amendments.

The investigation has found that the proposed District Structure Plan 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 District Structure Plan, the land is capable of supporting development in accordance with the proposed District Structure Plan 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.