



1 December 2017

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

Our ref: 612785601-20966
Your ref:

Dear Sir/Madam

Broome North SP2 LWMS Addendum

This letter has been prepared to support the submission of the Broome North Structure Plan Stage 2 Amendment No 1.

The Broome North Structure Plan Stage 2 Local Water Management Strategy Rev 1 (LWMS) (GHD December 2016) was prepared to outline the water management principles and objectives for the structure plan area and describes the key strategies for water conservation, water quantity management and water quality management. The key strategies have been progressively refined for the local conditions during development and planning for the Broome North LDP1 and LDP3 areas, and in consultation with the Shire of Broome, Department of Water and Environmental Regulation, and Yawuru. The Broome North Structure Plan Stage 2 LWMS Rev 1 (GHD December 2016) was endorsed by the former Department of Water on 11/01/2017.

The Broome North Structure Plan Stage 2 LWMS was prepared with reference to Broome North Structure Plan – Stage 2 Drawing RD1 200 Rev D (Attachment 1). Comment received from the Shire of Broome have resulted in minor amendment to the Structure Plan layout as shown in Broome North Structure Plan – Stage 2 Drawing RD1 200 Rev E (Attachment 2). A comparison between Rev D and Rev E of the Broome North Structure Plan Amendment 1 is provided in Table 1.

Table 1 Comparison of Structure Plan Amendment 1 Rev D and Rev E

Item	Rev D	Rev E
Total area covered by SP	94.01 ha	94.07 ha
Residential area	28.99 ha	28.32 ha
Estimated lot yield	540 lots	515 lots
POS estimated number and area:		
- District Parks	6.60 ha	6.60 ha
- Neighbourhood Parks	1.76 ha and 1.23 ha	1.80 ha and 1.50 ha
- Local Park	0.21 ha and 0.41 ha	0.40 ha
Dedicated drainage reserves	4.59 ha	4.60 ha

Comparison between Rev D and Rev E identifies that the development area and lot yield have marginally decreased, while the POS provision and dedicated drainage reserves have remained similar. The minor amendment to the Structure Plan between Rev D and Rev E results in no substantive changes to the LWMS strategies for water conservation, water quantity management and water quality management, and as such no changes are proposed to the Broome North Structure Plan Stage 2 LWMS Rev 1 (GHD December 2016) to support resubmission of Broome North Structure Plan Stage 2 Amendment No 1.

Sincerely
GHD Pty Ltd

Kelsey Hunt

Senior Environmental Scientist
+61 8 6222 8733

Attachments

- Attachment 1 Broome North Structure Plan – Stage 2 Drawing RD1 200 Rev D
- Attachment 2 Broome North Structure Plan – Stage 2 Drawing RD1 200 Rev E
- Attachment 3 Broome North Structure Plan Stage 2 LWMS Rev 1 (GHD December 2016)



LEGEND

- STRUCTURE PLAN BOUNDARY
- EXISTING LOT BOUNDARY
- PROPOSED LOT BOUNDARY (INDICATIVE)

LOCAL SCHEME RESERVES

- PARKS, RECREATION & DRAINAGE
- ENVIRONMENTAL CULTURAL CORRIDOR
- PUBLIC PURPOSE
DENOTED AS FOLLOWS:
PS / HS PRIMARY SCHOOL / HIGH SCHOOL
HP HORIZON POWER

ZONES

- RESIDENTIAL

OTHER

- R CODES
- RESIDENTIAL FREE AREA*
- INTEGRATOR ARTERIAL B
- NEIGHBORHOOD CONNECTOR
- MAJOR ACCESS STREET
- LOCAL ROADS
- PEDESTRIAN ACCESS WAY
- LEFT-IN / LEFT-OUT INTERSECTION
- SWALE

*No residential development is permitted within the Residential Free until such time as the Broome Motocross facility is relocated.



CADASTRAL INFORMATION
SOURCE: YMMDD:
DWG REF:
PROJECTION:

AERIAL PHOTOGRAPHY
SOURCE: NA
YMMDD: NA

1:5000



D	RESIDENTIAL FREE AREA	160729	RF	DP
C	PLAN UPDATES	160722	RF	DP
B	DESIGN MODIFICATIONS	160705	RF	DP
A	PLAN BASE RD1 112F	160630	RF	DP
REV	DESCRIPTION	YMMDD	DRAWN	APPRD

STRUCTURE PLAN - STAGE 2: PLAN 1
Broome North
Shire of Broome

REF NO. **LAN BRO** DRAW NO. **RD1 200** REV. **D**

