

Attachment 4

Schedule of Modifications

Submission No.	LPS Section – Part 1	Proposed Modification	Rationale
136(c)	1.1	<p>Modify '1.1 Preamble' 4th paragraph as follows:</p> <p><i>The Shire has a strong and celebrated Aboriginal culture from many tribes, many thousands of years old. Many traditional owners and native title claimants live in the town of Broome and in communities throughout the Shire. Tribal dance, language, culture, and law are still actively practised in some communities. Culture is everywhere, in the living land, in the lifestyle and in places, structures and things. It is the indigenous culture, the culture of this place, which combined with other cultures gives Broome a unique cultural richness.</i></p> <p><i>Japanese, Malay, Filipino, Chinese, Timorese, and Koepanger cultural influence from generations past still strongly influence the daily lives of many families – in their history, cuisine, relationships, skills, crafts, celebrations, spirituality and funerals.</i></p>	LPS Introduction includes '1.1 Preamble' within this there is reference to Aboriginal Culture and Native Title. This section can be further expanded to strengthen the reference to Aboriginal heritage and connection to Country.
136(w)	1.1	<p>Amend the sentence within the fourth paragraph under section 1.1 to read as follows:</p> <p>'Many traditional owners, native title holders and native title claimants live in the town of Broome and in communities throughout the shire. Tribal dance, language, culture, and law are still actively practised in some towns and communities'</p>	To insert text more reflective of the fact that some Native Title claims have been determined within the Shire of Broome. Additionally the text reflects that traditional culture is a part of life in towns and communities.
98(l)	1.4	<p>Add the following two dot points:</p> <ul style="list-style-type: none"> • <i>Possible development of heavy mineral sands projects in the east and south of the Shire.</i> • <i>Possible development of the Admiral Bay base metals project in the south of the Shire.</i> 	Inclusion of potential projects that may be drivers of development.
158	1.8	<p>Include the following:</p> <ul style="list-style-type: none"> • <i>Nimanburru</i> • <i>Nyangumarta</i> • <i>Yi Martuwarra Ngurrara</i> 	There are additional Traditional Owner Groups associated with registered Native Title Claims within the Shire of Broome boundaries.

Submission No.	LPS Section – Part 1	Proposed Modification	Rationale
136(x)	2.3	<p>Principle 4 be amended to state the following:</p> <p><i>“Land use and development should embrace the cultural and built history of the area by incorporating design elements of ‘Broome-Style architecture’, public art, interpretation/conservation and protecting culturally significant sites where appropriate.”</i></p>	To insert text that acknowledges the protection of culturally significant sites is important.
117(g)	2.4.1.1	<p>Amend Section 2.4.1.1 Broome Townsite after Objective 4 insert the following:</p> <p><i>5. To ensure the Broome townsite protects and enhances its natural environment through the reservation of land for conservation.</i></p> <p>Following Strategy 5 insert the following:</p> <p><i>6. In partnership with Yawuru Prescribed Body Corporate develop a Coastal Park Management Plan for the In-Town Conservation Areas</i></p> <p><i>7. Undertake a Biodiversity Strategy and Coastal Vulnerability Study.</i></p>	The Broome Townsite contains considerable and important environmental values. It is appropriate that there be an objective and strategies to support this.
159	2.4.1.2	Delete the word <i>‘Community’</i> from the first Action.	Reference to ‘Community Layout Plans’ is outdated terminology.
84(ddd)	2.4.2	Amend Objective 3 to insert the word <i>‘housing’</i> after the phrase <i>‘public and community’</i>	Typographical error.
161	2.4.3	<p>Delete the second Action and replace with the following:</p> <p><i>Set out a Rural Residential zone within the Scheme with lot sizes consistent with State Planning Policy 2.5 unless otherwise established in the Scheme.</i></p>	The majority of the Rural Residential zones in the Scheme prescribe minimum lot sizes greater than 1ha. It is recommended that this action is amended for clarity to ensure that the minimum size is not to apply to these areas.
162	2.4.5	<p>Amend Objective 3 as follows:</p> <p>Delete ‘residential’ and replace with <i>‘caretakers’</i></p>	This objective is in relation to industrial land. It is considered that the objective should not read to incorporate residential and should instead read ‘caretakers’.

Submission No.	LPS Section – Part 1	Proposed Modification	Rationale
66(f)	2.4.6	Amend Strategy 6 to state the following: <i>6. Encourage the integration of the Broome Boulevard Shopping Centre in Future Development Area 4 as a Neighbourhood Centre.</i>	Terminology achieves consistency with State Planning Policy 4.2.
163	2.4.6	Delete this 6 th action and replace with the following: <i>Zone the local centres identified within local development plans for Broome North as local centres.</i>	The Broome North DDP plans for two local centres being developed in this area. It is recommended that this action is updated to reflect this.
164	2.4.7	Delete 's' off the end of 'centres'.	There is only one principal centre within the Shire of Broome, being the Broome townsite.
165	2.4.7	Amend Strategy 2 by adding the following sentence: <i>'Leisure tourism' refers to forms of development which incorporate resort style accommodation.</i>	'Leisure tourism' is not defined in the LPS and clarity is required.
166	2.4.7	Amend Strategy 3 by adding the following sentence: <i>'Business tourism' refers to forms of development which are focussed on providing services to short term business visitors and may include hotel, motel, serviced apartment, bed and breakfast and similar uses.</i>	'Business tourism' is not defined in the LPS and clarity is required.
167	2.4.7	Amend the seventh Action as follows: Delete ' <i>structure plan</i> ' and replace with ' <i>local development plan</i> '.	To be consistent with the recommended changes to LPS6, it is recommended that Local Development Plans are the appropriate planning document to guide Low-Impact Tourist Development.
84(mmm)	2.4.8	Add the following to the end of Objective 2: <i>'and have regard to Broome's climate and environment particularly the provision of shade.'</i>	Makes clear that Public Open Space needs to be climate responsive.
169	2.4.8	Delete the 5 th action which states the following: <i>Allow for variations to the residential design codes within the Local Planning Scheme for private open space to suit the character of Broome's environment.</i>	The definition of 'open space' in the new R-Codes has been changed and therefore a regional variation in the Scheme is no longer required. This can now be deleted.

Submission No.	LPS Section – Part 1	Proposed Modification	Rationale
1(b)	2.4.10	Delete Action dot point 7 and replace with: <i>Include an ‘Arterial Road’ Local Scheme Reserve in LPS6 that includes Broome Road south of Gubinge Road, Frederick Street, Port Drive south of the Gubinge Road intersection, and Cable Beach Road.</i>	Reflects terminology used in LPS6.
1(c)	2.4.10	Delete Action dot point 9 and replace with: <i>Provide a short to medium term road linkage from Cable Beach to Spoonbill Avenue, to be determined in conjunction with Main Roads Western Australia.</i>	Supports the additional connection, but acknowledges that its location needs to be supported by Main Roads Western Australia (MRWA).
66(d)	2.4.10	Delete Objective 2 and replace with the following: <i>2. Relocate the international airport.</i>	Clarify the intent is to relocate the airport and enable international connections. It does not have to be linked to South East Asia.
72(f)	2.4.10	Amend Action dot point 12 to state: <i>Support the development of a new access road to be constructed by Main Roads between Cape Leveque Road and the ‘Strategic Browse Liquefied Natural Gas (LNG) Precinct’.</i>	Clarifies that new access road will service the Strategic Browse Liquefied Natural Gas (LNG) Precinct and not the worker’s accommodation area directly.
25(f).	2.4.11	Add the following Action: <i>Ensure that appropriate Environmental Cultural Corridors are identified when studies are undertaken in relation to Future Development Areas and Development Investigation Areas.</i>	To ensure significant Environmental Cultural Corridors are maintained for the purpose of the migration of species and traditional cultural use by Aboriginal people.
56(e)	2.4.11	Amend Action dot point 8 to state to following: <i>Support the development and implementation of groundwater allocation plans and management plans for the Broome Sandstone Aquifer.</i>	Recognises that Department of Water has the responsibility for identifying where allocation planning is needed through state-wide planning process and the Shire cannot ensure this occurs.
98(b)	2.4.11	Create two additional Figures – Natural Resource and Environment Management to depict the natural resources present in the Shire, entitled ‘Natural Resource Areas’ and ‘Natural Resource Areas – Townsite’ using spatial data from the Department of Mines and Petroleum.	This information is relevant to land use planning and to provide clear advice, separate figures are required.

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98(b)	2.4.11	Add a new Strategy 10 to state: <i>10. Identify the strategic mineral resource extraction sites in the Shire and incorporate the protection of these resources in the Shire’s land use planning systems and decision making processes.</i>	This information is required to inform land use planning decisions.
23(j)	2.4.12	Delete Actions dot point 3 and replace with: <i>Collaborate with relevant utility providers to assess the capability of existing utilities infrastructure and plan for future expansion or relocation in accordance with the Utilities Providers Code of Practice</i>	References Utilities Providers Code of Practice.
136(g)	2.4.13	Amend Section 2.4.13 of the LPS to add an additional action, being: <i>Encourage elements of Aboriginal art, history and culture to be incorporated into the design of public open space.</i>	It is considered appropriate to include an action in the LPS under Section 2.4.13 – Cultural Heritage which recognises the importance of incorporating Aboriginal culture into the public realm.
136(z)	2.4.13	Relist Section 2.4.13 as Section 2.4.6 and renumbering all subsequent sections accordingly.	It is considered more appropriate that this Section be relisted to 2.4.6 and all subsequent sections to be renumbered accordingly.
136(aa)	2.4.13	Add Objective 2 to state: <i>Ensure future development proposals consider cultural heritage values.</i>	It is important to frame objectives in such a way that can be applied through the LPS6 when preparing structure plans, local development plans or undertaking technical assessments of development proposals. It is considered that cultural heritage is an important consideration for development within the Shire of Broome.
136(bb)	2.4.13	Strategy 3 under section 2.4.13 be amended to read as follows: <i>Ensure that land use planning initiatives and management arrangements occur in partnership with traditional owners.</i>	The Shire proposes to develop a Local Planning Policy – Consultation Aboriginal Heritage to provide further guidance as to the appropriate parties to be consulted in particular circumstances. This strategy identifies the importance of working with traditional owners regardless of the status of their claim.

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149(c)	2.4.13	<p>An additional action be inserted after ‘specified circumstances.’ To state the following:</p> <p><i>Ensure the reuse of the heritage place does not detract from the heritage significance.</i></p>	<p>SPP 3.5 sets out a number of development control provisions relating to the alteration and reuse / addition of a heritage place. It is considered appropriate that Section 2.4.13 would amended to include an additional action in relation to the reuse of heritage places.</p>
170	2.4.13	<p>Replace ‘Protection’ with ‘Protected.’</p>	<p>Terminology incorrect</p>
38(f)	3.2.11	<p>Add the following paragraphs after existing paragraph:</p> <p><i>In certain locations (between Robinson and Walcott Street north of the Broome Hospital and between Robinson and Herbert Streets north of Robert Street) a lower density of R10 is considered appropriate to preserve the historic character of the area, except where otherwise indicated on the local planning scheme maps.</i></p> <p><i>To ensure that development in this designation does not take place in an ad-hoc manner, future rezoning from ‘Residential’ to ‘Mixed Use’ shall be consistent with the Shire’s Local Commercial Strategy. Additional information required to support rezoning applications will include commercial needs analysis.</i></p>	<p>Consistent with the <i>Local Housing Strategy 2009</i> which recognises the area’s historic character. Establishes provisions to ensure redevelopment proceeds based on need and not in an ad hoc manner.</p>
84(uuu)	3.2.12	<p>Delete the following sentence:</p> <p><i>Drainage areas are not to be considered part of the formal public open space provisions required under Livable Neighbourhoods.</i></p>	<p>This is inconsistent with Liveable Neighbourhoods.</p>
171	3.2.18	<p>Include additional sentence to state the following:</p> <p><i>All development is to be consistent with adopted Design Guidelines.</i></p>	<p>The majority of land identified as Service Commercial under the Strategy is yet to be developed. It is recommended that it is outlined in the Strategy that development is to be consistent with adopted Design Guidelines.</p>

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37	3.2.18	<p>Include additional sentence, after the word 'Guidelines' to state the following:</p> <p><i>Within the area of the Cable Beach Road/ Frederick Street junction the existing development, whilst having a large a bulky goods format, contains particular uses unique to the site and as such the site which were originally part of a Development Plan. Future development in this area will be consistent with the 'Special Use' zone applied under LPS6.</i></p>	<p>This area is shown in the LPS maps as 'Service Commercial', however, this area has been developed in accordance with a Development Plan and these uses are to be carried forward in LPS6 under a 'Special Use' zone.</p>
25(f).	3.2.21	<p>After paragraph ending 'sustainable design and servicing solutions' insert a new paragraph stating:</p> <p><i>It will be necessary when studies are undertaken in relation to Future Development Areas and Development Investigation Areas to consider the provision of Environmental Cultural Corridors.</i></p>	<p>To ensure significant Environmental Cultural Corridors are maintained for the purpose of the migration of species and traditional cultural use by Aboriginal people.</p>

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58(d)	3.2.21	<p>Insert a new Section 3.2.21 – Conservation Investigation Areas with the following text:</p> <p><i>Conservation Investigation Areas are shown as an overlay on the Strategy maps. They identify areas which have been supported by the Department of Parks and Wildlife (DPaW) for future Conservation Parks or Reserves and may previously have been identified in CALM, Department of Environment and Conservation (DEC) and DPaW reports.</i></p> <p><i>The identification of land for ‘Conservation Investigation’ does not mean that the land is zoned, or will be rezoned, for the future identified use, but rather the subject land will require detailed investigation and assessment to determine its suitability for that purpose. A Scheme Amendment will therefore be required.</i></p> <p><i>The following Conservation Investigation Areas are identified:</i></p> <ul style="list-style-type: none"> • <i>Cygnets Bay Conservation Park;</i> • <i>Borda Nature Reserve;</i> • <i>Leveque Conservation Park;</i> • <i>Dampierland National Park; and</i> • <i>Lake Louisa Conservation Park.</i> • <i>Edgar Range Nature Reserve</i> 	<p>To provide greater clarity, and depict areas which have been supported by the Department of Parks and Wildlife (DPaW) for future Conservation Parks or Reserves and may previously have been identified in CALM, Department of Environment and Conservation (DEC) and DPaW reports.</p>
86(b)	3.2.21	<p>Amend Section 3.2.21 - Future Development and Development Investigation Areas to insert DIA12 – Skuthorpe / Waste Site with the following text:</p> <p><i>This land north of Skuthorpe on Broome Road is being considered as a possible location for a new solid waste disposal site to replace the existing site which is nearing capacity. An alternative to the current waste disposal site will be required in five years, and the new site could be developed as a Resource Recovery Park for the region, with the potential to convert waste into energy.</i></p>	<p>A third potential waste site has been identified and feasibility studies are being undertaken.</p>

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136(v)	3.2.21	<p>Amend Section 3.2.21 dot point 1 by inserting after ‘shown’:</p> <p><i>Areas shown as ‘Future Development Area’ are currently zoned ‘Development’ under the local planning scheme.</i></p>	The LPS does not clearly state the intention of the FDAs.
144	3.2.22	<p>Insert a new Section 3.2.22 which states:</p> <p>3.2.22 - Indigenous Protected Areas Indigenous Protected Areas are agreements between Traditional Owners and the Australian Government to promote biodiversity and cultural resource conservation.</p> <p>They do not affect land tenure, and function as a management tool to encourage environmental, cultural and economic benefits.</p> <p>IPAs can have endorsed management plans which should be taken into account by decision makers when assessing applications for land use and development.</p>	It is not considered appropriate to include the IPA within the ‘Conservation Investigation Area’ (CIA) overlay on the LPS maps as the CIA specifically refers to areas that are supported by the Department of Parks and Wildlife for future conservation parks or reserves. Therefore it is proposed that a distinct overlay be created in order to depict the Bardi Jawi IPA and any future declared IPAs on the LPS maps.
177	3.2.21	Replace all references to ‘Dampier Road’ with ‘Crab Creek Road.’	The correct road name is Crab Creek Road.
173	3.2.23	<p>Include new Section 3.2.23 to state:</p> <p>3.2.23 Irrigation Investigation Areas <i>Irrigation Investigation Areas are shown as an overlay on the Strategy maps. They identify areas which have been supported by the Department of Agriculture and Food WA (DAFWA) and Department of Water (DoW) as potential irrigation areas suitable for broad scale horticulture. Studies are currently underway in the La Grange Aquifer sub-area and the Waterbank area of the Dampier Peninsula to determine whether the areas are suitable for this purpose.</i></p> <p><i>The form and scale of any potential horticultural development will be guided by the results of these investigations. The identification of land for ‘Irrigation Investigation’ does not mean that the land will be used for mono scale agriculture, however the outcomes of these investigations may ultimately support rezoning, and provide guidance for future</i></p>	It has been identified that whilst the LPS maps contain ‘Irrigation Investigation Areas’ these areas are not described in the LPS text. Therefore a new section is required to provide clarity. The new section will follow sections describing ‘Conservation Investigation Areas’ and ‘Indigenous Protected Areas’.

Submission No.	LPS Section – Part 1	Proposed Modification	Rationale
		<i>subdivision and development.</i>	
304	3.2.24	<p>Include new section to state the following:</p> <p>3.2.24 – RAMSAR Areas <i>The Convention on Wetlands (Ramsar, Iran, 1971) -- called the "Ramsar Convention" -- is an intergovernmental treaty that embodies the commitments of its member countries to maintain the ecological character of their Wetlands of International Importance and to plan for the "wise use", or sustainable use, of all of the wetlands in their territories. The Shire of Broome has multiple areas identified under this convention, such as Eighty Mile Beach, Roebuck Bay and the Mandorah Salt Marsh.</i></p>	As 'RAMSAR' areas are depicted on the LPS maps, corresponding text is required to describe them.
305	3.2.25	<p>Include new section to state the following:</p> <p>3.2.25 – Marine Parks <i>Marine Parks and Reserves are created and managed by the Department of Parks and Wildlife under the provisions on the Conservation and Land Management Act 1984. The Kimberley Science and Conservation Strategy identifies the creation of five marine parks in the Kimberely. Two of these, 80 Mile Beach and Roebuck Bay are located in the Shire of Broome.</i></p>	As 'Marine Parks' are to be identified on the LPS maps, corresponding text is required to describe them.

Submission No.	LPS Section – Part 1	Proposed Modification	Rationale
38(e)	3.3.1.1	<p>Delete entire section and replace with:</p> <p>3.3.1.1 Precinct 1 (Chinatown) <i>Precinct 1 contains all land proposed to be zoned ‘Town Centre’ under LPS6 extending from Roebuck Bay south to Frederick Street and west to include that portion of the Airport bounded by the future Jigal Drive extension and Sandpiper Avenue.</i></p> <p>Objective:</p> <p>1. Establish Precinct 1 as the major retail, activity and commercial centre of the townsite.</p> <p>Guidelines:</p> <ul style="list-style-type: none"> • <i>Create diversity in the land uses being provided within the precinct to include offices, retail, community services, hotels, and maintain the cultural heritage, recreational and tourism values of the area.</i> • <i>Implement the Chinatown Development Strategy and design guidelines.</i> • <i>Re-zone Eastern portion of FDA 4 in the LPS6 when the Airport relocates to facilitate residential development.</i> 	Provides clarity and better reflect the predominant usage within each precinct. Includes mostly land zoned ‘Town Centre’.

Submission No.	LPS Section – Part 1	Proposed Modification	Rationale
38(e)	3.3.1.2	<p>Delete entire section and replace with:</p> <p>3.3.1.2 Precinct 2 (Old Broome)</p> <p><i>Precinct 2 will extend from south of Frederick Street to the Roebuck Bay Caravan Park and west to Herbert Street. Precinct 2 will also include the Demco residential subdivision. This area is under a process of change and includes some land zoned ‘Mixed Use’ under the local planning scheme with the majority zoned ‘Residential.’ The extension of commercial activities requires careful consideration to ensure development is undertaken in accordance with the Local Commercial Strategy.</i></p> <p>Objective:</p> <p>1. Establish Precinct 2 as a ‘Mixed Use’ area consisting of residential, tourist, and office uses in an open form of development that recognises the historic character of the area.</p> <p>Guidelines:</p> <ul style="list-style-type: none"> • <i>Prepare Development Strategies which consider the integration of retail, mixed use development and tourism and recreational values of the precinct.</i> • <i>Implement the Development Strategies and design guidelines where necessary.</i> 	<p>The precincts as defined in LPS do not correlate with established precincts as set out in TPS4 Scheme Report, Local Housing Strategy 2009 and Chinatown Development Strategy.</p>

Submission No.	LPS Section – Part 1	Proposed Modification	Rationale
38(e)	3.3.1.3	<p>Delete entire section and replace with:</p> <p>3.3.1.3 Precinct 3 (Streeter, Forrest and Matsumoto)</p> <p><i>Precinct 3 consists of the post-war residential subdivisions of Broome located west of Herbert Street and south of Frederick Street to the boundary of the Light Industrial Area, including the Broome Cemetery reserves on Port Drive.</i></p> <p>Objective:</p> <p>1. Where appropriate, allow urban renewal and infill subdivision.</p> <p>Guidelines:</p> <ul style="list-style-type: none"> • <i>Pedestrian movement currently exists in an east-west direction across the precinct and should be accommodated within any subdivision and development. The location and width of pedestrian walkways should give consideration to the amenity of the area and the impact of the walkways on surrounding landowners within the subdivision and abutting the area.</i> • <i>Facilities, such as aged persons' accommodation, aged care facilities, which benefit from the close proximity to medical and hospital facilities may be accommodated in this Precinct.</i> • <i>Subdivision and development within this precinct should aim to retain and enhance the open character of the area.</i> • <i>Develop a urban renewal strategy in conjunction with Department of Housing and Land Owners.</i> 	<p>The precincts as defined in LPS do not correlate with established precincts as set out in TPS4 Scheme Report, Local Housing Strategy 2009 and Chinatown Development Strategy.</p>
38(e)	3.3.1.6	<p>For Precinct 6, delete 'Gantheaume Point' and replace with 'Minyirr / Gantheaume.'</p>	<p>To reflect the area included in this precinct.</p>

Submission No.	LPS Section – Part 1	Proposed Modification	Rationale
136(jj)	3.3.1.6	<p>The 5th guideline under Section 3.3.1.6 be amended to read as follows:</p> <p><i>Services such as reticulated water, electricity, sewerage and sealed roads will be a requirement of subdivision and may be a requirement for development.</i></p>	<p>The provision of reticulated water, electricity, sewerage (as per the draft Country Sewer Policy) and sealed road would be a requirement of any subdivision in this precinct. It is noted that if ‘eco-tourism’ developments are to be undertaken the type of service provision may vary. It is recommended that this guideline is amended to address this.</p>
38(e)	3.3.1.8	<p>For Precinct 8, delete ‘Broome Airport West’ and replace with ‘Bilgungurr’.</p>	<p>To use a precinct name that reflects the existing community located within this precinct.</p>
25(f).	3.3.1.11	<p>Add the following Strategy:</p> <p><i>An Environmental Cultural Corridor of a minimum depth of 150 metres shall be provided to link the proposed A-Class reserve adjacent to the dunal system in the west to the mangroves of Roebuck Bay.</i></p>	<p>This was included in Precinct 12 in error but is meant to reference the Environmental Cultural Corridor which is part of the Broome North development.</p>
84(eeee)	3.3.1.11	<p>Delete the first Guideline being:</p> <p><i>A Development Strategy should address the interface of light and service industrial uses and residential development.</i></p>	<p>A Development Strategy is not required for Broome North as the District Development Plan and Local Development Plans establish a strategic framework for the precinct. Therefore it is recommended that the LPS be modified to reflect this.</p>

Submission No.	LPS Section – Part 1	Proposed Modification	Rationale
25(f).	3.3.1.12	<p>Delete entire section and replace with:</p> <p><i>Precinct 12 is located east of Lullfitz Drive and currently consists of Rural Residential development. Lots immediately to the north of Fairway Drive are special purpose leases for the keeping of camels.</i></p> <p><i>Objective:</i></p> <p><i>1. To provide for a residential / rural living area which allows rural lots for lifestyle purposes and small scale home businesses. Limited rural pursuits and rural industry can also be supported, subject to the availability of water. Lot size is to be limited to a minimum of 1 hectare.</i></p> <p><i>2. To ensure that future development proceeds in an environmentally sustainable manner that maintains the rural amenity of the precinct.</i></p> <p><i>Strategies:</i></p> <ul style="list-style-type: none"> <i>• The intensity of rural pursuits on each property will be constrained and limited to supply of reticulated water only. Ground water is not available. Consultation with the Department of Water may be appropriate.</i> <i>• Future structure planning and /or subdivision should reflect the need to preserve the camel leases in the southern portion of the precinct.</i> <i>• Further structure planning and /or subdivision should consider the implications of subdivision and development, particularly the alteration of site levels, on the drainage regime for the precinct, as well as the potential for flooding in the northern portion of the precinct.</i> <i>• Future structure planning and /or subdivision should have due regard for places of Aboriginal heritage significance.</i> 	<p>Updates the precinct description to reflect current usage. Removes reference to community living as this is not existing or proposed, and majority of lots are less than 2.5 hectares in size and therefore could not support this form of development. Removes reference to ‘Environmental Cultural Corridor’ as none exists in this precinct. Includes considerations for future structure planning and subdivision highlighting the need to consider drainage and Aboriginal heritage.</p>

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38(e)	3.3.1.13	Rename Section 3.3.1.13 (Precinct 13 – Northern Fringe Urban) to <i>‘Precinct 13 – Wattle Drive / Morrell Park.’</i>	To provide precinct with a name that is understood by the community within this area.
188	3.6	<p>Insert new paragraph 3.6, ‘Park Management Plans’:</p> <p><i>Park Management Plans that have been prepared for some coastal reserves do not form part of the local planning framework. They are however, useful reference documents when considering strategic and detailed planning for the relevant coastal reserve.</i></p> <p><i>Where they exist, the Shire will have regard to these documents to inform itself of issues relevant in areas where planning is being undertaken and work with the appropriate park council and major stakeholders.</i></p>	This paragraph will provide information about the role and status of Park Management Plans and how they are inform the local planning framework.
179	3.4.3	<p>Delete ‘Bidyadanga’ and replace with ‘Beagle Bay’. Amend text to state:</p> <p><i>The current Layout Plan for Bobieding has been adopted by the local community, Council and the Western Australian Planning Commission. The current Layout Plan for Beagle Bay has been adopted by the community only, whilst for Billard the Layout Plan has not yet been adopted by any of the required authorities.</i></p>	<p>This section is in relation to Beagle Bay, Bobieding and Billard Layout Plan – Development Strategy. Bidyadanga is an incorrect reference and needs to be replaced with ‘Beagle Bay’.</p> <p>Also it is noted that the Layout Plan for Beagle Bay has now been adopted by the local community.</p>
178	3.4	<p>Amend text to state:</p> <p><i>Layout Plans are required to be prepared for land zoned Settlement within the Local Planning Scheme. Layout Plans are required to be prepared in accordance with State Planning Policy and WAPC Guidelines.</i></p>	The Scheme does not have provisions in relation to preparation or content of Layout Plans. Preparation of such plans is guided by the State Planning Policy and WAPC Guidelines. It is therefore recommended that this is amended to reflect this.
180	4.2.1	<p>To delete the second sentence from the first paragraph and replace with the following:</p> <p><i>This Strategy was further reviewed and adopted by Council in February 2013 and reinforces Chinatown as the main town centre.</i></p>	The Chinatown Development Strategy has since been reviewed and it is recommended that the LPS is updated to reflect this.

Submission No.	LPS Section – Part 1	Proposed Modification	Rationale
		<i>Delete the word ‘will incorporate’ in the second paragraph and replace with ‘has incorporated’.</i>	
84(mmmm)	4	<p>Insert new Clause 4.3 to recognise the ‘Broome North District Development Plan’ as an Implementation Plan with supporting text.</p> <p>4.3 – Broome North District Development Plan</p> <p><i>The Broome North District Development Plan provides the structure planning for the Future Development Area 1 with the undeveloped portions reflected in the Scheme as a ‘Development’ zone situated north of Gubinge Road, west of Broome Road and east of Lullfitz Drive. The structure plan provides for the future extension of the Broome urban area based on a ‘transect’ approach that incorporates residential development, local centres and the extension of the Light and service Industrial area know as ‘Blue Haze’. The structure plan includes a 150 metre wide Environmental Cultural Corridor that transverses the site linking east to west, multiple use public open spaces, district parks and neighbourhood parks. The residential development is primarily ‘neighbourhood living’ with higher densities supported in appropriate locations. School (primary and secondary) and key utility sites are also outlined. ‘Neighbourhood connector’ roads support the provision of public transport and there is an identified walking and cycling network.</i></p> <p><i>It is recommended this plan be reviewed on a regular basis to ensure that the structure plan remains current and provides appropriate direction for the future development of this area.</i></p>	Broome North District Development Plan is considered to have the same importance as the Airport Development Plan as it will provide higher level guidance for future development in a FDA.
72(d)	Throughout	Update all references to the ‘Browse Workers Accommodation Precinct’ to be ‘Strategic Browse Liquefied Natural Gas (LNG) Precinct’ and ‘Browse Workers Accommodation Village’ to ‘Workers Accommodation Area.’	Provides greater clarity and achieves consistency with Improvement Plan No. 37.

Submission No.	Figure	LPS Figure No.	Proposed Modification	Rationale
160	Figure	3	Amend Figure 3 to ensure the area covered by 'Medium Density' is consistent with LPS6.	The extent of the 'Medium density' area is incorrect. This relates to Scheme Amendment No. 36 to TPS4 which did not include the area contained East of Herbert Street, South of Frederick Street, West of the High School and Drainage Reserve and North of Anne Street.
44(b)	Figure	4	Remove the 'Conservation Investigation Area' from Country Downs Station.	Achieves consistency with current state level planning such as the draft Dampier Peninsula Planning Strategy (DPPS).
14	Figure	5	Remove Lot 1776 and 1224 Broome Road and Lot 1024 Locke Street from the 'Rural Living' area and colouring these lots grey.	Structure planning has not been completed for these lots and the Broome North District Development Plan contemplates densities up to R10.
86(b)	Figure	6	Amending figure to include DIA12 over Lot 512 Broome Road, Skuthorpe.	A third potential waste site has been identified and feasibility studies are being undertaken.
66(f)	Figure	7	Amend the legend to show the Broome Boulevard Shopping Centre as a 'Neighbourhood Centre' rather than a 'Large Local Centre.'	Terminology achieves consistency with State Planning Policy 4.2.
168	Figure	9	Amend Figure 9 to include a footnote that relates to the 'Leisure Tourism' precinct located adjacent to Port Drive stating: <i>'The extent of development within this precinct is subject to further investigation.'</i>	The 'Leisure Tourism' Precinct adjacent to Port Drive covers a large area which abuts the Wastewater Treatment Plant and is opposite the 'Industrial' zone. There may be potential land conflicts due to this location.
65(c)	Figure	10	Include Koel Park (Reserve 50256) and Brolga Park (Reserve 46104) as 'Local Parks' with a 300m radius surrounding them and amending McMahan to a 'Neighbourhood Park' with a 400m radius.	Reflects existing provision of Public Open Space.
172	Figure	10	Change Figure 10 to remove the 'Park' designation to the west and north of Broome North in accordance with the Broome North District Development Plan	The area identified as 'Park' in the northern part of Broome North is wrong – the figure shows the area identified under the DDP as 'Bush Living R2 – R10' being 'Park' and the area identified as ECC as developable.
1(i)	Figure	13	Remove the proposed southern section realignment of Kavite Road	This alignment is not supported by MRWA from a safety perspective.
154(a)	Figure	13	Amend Figure 13 by changing the annotation 'Grab Tree Road' to 'Crab Creek Road.'	The incorrect name has been used

Submission No.	Figure	LPS Figure No.	Proposed Modification	Rationale
44(a)	Figure	14	Amend the boundaries of the Priority 1 Drinking Water Source Area to reflect the <i>Broome Water Reserve Drinking Water Source Protection Plan (2012)</i> .	Achieves consistency with current state level water planning.
44(b)	Figure	14	Remove the 'Conservation Investigation Area' from Country Downs Station.	Achieves consistency with current state level planning such as the draft Dampier Peninsula Planning Strategy (DPPS).
58(d)	Figure	14	Amend figure to depict the extents of the Dampierland National Park as a Conservation Investigation Area, as per Map 6 in the publication <i>Nature Conservation Reserves in the Kimberley Western Australia</i> .	To identify areas that have been supported by Department of Parks and Wildlife for future conservations parks or reserves.
58(d)	Figure	14	Amend figure to depict the extents of the proposed Lake Louisa Conservation Park as a Conservation Investigation Area, as per the DEC map 'Lake Louisa Proposed Conservation Boundary' dated 14 September 2012.	To identify areas that have been supported by Department of Parks and Wildlife for future conservations parks or reserves.
58(d)	Figure	14	Amend figure to depict the extent of the Roebuck Bay Marine Park and Eighty Mile Beach Marine Park as per Department of Parks and Wildlife Mapping.	To identify the marine park areas in a similar fashion as the RAMSAR area.
58(d)	Figure	14	Amend map legend to include ' Marine Park '	To identify the marine park area in a similar fashion as the RAMSAR area.
96(l)	Figure	14	Amend Figure to depict the full extent of the proposed Edgar Range Nature Reserve as a 'Conservation Investigation Area', as depicted on the Department of Environment and Conservation mapping 19 January 2010.	The Edgar Range Nature Reserve was included in part in the draft LPS as a Conservation Investigation Area, however it is noted that the extents were incorrect. This is a drafting error and it is recommended that the correct extents be depicted.
98(b)	Figure	14	Rename from 'Natural Resource and Environmental Areas' to 'Environmental Areas.'	A separate Natural Resource Figure is proposed to be created.
144	Figure	14	Amend Figure to show the extents of the Bardi Jawi Indigenous Protected Area as an overlay.	The Bardi Jawi Indigenous Protected Area (IPA) was declared in May 2013 and is the first IPA within the Shire of Broome. It is considered appropriate to depict this area on the LPS Figure.

Submission No.	Figure	LPS Figure No.	Proposed Modification	Rationale
144	Figure	14	Add an 'Indigenous Protected Area' overlay into the Figure legend.	The Bardi Jawi Indigenous Protected Area (IPA) was declared in May 2013 and is the first IPA within the Shire of Broome. It is considered appropriate to depict this area on the LPS Figure.
44(a)	Figure	15	Amend the boundaries of the Priority 1 Drinking Water Source Area to reflect the <i>Broome Water Reserve Drinking Water Source Protection Plan (2012)</i> .	Achieves consistency with current state level water planning.
98(b)	Figure	15	Rename from 'Natural Resource and Environmental Areas – Townsite' to 'Environmental Areas – Townsite.'	A separate Natural Resource Figure is proposed to be created.
58(i)	Figure	16	Insert a new figure 16 – Aboriginal Heritage and include within this figure all sites within the Shire registered on the Department of Aboriginal Affairs Register of Places and Objects.	Provides clarity of known sites as these are important considerations in determination of development proposals.
84(dddd)	Figure	17	Insert DIA 11 – Manari Road – Rural Smallholdings	Mapping error. DIA 11 was left off the Figure.
86(b)	Figure	17	Amending figure to include DIA12 over Lot 512 Broome Road, Skuthorpe.	A third potential waste site has been identified and feasibility studies are being undertaken.
44(c)	Figure	(all)	Remove all reference to 'Multiple Use Environmental Cultural Corridors.'	Consistent with Department of Planning advice. Unnecessary duplication of matters covered under separate legislation.
136(u)	Figure	(all)	The Strategy Maps and Figures are updated to show the boundaries of DIA 2, 4, 5 amended so that they cover the correct land parcel.	Need to confirm the ILUA mapping layer as provided by Landgate is consistent with the mapping of DIAs 2, 4 and 5 in the LPS maps.
114(c)	Figure	14	LPS Figure 14 'Natural Resource and Environmental Areas' be amended to show the National Heritage Listing area as per the mapping provided by the Department of Sustainability, Environment, Water, Population and Communities dated 1 st September 2011.	The dinosaur track ways are within the recently declared West Kimberley National Heritage Listing. The boundary consists of the intertidal areas between the highest and lowest astronomical tide. It is appropriate this area be identified like the 'RAMSAR area' in Figure 14 'Natural Resource and Environmental Areas'.

Submission No.		LPS Map No.	Proposed Modification	Rationale
44(a)	Map	1	Amend the boundaries of the Priority 1 Drinking Water Source Area to reflect the <i>Broome Water Reserve Drinking Water Source Protection Plan (2012)</i> .	Achieves consistency with current state level water planning.
44(b)	Map	1	Remove the 'Conservation Investigation Area' from Country Downs Station.	Achieves consistency with current state level planning such as the draft Dampier Peninsula Planning Strategy (DPPS).
58(d)	Map	1	Amend map to depict the extents of the Dampierland National Park as a Conservation Investigation Area, as per Map 6 in the publication <i>Nature Conservation Reserves in the Kimberley Western Australia</i> .	To identify areas that have been supported by Department of Parks and Wildlife for future conservations parks or reserves.
58(d)	Map	1	Amend map to depict the extent of the Roebuck Bay Marine Park and Eighty Mile Beach Marine Park as per Department of Parks and Wildlife Mapping.	To identify the marine park areas in a similar fashion as the RAMSAR area.
58(d)	Map	1	Amend map to depict the extents of the proposed Lake Louisa Conservation Park as a Conservation Investigation Area, as per the DEC map 'Lake Louisa Proposed Conservation Boundary' dated 14 September 2012.	To identify areas that have been supported by Department of Parks and Wildlife for future conservations parks or reserves.
58(d)	Map	1	Amend map legend to include 'Marine Park'	To identify the marine park area in a similar fashion as the RAMSAR area.
96(l)	Map	1	Amend Map to depict the full extent of the proposed Edgar Range Nature Reserve as a 'Conservation Investigation Area', as depicted on the Department of Environment and Conservation mapping 19 January 2010.	The Edgar Range Nature Reserve was included in part in the draft LPS as a Conservation Investigation Area, however it is noted that the extents were incorrect. This is a drafting error and it is recommended that the correct extents be depicted.
144	Map	1	Amend Map to show the extents of the Bardi Jawi Indigenous Protected Area as an overlay.	The Bardi Jawi Indigenous Protected Area (IPA) was declared in May 2013 and is the first IPA within the Shire of Broome. It is considered appropriate to depict this area on the LPS Figure.

Submission No.		LPS Map No.	Proposed Modification	Rationale
144	Map	1	Add an 'Indigenous Protected Area' overlay into the Map legend.	The Bardi Jawi Indigenous Protected Area (IPA) was declared in May 2013 and is the first IPA within the Shire of Broome. It is considered appropriate to depict this area on the LPS Figure.
44(a)	Map	2	Amend the boundaries of the Priority 1 Drinking Water Source Area to reflect the <i>Broome Water Reserve Drinking Water Source Protection Plan (2012)</i> .	Achieves consistency with current state level water planning.
58(d)	Map	2	Amend map to depict the extent of the Roebuck Bay Marine Park and Eighty Mile Beach Marine Park as per Department of Parks and Wildlife Mapping.	To identify the marine park area in a similar fashion as the RAMSAR area.
58(d)	Map	2	Amend map legend to include 'Marine Park'	To identify the marine park area in a similar fashion as the RAMSAR area.
86(b)	Map	2	Amending map to include DIA12 over Lot 512 Broome Road, Skuthorpe.	A third potential waste site has been identified and feasibility studies are being undertaken.
174	Map	2	Include an arrow from the text 'Coconut Well'	12 Mile Horticultural' and 'Skuthorpe Horticultural' are shown as descriptors on this map with an arrow identifying their location. This should also apply to 'Coconut Well.'
1(c)	Map	3	Amend the alignment of the 'Proposed Short Term Road' to connect to Spoonbill Avenue.	More appropriate alignment as the development of Stage 17A of Roebuck Estate has rendered the original connection unviable.
5	Map	3	Amend Map to depict the correct cadastral boundaries and classifications as specified in Amendment No. 65 to TPS4.	Consistent with TPS4 and Scheme Amendment No. 65
14	Map	3	Depict Lot 1776 and 1224 Broome Road and Lot 1024 Locke Street as 'Future Development Area 1' rather than 'Rural Living.'	Consistent with TPS4 and Broome North DDP.

Submission No.		LPS Map No.	Proposed Modification	Rationale
32	Map	3	Amend the classification of Lot 477 Djiagween Road, Djugun (Bilingurr Community) and Lot 2242 Broome Road (Nillir Irbanjin Community) from 'Future Development Area' to 'Aboriginal Settlement'.	Consistent with TPS4 and proposed zoning under LPS6.
37	Map	3	Designate all lots contained within the area bounded by Coghlan Street, Napier Terrace, Bagot Street, Broome Road and Frederick Street including Lots 627 & 636 Napier Terrace and Lot 705, Lot 706 and Lot 707 Coghlan Street and Lot 1 and Lot 14, No. 4 MacPherson Street and Lot 2, Lot 3, Lot 4 and Lot 5, No. 2A MacPherson Street to 'Town Centre' classification.	Reflects current land usage and provides for transitional area between Chinatown and Large Format Retail as per the Shire's <i>Local Housing Strategy 2009</i> .
65(b)	Map	3	Depict the subdivision layout proposed on Sheet 2 of DP 70556 (Stage 15A of Roebuck Estate, WAPC Ref: 142051) as 'Residential' and Road Reserve, with the balance of the land to remain within 'Future Development Area 4'.	Reflects approved subdivision layout.
65(e)	Map	3	Depict the configuration of the 'Western Triangle' subdivision (WAPC Ref: 143749) as 'Residential,' 'Road Reserve' and 'Park' as depicted on the approved plan of subdivision.	Reflects approved subdivision layout.
84(xxx)	Map	3	Amend map to show the FDA1 boundary to include all area shown as 'Future Development Area' in Precinct 11 which is included in the Broome North District Development Plan, excluding the area contained within Local Development Plan Stage 1.	Mapping error.
136(q)	Map	3	Amend Map 3 of the Local Planning Strategy to show Lot 527 Fairway Drive as 'Future Development Area.'	This classification is inconsistent with the current TPS4 zoning and Broome North District Development Plan.
136 (r)	Map	3	Amend Map 3 to show Lot 3128 Coucal Street and Lot 3129 Coucal Street as 'Future Development Area' with a notation 'FDA6'.	This area is proposed to be zoned 'Development' under LPS6.

Submission No.		LPS Map No.	Proposed Modification	Rationale
136(v)	Map	3	Amend Strategy Map 3 to add the notation 'FDA5' to Lot 3144 Dora Street and 3143 Dickson Drive.	To be consistent with the numbering of other FDAs it is recommended that this area be shown on Strategy Map 3 of the LPS as 'FDA5.'
175	Map	3	Amend Map to designate a portion of the race course site as 'Tourism'.	Investigations are currently in train for the establishment of an eco-tourism facility within the race course lease area. Therefore it is appropriate to include this in the 'Tourism' classification.
176	Map	3	Amend the legend to replace ' <i>Aboriginal Settlement</i> ' with ' <i>Settlement</i> ' and replace ' <i>Cultural and Natural Resource Use</i> ' with ' <i>Environmental Cultural Corridor</i> .'	Map legend is not consistent with text.
136(u)	Map	(all)	the Strategy Maps and Figures are updated to show the boundaries of DIA 2, 4, 5 amended so that they cover the correct land parcel.	Need to confirm the ILUA mapping layer as provided by Landgate is consistent with the mapping of DIAs 2, 4 and 5 in the LPS maps.
44(c)	Map	(all)	Remove all reference to 'Multiple Use Environmental Cultural Corridors.'	Consistent with Department of Planning advice. Unnecessary duplication of matters covered under separate legislation.

Submission No.	LPS Section – Part 2	Proposed Modification	Rationale
72(b)	1.6	<p>1.6 - Amend dot point 2 to state:</p> <p><i>The medium to long term development of on-shore processing facilities near James Price Point, 60 kilometres north of Broome, which will likely require a maximum workforce of around 6,000 persons. It is estimated that a permanent workforce of between 400 and 600 will be accommodated in the region.</i></p>	Updates to reflect changed timeframe for implementation.
136(c)	1.7	<p>Subject to confirmation of terminology and details, insert a new Section 1.7 – Native Title, as follows:</p> <p><i>Within the Shire of Broome there are numerous Native Title holders and claimant groups. To date, determinations have been made in relation to the Yawuru (Rubibi), Bardi Jawi , Karajarri, and Nyangumarta-Karajarri people. There are a number of undetermined claims within the Shire.</i></p> <p><i>The Native Title Act 1993 contains future act provisions which apply in areas subject to a registered Native Title claim where determination has not yet been made or compensation provided. Anyone who wishes to undertake development in such areas must comply with the future act provisions of the Native Title Act 1993.</i></p> <p><i>Where Native Title has been determined, it may be extinguished on freehold and other lands. Compensation is provided in the form of either land or money, and can be formalised through the creation of Indigenous Land Use Agreements (ILUAs). Where it has not been extinguished, such as on Unallocated Crown Land, the relevant Traditional Owners may be granted ownership of the land or joint vesting through Management Orders and therefore have the opportunity to appropriately manage and care for these landholdings. In areas where Native Title has been extinguished, development must still comply with the provisions of the Aboriginal Heritage Act 1972.</i></p>	To insert text more reflective of the fact that some Native Title claims have been determined within the Shire of Broome and provides information on the Native Title process and how it affects land tenure.

Submission No.	LPS Section – Part 2	Proposed Modification	Rationale
84(nnnn)	5.5	<p>Section 5.5 Delete the final sentence and replace with:</p> <p><i>The principles of the 2007 Strategy remain valid however the detail may require revision, such as the inclusion of new local centres proposed in Broome North.</i></p>	<p>Acknowledges that future local centres are planned for Broome North and have been supported through the District Development Plan.</p>
181	6.1.2	<p>Amend page 29 so that the population scenarios are reworded to outline that whilst there is a delay in the development of the Browse LNG Precinct the relevant scenario projections may still be relevant in future scenario planning.</p>	<p>These projections take account of the development of the Browse LNG Precinct near James Price Point as it could have a dramatic impact on the future population of Broome. While there is a delay these projections were based on scenario planning. The precinct could still go ahead and it is likely that this will only cause a shift in when scenario 3 and 4 will apply.</p>
98(c)	6.3.8	<p>Include within Section 6.3.8 – Basic Raw Materials relevant information as contained within submission 98(c) from the Department of Mines and Petroleum.</p>	<p>It is considered important to supply background information pertaining to regional geology and the presence of mineral resources within the Shire of Broome to inform the local planning framework.</p>
23(k).	7.12.5	<p>Include within Section 7.12.5 – Water relevant information as contained within submission 23(k) from the Department of Water.</p>	<p>To ensure efficient water usage is addressed, further to sections 2.4.11 and 2.4.12 of LPS. It is considered this information is relevant background information and should be included in Part 2 of the LPS.</p>

Submission No.	Scheme Text – Clause No.	Proposed Modification	Rationale
182	1.3	Delete Clause 1.3 and replace with the following: <i>The Scheme applies to the Scheme area which covers all of the local government district of the Shire of Broome shown on the Scheme Map and includes offshore islands.</i>	To clarify that the Scheme incorporates the offshore islands
84(c)	2.3	Delete '11.2' and replace with '10.2'	Original referred to incorrect Clause.
84(d)	3.3.2(a)	Delete '11.2' and replace with '10.2'	Original referred to incorrect Clause.
184	3.4.2	Insert new sub-clause 3.4.2(h) to state: <i>(h) Ensure drainage infrastructure does not adversely impact on water quality and cause degradation through discharge and / or drainage outlets.</i>	Drainage infrastructure will have to occur in the coastal reserve and it will be important there is no adverse impact to the natural environment or receiving waters.
185	3.4.2	Modify clause 3.4.2 to delete sub clause (f) which states the following: <i>Ensure any development is in accordance with the Park Management Plan.</i>	The Park Management Plan is the title given to the joint managed Yawuru areas. This is not considered to be part of the local government planning framework as these documents relate primarily to operational matters. Therefore it is recommended that this sub clause be deleted.
183	3.4	Amend Clause 3.4 to state: <i>To recognise and protect the environmental integrity, Aboriginal culture and heritage and landscape significance of the coastal foreshore and immediate hinterland. Notwithstanding anything in the Scheme or on the Scheme Maps the 'Coastal' Reserve extends seaward to the Low Water Mark and includes the off shore islands.</i>	It is also recommended that Clause 3.4 be amended to clarify the extent of the 'Coastal' Reserve.

Submission No.	Scheme Text – Clause No.	Proposed Modification	Rationale
186	3.6.2	At the end of the sentence replace “drainage facilities” with: <i>to provide for drainage areas that incorporate water sensitive urban design principles.</i>	Reserves incorporating a drainage function are required to incorporate water sensitive urban design principles.
187	3.7.2	Amend clause 3.7.2(a) (xv) to read as follows: <i>“Overnight accommodation for airport management and maintenance staff.”</i>	Clarifying that accommodation is for airport staff rather than general residential accommodation.
66(b)	3.7.3	Replace ‘3.8.2’ with ‘3.7.2.’	Original referred to incorrect Clause.
106(b)	4.3.2(a)	Amend the Subclause (a) to state the following: <i>(a) provide an area within a rural environment where more intensive subdivision may be permitted to provide for uses such as small scale rural pursuits and rural industries, horticulture, small scale aquaculture, home businesses, bed and breakfast accommodation and private recreation.</i>	Provides clarity that horticulture is a use that is desirable within the ‘Rural Residential’ zone.
119(e)	4.3.2(b)	Amend Clause 4.3.2(b) to state: <i>(b) retain the visual and environmental amenity of the rural landscape in a manner consistent with a rural environment.</i>	SPP2.5 refers to the ‘visual and environmental amenity of the rural landscape’ which is considered to encompass the environmental considerations within a rural residential area. It will be recommended that the sub-clause be amended to reflect this.
188	4.4.2	Amend Clause 4.4.2(b) to read as follows: <i>Encourage development in accordance with the development strategy and relevant design guidelines.</i>	The ‘Town Centre’ zoning is now extending beyond Chinatown, therefore the reference to Chinatown should be removed.
98(e)	4.12.2(a)	Add the words ‘mineral and’ between the words ‘of’ and ‘natural’	Clarifies that this objective refers to mineral resources as well as other natural resources.

Submission No.	Scheme Text – Clause No.	Proposed Modification	Rationale
189	4.15	Amending Clause 4.15(c) to read as follows: <i>Providing for a mix of land uses typically found in Aboriginal Settlements, including light industrial, tourism, residential, commercial, community, recreation and public utility; protecting sensitive areas such as No Go areas and drinking water source protection areas from inappropriate development.</i>	To clarify that ‘Settlement’ zones also include industrial and tourism uses and to be consistent with the WAPC Guidelines for Layout Plans.
214	4.30.1	Amend Clause 4.30.1(c) to read as follows: <i>Within the Town Centre zone residential development may be undertaken to a density coding of R50 in accordance with the Residential Design Codes.</i>	To be consistent with the Scheme Maps, the density is R50. Clause needs to be reworded for clarity.
84(l)	4.30(d)	Insert ‘ <i>unless provided for in an adopted Development Strategy</i> ’ at the end of the Clause.	Recognises that the Chinatown Development Strategy identifies specific sub-precincts for ‘residential/short term accommodation.’
215	4.31.1	Amend Clause 4.31.1(c) to read as follows: <i>Within the ‘Local Centre’ zone residential development may be undertaken to a density coding of R50 in accordance with the Residential Design Codes.</i>	To be consistent with the Scheme Maps, the density is R50. Clause needs to be reworded for clarity.
38 (f)	4.32.3(a)	Amend Clause to state the following: <i>Residential development within the ‘Mixed Use’ zone shall be developed to a maximum density of R40 Residential Design Code unless otherwise indicated on the Scheme Maps.</i>	Some portions of the ‘Mixed Use’ zone already have other codings under TPS 4.
216	4.32.3	Amend Clause 4.32.3(b) to read as follows: <i>Notwithstanding anything with the Scheme and Table 1, new residential development including ‘holiday homes – standard’ or ‘holiday homes – large’ is not permitted unless located above or behind existing or new commercial development.</i>	To clarify that development of holiday homes (which by definition is a ‘dwelling’) does not constitute commercial development.

Submission No.	Scheme Text – Clause No.	Proposed Modification	Rationale
217	4.34.2	<p>Include new Clause 4.34.2 (b) to read as follows:</p> <p><i>The Council will not support subdivision within the Broome Road Industrial Area unless the subdivision is in accordance with an endorsed Structure Plan or the plan included in Schedule 12 – Structure Plan Areas, or considered to be a minor subdivision or boundary realignment.</i></p>	To clarify that subdivision within the Broome Road Industrial Area should be guided by a structure plan.
107(b)	4.36	<p>Insert a new Clause 4.36.3 to state:</p> <p><i>Notwithstanding the provisions of the zoning table, ‘Tourist Development’ and ‘Tourist Development – Low Impact’ will not be permitted unless a local development plan has been prepared.</i></p>	It is considered necessary to do more detailed planning for these types of development within rural area.
107(b)	4.38	<p>Insert a new Subclause 4.38.1(d) to state:</p> <p><i>Notwithstanding the provisions of the zoning table, ‘Tourist Development’ and ‘Tourist Development – Low Impact’ will not be permitted unless a local development plan has been prepared.</i></p>	It is considered necessary to do more detailed planning for these types of development within rural area.
218	4.39.1	<p>Amend Clause 4.39.1 (a) and (b) to read as follows:</p> <p><i>(a) Development and land use is not permitted unless a layout plan or local development plan has been approved for the entire site or that part of the site on which the development or use is proposed.</i></p> <p><i>(b) The Council may relax the requirement for a layout plan or local development plan, prior to the issue of planning approval for a development, where the Council considers the proposed development represents a minor extension to an existing land use or building or a minor additional land use or minor land use change.</i></p>	It is considered that preparation of a structure plan to undertake a ‘low-impact tourism development’ is too detailed for low-scale development and instead development should be guided by a local development plan.

Submission No.	Scheme Text – Clause No.	Proposed Modification	Rationale
219	4.40.1(a)	Amend Clause 4.40.1 (a) to read as follows: <i>Development shall be consistent with any relevant endorsed development strategy and any relevant design guidelines.</i>	There are some sites zoned Tourist which are outside of the Cable Beach Precinct. Amending this clause will allow for adoption of a development strategy for the areas outside of the Cable Beach precinct.
220	4.40.1(b)	Amend Clause 4.40.1 (b) to read as follows: <i>Council may require the preparation and adoption of a local development plan prior to considering a development application, or making a recommendation to the Commission regarding the application for approval of subdivision or strata subdivision of land, unless the development or subdivision is minor.</i>	It is considered that preparation of a structure plan to undertake a tourism development is too detailed and instead development should be guided by a local development plan. It is also recommended that this apply generally to development or redevelopment.
221	4.40.2(b)	Amend Clause 4.40.2 (b) to read as follows: <i>Council will not support subdivision and strata titling of land within the 'Tourist' zone unless it is consistent with the relevant design guidelines, any relevant local development plan, any other relevant plan or strategy endorsed by the Council and, where necessary, the Commission.</i>	It is considered that preparation of a structure plan to undertake a tourism development is too detailed and instead development should be guided by a local development plan.
84(t)	5.2.1	Delete this Clause and renumber subsequent clauses.	Definition of the Residential Design Codes is supplied in Schedule 1. Achieves consistency with the WA Model Scheme Text.
84(u)	5.3.1(a)	Delete 'Part 7' and replace with 'Part 5.'	Refers to correct section of LPS6.
222	5.3.4	Delete Clause 5.3.4. and renumber subsequent clauses.	The definition of open space in the new R-Codes has changed and therefore this regional variation is no longer required.
84(w)	5.4.3(a)	Delete '11.2' and replace with '10.2.'	Original referred to incorrect clause.
84(x)	5.5.2	Delete '10.4' and replace with '9.4'	Original referred to incorrect clause.

Submission No.	Scheme Text – Clause No.	Proposed Modification	Rationale
223	5.7.4.1(d)	Amend Clause 5.7.4.1 (d) to state: <i>Landscaping of external parking areas to reduce the heat retention of paved areas is to include landscaping in the form of shade trees at the rate of every 4 consecutive bays or 12 metres, whichever is the lesser.</i>	To clarify the spacing of trees to provide adequate shade in parking areas within Broome.
224	5.8.1	Amend Clause 5.8.1 to read as follows: <i>All commercial, tourist and industrial developments are to make provision onsite for storage areas, bin areas and general service areas for loading and unloading of goods and these areas must be screened from view of any street. The service area and associated service vehicle movement should not conflict with on site parking and manoeuvring of staff and patron vehicles.</i>	Service areas often have a negative visual impact and therefore it should be established in the Scheme that they are screened from view of any street.
225	5.10.2	Amend Clause 5.10.2 to read as follows: <i>Where development is proposed that requires access to roads under the control of local government the local government may control the location, number, size and construction standards of local roads. Controlled access will apply to arterial roads shown on the Scheme Maps.</i>	To clearly define which roads controlled access will be applicable to.
104(e)	5.11.2	Include the following at the end of the Clause: <i>‘with the exception of Lot 451 Hamersley Street where the wall height shall not exceed 6.5 metres and the building height must not exceed 10.5 metres’</i>	Consistent with TPS4. Provision was omitted in error.
226	5.16.1	Amend Clause 5.16.1 to read as follows: <i>Notwithstanding any other provision of the Scheme, the wrecking of any derelict, damaged and unserviceable vehicle on, or the storage of any such vehicle within privately owned land is prohibited within the scheme area unless it is approved as ‘Motor Vehicle and/or Marine Wrecking’ or where it is stored within an approved outbuilding or provided with screening and is not visible from the street or adjoining property.</i>	Storage of derelict vehicles can have a negative impact on amenity and therefore should not be visible from streets or adjoining properties unless a planning approval has been received for that use.
84(z)	5.17.1	Delete ‘10.2’ and replace with ‘8.1’	Original referred to incorrect clause.

Submission No.	Scheme Text – Clause No.	Proposed Modification	Rationale
227	5.21.1(a)	Amend Clause 5.21.1(a) to read as follows: <i>'are limited to one caretaker's dwelling per lot and are not permitted on lots within a strata scheme'.</i>	To provide clarity that caretaker's dwelling does not pertain to strata units.
228	5.22.1	Amend Clause 5.22.1 to state: <i>In addition to any requirements which may be imposed as conditions of planning approval, construction sites are to be managed so as to minimise soil erosion or the degradation of any water resource due to the action of wind or water and protect as far as practicable, the natural resource values of the site and of the adjacent area. Native vegetation cleared on sites shall be mulched and redistributed on site.</i>	Detail in mulching sites: clearing of vegetation should be mulched and redistributed on site during construction. This is an effective method of erosion control.
229	5.23.1	Amend Clause 5.23.1 to read as follows: <i>Community living development will not be permitted unless a layout plan or local development plan has been adopted by council which includes the site for which the community living development is proposed.</i>	The definition of community living can include aboriginal and non-aboriginal development, under SPP Layout Plans can only be prepared for Aboriginal Settlements. Therefore if non-aboriginal community living is proposed it is recommended that it be guided by a Local Development Plan.
230	5.25.1(c)	Amend Clause 5.25.1(c) to state: <i>(c) Key opportunities and constraints of the structure plan area including landform, topography, hydrology (including depth to water table), hydraulic processes, landscape, threatened fauna, vegetation (including declared rare flora), Threatened Ecological Communities, soils, conservation and heritage values, ownership, land use, roads, and services;</i>	Include 'hydraulic processes' to consider the natural drainage channels and natural outlets. The description relating to vegetation needs to include Threatened Ecological Communities (TEC). The Shire has a minimal amount of Declared Rare Flora (DRF). TECs and DRF have an equal amount of protection under the <i>Environmental Protection and Biodiversity Conservation Act 1999</i> . Therefore the Clause should include both not just DRF.

Submission No.	Scheme Text – Clause No.	Proposed Modification	Rationale
84(mm)	5.27.5	Insert new clause 5.27.5 to state: <i>A departure from, or alteration to, a structure plan which is listed in Schedule 12, or addition of an endorsed structure plan to Schedule 12, shall not result in an amendment to the Scheme.</i>	To clarify that scheme amendments are not required when structure plans and local development plans are created or updated.
231	5.31.8	<ul style="list-style-type: none"> i. Amend LPS6 Clause 5.31.8 (k) to state: <i>Local Water Management Strategy</i> ii. Amend clause 5.31.8 and insert (l): <i>(l) landscape visual analysis</i> iii. Amend clause 5.31.8 and renumber (k) to (m) 	Development pertaining to low impact tourism may occur in a natural environment that warrants particular attention being given to landscape impact and stormwater management. Therefore this clause should include additional matters.
84(mm)	5.31.11	Insert new clause 5.31.11 to state: <i>A departure from, or alteration to, a local development plan which is listed in Schedule 13, or addition of an endorsed local development plan to Schedule 13, shall not result in an amendment to the Scheme.</i>	To clarify that scheme amendments are not required when structure plans and local development plans are created or updated.
84(ee)	5.31	Delete all references to ‘Area Specific Plans’ and replace with ‘Local Development Plans.’	Achieves consistency with terminology used in <i>State Planning Policy 3.1 – Residential Design Codes</i> .
66(c)	6.2.2.2	Remove reference to ‘Schedule 17’ and ‘Schedule 18.’	These Schedules do not contain Australian Noise Exposure Forecast contour maps or Obstacle Limitation Surface Plans for the new airport and will be updated when these plans become available.
232	6.2.3.2(c)	Amend Clause 6.2.3.2 (c) to state: <i>The local government shall not approve applications for approval of development until it has consulted with the Water Corporation, Department of Environment Regulation, and Department of Water and the Environmental Protection Authority for consideration of the offsite impacts and any conditions to be imposed on approval.</i>	Wastewater treatment plants are licensed through the Department of Regulation and Department of Water. These agencies should be included in this section.

Submission No.	Scheme Text – Clause No.	Proposed Modification	Rationale
233	6.2.3.4(b)	Replace “ Department of Environment ” with ‘ Department of Environment Regulation and Department of Water ’	A wastewater treatment plant is licensed through both the Department of Regulation and Department of Water. These agencies should be included in this section.
84(gg)	6.2.3.5(a)(i)	Insert the word ‘sensitive’ in front of the words ‘land uses’	Clarifies that some types of land uses may not be adversely affected by noise.
234	6.2.4.1	Amend clause 6.2.4.1 to state: <i>To minimise flood damage, ensure off-site impacts on adjoining land and receiving water bodies is limited, and to manage drainage for development.</i>	It is also important to minimise off-site impacts on adjoining land and discharge to receiving water bodies.
235	6.2.5.1	Amend clause 6.2.5.1 to state: <i>To control land use and development which has the potential to adversely impact or prejudice the quality of water supplies for public use. To ensure the quality of public drinking water is protected from contamination from inappropriate land use or development and to ensure off-site impacts from stormwater are appropriately managed.</i>	Objective needs to include the potential of off-site impacts in particular from stormwater management.
236	6.2.5.3(f)	Amend clause 6.2.5.3 (f) to state: <i>The requirements of the Commission and any advice received from the Department of Water and Department of Environment Regulation.</i>	Department of Environment Regulation is also considered to be a relevant referral agency.
237	6.2.6.1	Amend clause 6.2.6.1 to state: <i>To control the extent of development to ensure that drainage provisions are adequately accommodated, and that any off-site impacts of development do not adversely affect the recharge area.</i>	The objective should include that off-site impacts do not adversely affect the recharge area.

Submission No.	Scheme Text – Clause No.	Proposed Modification	Rationale
58(g)	6.2.7	<p>Clause 6.2.7</p> <ul style="list-style-type: none"> · Rename Wetlands Protection Areas – SCA7 to “Landscape Protection Areas – SCA7” · Delete entire clause 6.2.7 and replace with the following: <p>6.2.7 Landscape Protection Areas (SCA 7)</p> <p>6.2.6.1 Objective:</p> <p><i>(a) To ensure that landscape protection areas are preserved and conserved in recognition of their environmental and ecological importance.</i></p> <p><i>(b) Landscape protection areas include the following:</i></p> <ul style="list-style-type: none"> <i>i. Monsoon Vine Thickets</i> <i>ii. RAMSAR sites</i> <p>6.2.7.2</p> <p><i>(a) A person must not fill, clear, drain or carry out earthworks, construct any building or levee, damage a tree, shrub, or indigenous vegetation, on land within a Landscape Protection Area except with the prior approval of Council.</i></p> <p><i>(b) A person must not fill, clear, drain or carry out earthworks , construct any building or levee, damage a tree, shrub, or indigenous vegetation, on land which has the potential for the off-site impacts to effect the Landscape Protection Area except with the prior approval of Council.</i></p> <p>6.2.7.3</p> <p><i>(a) If land the subject of a development application includes land in a Landscape Protection Area and other land outside that area the development shall, wherever possible, be carried out on that part of the land which is not within the area.</i></p> <p><i>(b) The Council shall not support a subdivision application unless each allotment to be created for the purpose of the erection of a building is</i></p>	To capture those mapped areas being monsoon vine thickets and RAMSAR and provide relevant provisions to allow detailed consideration at development application stage.

Submission No.	Scheme Text – Clause No.	Proposed Modification	Rationale
		<p><i>outside the Landscape Protection Area.</i></p> <p>6.2.7.4 The Council may grant planning approval for development on land within (wholly or partly) the Landscape Protection Area where it is satisfied that:</p> <p>(a) the characteristics of the land, where the development is proposed, are different from the general characteristics on which the delineation of the special control area was based; and</p> <p>(b) there are no other reasonable or practical alternatives in the circumstances.</p> <p>6.2.7.5 The Council shall not grant planning approval for development on land within a Landscape Protection Area unless it is satisfied that:</p> <p>(a) the development is essential for the reasonable economic use of the land, the provision of utility services or to reduce the risk of bushfires; and</p> <p>(b) the development is proposed to be carried out in a manner which minimises:</p> <ul style="list-style-type: none"> i. visual and scenic impact; and ii. the risk of soil erosion (including erosion by wind); and iii. the risk of water pollution, through increased siltation or otherwise; and iv. the destruction of rare or locally important vegetation systems; and <p>(c) appropriate measures are proposed to retain parts of existing vegetation or to create offsets at the rate of two to one.</p> <p>6.2.7.6 The Council may require that a statement of environmental effects be prepared to accompany a development application for development within a Landscape Protection Area or development within proximity to a Landscape Protection Area that has the potential to create off site impacts. To enable the Council to consider fully the environmental effects of the</p>	

Submission No.	Scheme Text – Clause No.	Proposed Modification	Rationale
		<p><i>proposed development the statement of environmental effects should include:</i></p> <p><i>(a) A full description of the proposed development.</i></p> <p><i>(b) A statement of the objectives of the proposed development.</i></p> <p><i>(c) A full description of the existing environment likely to be affected by the proposed development if carried out.</i></p> <p><i>(d) An identification and analysis of the likely interactions between the proposed development and the environment.</i></p> <p><i>(e) An analysis of the likely environmental impacts or consequences of carrying out the proposed development, including the effect on:</i></p> <ul style="list-style-type: none"> <i>i. the growth of endemic plant communities;</i> <i>ii. the survival of native wildlife populations;</i> <i>iii. the provision and quality of habitats for both native and migratory species; and</i> <i>iv. the surface and groundwater characteristics of the site on which the development is proposed to be carried out and of the surrounding area, including acidity, salinity and water quality.</i> <p><i>(f) Whether adequate safeguards and rehabilitation measures have been, or will be, taken to protect the landscape protection area.</i></p> <p><i>(g) Any feasible alternatives to the carrying out of the proposed development and the reasons for choosing the latter.</i></p> <p><i>(h) The consequences of not carrying out the proposed development.</i></p> <p><i>(i) Details of any landscape protection areas surrounding the land to which the development application relates and the appropriateness of imposing conditions requiring the carrying out of works to preserve or enhance the value of those surrounding areas.</i></p> <p>6.2.7.7 <i>Council may consult with the Department of Environment Regulation, the Department of Water and the Water Corporation in regard to any proposal that may have environmental impact.</i></p>	

Submission No.	Scheme Text – Clause No.	Proposed Modification	Rationale
149(d)	7.1.7	<p>Recommend that additional clause 7.1.7 be included in LPS6 to state the following:</p> <p>Notwithstanding the above clauses, the Shire of Broome’s Municipal Inventory will form the heritage list until a separate list is prepared and adopted under this Part.</p>	<p>TPS4 currently has provisions which details that the MI forms the heritage list. LPS6 is based on the MST and requires that a separate list is adopted. It is recommended that saving provisions are included to ensure adequate protection of heritage buildings until the heritage list is adopted.</p>
238	8.2.1(b)	<p>Amend LPS6 clause 8.2.1 (b) to read as follows:</p> <p><i>The erection on a lot, a strata and survey strata lot within the Residential, Settlement, Rural Residential and Development zones of a single house including any extension, ancillary outbuildings, external fixture and swimming pools, except where -</i></p> <ul style="list-style-type: none"> <i>i. the proposal requires the exercise of a discretion by the local government under the Scheme to vary the provisions of the deemed-to-comply provisions of the Residential Design Codes;</i> <i>ii. the development will be located in a heritage area designated under the Scheme;</i> <i>iii. the development is inconsistent with an adopted Local Planning Policy;</i> <i>iv. the development is inconsistent with an approved structure plan and an adopted and endorsed Layout Plan or Local Development Plan; or</i> <i>v. ancillary accommodation is part of any development</i> 	<p>It is recommended that Rural Residential be included within this sub-clause to exempt compliant single houses, outbuildings, etc from the need to obtain planning approval.</p> <p>Changes are also recommended to be consistent with the new R-Codes .</p>
239	8.2.1(i)	<p>Amend clause 8.2.1 to include an additional subclause (i) to state the following:</p> <p><i>(i) any minor development as defined in an adopted Local Planning Policy.</i></p>	<p>To provide the ability for an adopted Local Planning Policy to exempt minor forms of development as was provided for in Town Planning Scheme 4.</p>

Submission No.	Scheme Text – Clause No.	Proposed Modification	Rationale
240	9.2.1(b)	Amend clause 9.2.1 (b) to read as follows: <i>plans, elevations and sections to be of a scale not less than 1:100 of any building proposed to be erected or altered and of any building it is intended to retain;</i>	To clarify that plans are to be to scale
241	10.2.1(m)	Amend LPS6 clause 10.2.1 (m) to state: <i>whether the land to which that application relates is unsuitable for the proposal by reason of it being, or being likely to be, subject to flooding, tidal inundation, subsidence, landslip, bush fire, Acid Sulphate Soils or any other risk</i>	Include Acid Sulphate Soils as a risk factor.
242	10.2.1(w)	Amend LPS6 Clause 10.2.1 (w) to state: <i>whether the proposal is likely to cause soil erosion, land degradation, or adversely impact on water quality.</i>	Include water quality as an environmental factor which could be adversely affected by development.
84(kk)	10.2.1	<p><i>i.</i> Insert new sub-clause (bb) as follows:</p> <p style="text-align: center;"><i>any adopted structure plan or local development plan.</i></p> <p><i>ii.</i> Re-number all subsequent clauses</p>	Clarifies that these planning instruments are matters to be considered by the Shire when determining Planning Applications.
58(g)	10.2	<p><i>i.</i> Include a new subclause 10.2.1 (x) to state the following:</p> <p style="text-align: center;"><i>“Any off-site impacts that have an effect on Special Control Area 7 – Landscape Protection Areas”</i></p> <p><i>ii.</i> Re-number all subsequent clauses</p>	Special Control Area 7 (SCA7) – Landscape Protection Areas, may be impacted by adjoining or nearby development. Therefore, it is reasonable to include in clause 10.2 a requirement to consider the impact of any proposed development on this ‘Special Control Area’

Submission No.	Schedule	Scheme Schedule No.	Proposed Modification	Rationale
84(i)	Schedule	1	<p>Include the following definitions in Part 2 – Land Use Definitions:</p> <p><i>“Industry - Hazardous” means an industry which, when in operation and when all measures proposed to minimise its impact on the locality have been employed (including measures to isolate the industry from existing or likely future development on other land in the locality) would pose a significant risk in relation to the locality, to human health, life or property, or to the biophysical environment. Examples of such industry include oil refineries and chemical plants but would generally exclude light, rural or service industries.</i></p> <p><i>“Industry - Noxious” means an industry which is subject to licensing as “Prescribed Premises” under the Environmental Protection Act 1986.</i></p>	Uses are explicitly excluded from ‘Industry – General’ definition. As they are referenced in Clause 4.8.2 they require definition.
97(g)	Schedule	1	<p>Include the following in Part 2 – Land Use Definitions:</p> <p><i>“Tourist Development – Low Impact” means development predominantly of a tourist nature for the accommodation of short stay guests that has been designed in such a manner to have minimal impact on the natural environment.</i></p>	Clarifies that low impact tourist development is a distinct land use.
97(g)	Schedule	1	Delete from Part 1 – General Definitions of Schedule 1 ‘Low Impact Tourist Development.’	This is now a land use definition.
98(a)	Schedule	1	Delete ‘Industry – Mining’ from Part 2 – Land Use Definitions.	Use is to be removed from Table 1 as is exempt from planning approval under the <i>Mining Act 1978</i> and therefore is no longer required to be included in Schedule 1 - definitions.

Submission No.	Schedule	Scheme Schedule No.	Proposed Modification	Rationale
119(k)	Schedule	1	<p>Delete the definition of 'Storage' from Part 2 of Schedule 1 of LPS6 and replace with:</p> <p><i>'Storage Facility / Depot, / Laydown Area,' to be defined as:</i></p> <p><i>any land, buildings or other structures used for the storage of goods including salvaged items, the assembling of prefabricated components of products and includes earthworks contracting yards and salvage yards.</i></p>	There is an increasing trend to store a large number of industrial machinery and associated equipment other than that associated with a Rural Pursuit in the Rural residential areas. To ensure storage and laydown areas associated with industrial activities are established within appropriate areas the term 'Storage' should be redefined.
243	Schedule	1	<p>Amend General definitions as follows:</p> <p>Deleting the 'Area Specific Plan' definition and replace with the following:</p> <p><i>Local Development Plan means the plan prepared and approved under clause 5.30</i></p>	The Commission has renamed "area specific plan" to "local development plan"
244	Schedule	1	<p>Amend General definitions as follows:</p> <p>After the word 'cleared' insert the words "<i>and be maintained as a firebreak</i>".</p>	To clarify that the firebreak as established is to be maintained for this purpose.
245	Schedule	1	<p>Amend General definitions as follows:</p> <p>Insert the definition:</p> <p><i>"heavy vehicle" means a vehicle with a mass limit (tonnes) exceeding 15 tonnes and includes trailers.</i></p>	To provide clarity as to what a heavy vehicle is.

Submission No.	Schedule	Scheme Schedule No.	Proposed Modification	Rationale
246	Schedule	1	General definitions as follows: Insert the definition: <i>“sustainable development” means development that meets the needs of current and future generations through an integration of environmental protection, social advancement, and economic prosperity.</i>	To provide clarity as to what sustainable development is as per the <i>WA State Sustainability Strategy 2003</i>
247	Schedule	1	Amend Land Use Definitions as follows: Insert the following definitions: <i>“Aged person” has the same meaning as in the Residential Design Codes</i> <i>“Dependent person” has the same meaning as in the Residential Design Codes.</i>	To provide consistency with the definitions as included in the WAPC Residential Design Codes
248	Schedule	1	Amend Land Use Definitions “agriculture - intensive” land as follows: Remove Subclause <i>(d) aquaculture</i>	To remove inconsistencies – aquaculture has been contained in this definition. However, there is a separate definition for aquaculture in Schedule 1.
249	Schedule	1	Amend Land Use Definitions as follows: Insert the following definition: <i>“Ancillary Dwelling” means a special purpose dwelling as provided for in the Residential Design Codes of WA (2013).</i>	Use allows for the construction of an ancillary dwelling with a maximum living floor area of 70sqm (not including garage/carport, patio/verandah, outdoor areas, store room).
250	Schedule	1	Amend Land Use Definitions as follows: Insert the following definition: <i>“Caretaker’s Dwelling” means a dwelling on the same site as a building, operation, or plant, and occupied by a supervisor of that building, operation or plant.</i>	Caretakers dwelling is included in the zoning table but does not have a land use definition.

Submission No.	Schedule	Scheme Schedule No.	Proposed Modification	Rationale
251	Schedule	1	Amend Land Use Definitions as follows: Insert the following definition: <i>“Childcare Centre” means premises used for the care of children for remuneration. The term does not include crèche facilities which may be provided in any business for the benefit of employees or family day care.</i>	It is proposed to include Family Day Care as a separate land use and therefore reference to family day care needs to be removed from this land use definition.
252	Schedule	1	Amend Land Use Definitions as follows: Insert the following definition: <i>“cinema/theatre” means premises where the public may view a motion picture or theatrical production.</i>	Cinema/Theatre is included in the zoning table but does not have a land use definition.
253	Schedule	1	Amend Land Use Definitions as follows: Insert the following definition: <i>“Display home village” means a group of two or more dwellings which are intended to be open for viewing by prospective buyers.</i> <i>“Display home” means a dwelling which is intended to be open for viewing by prospective buyers.</i>	To properly describe the use of a new dwelling or a group of new dwellings which are furnished and decorated to be shown to prospective buyers over an extended period of time.
254	Schedule	1	Amend Land Use Definitions as follows: Insert the following definition: <i>“Fast food outlet – drive through” means any land or buildings used for the preparation, sale and serving of food to customers in cars in a form ready to be eaten without further preparation primarily off the premises.</i>	This land use is included in the zoning table however a land use definition has not been included in Schedule 1.

Submission No.	Schedule	Scheme Schedule No.	Proposed Modification	Rationale
255	Schedule	1	Amend Land Use Definitions as follows: Insert the following definition: <i>“Market” means premises used for the display and sale of goods from stalls by independent vendors which may also provide entertainment and can include such uses as a farmers’ or producers’ market, or a swap-meet.</i>	To provide greater clarity as to when an activity is a ‘market’.
256	Schedule	1	Amend Land Use Definitions as follows: Remove the definition of ‘Motor Vehicle hire’ and insert the following definition: <i>“Vehicle Hire” means the use of any land or building for the display and hire of motor vehicles, motor-cycles, or recreational vehicles, caravan, boat or recreational watercraft, and includes the storage and cleaning of vehicles, but does not include mechanical repairs or servicing of such vehicles on the site.</i>	Definition refers to ‘recreational vehicles’ which are commonly referred to as motor homes there is no reference to ‘caravan’ or ‘boat’. Appropriate that the description refers to the generic function of ‘vehicle hire’
257	Schedule	1	Amend Land Use Definitions as follows: Insert the following definition: <i>“motor vehicle and/or marine wrecking” means land or buildings used for the storage, breaking up or dismantling of motor vehicles, caravans and marine vessels and can include the sale of motor vehicle and marine accessories and spare parts.</i>	To correct a drafting oversight and to cater for marine facilities and establish permissibility for this use in various zones.
258	Schedule	1	Amend Land Use Definitions as follows: Insert the following definition: <i>‘Single Dwelling’ has the same meaning as is given to the term Single House/Dwelling in the Residential Design Codes of WA.</i>	Single dwelling is listed in the zoning table however is not specifically defined in the Scheme or the R-Codes. It is therefore proposed that a land use definition is included to address this.

Submission No.	Schedule	Scheme Schedule No.	Proposed Modification	Rationale
259	Schedule	1	Amend Land Use Definitions as follows: <i>Within "staff accommodation" delete "separate to a single dwelling."</i>	Staff accommodation can be co-joined to a dwelling. The requirement that such accommodation is separate is unnecessary.
260	Schedule	1	Amend Land Use Definitions as follows: Remove the definition of 'winery' and insert the following: <i>"Winery" means land and buildings used in the processing of grapes or fruit to produce wine, cider or similar products either alcoholic or non-alcoholic, and includes the sale of the products produced on the premises directly to the public.</i>	To provide greater clarity as to what constitutes a 'winery'.
261	Schedule	1	Amend Land Use Definitions as follows: Delete the definition <i>"Serviced apartment"</i>	Remove definition as it is no longer defined in the R-Codes.
303	Schedule	1	Amend the Land Use definition 'Zoological Gardens' to state the following: <i>"zoological gardens" means any land or buildings used for the keeping, breeding or display of animals including crocodiles, wildlife park, and the term includes zoo but does not include a dog kennel or a cattery, animal husbandry - intensive or animal establishment.</i>	The camel leases in the Bilingurr precinct are zoned 'Rural Residential' and 'Zoological Gardens' is an 'X' use in this zone. To ensure these developments do not become non-conforming uses under LPS6, it is necessary to remove the word 'camels' from the definition. It is also necessary to update the terminology of 'Animal Husbandry' and 'Animal Keeping' as these land uses are no longer defined under LPS6.
42	Schedule	2	Add A12 to table, being: <i>Description of Land: Lot 300 Lullfitz Drive Additional Use: Veterinary Clinic and Caretaker's Dwelling Conditions: As determined by Council.</i>	Reflects Management Order for the Reserve and is consistent with existing planning approval.

Submission No.	Schedule	Scheme Schedule No.	Proposed Modification	Rationale
45(a)	Schedule	2	Add A13 to table, being: <i>Description of Land: Lot 4 Kanagae Drive</i> <i>Additional Use: Restaurant</i> <i>Conditions: As determined by Council.</i>	Reflects current approved land usage.
48	Schedule	2	Add A14 to table, being: <i>Description of Land: Lot 20 Yamashita Street</i> <i>Additional Use: Restaurant</i> <i>Conditions: As determined by Council.</i>	Reflects current approved land usage.
125(a)	Schedule	2	Add No. A15, being: <i>Description of Land: Lots 213, 214 and 216 Hamersley Street and Lot 215 Louis Street.</i> <i>Additional Use: Grouped Dwellings and Multiple Dwellings</i> <i>Conditions:</i> <i>1. Clause 4.32.3(b) of LPS6 does not apply to these lots.</i> <i>2. All other conditions as determined by Council.</i>	Reflects current approved land usage.
54	Schedule	2	Add A16 to table, being: <i>Description of Land: Lot 17 Yamashita Street</i> <i>Additional Use: Restaurant</i> <i>Conditions: As determined by Council.</i>	Reflects current approved land usage.
74	Schedule	2	Add A17 to table, being: <i>Description of Land: Lot 413 Yamashita Street</i> <i>Additional Use: Zoological Gardens</i> <i>Conditions: As determined by Council.</i>	Reflects current approved land usage.

Submission No.	Schedule	Scheme Schedule No.	Proposed Modification	Rationale
262	Schedule	2	Amend Table as follows: No: A6 Description of Land: "Lot 50, Coucal Street"	Correct drafting error and provide the correct address as Lot 50 Coucal Street.
8	Schedule	4	Amend table with respect to Lot 238 Willie Creek to state: Notation: V Special Use: Various Conditions: 1. Uses may include: a. Single House b. Residential Temporary Accommodation and ancillary uses associated with Fisheries Department /Customs Activities c. Tourist Development – Low Impact 2. Site and development requirements – as determined by Council and set out in a Local Development Plan.	Reflects existing uses on site and allows for future low impact tourism development in accordance with the recommendations of the LPS which identifies Willie Creek as a major tourist node.
115(b)	Schedule	4	Amend table to include a new 'Special Use' with respect to Lot 100, No. 1 Cable Beach Road to state: Notation: TD Special Use: Tourist Development Conditions: As determined by Council	Consistent with TPS4 and located within a residential area this land is isolated and therefore a better fit as 'Special Use'.

Submission No.	Schedule	Scheme Schedule No.	Proposed Modification	Rationale
37	Schedule	4	<p>Add Lots 1642 (Strata Lots 1-10) Frederick Street and Lot 1343 Frederick Street Lot 16 as a 'Special Use' as follows:</p> <p>Notation: V Description of Land: Lots 1642 (Strata Lots 1-10) Frederick Street and Lot 1343 Frederick Street Special Use: Various Conditions : 1. Development may include: a. Showroom; b. Restaurant; c. Office; d. Consulting Rooms; e. Veterinary Clinic; f. Veterinary Hospital</p> <p>2. Site and Development requirements – as determined by Council.</p>	Reflects uses that are permitted under the existing Development Plan and recognises that this area is isolated from other commercial development.
78(a)	Schedule	4	<p>Amend the conditions for the 'Road House' use on Lot 136 Broome Road by adding the following to 'uses may include':</p> <ul style="list-style-type: none"> • Caretakers dwelling • Staff accommodation • Liquor store • Motor vehicle repairs • Transport overnight facility 	These uses may be appropriate for a road house. The Shire will have discretion to issue planning approval for proposed development.

Submission No.	Schedule	Scheme Schedule No.	Proposed Modification	Rationale
81(b)	Schedule	4	<p>Include the following in the table:</p> <p>Notation: AS Description of Land: Pt. Lot 297 on Plan No. P093256 and Pt. Reserve 20927. Special Use: Airstrip Conditions: As determined by Council.</p>	To allow for future expansion of the operation of the existing airstrip.
107(a)	Schedule	4	<p>Amend table to state:</p> <p>Notation: PF Description of Land: Lots 84, 87 and 215 Cygnet Bay Road Special Use: Pearl Farm</p> <p>Conditions:</p> <p>1. Uses may include:</p> <p>a. Pearl Farm and ancillary uses b. Tourist Development – Low Impact c. Staff Accommodation d. Restaurant</p> <p>2. Site and development requirements – as determined by Council and set out in a Local Development Plan.</p>	Correct reflection of existing development associated with the pearl farm. Allows for expansion of existing tourist uses, however scale will be controlled via a local development plan.

Submission No.	Schedule	Scheme Schedule No.	Proposed Modification	Rationale
263	Schedule	4	<p>Amend Table as follows:</p> <p><i>Insert Notation: RH</i> <i>Description of Land: Lot 6 Great Northern Highway</i> <i>Special Use: Road House</i></p> <p><i>Conditions:</i></p> <p>1. <i>Uses may include:</i></p> <ul style="list-style-type: none"> • <i>Caravan and Camping Ground</i> • <i>Service Station</i> • <i>Restaurant</i> • <i>Caretakers dwelling</i> • <i>Staff accommodation</i> • <i>Liquor store</i> • <i>Convenience Retail</i> • <i>Motor vehicle repairs</i> • <i>Transport overnight facility</i> • <i>Associated uses</i> <p>2. <i>Site and Development requirements – As determined by Council</i></p>	To correct drafting error and recognise that Sandfire Road House is located on the Great Northern Highway.
264	Schedule	4	<p>Amend table as follows:</p> <p><i>Insert Notation: AU</i> <i>Description of Land: Lot 259 Broome Road</i> <i>Special Use: Aboriginal Use</i> <i>Conditions: As determined by Council</i></p>	The 'Special Use' notation needs to be included in Schedule 4.
265	Schedule	4	<p>Amend Table as follows:</p> <p><i>Insert Notation: C</i> <i>Description of Land: Reserve 21709, Waterbank</i> <i>Special Use: Camping</i> <i>Conditions: As determined by Council</i></p>	Reserve 21709 is a reserve vested with the Shire for the purpose of camping. It is appropriate that this be shown as a Special Use 'Camping' zone and as such requires listing within Schedule 4.
266	Schedule	5	Amend table follows:	This Schedule has been modified from Clause 8.2(f) onward to correctly reflect current Shire policy.

Submission No.	Schedule	Scheme Schedule No.	Proposed Modification	Rationale
			Replace all text after Clause 8.2(f) as per appendix 1 of attachment 2 to Internal Department Recommendations.	
267	Schedule	5	Amend table heading as follows: <i>In the table header after 'Maximum Size' insert '(Cumulative)'</i>	To clarify that the specified sign size is cumulative
268	Schedule	5	Amend table to replace 'Single House' in the land use and/or development column with ' <i>Single Dwelling</i> '.	To keep consistency in terminology.
269	Schedule	5	Amend table - 'maximum size (cumulative)' column to include 2m² for display homes	The maximum size permitted for Display Homes is 2m ²
270	Schedule	5	Amend table as follows: Insert under Temporary Signs: <i>Election Sign</i> <i>Is a sign that relates to a local, state or federal election.</i> <i>An election sign may be displayed only during the period commencing 45 days before the election to which it relates and ending 7 days after the election.</i> <i>Max Size and Number</i> <i>N/A</i>	Election signs can be erected on public property

Submission No.	Schedule	Scheme Schedule No.	Proposed Modification	Rationale
271	Schedule	5	<p>Amend table as follows: Insert under 'Temporary Signs':</p> <p><i>Garage Sale Sign</i></p> <p><i>Is a notice stuck on an upturned and weighted down standard sized cardboard box and placed on a road safety island advertising a garage sale for a private dwelling. The sign is temporary, being removed once the sale has concluded, usually within 24 hours.</i></p> <p><i>Maximum Size and Number:</i> <i>To be equivalent to a standard sized cardboard box being approximately 300mm x 300mm x 500mm.</i></p>	To capture temporary signage and regulate the display of signage.
272	Schedule	12	<p>Amend table as follows:</p> <p><i>1. Remove Areas 3,4,5,6,7 and 8 and renumber accordingly.</i></p> <p><i>2. Insert new Area No. 3, being 'Broome North Local Development Plan Stage 2. Area Description: Pt. Lot 3132, 2605, 2658, 2659, Bilingurr.'</i></p>	<p>Some of these areas (Broome North LDP1, Frederick Street, Januburu and Western Triangle) have been incorporated within the relevant zones and reserves under the LPS6 maps and do not need to be referenced in this Schedule.</p> <p>The Broome Road Industrial Area Development is a Master Plan developed by Landcorp which has been recognised by the Shire to guide subdivision.</p> <p>The Port Land Use Plan has been developed by the Port of Broome and has not been endorsed as a structure plan.</p> <p>Additionally, Broome North LDP2 should be added to this Schedule.</p>
84(oo)	Schedule	13	<p>Include the following:</p> <p><i>Area No. 14: Lots 239-241 Dalmatio Street, Bilingurr</i> <i>Area No. 15: Lots 442-445 Sariago Terrace and Lots 425-428 Poval Road, Bilingurr</i></p>	These are current DAP's and need to be included in Schedule 13.

Submission No.	Schedule	Scheme Schedule No.	Proposed Modification	Rationale
273	Schedule	13	Amend table heading as follows: <i>Replace 'Area Specific Plans' with 'Local Development Plans.'</i>	This Schedule should be renamed 'Local Development Plans' to be consistent with current terminology.
84(pp)	Schedule	14	Leave blank until a Development Contribution Plan is prepared.	May appear misleading as no Development Contribution Plan has yet been prepared for the Shire.
38(b)	Schedule	15	In the 'Mixed Use' zone, delete 'Nil' from the Front, Secondary Street and Side setbacks column and replace with '*' to mean set by the local government in each case.	Nil setbacks are not consistent with the recommendations of the LPS which state that setbacks will apply for all properties in the 'Mixed Use' area to maintain the open character of the area.
84(qq)	Schedule	15	Amend the wording for 'Residential' development standards to read: <i>As per the Residential Design Codes or relevant adopted and endorsed Design Guidelines, Structure Plans or Local Development Plans</i>	Notes that Structure Plans and Local Development Plans also provide guidance in terms of standards for residential development.
274	Schedule	15	Amend table as follows: <i>i. In the 'Town Centre,' 'Mixed Use' and 'Service Commercial' zones remove from the Special Conditions and Comments 'Car parking may be provided in the road reserve to a maximum of 50% and will include landscaping and pathways. Service yards and waste management facilities shall be provided.'</i> <i>ii. In the 'Industry' and 'Light and Service Industry' zones remove Special Conditions and Comments: 'Service yards and waste management facilities shall be provided.'</i> <i>iii. In the 'Low Impact Tourist Development' amend the Site Coverage from '30%' to '10%' and remove the</i>	1. References to when and how car parking located in the road verge is currently contained within the Chinatown Design Guidelines and will be contained within future Design Guidelines for the 'Mixed Use' and 'Service Commercial' zones. LPS6 Clause 5.8 sets out requirement for service areas (waste management facilities). 2. LPS6 Clause 5.8 sets out requirement for service areas (waste management facilities). 3. The site coverage is recommended to be reduced to 10% to ensure a low scale of development. It is not appropriate to specify the plot ratio for Low Impact Tourist facilities. These elements are better controlled through the local development plan and the development application as each site will vary.

Submission No.	Schedule	Scheme Schedule No.	Proposed Modification	Rationale
			<i>Plot Ratio '0.3' and replace with 'N/A.'</i>	
275	Schedule	16	<p>Amend table 2 as follows :</p> <p>i. Table header Table 2 – Number of Motorcycle Bays and Bicycle Racks replace with:</p> <p><u>Table 2 – Number of ACROD, Motorcycle Bays and Bicycle Racks</u></p> <p>ii. Amend Table 2 to insert an additional row:</p> <p><i>ACROD Parking Bays: To be provided at a rate of 1 bay for every 50 parking bays or part thereof.</i></p>	Provide clarity about the provision of accessible parking bays.

Submission No.	Schedule	Scheme Schedule No.	Proposed Modification	Rationale
276	Schedule	16	<p>Amend table 2 as follows:</p> <ul style="list-style-type: none"> <li data-bbox="763 252 1451 389">i. Amend Heading of Table 2 (last table on pg. 48) as follows: <u>Table 3 – Dimensions of ACROD, Motorcycle Bays and Bicycle Racks.</u> <li data-bbox="763 432 1451 644">ii. Amend Table 2 (last table on pg. 48) by inserting an additional row, under bicycle parking, as follows: <i>ACROD Parking Bays: Length – 5.5 metres Width – 4.8 metres</i> 	Drafting error and to provide clarity of the dimensions of accessible parking bays.
277	Schedule	16	<p>Amend table as follows:</p> <ul style="list-style-type: none"> <li data-bbox="763 775 1424 879">i. Replace the existing Title of Schedule 16 with the following: <i>Car, Motorcycle and Bicycle Ratios</i> <li data-bbox="763 922 1346 1021">ii. Insert footnote 1: <i>“ACROD” means the Australian Council of Rehabilitation Organisation of Disability.</i> 	To correct the Header of Schedule 16 to correctly reflect the contents and also to insert a footnote to clarify the meaning of ACROD.

Submission No.		Scheme Map No.	Proposed Modification	Rationale
52	Map	1	Rezone Reserve 44298 (Lot 240 Dampier Location) from 'Cultural and Natural Resource Use' zone to 'Public Purposes' Reserve	Reflects existing land tenure and usage.
278	Map	1	Amend map as follows: Depict the Lacepede Islands and Swan Island as 'Nature Reserve'.	To correct drafting error and delineate the Lacepede Islands and Swan island as 'Nature Reserves'.
286	Map	1	Amend map as follows: Include a low water mark and contain the colour depiction of 'Coastal' reserve to the townsite boundary.	It is the Shire's intention to extend the 'Coastal' Reserve seaward to the Low Water Mark, However the LPS6 maps do not depict this in a clear manner. Therefore it is recommended to add a 'Low Water Mark' line on all relevant Scheme maps and contain the colour depiction of 'Coastal' reserve to the townsite boundary.
56(b)	Map	2	Amend the boundaries of the Priority 1 Drinking Water Source Area (portion of SCA5) and remove the Priority 3 Drinking Water Source Area (portion of SCA5) as shown on the <i>Broome Water Reserve Drinking Water Source Protection Plan (2012)</i>	Achieves consistency with current state level water planning.
279	Map	2	Amend map as follows: i. Amend Map 2 by removing the 'Low Impact Tourist Development' zone ii. Amend Map 2 to show Reserve 21709 as a 'Special Use – Camping' zone.	The 'Low Impact Tourist Development' zone depicted on Map 2 of LPS6, covers all of the area within the Barred Creek tidal area. Reserve 21709 is a reserve vested with the Shire for the purpose of camping. It is appropriate that this be shown as a Special Use 'Camping' zone and that the 'Low Impact Tourist Development' zone be removed.
280	Map	2	Amend map as follows: Indicate Shire of Derby / West-Kimberley, Town of Port Hedland and Shire of East Pilbara.	For clarity purposes.
286	Map	2	Amend map as follows: Include a low water mark and contain the colour depiction of 'Coastal' reserve to the townsite boundary.	It is the Shire's intention to extend the 'Coastal' Reserve seaward to the Low Water Mark, However the LPS6 maps do not depict this in a clear manner. Therefore it is recommended to add a 'Low Water Mark' line on all relevant Scheme maps and contain the colour depiction of 'Coastal' reserve to the

Submission No.		Scheme Map No.	Proposed Modification	Rationale
				townsite boundary.
12	Map	3	Rezone Lot 129 Port Smith Road from the 'General Agriculture' to 'Low Impact Tourist' zone.	Lot is too small for agricultural production and situated in minor tourism node under LPS.
31	Map	3	Rezone Lot 296 Great Northern Highway from 'Public Purposes' reserve to 'General Agriculture' zone	Reflects current land tenure and usage.
51	Map	3	Rezone Lot 46 Great Northern Highway from 'Public Purpose' reserve to 'General Agriculture' zone	Reflects existing land tenure and usage.
286	Map	3	Amend map as follows: Include a low water mark and contain the colour depiction of 'Coastal' reserve to the townsite boundary.	It is the Shire's intention to extend the 'Coastal' Reserve seaward to the Low Water Mark, However the LPS6 maps do not depict this in a clear manner. Therefore it is recommended to add a 'Low Water Mark' line on all relevant Scheme maps and contain the colour depiction of 'Coastal' reserve to the townsite boundary.
280	Map	4	Amend map as follows: Indicate Shire of Derby / West-Kimberley, Town of Port Hedland and Shire of East Pilbara.	For clarity purposes.
280	Map	5	Amend map as follows: Indicate Shire of Derby / West-Kimberley, Town of Port Hedland and Shire of East Pilbara.	For clarity purposes.
281	Map	5	Amend map as follows: Show zoning of Lot 57 Great Northern Highway as 'Special Use' zone with the notation 'CP.'	Eighty Mile Beach is noted in Schedule 4 – Special Use Zones for the purpose of 'Caravan Park.'
282	Map	5	Amend map as follows: Include Lot 6 Great Northern Highway in the "Special Use" zone with the notation 'RH.'	To correct drafting error.

Submission No.		Scheme Map No.	Proposed Modification	Rationale
286	Map	5	Amend map as follows: Include a low water mark and contain the colour depiction of 'Coastal' reserve to the townsite boundary.	It is the Shire's intention to extend the 'Coastal' Reserve seaward to the Low Water Mark, However the LPS6 maps do not depict this in a clear manner. Therefore it is recommended to add a 'Low Water Mark' line on all relevant Scheme maps and contain the colour depiction of 'Coastal' reserve to the townsite boundary.
280	Map	6	Amend map as follows: Indicate Shire of Derby / West-Kimberley, Town of Port Hedland and Shire of East Pilbara.	For clarity purposes.
107(a)	Map	7	Broaden the extents of the 'Special Use' – Pearl Farm zone to encompass Areas A-D on Lots 84, 87, and 215 Cygnet Bay Road, as shown in submission 107.	Correct reflection of existing development associated with the pearl farm and ancillary uses.
278	Map	7	Amend map as follows: Depict the Lacepede Islands and Swan Island as 'Nature Reserve'.	To correct drafting error and delineate the Lacepede Islands and Swan island as 'Nature Reserves'.
283	Map	7	Amend map as follows: Include the area within 'Special Control Area 8 - Aboriginal Communities' being Pt Lot 89 (Reserve 20927), One Arm Point Road that is zoned 'Cultural and Natural Resource Use' in the 'Settlement' zone.	The Ardyaloon Layout Plan identifies a Gunbarnun settlement pattern. It is appropriate that the LPS6 Map 7 reflects that contained within the Ardyaloon Layout Plan.
286	Map	7	Amend map as follows: Include a low water mark and contain the colour depiction of 'Coastal' reserve to the townsite boundary.	It is the Shire's intention to extend the 'Coastal' Reserve seaward to the Low Water Mark, However the LPS6 maps do not depict this in a clear manner. Therefore it is recommended to add a 'Low Water Mark' line on all relevant Scheme maps and contain the colour depiction of 'Coastal' reserve to the townsite boundary.
81(b)	Map	8	Amending map to show the extent of the Djarindjin/Lombadina Airport as 'Special Use' zone – Airstrip.	To allow for future expansion of the operation of the existing airstrip.

Submission No.		Scheme Map No.	Proposed Modification	Rationale
140(a)	Map	9	Amend the extent of the 'Coastal' Local Scheme Reserve on Map 9 around Tooker Point (Pt. Reserve 1012) to correctly depict the intertidal areas as shown in aerial photography.	The extent of the 'Coastal' Local Scheme Reserve in the vicinity of Tooker Point does not align with the aerial photography with respect to the extent of the intertidal areas. Some area that has been designated as 'Coastal' Reserve would be more appropriately included within the 'Cultural and Natural Resource Use' zone.
140(a)	Map	9	Rezone portions of Reserve 1012 as 'Cultural and Natural Resource Use' zone on Map 9.	The extent of the 'Coastal' Local Scheme Reserve in the vicinity of Tooker Point does not align with the aerial photography with respect to the extent of the intertidal areas. Some area that has been designated as 'Coastal' Reserve would be more appropriately included within the 'Cultural and Natural Resource Use' zone.
284	Map	9	Amend map as follows: Indicate 'PF' with arrows pointing to the three 'Special Use' areas (in the same way SCA8 is depicted on Map 9).	The 'Special Use' zone needs the PF notation to clarify its purpose.
286	Map	9	Amend map as follows: Include a low water mark and contain the colour depiction of 'Coastal' reserve to the townsite boundary.	It is the Shire's intention to extend the 'Coastal' Reserve seaward to the Low Water Mark, However the LPS6 maps do not depict this in a clear manner. Therefore it is recommended to add a 'Low Water Mark' line on all relevant Scheme maps and contain the colour depiction of 'Coastal' reserve to the townsite boundary.
56(b)	Map	10	Amend the boundaries of the Priority 1 Drinking Water Source Area (portion of SCA5) and remove the Priority 3 Drinking Water Source Area (portion of SCA5) as shown on the <i>Broome Water Reserve Drinking Water Source Protection Plan (2012)</i>	Achieves consistency with current state level water planning.
136(m)	Map	10	Amend Map to show Lot 79 (Kunin Reserve) being zoned 'Settlement'.	It is noted that there is a discrepancy between the Strategy and the Scheme. Lot 79 should be shown as Settlement on the Scheme Maps .
154(a)	Map	10	Amend Maps 10 and 25 of LPS6 to depict the Crab Creek Road as a 'Local Roads' Local Scheme Reserve.	Crab Creek Road is a local road

Submission No.		Scheme Map No.	Proposed Modification	Rationale
285	Map	11	Amend map as follows: Include Lot 154 Willie Creek Road in the 'Special Use' zone with the notation 'PF' and expand the area of the 'Special Use' zone to reflect the extents of existing development.	Zoning the site 'Special Use' – Pearl Farm is consistent with other Pearl Farms and the extents of existing development are incorrect.
286	Map	11	Amend map as follows: Include a low water mark and contain the colour depiction of 'Coastal' reserve to the townsite boundary.	It is the Shire's intention to extend the 'Coastal' Reserve seaward to the Low Water Mark, However the LPS6 maps do not depict this in a clear manner. Therefore it is recommended to add a 'Low Water Mark' line on all relevant Scheme maps and contain the colour depiction of 'Coastal' reserve to the townsite boundary.
286	Map	12	Amend map as follows: Include a low water mark and contain the colour depiction of 'Coastal' reserve to the townsite boundary.	It is the Shire's intention to extend the 'Coastal' Reserve seaward to the Low Water Mark, However the LPS6 maps do not depict this in a clear manner. Therefore it is recommended to add a 'Low Water Mark' line on all relevant Scheme maps and contain the colour depiction of 'Coastal' reserve to the townsite boundary.
286	Map	13	Amend map as follows: Include a low water mark and contain the colour depiction of 'Coastal' reserve to the townsite boundary.	It is the Shire's intention to extend the 'Coastal' Reserve seaward to the Low Water Mark, However the LPS6 maps do not depict this in a clear manner. Therefore it is recommended to add a 'Low Water Mark' line on all relevant Scheme maps and contain the colour depiction of 'Coastal' reserve to the townsite boundary.
2	Map	14	Rezone Lots 40 and 41 McGuigan Road from 'Coastal' reserve to 'Rural Residential' zone.	Consistent with Town Planning Scheme No. 4 (TPS4).
8	Map	14	Amend notation on Lot 238 Willie Creek Road from 'CO' (Customs) to 'V' ('Various').	More accurate depiction of existing uses on the site.
286	Map	14	Amend map as follows: Include a low water mark and contain the colour depiction of 'Coastal' reserve to the townsite boundary.	It is the Shire's intention to extend the 'Coastal' Reserve seaward to the Low Water Mark, However the LPS6 maps do not depict this in a clear manner. Therefore it is recommended to add a 'Low Water Mark' line on all relevant Scheme maps and contain the colour depiction of 'Coastal' reserve to the townsite boundary.

Submission No.		Scheme Map No.	Proposed Modification	Rationale
286	Map	15	Amend map as follows: Include a low water mark and contain the colour depiction of 'Coastal' reserve to the townsite boundary.	It is the Shire's intention to extend the 'Coastal' Reserve seaward to the Low Water Mark, However the LPS6 maps do not depict this in a clear manner. Therefore it is recommended to add a 'Low Water Mark' line on all relevant Scheme maps and contain the colour depiction of 'Coastal' reserve to the townsite boundary.
56(b)	Map	16	Amend the boundaries of the Priority 1 Drinking Water Source Area (portion of SCA5) and remove the Priority 3 Drinking Water Source Area (portion of SCA5) as shown on the <i>Broome Water Reserve Drinking Water Source Protection Plan (2012)</i>	Achieves consistency with current state level water planning.
56(b)	Map	17	Amend the boundaries of the Priority 1 Drinking Water Source Area (portion of SCA5) and remove the Priority 3 Drinking Water Source Area (portion of SCA5) as shown on the <i>Broome Water Reserve Drinking Water Source Protection Plan (2012)</i>	Achieves consistency with current state level water planning.
66(b)	Map	17	Rezone Pt. Lot 522 and Lots 521 and 524 Broome Road from 'Public Purpose' Reserve to 'Airport' Reserve.	Reflects the creation of the 'Airport' reserve under LPS6.
56(b)	Map	18	Amend the boundaries of the Priority 1 Drinking Water Source Area (portion of SCA5) and remove the Priority 3 Drinking Water Source Area (portion of SCA5) as shown on the <i>Broome Water Reserve Drinking Water Source Protection Plan (2012)</i>	Achieves consistency with current state level water planning.
66(b)	Map	18	Rezone Pt. Lot 522 and Lots 521 and 524 Broome Road from 'Public Purpose' Reserve to 'Airport' Reserve.	Reflects the creation of the 'Airport' reserve under LPS6.
45(a)	Map	19	Include an 'A13' overlay on Lot 4 Kanagae Drive.	Reflects current approved land usage.
48	Map	19	Include an 'A14' overlay on Lot 20 Yamashita Street	Reflects current approved land usage.
54	Map	19	Include an 'A17' overlay on Lot 17 Yamashita Street	Reflects current approved land usage.
56(b)	Map	19	Amend the boundaries of the Priority 1 Drinking Water Source Area (portion of SCA5) and remove the Priority 3 Drinking Water Source Area (portion of SCA5) as shown on the <i>Broome Water Reserve Drinking Water Source Protection Plan (2012)</i>	Achieves consistency with current state level water planning.

Submission No.		Scheme Map No.	Proposed Modification	Rationale
74	Map	19	Add 'A17' overlay to Lot 413 Yamashita Street	Reflects current approved land usage.
14	Map	23	Rezone Lots 1776 and 1224 Broome Road and Lot 1024 Locke Street from 'Environmental Cultural Corridor' Reserve to 'Development' zone.	Consistent with TPS4 and Broome North District Development Plan.
42	Map	23	Include an 'A12' overlay on Lot 300 Lullfitz Drive.	Reflects current approved land usage.
136(q)	Map	23	Amend Map to show Lot 527 Fairway Drive as 'Development.'	This zone is inconsistent with the current TPS4 zoning and Broome North District Development Plan.
286	Map	23	Amend map as follows: Include a low water mark and contain the colour depiction of 'Coastal' reserve to the townsite boundary.	It is the Shire's intention to extend the 'Coastal' Reserve seaward to the Low Water Mark, However the LPS6 maps do not depict this in a clear manner. Therefore it is recommended to add a 'Low Water Mark' line on all relevant Scheme maps and contain the colour depiction of 'Coastal' reserve to the townsite boundary.
10	Map	24	Extend the 'Special Use – Caravan Park' zone over the extents of Lot 500 Wattle Drive, Broome as shown on DP76668.	Updates lot boundaries to reflect amalgamation which occurred since draft LPS6 was adopted.
14	Map	24	Rezone Lots 1776 and 1224 Broome Road and Lot 1024 Locke Street from 'Environmental Cultural Corridor' Reserve to 'Development' zone.	Consistent with TPS4 and Broome North District Development Plan.
136(f)	Map	24	Maps 24 and 28 to change Lot 560 and Lot 501 Wattle Drive, Roebuck from the 'General Agriculture' zone to the 'Coastal' reserve.	It is considered appropriate in light of current circumstances to review some of the designations of the Yawuru Conservation Estate. Lot 560 and 501 form the outer reaches of the Dampier Creek and therefore it is appropriate these be included in the 'Coastal' reserve on Maps 24 and 28 of the LPS6.
287	Map	24	Amend map as follows: Depict the water pipeline as "Public Purpose' Reserve.	This is a Watercorp pipeline reserve.
66(b)	Map	25	Rezone Pt. Lot 522 and Lots 521 and 524 Broome Road from 'Public Purpose' Reserve to 'Airport' Reserve.	Reflects the creation of the 'Airport' reserve under LPS6.
154(a)	Map	25	Amend Maps 10 and 25 of LPS6 to depict the Crab Creek Road as a 'Local Roads' Local Scheme Reserve.	Crab Creek Road is a local road
66(b)	Map	26	Rezone Pt. Lot 522 and Lots 521 and 524 Broome Road from 'Public Purpose' Reserve to 'Airport' Reserve.	Reflects the creation of the 'Airport' reserve under LPS6.

Submission No.		Scheme Map No.	Proposed Modification	Rationale
32	Map	27	Rezone Lot 477 Djiagween Road, Djugun (Bilingurr Community) and Lot 2242 Broome Road (Nillir Irbanjin Community) from 'Development' zone to 'Settlement' zone.	Consistent with TPS4.
65(d)	Map	27	Depict the subdivision layout of the 'Western Triangle' subdivision (WAPC Ref: 143749) as 'Residential' with density codings of 'R15,' 'R20,' 'R30' and R40/50' as indicated on the Western Triangle Development Plan, 'Local Road' Local Scheme Reserve and 'Park Recreation and Drainage' Local Scheme Reserve as indicated on the approved plan of subdivision.	Reflects approved subdivision layout.
84(uu)	Map	27	Update cadastral mapping to reflect the extents of the Broome North Local Development Plan 1 (LDP1)	Subdivision associated with LDP1 has been completed.
84(ww)	Map	27	Update zoning to reflect LDP1	As subdivisional works have been completed it is appropriate to remove the land from the 'Development' zone.
84(xx)	Map	27	Redefine the boundaries of the 'Special Use' – Caravan Park so that it includes Shire of Broome land only.	Recognises that the future caravan park will only comprise the southern portion of the site and that more detailed planning will be required prior to development on the remaining portions.
136(q)	Map	27	Amending Map to show Lot 527 Fairway Drive as 'Development.'	This zone is inconsistent with the current TPS4 zoning and Broome North District Development Plan.
136(r)	Map	27	Amend Map 27 to show Lot 3128 Coucal Street and Lot 3129 Coucal Street as 'Development.'	The extent of the 'Special Use' zone for the Caravan Park is shown incorrectly. It is recommended that this area is zoned 'Development' on the LPS6 Maps.
286	Map	27	Amend map as follows: Include a low water mark and contain the colour depiction of 'Coastal' reserve to the townsite boundary.	It is the Shire's intention to extend the 'Coastal' Reserve seaward to the Low Water Mark, However the LPS6 maps do not depict this in a clear manner. Therefore it is recommended to add a 'Low Water Mark' line on all relevant Scheme maps and contain the colour depiction of 'Coastal' reserve to the townsite boundary.

Submission No.		Scheme Map No.	Proposed Modification	Rationale
288	Map	27	Amend map as follows: Show the following lots as 'Parks Recreation and Drainage' reserve: i. Lot 497, Kapang Drive, (R50859) ii. Reserve 45603, Sayonara Road	Drafting error. Both of the identified Lots are parks.
290	Map	27	Amend map as follows: Remove the name Lullfitz Drive from the portion of Sanctuary Road between Cable Beach Road West and Fairway Drive.	The name Lullfitz Drive is incorrect between Cable Beach Road West and Fairway Drive. The road is named Sanctuary Road.
136(f)	Map	28	Maps 24 and 28 to change Lot 560 and Lot 501 Wattle Drive, Roebuck from the 'General Agriculture' zone to the 'Coastal' reserve.	It is considered appropriate in light of current circumstances to review some of the designations of the Yawuru Conservation Estate. Lot 560 and 501 form the outer reaches of the Dampier Creek and therefore it is appropriate these be included in the 'Coastal' reserve on Maps 24 and 28 of the LPS6.
286	Map	29	Amend map as follows: Include a low water mark and contain the colour depiction of 'Coastal' reserve to the townsite boundary.	It is the Shire's intention to extend the 'Coastal' Reserve seaward to the Low Water Mark, However the LPS6 maps do not depict this in a clear manner. Therefore it is recommended to add a 'Low Water Mark' line on all relevant Scheme maps and contain the colour depiction of 'Coastal' reserve to the townsite boundary.
291	Map	29	Amend map as follows: Single residential lots should be zoned R 17.5 in accordance with the endorsed Januburu Development Plan.	The Januburu Development Plan shows R17.5 coding for certain lots. The current R Coding for properties in Januburu is R20, which allows for development to be built up to one side boundary. This is a significant coding needs to be retained as an R20 coding is a significant departure from the endorsed Januburu Development Plan.
292	Map	29	Amend map as follows: Change the coding of Lot 564, No. 32 Bin Sallik Avenue from R20 to R40.	Drafting error.
296	Map	29	Amend map as follows: Change the zoning of Lot 640 (R50254) from 'development' to 'Environmental and Cultural Corridor Reserve'.	Drafting error.

Submission No.		Scheme Map No.	Proposed Modification	Rationale
5	Map	30	Rezone Lot 101 Reid Road from 'Parks, Recreation and Drainage' reserve to 'Residential' zone with R12.5 Code.	Consistent with TPS4.
32	Map	30	Rezone Lot 477 Djiagween Road, Djugun (Bilingurr Community) and Lot 2242 Broome Road (Nillir Irbanjin Community) from 'Development' zone to 'Settlement' zone.	Consistent with TPS4.
37	Map	30	Rezone all lots contained within the area bounded by Coghlan Street, Napier Terrace, Bagot Street, Broome Road and Frederick Street including Lots 627 & 636 Napier Terrace and Lot 705, Lot 706 and Lot 707 Coghlan Street and Lot 1 and Lot 14, No. 4 MacPherson Street and Lot 2, Lot 3, Lot 4 and Lot 5, No. 2A MacPherson Street to 'Town Centre' zone.	Reflects current land usage and provides for transitional area between Chinatown and Large Format Retail as per the Shire's <i>Local Commercial Strategy 2007</i> .
37	Map	30	Rezone Lots 1642 (Strata Lots 1-10) Frederick Street and Lot 1343 Frederick Street from 'Service Commercial' to 'Special Use' zone with a notation 'V'.	Reflects current land usage. Land is somewhat isolated from the Primary and Neighbourhood Centres and can not be associated with a particular zone.
38(f)	Map	30	Maintain the R10 code for land within the 'Mixed Use' zone to the north of the Broome Hospital and to the south of the R40 coded land along Frederick Street between Weld and Robinson Streets.	Consistent with <i>Local Housing Strategy 2009</i> .
65(b)	Map	30	Depict the subdivision layout proposed on Sheet 2 of DP 70556 (Stage 15A of Roebuck Estate, WAPC Ref: 142051) as 'Residential' zone with codings of 'R12.5' and 'R30' respectively, with the balance of the land to remain in the 'Development' zone	Reflects approved subdivision layout.
65(d)	Map	30	Depict the subdivision layout of the 'Western Triangle' subdivision (WAPC Ref: 143749) as 'Residential' with density codings of 'R15,' 'R20,' 'R30' and R40/50' as indicated on the Western Triangle Development Plan, 'Local Road' Reserve and 'Parks Recreation and Drainage' Reserve as indicated on the approved plan of subdivision.	Reflects approved subdivision layout.
75(i)	Map	30	Amend map to remove R30/R40 Coding and insert R30 Coding to the relevant properties bounded by Guy Street, Dora Street, Drainage Reserve High School, Kerr Street, Lyons Street, Frederick Street and D'Antoine Street.	It is appropriate the current R30 coding be retained until such time as urban renewal program involving the Department of Housing and local residents can be initiated and appropriate subdivision pattern and densities can be determined.

Submission No.		Scheme Map No.	Proposed Modification	Rationale
93(b)	Map	30	Amend map to depict the entirety of Lot 1 Frederick Street as the 'Mixed Use' zone with a density coding of 'R50.'	This split zoning is not based upon a cadastral boundary but is in recognition of the approved 'Additional Use' on the subject site under Schedule 2 of TPS4, which allows for 'office, but only to a depth of 50.29 metres as measured from the Frederick Street boundary.' This limitation has been transferred across into LPS6 by only zoning the northern portion of the subject site as 'Mixed Use.' However, it is acknowledged that the entire site is currently development for mixed use and therefore it is appropriate to align the zoning with the cadastral boundary.
104(b)	Map	30	Amend map by removing the R10 coding from Lot 451 Hamersley Street.	Correct drafting error and to be consistent with TPS4.
115(b)	Map	30	Amend map to change Lot 100 from 'Tourist' to 'Special Use - Tourist Development'. Include an annotation TD.	Consistent with TPS4 and located within a residential area this land is isolated and therefore a better fit as 'Special Use'.
136(l)	Map	30	Amend Map 30 to change Part Lot 1219 and Lots 3000, 144, 145, 146 Carnarvon Street and Lot 150 Haas Street to 'Public Purpose' Local Scheme Reserve with the annotation 'AC.'	<p>The proposed zoning of 'Mixed Use' for Part Lot 1219 and Lots 3000, 144, 145, 146 Carnarvon Street and Lot 150 Haas Street is consistent with Amendment No 62 as was adopted by Council However it is acknowledged that Yawuru no longer wishes to pursue the 'Mixed Use' zoning given the cultural significance of this area.</p> <p>TPS4 shows Kennedy Hill as a 'Public Purpose' Local Scheme Reserve for the purpose of 'Water Supply.' It is recommended that the 'Public Purpose' reservation be maintained in LPS6, however to provide greater clarity as to the intended purpose of the reserve it is recommended that the annotation be changed to 'Aboriginal Cultural'</p>
286	Map	30	Amend map as follows: Include a low water mark and contain the colour depiction of 'Coastal' reserve to the townsite boundary.	It is the Shire's intention to extend the 'Coastal' Reserve seaward to the Low Water Mark, However the LPS6 maps do not depict this in a clear manner. Therefore it is recommended to add a 'Low Water Mark' line on all relevant Scheme maps and contain the colour depiction of 'Coastal' reserve to the townsite boundary.

Submission No.		Scheme Map No.	Proposed Modification	Rationale
291	Map	30	Amend map as follows: Single residential lots should be zoned R 17.5 in accordance with the endorsed Januburu Development Plan.	The Januburu Development Plan shows R17.5 coding for certain lots. The current R Coding for properties in Januburu is R20, which allows for development to be built up to one side boundary. This is a significant coding needs to be retained as an R20 coding is a significant departure from the endorsed Januburu Development Plan.
294	Map	30	Amend map as follows: Change the coding of Lot 625, No. 8 Larja Link from R20 to R30.	Drafting error.
295	Map	30	Amend map as follows: Change the current zoning on Lot 642, Lilarr Retreat from 'Residential - R30' to 'Local Road'.	Drafting error.
296	Map	30	Amend map as follows: Change the zoning of Lot 640 (R50254) from 'development' to 'Environmental and Cultural Corridor Reserve'.	Drafting error.
297	Map	30	Amend map as follows: Zone Lot 432 Barrgana Road 'Residential' with an R 30 coding.	Januburu Development plan identifies this Lot as Residential with an R30 coding.
298	Map	30	Amend map as follows: Zone the Public Open Space adjacent to Dakas Street and Nightingale Drive 'Parks, Recreation and Drainage' reserve.	This is a park as per Scheme Amendment No. 41 to TPS4.
136(n)	Map	31	Map be amended to show the portion of land between Lot 1848 Kavite Road and Lot 401 Kavite Road as 'Development'.	The boundary of the Development zone should be extended to include what is shown as a road reserve on the Scheme Maps.
286	Map	31	Amend map as follows: Include a low water mark and contain the colour depiction of 'Coastal' reserve to the townsite boundary.	It is the Shire's intention to extend the 'Coastal' Reserve seaward to the Low Water Mark, However the LPS6 maps do not depict this in a clear manner. Therefore it is recommended to add a 'Low Water Mark' line on all relevant Scheme maps and contain the colour depiction of 'Coastal' reserve to the townsite boundary.
5	Map	32	Rezone parts of Lots 501, 2608, 2609, 2610, 2611 and 2612 Palmer Road from 'Parks, Recreation and Drainage' reserve and 'Residential' zone with an R12.5 Code to 'Residential' with a R20 Code.	Reflects extents of Scheme Amendment No. 65 to TPS4 which has been gazetted since draft LPS6 was adopted.

Submission No.		Scheme Map No.	Proposed Modification	Rationale
5	Map	32	Rezone Parts of lots 501, 2612 and 2613 Palmer Road from 'Parks, Recreation and Drainage' Reserve and 'Residential' zone with a R12.5 Code to 'Residential' zone with a R25 Code.	Reflects extents of Scheme Amendment No. 65 to TPS4 which has been gazetted since draft LPS6 was adopted.
5	Map	32	Rezone Parts of lots 501 and 2613 Palmer Road from 'Development' zone and 'Residential' zone with a R12.5 Code to 'Parks and Recreation' reserve.	Reflects extents of Scheme Amendment No. 65 to TPS4 which has been gazetted since draft LPS6 was adopted.
5	Map	32	Rezone Lots 2619 and 2622 Palmer Road from 'Residential' zone with a R12.5 Code to 'Residential' zone with R25 and R40 Codes.	Reflects extents of Scheme Amendment No. 65 to TPS4 which has been gazetted since draft LPS6 was adopted.
5	Map	32	Rezone Lots 2620 and 2621 Palmer Road from 'Residential' zone with a R12.5 Code to 'Residential' zone with a R40 Code.	Reflects extents of Scheme Amendment No. 65 to TPS4 which has been gazetted since draft LPS6 was adopted.
5	Map	32	Rezone Lots 2615 and 2617 Palmer Road from 'Residential' zone with a R12.5 Code to 'Residential' zone with R30 and R40 Codes.	Reflects extents of Scheme Amendment No. 65 to TPS4 which has been gazetted since draft LPS6 was adopted.
5	Map	32	Rezone Lot 2616 Palmer Road from 'Residential' with a R12.5 Code to 'Residential' with a R30 Code.	Reflects extents of Scheme Amendment No. 65 to TPS4 which has been gazetted since draft LPS6 was adopted.
5	Map	32	Reserve part of Lot 501 Palmer Road and part of Lot 2613 Palmer Road as 'Local Road' reserve (previously zoned 'Parks, Recreation and Drainage' reserve and 'Residential R12.5').	Reflects extents of Scheme Amendment No. 65 to TPS4 which has been gazetted since draft LPS6 was adopted.
13b	Map	32	Rezone Lots 1, 2, 21 and 22 Robinson Street from 'Residential' zone with 'R20' code to the 'Mixed Use' zone.	Continues pattern of zoning lots east of Robinson Street as 'Mixed Use'
60(a)	Map	32	Rezone Lots 101-105 Hamersley Street from the 'Mixed Use' zone to the 'Residential' zone with a 'R40' code.	Consistent with endorsed Detailed Area Plan.
60(b)	Map	32	Rezone Lot 266 Hamersley Street and Lot 3068 Robinson Street from the 'Residential' zone with 'R10' and 'R30' codes to the 'Mixed Use' zone.	Continues pattern of zoning lots east of Robinson Street as 'Mixed Use'

Submission No.		Scheme Map No.	Proposed Modification	Rationale
125(a)	Map	32	Amend to show an 'A15' overlay on Lots 213, 214 and 216 Hamersley Street and Lot 215 Louis Street.	It is acknowledged that under Clause 4.32.3 of LPS6 new residential development within the 'Mixed Use' zone is restricted to above or behind existing or proposed commercial development. This restricts the development rights afforded to the subject land under TPS4. In order to maintain these rights, it is recommended that LPS6 be amended to include an 'Additional Use' overlay on the subject land to allow for the development of grouped and multiple dwellings without a commercial component.
286	Map	32	Amend map as follows: Include a low water mark and contain the colour depiction of 'Coastal' reserve to the townsite boundary.	It is the Shire's intention to extend the 'Coastal' Reserve seaward to the Low Water Mark, However the LPS6 maps do not depict this in a clear manner. Therefore it is recommended to add a 'Low Water Mark' line on all relevant Scheme maps and contain the colour depiction of 'Coastal' reserve to the townsite boundary.
291	Map	32	Amend map as follows: Single residential lots should be zoned R 17.5 in accordance with the endorsed Januburu Development Plan.	The Januburu Development Plan shows R17.5 coding for certain lots. The current R Coding for properties in Januburu is R20, which allows for development to be built up to one side boundary. This is a significant coding needs to be retained as an R20 coding is a significant departure from the endorsed Januburu Development Plan.
293	Map	32	Amend map as follows: Change the coding of Lot 616, No. 1 Larja Link from R30 to R40.	Drafting error.

Submission No.		Scheme Map No.	Proposed Modification	Rationale
136(f)	Map	33	Map 33 to change the extents of the Yawuru Conservation Estate within the 'Port' Reserve to the 'Coastal' Reserve, as depicted on Strategy Map 3 of the LPS.	<p>The Yawuru Conservation Estate is currently shown as a variety of zones and reserves under LPS6. The different zones and reserves over the Yawuru Conservation Estate relate to a number of different landholdings across different areas of the town which require different considerations. It is considered appropriate to review some of the designations in light of current circumstances.</p> <p>The 'Port' Reserve' – it is appropriate that the extent of the Yawuru Conservation Estate within the 'Port' Reserve on map 33 of LPS6 be amended to be consistent with Strategy Map 3 of the LPS, and these areas be designated as 'Coastal' Reserve.</p>
286	Map	33	Amend map as follows: Include a low water mark and contain the colour depiction of 'Coastal' reserve to the townsite boundary.	It is the Shire's intention to extend the 'Coastal' Reserve seaward to the Low Water Mark, However the LPS6 maps do not depict this in a clear manner. Therefore it is recommended to add a 'Low Water Mark' line on all relevant Scheme maps and contain the colour depiction of 'Coastal' reserve to the townsite boundary.
58(g)	Map	(all)	Amend all maps to depict all SCA7 areas in accordance with the Department of Parks and Wildlife Monsoon Vine Thicket mapping.	To capture those mapped areas being monsoon vine thickets and RAMSAR.
58(g)	Map	(all)	Amend legend to rename 'SCA7 – Wetland Protection Areas' to 'SCA7 – Landscape Protection Areas'	To capture those mapped areas being monsoon vine thickets and RAMSAR.
66(b)	Map	(all)	Amend the Legend to include a new reserve category 'Airport' and to remove from 'Public Purpose' Reserve list.	Reflects the creation of the 'Airport' reserve under LPS6.
289	Map	(All)	Amend all maps as follows: All street names to be included.	To ensure all maps are consistent.
97(a)	Map	Legend	Remove the 'Port' classification from the 'zones' category and insert in the 'local scheme reserves' category.	To achieve consistency with Clause 3.8 which contains provisions for the 'Port' Local Reserve.

Submission No.		Scheme Map No.	Proposed Modification	Rationale
136(l)	Map	Legend	Amend Legend to insert 'AC' being 'Aboriginal Cultural' in the list of 'Public Purposes' reserves.	This is a 'new' annotation in the Public Purposes Reserve and requires inclusion in the Map Legend. It relates to the land across from the Mangrove Resort which is held by the Rubibi Trust and intended to be retained for Aboriginal Cultural purposes.
299	Map	Legend	Amend legend as follows: · For the 'AAU' notation replace 'Airport' with ' <i>Airstrip</i> '	The following notations should be included and corrected for consistency.

Submission No.	Scheme Table 1 – Zoning Table	Proposed Modification	Rationale
37	Table 1	Change 'Industry – Cottage' from an 'X' to a 'P' use in the 'Service Commercial' zone.	Use class considered to be consistent with purpose and aims of zone.
37	Table 1	Change 'Restricted Premises' from an 'X' to an 'A' use in the 'Service Commercial' zone.	Use class considered to be able to be consistent with purpose and aims of zone.
37	Table 1	Change 'Showrooms' 'Warehouse' 'Motor Vehicle, Boat or Caravan Sales' 'Motor Vehicle Repairs' and 'Motor Vehicle Wash' to 'X' uses within the 'Mixed Use' zone.	Purpose of 'Mixed Use' zone is to allow for residential, tourist, office and other complementary uses. These uses are not consistent with this intent.
37	Table 1	Change 'Recreation Outdoor' from an 'X' to a 'D' use in the 'Mixed Use' zone.	Use class considered to be able to be consistent with purpose and aims of zone.
37	Table 1	Change 'Veterinary Hospital' from an 'X' to a 'A' use in the 'Mixed Use' zone	Use class considered to be able to be consistent with purpose and aims of zone.
47	Table 1	Amend 'Arts and Craft Centre' from an 'X' use to an 'A' use in the 'Rural Residential' zone.	Use class considered to be able to be consistent with purpose and aims of zone. Achieves consistency with 'Rural Living' designation under LPS.
66(h)	Table 1	Recommend the clauses referenced within Table 1 and the footnotes at the end of Table 1 be updated to reflect the correct Scheme provisions.	Maintain consistency.
77(a)	Table 1	Change 'Educational Establishment' from an 'X' to a 'D' Use within 'Rural Small Holdings' zone.	To allow education and training services to operate within appropriate rural zones, where on-site training is an essential element and to provide for economic and community development opportunities.
80(a)	Table 1	Change 'Educational Establishment' from and 'X' to a 'D' use within the 'Rural Residential' zone.	To allow education and training services to operate within appropriate rural zones, where on-site training is an essential element and to provide for economic and community development opportunities.
81(c)	Table 1	Change 'Caretakers Dwelling' and 'Residential Buildings' from an 'X' to a 'D' use in the Cultural and Natural Resource Use zone.	Will provide opportunities for economic development.

Submission No.	Scheme Table 1 – Zoning Table	Proposed Modification	Rationale
81(e)	Table 1	Change 'Industry – Rural' from a 'X' to a 'D' use in the 'Cultural and Natural Resource Use' zone.	Will provide opportunities for economic development.
84(i)	Table 1	Insert 'Industry – Hazardous' and 'Industry – Noxious' into Table 1 as an 'A' use in the 'Industry' zone and an 'X' use in all other zones.	Sets out the parameters for the permissibility of the newly defined land use.
97(g)	Table 1	Insert 'Tourist Development – Low Impact' as a use class, to be a 'D' use in the 'General Agriculture,' 'Cultural and Natural Resource Use' and 'Tourism' zones, a 'P' use in the 'Low Impact Tourist' zone and an 'X' use in all other zones.	Sets out the parameters for the permissibility of the newly defined land use.
98(a)	Table 1	Delete 'Industry- Mining' from the zoning table.	Recognises that the provisions of the <i>Mining Act 1978</i> override the <i>Planning and Development Act 2005</i> and as such the Shire can not prohibit mining activity.
107(b)	Table 1	Change 'Caravan Park' from an 'X' to an 'A' use in the 'General Agriculture' zone	Supports economic diversification on rural land.
110(e)	Table 1	Change 'Aged and Dependant Persons Accommodation' from an 'X' to a 'D' use in the 'Cultural and Natural Resource Use' zone.	Supports the opportunity for older people to remain on country.
119(g)	Table 1	Recommend amending the zoning table of LPS6 to change 'Winery' from a 'D' to an 'A' use in the 'Rural Residential' zone, and to change 'Place of Public Assembly and Worship' from an 'X' to an 'A' use in the 'Rural Residential' zone.	Within a Rural Residential area a 'Winery' can be developed at an appropriate scale that does not compromise visual and environmental amenity. The potential impacts associated with such a use, namely noise and traffic, may necessitate consideration by adjoining landowners. Therefore it is recommended that the zoning table be modified to make 'Winery' an 'A' use within the 'Rural Residential' zone. A similar justification applies to a 'Place of Assembly and Worship'

Submission No.	Scheme Table 1 – Zoning Table	Proposed Modification	Rationale
119(k)	Table 1	<p>Insert 'Storage Facility, Depot, Laydown Area' into the zoning table, to be permitted as follows:</p> <ul style="list-style-type: none"> • 'P' in the 'Industry' and 'Light and Service Industry' zones; • 'A' the 'General Agriculture' and 'Cultural and Natural Resources Use' zones; and • 'X' in the 'Residential,' 'Rural Residential,' 'Town Centre,' 'Mixed Use,' 'Service Commercial,' 'Rural Smallholding,' 'Tourist,' and 'Low Impact Tourist Development' zones. 	<p>The land use definition 'Storage' was not included in Table 1. A new land use definition 'Storage Facility, Depot, Laydown Area' is proposed. Sets out the parameters for the permissibility of the newly defined land use.</p>
124(b)	Table 1	<p>The following uses be shown as 'X' or prohibited in the 'Mixed Use' zone:</p> <ol style="list-style-type: none"> i. 'Showroom'; ii. 'Warehouse'; iii. 'Motor Vehicle, Boat or Caravan Sales'; iv. 'Motor Vehicle Repairs'; v. 'Motor Vehicle Wash'; vi. 'Service Station'; vii. 'Night Club'; viii. 'Restricted Premises'; ix. 'Fast Food Outlet (Drive Through)'. 	<p>The 'Mixed Use' zone that is to now encompass part of the "Old Broome" area is intended to be predominantly residential, tourism and office uses. Table 1 contained many of the definitions from TPS4 which are not appropriate within this area – many uses are car focussed, require larger land parcels, or could be considered inappropriate adjacent to residential development.</p>
140(a)	Table 1	<p>Amend the zoning table so that 'Marine Filling Station' is an 'A' use in the 'Cultural and Natural Resource Use' zone.</p>	<p>'Marine Filling Station' was originally shown as an 'X' use under the draft LPS6. It is considered that offering marine support facilities can be a viable means of economic diversification and assist in the extraction of natural resources, as long as this is done in a manner which is sympathetic to Aboriginal heritage and environmental values.</p>

Submission No.	Scheme Table 1 – Zoning Table	Proposed Modification	Rationale
144	Table 1	Amend Table 1 to make ‘Community Living’ a ‘D’ use within the ‘Cultural and Natural Resource Use’ zone.	An outstation would fall under the definition of ‘Community Living’ under LPS6. Under the draft LPS6, ‘Community Living’ was proposed to be an ‘A’ use within the ‘Cultural and Natural Resource Use’ zone, which meant it is able to be approved subject to being publicly advertised. Upon review it is considered that this be amended to a ‘D’ or ‘discretionary’ use given that it is consistent with the objectives of ‘Cultural and Natural Resource Use’ zone and reflects the traditional settlement pattern within this zone. It is noted, however, that under Clause 5.23 of LPS6 ‘Community Living’ will not be permitted unless a Layout Plan has been adopted by the local government. This is to ensure that new development preserves significant landscape, environmental and heritage values and can be provided with adequate services and infrastructure.
190	Table 1	<p>i. Amend Use Table to insert ‘Ancillary Dwelling’ as a ‘D’ Use within the ‘Residential’, ‘Rural Residential’, ‘General Agriculture’, ‘Cultural & Natural Resources’, and ‘Rural Small Holdings’ Zones.</p> <p>ii. Amend Use Table to insert ‘Ancillary Dwelling’ as a non-permissible ‘X’ Use within all other zones apart from ‘Settlement’, ‘Development’ and ‘Special Use’.</p>	This use allows for the construction of an ‘Ancillary Dwelling’ with a maximum living floor area of 70sqm (not including garage/carport, patio/veranda’s, outdoor areas, store room.)
191	Table 1	<p>i. Amend Use Table to change ‘Animal Husbandry – Intensive’ to a ‘X’ Use within the ‘Rural Residential’ zone.</p> <p>ii. Amend Use Table to change ‘Animal Husbandry – Intensive’ to an ‘A’ Use within ‘Cultural & Natural Resources’ zone.</p>	<ul style="list-style-type: none"> • To provide control of land use within ‘Rural Residential’ Zone to prevent adverse impacts on amenity. • To provide for economic development opportunities within the Cultural & Natural Resources zone.
192	Table 1	Insert ‘Art & Craft Centre’ as a discretionary ‘D’ Use within the ‘General Agriculture’ zone.	To allow for economic and tourist development opportunities within the ‘General Agriculture’ zone.

Submission No.	Scheme Table 1 – Zoning Table	Proposed Modification	Rationale
193	Table 1	Change 'Child Care Centre' to a 'D' Use within the 'Mixed Use' zone.	To allow for provision of Child Care services within 'Mixed Use' zone. This also has the potential to facilitate the community's access to Child Care services.
194	Table 1	<ul style="list-style-type: none"> i. insert 'Department Store' as a 'D' Use within 'Town Centre' zone. ii. insert 'Department Store' as an 'A' Use within the 'Service Commercial' zone. iii. insert 'Department Store' as a non-permissible 'X' Use within all other zones apart from 'Settlement', 'Development' and 'Special Use'. 	To provide for a land use classification to ensure appropriate control of Use type within particular zones. This definition is included in Schedule 1, but has not been included in Table 1.
195	Table 1	<ul style="list-style-type: none"> i. insert 'Display Home' as a 'D' Use within 'Residential' zone. ii. insert 'Display Home' as a non-permissible 'X' Use within all other zones apart from 'Settlement', 'Development' and 'Special Use'. 	Sets out the parameters for the permissibility of the newly defined land use.
196	Table 1	<ul style="list-style-type: none"> i. Insert 'Display Home Village' as a 'D' Use within the 'Residential' zone. ii. Insert 'Display Home Village' as a non-permissible 'X' Use within all other zones apart from 'Settlement', 'Development' and 'Special 	Sets out the parameters for the permissibility of the newly defined land use.
197	Table 1	<ul style="list-style-type: none"> i. Change 'Educational Establishment' to a 'D' Use within 'General Agriculture', 'Cultural & Natural Resources', 'Rural Residential' and 'Rural Small Holdings' zones. ii. Insert 'Educational Establishment' as an 'A' Use within the 'Industry' zone. 	To allow education and training services to operate within appropriate rural zones, where on-site training is an essential element and to provide for economic and community development opportunities.

Submission No.	Scheme Table 1 – Zoning Table	Proposed Modification	Rationale
198	Table 1	i. Insert Family Day Care to an ‘A’ Use within ‘Residential’, ‘Rural Residential’, and ‘Mixed Use’ zones. ii. Insert Family Day Care as a non-permissible ‘X’ Use within all other zones apart from ‘Settlement’, ‘Development’ and ‘Special Use’.	To allow for Use type and control of Use within zones as appropriate. This land use definition is included in Schedule 1 however has not been included in the zoning table.
199	Table 1	i. Change ‘Holiday Home – Large’ to an ‘A’ Use within the ‘Mixed Use’ zone in accordance with the relevant footnote. ii. Change ‘Holiday Home – Large’ to a ‘D’ Use within the ‘Tourist’ zone.	<ul style="list-style-type: none"> • To ensure control of Holiday Home development for tourist use within the ‘Mixed Use’ zone. • To ensure the control of Holiday Home development within ‘Tourist’ zone as appropriate.
200	Table 1	i. Change ‘Holiday Home – Standard’ to an ‘A’ Use within the ‘Mixed Use’ zone in accordance with the relevant footnote . ii. Change ‘Holiday Home – Standard’ to a ‘D’ Use within the ‘Tourist’ zone.	<ul style="list-style-type: none"> • To ensure control of Holiday Home development for tourist use within the ‘Mixed Use’ zone. • To ensure control of Holiday Home development within ‘Tourist’ zone as appropriate
201	Table 1	Change ‘Industry – Cottage’ to a ‘D’ Use within ‘Town Centre’, ‘Local Centre’, ‘Mixed Use’ and ‘Service Commercial’ zone.	‘Industry – Cottage’ provides an opportunity to establish a diversity of retail/economic outlets that are suitable within the Town Centre, Local Centre, Mixed Use and Service Commercial zone.
202	Table 1	Change ‘Marine Filling Station’ to an ‘A’ Use within the ‘Low Impact Tourist Development’ zones.	To allow for development which will facilitate tourism and economic development objectives in the ‘Low Impact Tourist Development’ zone whilst also ensuring control of such development.
203	Table 1	Change ‘Market’ to an ‘A’ use in the ‘Rural Residential’ and ‘Cultural and Natural Resource Use’ zone.	To provide greater clarity as to when this use is permissible in additional zones.

Submission No.	Scheme Table 1 – Zoning Table	Proposed Modification	Rationale
204	Table 1	Insert “Motor Vehicle and/or Marine Wrecking” as a ‘D’ use in the ‘Industry’ and ‘Light and Service Industry’ zones and an ‘X’ use in all other zones apart from ‘Settlement’, ‘Development’ and ‘Special Use’.	To cater for marine facilities and establish permissibility for this use in various zones.
205	Table 1	<p>i. Amend Table 1 to delete ‘Motor Vehicle Hire’.</p> <p>ii. Insert ‘Vehicle Hire’ into Table 1 as a ‘D’ use in the ‘Town Centre’, ‘Local Centre’, ‘Mixed Use’, ‘Light and Service Industry’, ‘Cultural and Natural Resource Use’ and ‘Low Impact Tourism’, a ‘P’ use in the ‘Service Commercial’, and ‘A’ use in the ‘Industry’ and ‘Tourist’ zone and ‘X’ in all other zones.</p>	Addition of recreational vehicles, caravans, boats and watercraft in the definition of ‘Vehicle Hire’ could result in negative amenity impacts on adjoining land uses and therefore requires greater development control and consideration of off site impacts.
206	Table 1	Insert ‘Office’ as a ‘D’ Use within the ‘Local Centre’ zone.	Provide increased development control of Office development within the ‘Local Centre’ zone, towards ensuring that such development is undertaken in accordance with relevant Development Strategies.
207	Table 1	Change ‘Recreation – Private’ to an ‘X’ use in the ‘Residential’ zone, to an ‘A’ use in the ‘Rural Residential’ zone and to an ‘A’ use in the ‘Local Centre’ zone.	Impacts considered too great in ‘Residential’ zone, and worthy of advertising in ‘Rural Residential’ zone. Use may be appropriate in ‘Local Centre’ in some circumstances.
208	Table 1	Change ‘Recreation – Outdoor’ from an ‘X’ use to a ‘D’ use in the ‘Local Centre’ zone.	Outdoor Recreation is considered to be appropriate within the ‘Local Centre’ zone and therefore it is recommended it becomes a discretionary use.
209	Table 1	Change ‘Restricted Premises’ to an ‘A’ Use within ‘Light & Service Industry’ zone.	Ensure that development is appropriately located with consideration for potential impacts upon amenity.
210	Table 1	Change ‘Rural Pursuit’ to a ‘D’ Use within the ‘Low Impact Tourist Development’ zone.	To allow for land use complementary to rural amenity and which is consistent with development objectives for the ‘Low Impact Tourist Development’ zone.

Submission No.	Scheme Table 1 – Zoning Table	Proposed Modification	Rationale
211	Table 1	Change 'Service Station' to a 'D' Use within the 'Local Centre' zone.	To provide guidance of 'Service Station' development within 'Local Centre' zone with a view to minimising adverse impacts upon amenity, and to ensure such development is consistent with relevant design guidelines and development strategies.
212	Table 1	Change 'Staff Accommodation' to an 'X' use in the 'Local Centre' and 'Mixed Use' zone.	Grouped and multiple dwellings are both discretionary land uses in the 'Local Centre' and 'Mixed Use' zone. It is considered allowing staff accommodation land uses in these zones may not be appropriate as it could be utilised to achieve development at a greater density and lower quality of development than that provided under the Scheme.
213	Table 1	Insert 'Winery' as a 'D' Use within the 'Low Impact Tourist Development' zone.	To allow for economic development opportunities. Will assist towards tourism development objectives.
306	Table 1	<ul style="list-style-type: none"> i. Insert 'Reception Centre' as a 'D' use in the 'Town Centre', 'Local Centre', 'Mixed Use', 'Service Commercial', 'Cultural and Natural Resource', 'Rural Small Holdings', 'Tourist' and 'Tourist Development - Low Impact' zones. ii. Insert 'Reception Centre' as an 'A' use in the 'General Agriculture' and 'Rural Residential' zones. iii. Insert 'Reception Centre' as an 'X' use within all other zones apart from 'Settlement', 'Development' and 'Special Use'. 	Sets out the parameters for the permissibility of the newly defined land use.
307	Table 1	Insert revised Table 1 as per Appendix 2 of attachment 2 to Internal Department Recommendations	To update Table 1 in LPS6 to reflect recommendations contained in the Schedule of Submissions and Internal Department Recommendations

GENERAL CORRECTIONS			
Submission No.	LPS / LPS6	Proposed Modification	Rationale
300	LPS & LPS6	LPS & LPS6 text to be edited as necessary. This is to include: <ul style="list-style-type: none"> · Correct departmental names · The use of capitals · Grammar · Punctuation · Spelling · Correct Clause numbers · Lists to be alphabetical · Reordering of sections 	To ensure all text has been edited correctly
301	LPS6 Maps	Amend LPS6 Maps: <ul style="list-style-type: none"> i. To be rescaled and sequenced for easy reference. ii. Include on each map a reference insert that is readable and usable. 	LPS6 Maps are required to be of a scale and sequence that includes within each map a reference insert for easy referral.
302	LPS Figures and Maps	LPS Figures and Maps are corrected as necessary.	LPS Figures and Maps are blurred and colouring used can be unclear.