



LANDCORP

**Our Ref:** A1582987  
**Enquiries:** 9482 7841  
**Date:** 3 April 2018

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Owen Hightower  
RFF Australia  
PO Box 481  
Port Hedland WA 6721

Dear Owen,

### **LOT 237 MAGABALA ROAD – PROPOSED REVISED DEVELOPMENT**

Further to our 30 January 2017 dated letter and recent discussions regarding the parking bay proposed to be lost due to the revised development of Lot 237 Magabala Road, LandCorp supports your point of view that the need for the additional parking bays around Lot 9007 (Local Centre Site) is diminished subsequent to the adoption of the new Broome Local Commercial Strategy.

During the development of Waranyjarri Estate and Blue Haze LIA Local Structure Plan, it was envisaged that Lot 9007 will be the home of a half/full line shopping centre, a community centre, various commercial and retail outlets surrounded by medium to high density residential lots.

Following the adoption of the new Local Commercial Strategy, which proposes a District Centre at the corner of Gubinge Road and Fairway Drive in lieu of Waranyjarri Local Centre, LandCorp is now planning to develop Lot 9007 in keeping with its surroundings and predominantly for low density residential use. Unfortunately, the work for this is not advanced enough to provide you a concept plan and/or relevant traffic assessments but it is reasonable to assume the demand for additional parking bays will be less under the new vision.

If you have any further queries, please do not hesitate to contact me.

Yours sincerely

**Ertan Barkman**  
**Development Manager**