



23 March, 2021

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

ATTENTION: Louise Fouché, A/Manager Planning and Building Services

Dear Louis

BROOME NORTH STRUCTURE PLAN NO. 2 – AMENDMENT NO. 1

SUBMISSION OF AMENDED DOCUMENTATION

We refer to the Council resolution of 25th October 2018 and email correspondence from Kirsten Wood (then Manager Planning and Building Services) 28th November 2019, with respect to the above Amendment.

On behalf of our client, DevelopmentWA, HATCH/Robert Day is pleased to provide this updated Amendment documentation, addressing all points of the resolution made at the October Council Meeting, inclusive of Council's request for updated reservation and pavement widths.

A schedule detailing our response to the specific matters of Council's resolution is included below:

	Council Resolution	Applicant Response
a)	<i>Further information is required to demonstrate that the distribution of the Urban Living transect proposed in the amended Local Structure Plan No 2 meets with the objectives contained within the District Development Plan.</i>	Further information has been provided at Part 2, Section 1 of the LSP Report including a new Table 1 demonstrating how the proposed density distribution addresses the DSP Objectives for the Urban Living Transect.
b)	<i>The Local Access Street typology is to be updated to be a minimum of 18m wide road reserve and minimum 6m wide road pavement.</i>	The Local Access Street typology has been updated to be a minimum of 18m wide road reserve and minimum 6m wide road pavement. This has been reflected in the standards at Table 3 of Part 2, Section 3.1 and the relevant Figures 8 and 9.
c)	<i>An updated Bushfire Management Plan is provided that accounts for the future landscaping treatments within the POS/stormwater swales, removing any reference that implies that drainage swales will meet the Asset Protection Zone</i>	An updated Bushfire Management Plan has been provided that satisfies updates to SPP 3.7 "Planning in Bushfire Prone Areas" and the "Guidelines for Planning in Bushfire Prone Areas".

	<i>standard. The BAL contour map may need to be updated.</i>	The Structure Plan design has also been modified in response to remove non-conforming areas, specifically removal of the previous Figure 6 Major Access St with Swale to One Side and its replacement within the SP by the centralized swale treatment with roads on both sides (Figure 5).
d)	<i>The Local Structure Plan figure and supporting document is to be updated to remove the Pedestrian access way/non-trafficable road and an alternative design response is to be provided.</i>	The PAW has been removed from the documentation. The applicant intends to confirm an alternative treatment, if this is in fact required, with the Shire as part of the assessment process.
e)	<i>Following a technical review of the Access and Movement Report by the Shire, any amendments identified are to be completed to the satisfaction of the Director Infrastructure.</i>	If amendments to the Access and Movement Report are required, the applicant recommends that these be conveyed to the WAPC as part of Council's recommended Schedule of Modifications.

We trust that completion of the requested modifications enables the Amendment to proceed to public advertising and agency referral.

As noted in the Schedule, we would be pleased to discuss the outcomes of the Shire's formal assessment, with the expectation that further amendments to the documentation would be included in Council's recommended Schedule of Modifications to the WAPC for consideration.

Should you have any queries or require further information, please do not hesitate to contact the undersigned on 9213 7316.

Yours Sincerely,

HATCH | ROBERTS DAY



Dan Pearce

Partner, Urban Solutions

Cc. Kylie Coman, DevelopmentWA

Attachments

1. Broome North Structure Plan No. 2 – Amendment No. 1 (Version 2, February 2021)
2. Broome North Structure Plan No. 2 - Landscape Report (Rev 5, February 2021)
3. Broome North LDP2 - Bushfire Management Plan (February 2021)

