

SCHEDULE OF SUBMISSIONS

For Amendment No: LPS6 -9

Proposal: To remove a 'Restricted Use' condition for the purposes of 'Motel' on Part Lot 97 of Strata Plan 57160, and rezone Lots 30, 31 and 32 Walcott Street from Residential zone with a residential density coding of R20 to Mixed Use zone.

Number	Name/ Address	Affected Property	Summary of Submissions	Officer Comment and Recommendation.
1	David Galwey	60 Walcott Street, Broome 6725	<p>1. <i>Walcott Street between Guy Street and the Discovery Caravan Park experiences high traffic density due to large, medium, and small RVs, along with caravan and camping trailer haulage travelling to and from the caravan park.</i></p> <p><i>The section of Walcott Street between Guy Street and Hopton Street is in the main residential with a high number of young children and is a school bus route.</i></p> <p><i>There are no pedestrian paths on the street forcing everyone who walks or rides bikes to use the road as the verges are not maintained and can be quite hazardous.</i></p> <p><i>The street lighting is poor and inadequate.</i></p> <p><i>There is significant pedestrian traffic on this section of Guy Street, which is a major thoroughfare to the Seaview SC and Town Beach.</i></p> <p><i>To allow the increased intensity of urban land use in this location would bring adverse pressure on</i></p>	<p>1. The amendment seeks to remove a restricted use over Old Tropicana Broome site, which had previously been approved as Stage 3 of the Town Beach Oaks Development. Any future redevelopment of this site is unlikely to result in a significant increase in traffic numbers relative to what is currently permissible under the current planning scheme.</p> <p>The rezoning of 3 residential lots to mixed use may result in an increase in traffic numbers, however, this would be assessed as part of a future development application. The rationale behind the Mixed Use zone has already been established through the Old Broome Development Strategy and Local Planning Strategy (both adopted by Council).</p> <p>A footpath is not a pre-requisite for mixed use zoning. However, it should be noted that the Old Broome Development Strategy makes provision for a future pedestrian</p>

			<p><i>the amenity of local residents, increase traffic flow, and pose significant safety issues to personal safety due to the lack of infrastructure in place to cater for increased vehicle and pedestrian traffic.</i></p> <p><i>2. I do not see how this amendment could bring about the efficient, effective, interesting and sustainable land use of these lots and would appreciate if someone from the Council, or a Councillor could translate or decipher this statement so that it could be readily understood.</i></p> <p><i>Reducing the pressure on urban sprawl does not, and cannot apply to this amendment given the large number of housing blocks available for development in the Broome North development and future development stage plans.</i></p> <p><i>Old Broome used to be the embodiment of “the essence of Broome” with wide streetscapes and large blocks that had trees for shade and captured</i></p>	<p>pathway along eastern boundary Walcott Street, fronting the proposed scheme amendment site. If an application is submitted prior to the construction of a footpath, a planning condition could form part of development approval ensuring that a footpath is constructed prior to the occupation of the development.</p> <p>The existing level of lighting provision is not considered to dictate the suitability of mixed use development. That being said, it is understood that the Shire will be undertaking a lighting audit in the near future, which will identify areas that require upgrades.</p> <p>2. The rationale behind the mixed use zoning has been established as part of the Old Broome Development Strategy and Local Planning Strategy, both of which have been adopted by Council.</p> <p>It is considered that mixed use development is more suited to existing urban areas for the following reasons: benefits of cluster development and surrounding service provision; lesser demand on private vehicle use when located close to public transport and other services; reduced infrastructure costs; reduced pressure on greenfield areas and urban sprawl; revitalisation of existing urban areas, and proximity to town centre.</p>
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2	Chris Borella	Various	1. Notes that CJBorella, JABorella, Seaview, Onshore , Byron and Beaudale have no issues with the proposal.	1. Noted.
3	Andrea Noble	74 Walcott Street, Broome	1. To whom it may concern. As my land is at 74 Walcott Street, I would like to be considered for	1. The Old Broome Development Strategy (adopted by Council in 2014) sets out the

			<p>the amendments. As my land is only 100m radius of the subject land north of me and you have units that are not old Broome Style south of me also less than 100m. I feel the few blocks in between should also be considered. The large open living of Old Broome is long gone sadly and its just too expensive to have large formal lawns these days. Mr and Mrs average just can't afford it. Yes I would love to see the beautiful old Broome houses and gardens remain but I have to be realistic. I would like 74 Walcott Street rezoned so possibly two houses could be put on this block. Thanking you.</p>	<p>following actions relevant to the proposed amendment.</p> <p><i>Support Scheme Amendments within Area D to up-code existing 'Residential' zoned land to a maximum density of R40 if it can be demonstrated that such a rezoning will not adversely affect the existing character of the area. This does not apply to land located along a 'priority active frontage' as outlined above or within the 'Old Broome Special Character Area.'</i></p> <p><i>Retain the R10 density coding in the Old Broome Special Character Area.</i></p> <p>House Number 74 Walcott Street is located in a Residential zone with a density coding of R10. It is also located within the Old Broome Special Character Area in the adopted Old Broome Development Strategy (2014).</p> <p>The inclusion of 74 Walcott Street into the scheme amendment would not be consistent with the adopted strategic planning framework, therefore it is not supported.</p>
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