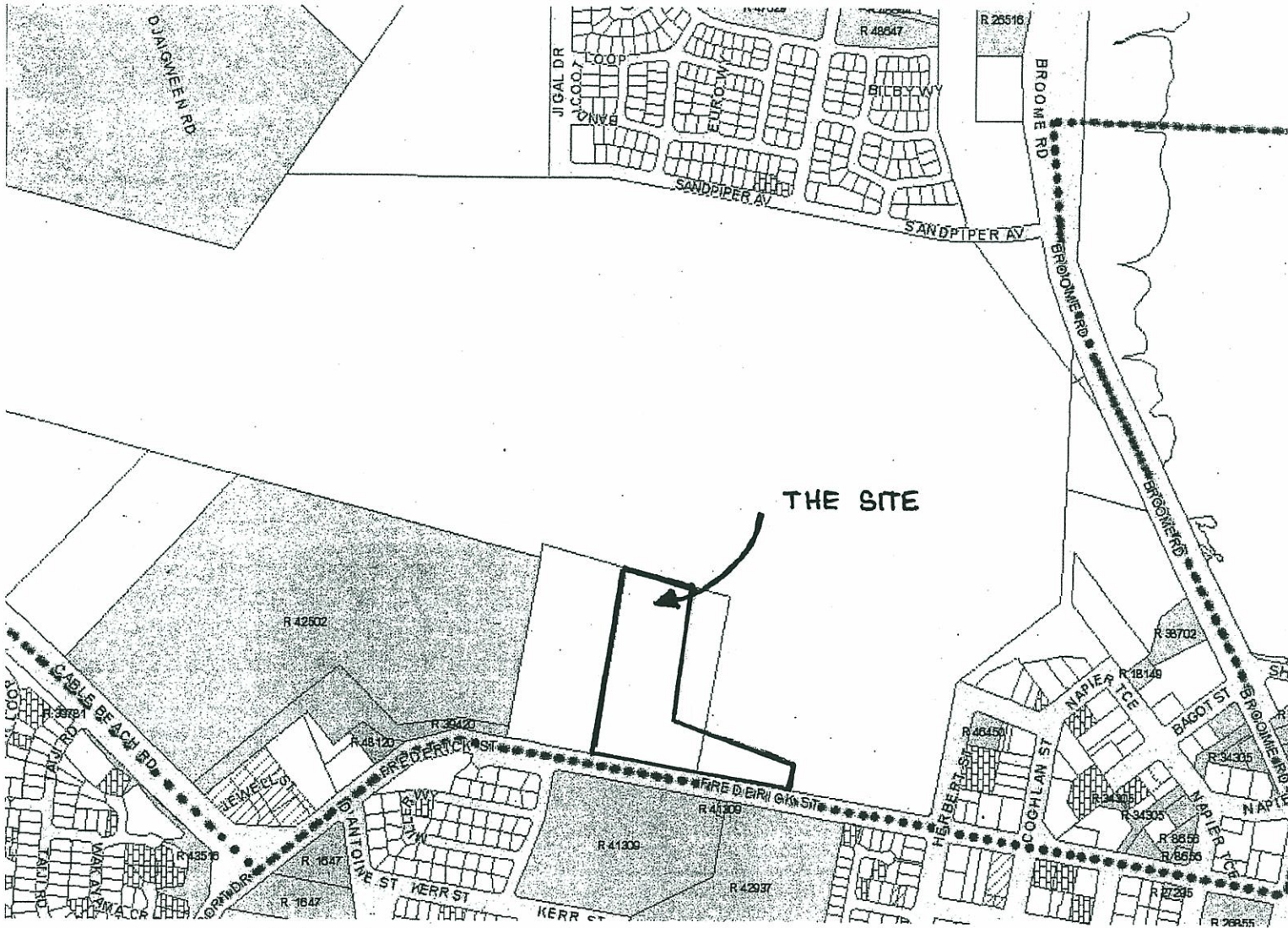


ATTACHMENT 1

LOCALITY PLAN



PART OF LOTS 1648 AND 1653 FREDERICK STREET, DJUGUN.

DETAILED AREA PLAN (DAP) AREA:
Part of Lot 1648 and Part of Lot 1653 on Plan 235663, as indicated by the dashed blue line on the adjacent Map.

PURPOSE OF THE DAP:

Given that development of the DAP Area is required prior to relocation of the Broome Airport and the subsequent availability for development of the balance of the Mixed Use Area as shown on the LSP, the main purposes of the DAP are:

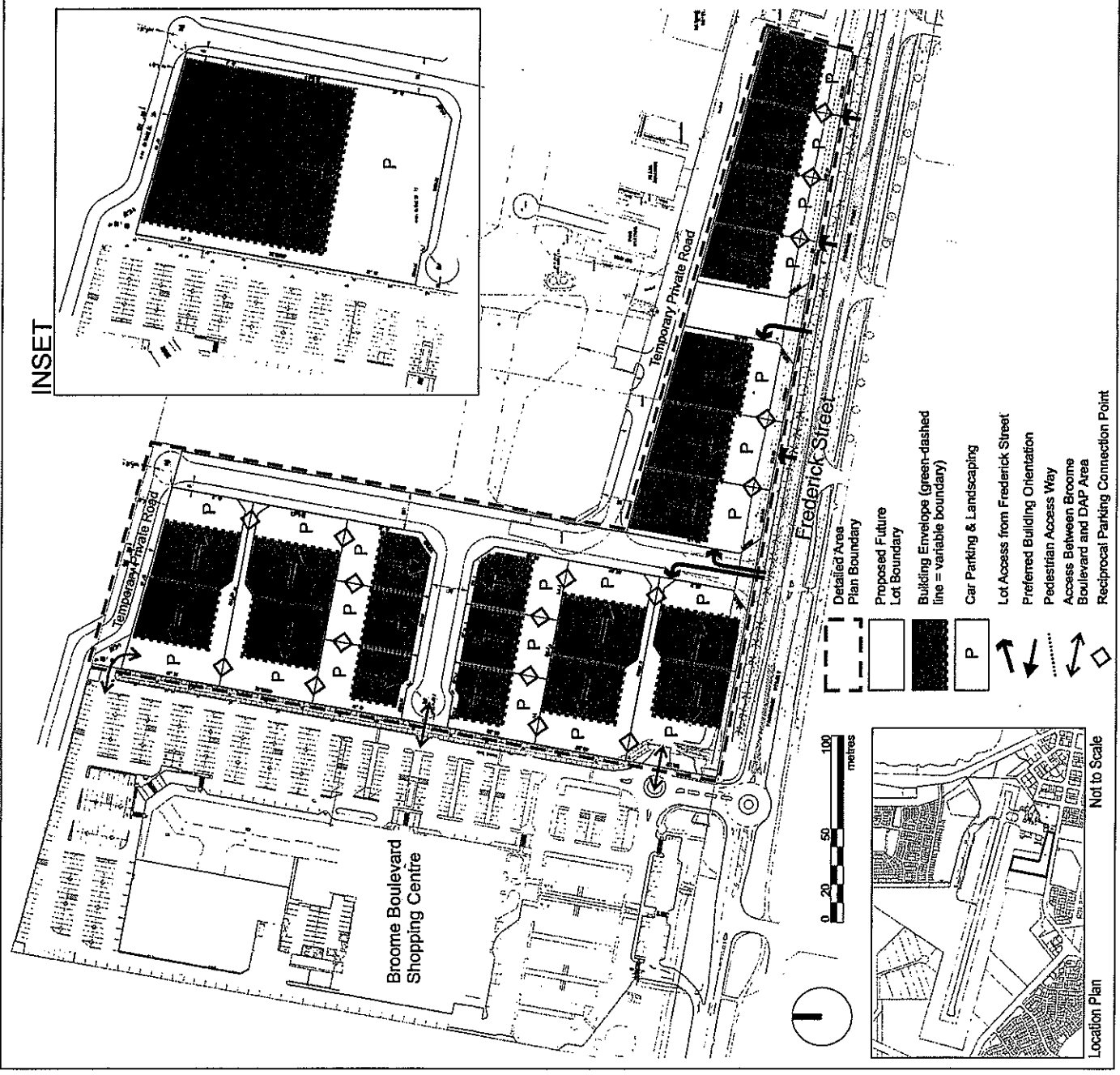
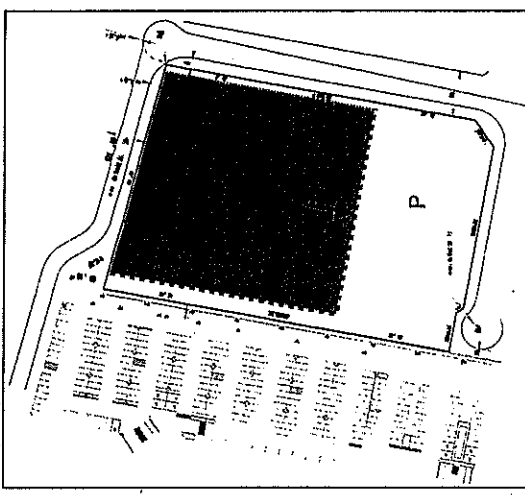
1. Pursuant to Clause 4.27.1.3(a) of the Scheme, to enhance, elaborate and expand upon the details and provisions regarding land uses described in Clause 4.3 of the Broome Airport Area Local Structure Plan (LSP), which is the current Development Plan covering the DAP Area.
2. Accordingly, and pursuant to Clause 4.25.5.2 of the Scheme, to vary the Scheme in relation to the permissibility of several land uses within the Mixed Use zone which are considered unsuitable within the DAP Area while the airport remains at its current location.
3. To ensure that development of the DAP Area is appropriate in terms of building and parking area location and orientation.

PROVISIONS

1. This DAP shall remain applicable whilst Broome Airport remains in its current location after which time the DAP's continued relevance will be reviewed by the Council.
2. The Scheme provisions for the Mixed Use zone shall apply to the DAP Area, except that the following land uses shall not be permitted due to potential land use incompatibility:
 - Bed & Breakfast Accommodation
 - Cinema/ Theatre
 - Home Business
 - Home Occupation
 - Hotel
 - Motel
 - Residential Building
3. The following use shall be a "P" (Permitted) use:
 - Retail Premises - Shop

4. Buildings and associated outbuildings and service areas shall only be permitted within the designated building envelopes, except that any building envelope boundary that is depicted as "variable" may be modified to facilitate an attractive building design, provided such modification does not preclude provision of the required number of car parking bays.
5. If development of the northern street block within the DAP Area is requested without the block having been subdivided any further than indicated in the Inset, then the building envelope and other guidelines shown in the Inset shall apply.
6. Parking areas and, where appropriate, access driveways or paths on adjoining lots shall be and remain appropriately connected, and enforceable reciprocal right of access arrangements shall be established and maintained between and across parking areas on all adjoining lots. Parking area connections between adjoining lots shall be at the points indicated on the map unless otherwise approved by the Council.
7. Access between the Broome Boulevard shopping centre and the DAP Area may be facilitated at the locations indicated through an agreement between the centre owners and Pearl Coast Properties.
8. Access to lots with a common boundary to Frederick Street shall only be permitted at or in the near vicinity of the indicated entry points.
9. Any application for development within the DAP area must demonstrate that adequate consideration has been given during design of the development to issues such as pedestrian access and safety, vehicular access and circulation, access between car parks on adjoining properties, and landscaping of car parks and setback areas including species of shade trees.

INSET



Shire of Broome
DETAILED AREA PLAN NO. 8
FREDERICK STREET COMMERCIAL AREA
SHRAPNEL URBAN PLANNING October 2011

Draft

Location Plan
Not to Scale