

SCHEDULE OF SUBMISSIONS

For Amendment No: LPS6 -7

Proposal: Omnibus Amendment

Number	Name/ Address	Affected Property	Summary of Submissions	Officer Comment and Recommendation.
1	Water Corporation, 629 Newcastle Street, Leederville, Perth (2 submissions)	Reserve 39111, Lot 240, 241 Robinson Street, Broome	<p>No objection.</p> <p><i>The Water Corporation supports the Shire's amendment to Lot 240 Robinson Street the Water Corporation's leased property to Public Purposes 'M' Museum.</i></p> <p><i>However we would appreciate a change to this Amendment to include the adjoining Water Corporation's properties Lot 241 & Reserve 39111 to change the zoning from 'Parks Recreation & Drainage' to 'Public Purposes' reserve with the notation 'S' (Sewerage).</i></p>	<p>The proposed modification is supported at an officer level as the land is currently used as a wastewater pumping station therefore the change of reserve purpose would better reflect the existing land use. The lot was previously zoned 'Public Purpose- Sewerage' under previous Town Planning Scheme 4. Scheme amendment has been modified accordingly.</p> <p>Recommendation: Modify the Scheme Amendment change the Local Scheme Reservation for Lot 241 and Reserve 39111 from 'Parks and Recreation' to 'Public Purpose' with the notation of 'S' (sewerage).</p>
2	Department of Water PO Box 625, Kununurra WA 6743	N/A	<p>No objection.</p> <p>The DOW provided detailed design consideration in relation to the future development of a Motorplex facility.</p>	<p>Noted.</p> <p>Recommendation: No modifications required.</p>
3	C Borella, PO Box 1075 West Perth WA 6872	N/A	<p>No objection.</p> <p>Identified that consulting rooms in Broome often have visiting consultants</p>	<p>It is acknowledged that there may be instances where health professionals are based in Broome on an infrequent basis, however, it would be incorrect to assume that this applies to all consulting rooms.</p>

			<p>who are only in Broome once every five weeks.</p>	<p>The proposed car parking provisions will ensure that there is sufficient car parking when consulting rooms are occupied. It is also worth noting that the revised standards are consistent with other regional centres, such as Port Hedland.</p> <p>Recommendation: No modifications required.</p>
4	<p>G T Campbell, PO Box 44 Broome WA 6725</p>	<p>Frangipani Estate, Cable Beach</p>	<p><i>It raises some questions and causes me to comment as well.</i></p> <p><i>As you would well know the properties in the proposed scheme amendment area are the subject of a registered strata plan. The two questions that I have in relation to this are:</i></p> <p><i>1. Was the strata company advised of this proposed amendment as it is likely to have an affect on the bylaws of the strata company?</i></p> <p><i>2. It may well the necessity to create a sub strata company which under current legislation is not possible. I acknowledge that the strata company legislation is under review particularly in relation to where residential and tourism/commercial properties are occurring. Has this been taken into account?</i></p>	<p><u>Purpose of Rezoning</u> The zoning of land is used to control both the use of land and form of development. The proposed amendment will ensure the zoning reflects the current land use of the lots (being residential not tourist), and will ensure consistency with the Cable Beach Development Strategy and Local Planning Strategy.</p> <p><u>Implications on Strata Company</u> The rezoning of land is a tenure blind process, and therefore will not have an impact on the strata body.</p> <p><u>Notification to Affected Property Owners</u> All affected property owners were notified during the consultation process.</p> <p><u>Rates</u> The Shire's differential rating system recognises that properties in Broome have different uses and demand for Shire resources. The properties subject to the rezoning are currently rated as 'GRV Residential' as they have a predominant residential use. Consequently, the change in zone from 'tourist' to 'residential' will not impact the rateability of the subject properties.</p>

			<p><i>Further in this strata development there are restrictive covenants and by laws that apply to the residential components of the strata. What effect if any will this have?</i></p> <p><i>It is pointed out that some services are not located in the verge. For instance in my block the power is located within the boundaries of the block but there is not any' easement to cover such. I understand that with strata companies then can be an implied easement but I question what effect the proposed amendment will have on the necessity for an easement.</i></p> <p><i>Finally I enquire what effect the change of zoning will this have on the rateability of the property given that it is currently is zoned tourism and will be changed to residential which attracts a different rate in the dollar.</i></p>	<p>Recommendation: No modifications required.</p>
--	--	--	--	--