

BROOME ROAD

Attachment 1

REVISION
03

PRECALCULATION PLAN
ROEBUCK ESTATE STAGE 15A



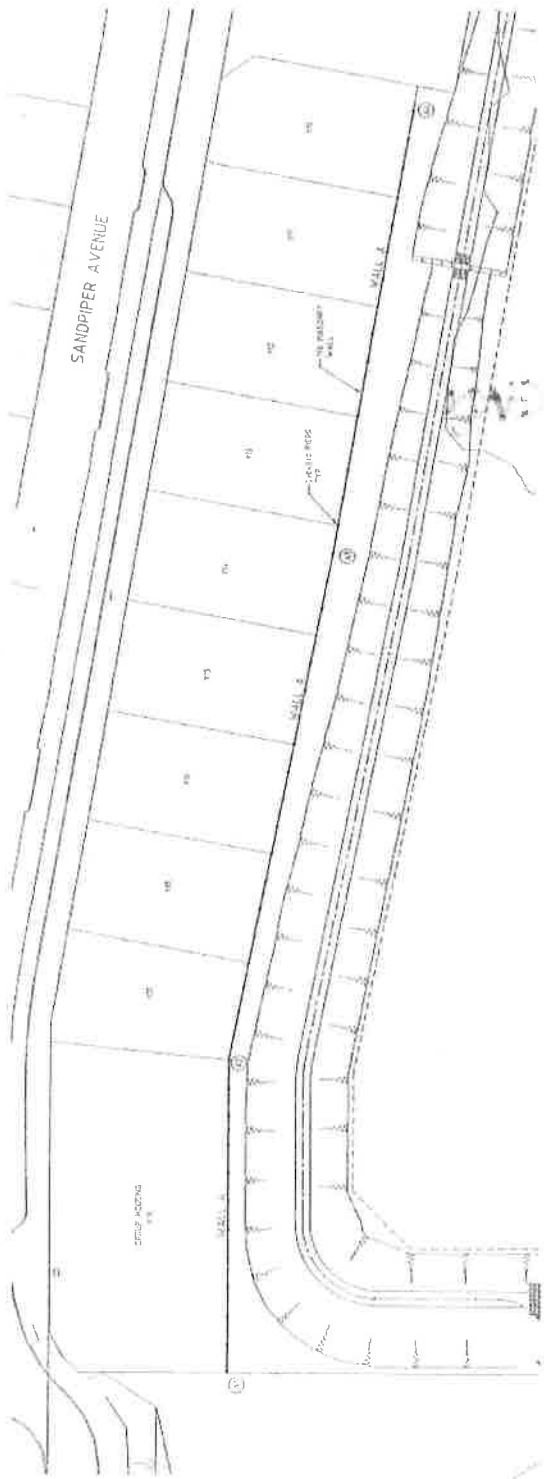
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DATE	15/03/2011
DRAWN	...
CHECKED	...
APPROVED	...

NO.	DESCRIPTION	DATE
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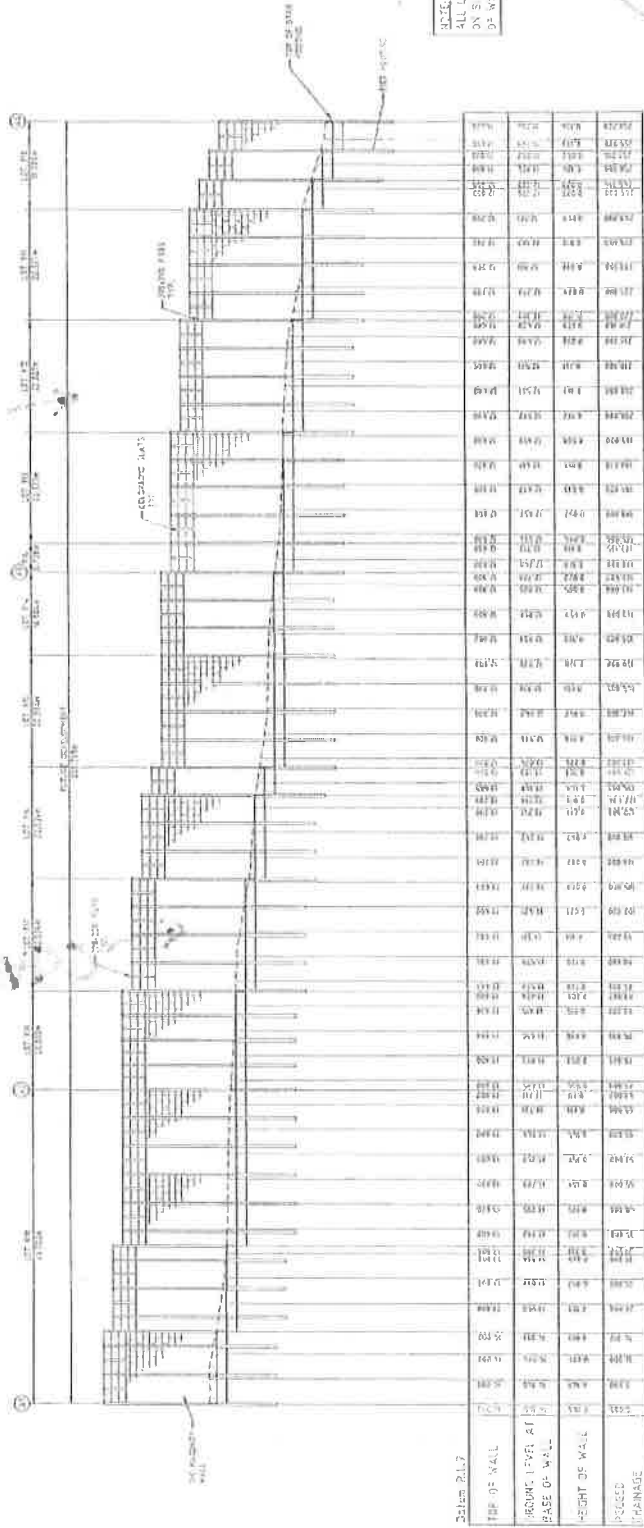


Wall A

NOTE:
ALL LEVELS TO BE COMPARED
ON SITE PAPER TO CORRESPONDING
DATA SHEETS.



PLAN
SECTION



Station	Top of Wall	Bottom Level at Base of Wall	Height of Wall	Height of Drainage
10+00	102.50	98.50	4.00	0.10
10+05	102.50	98.50	4.00	0.10
10+10	102.50	98.50	4.00	0.10
10+15	102.50	98.50	4.00	0.10
10+20	102.50	98.50	4.00	0.10
10+25	102.50	98.50	4.00	0.10
10+30	102.50	98.50	4.00	0.10
10+35	102.50	98.50	4.00	0.10
10+40	102.50	98.50	4.00	0.10
10+45	102.50	98.50	4.00	0.10
10+50	102.50	98.50	4.00	0.10
10+55	102.50	98.50	4.00	0.10
10+60	102.50	98.50	4.00	0.10
10+65	102.50	98.50	4.00	0.10
10+70	102.50	98.50	4.00	0.10
10+75	102.50	98.50	4.00	0.10
10+80	102.50	98.50	4.00	0.10
10+85	102.50	98.50	4.00	0.10
10+90	102.50	98.50	4.00	0.10
10+95	102.50	98.50	4.00	0.10
11+00	102.50	98.50	4.00	0.10
11+05	102.50	98.50	4.00	0.10
11+10	102.50	98.50	4.00	0.10
11+15	102.50	98.50	4.00	0.10
11+20	102.50	98.50	4.00	0.10
11+25	102.50	98.50	4.00	0.10
11+30	102.50	98.50	4.00	0.10
11+35	102.50	98.50	4.00	0.10
11+40	102.50	98.50	4.00	0.10
11+45	102.50	98.50	4.00	0.10
11+50	102.50	98.50	4.00	0.10
11+55	102.50	98.50	4.00	0.10
11+60	102.50	98.50	4.00	0.10
11+65	102.50	98.50	4.00	0.10
11+70	102.50	98.50	4.00	0.10
11+75	102.50	98.50	4.00	0.10
11+80	102.50	98.50	4.00	0.10
11+85	102.50	98.50	4.00	0.10
11+90	102.50	98.50	4.00	0.10
11+95	102.50	98.50	4.00	0.10
12+00	102.50	98.50	4.00	0.10

WALL A
SECTION

PRELIMINARY - NOT FOR CONSTRUCTION

PEARL COAST PROPERTIES PTY LTD
BOEBUCK ESTATE STAGE 15A
FENCING AND WALL PLAN & PROFILE
SHEET 1 OF 2
Date: 14/05/20
Drawn: [Name]
Checked: [Name]
Scale: 1:50

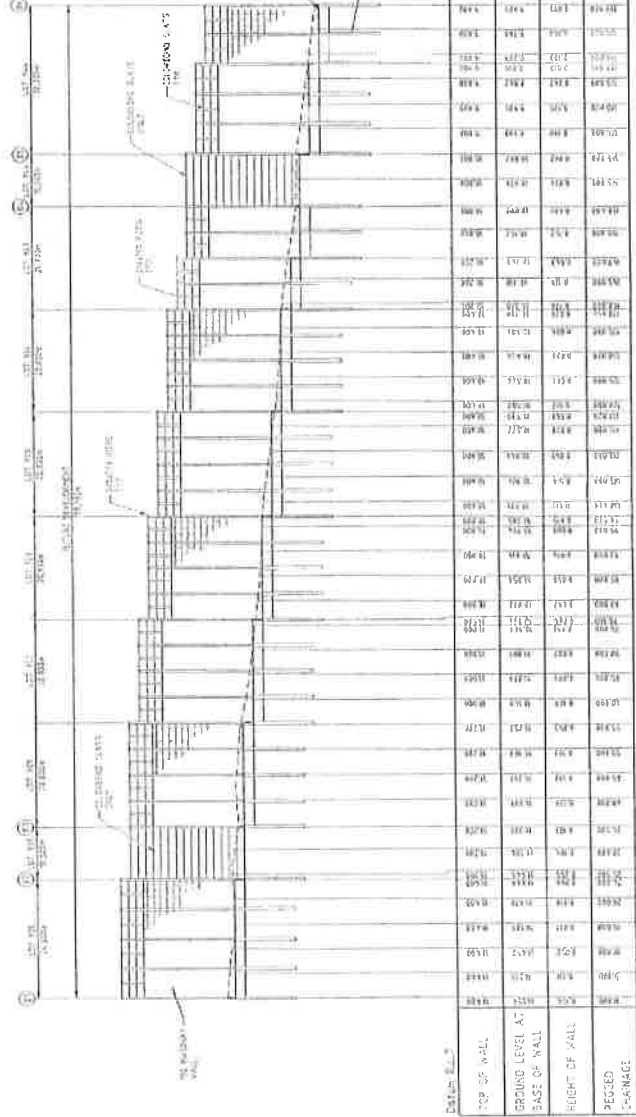
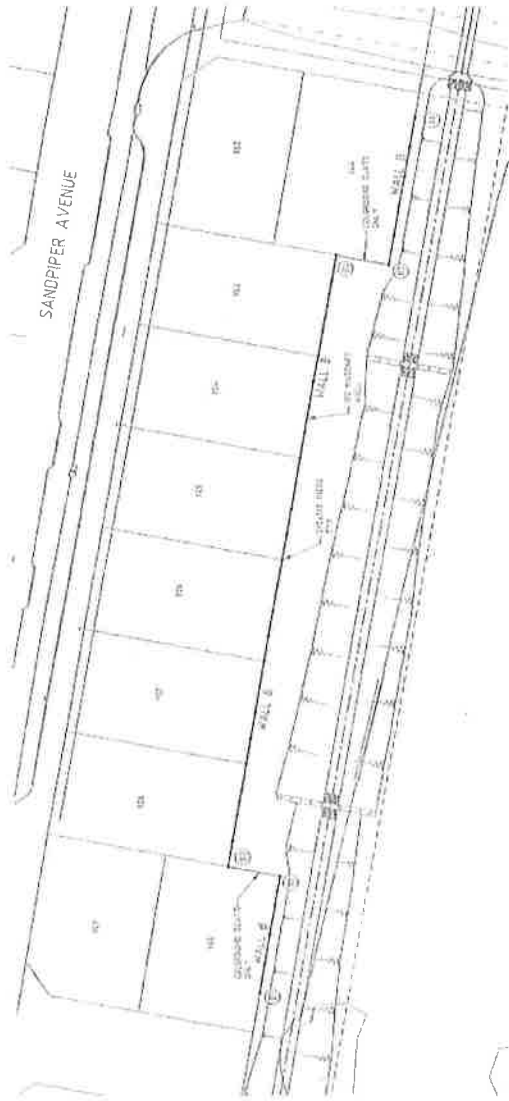
PEARL COAST PROPERTIES PTY LTD
15A BOEBUCK ESTATE STAGE 15A
FENCING AND WALL PLAN & PROFILE
SHEET 1 OF 2

PEARL COAST PROPERTIES PTY LTD
15A BOEBUCK ESTATE STAGE 15A
FENCING AND WALL PLAN & PROFILE
SHEET 1 OF 2

Item	Description	Quantity	Unit	Value
1	CONCRETE WALL	100.00	m	100.00
2	CONCRETE CURB	100.00	m	100.00
3	AGGREGATE MATS	100.00	m	100.00
4	DRAINAGE MATS	100.00	m	100.00
5	DRAINAGE PIPE	100.00	m	100.00
6	CONCRETE PAVEMENT	100.00	m	100.00
7	CONCRETE CURB	100.00	m	100.00
8	AGGREGATE MATS	100.00	m	100.00
9	DRAINAGE MATS	100.00	m	100.00
10	DRAINAGE PIPE	100.00	m	100.00
11	CONCRETE PAVEMENT	100.00	m	100.00
12	CONCRETE CURB	100.00	m	100.00
13	AGGREGATE MATS	100.00	m	100.00
14	DRAINAGE MATS	100.00	m	100.00
15	DRAINAGE PIPE	100.00	m	100.00
16	CONCRETE PAVEMENT	100.00	m	100.00
17	CONCRETE CURB	100.00	m	100.00
18	AGGREGATE MATS	100.00	m	100.00
19	DRAINAGE MATS	100.00	m	100.00
20	DRAINAGE PIPE	100.00	m	100.00

Attachment 2 Wall B

NOTE:
ALL LEVELS TO BE COMPARED
ON SITE PAGES TO CORNER
OF 'X'



Station	Top of Wall	Ground Level At	Base of Wall	Height of Wall	Height of Wall
141.00	100.00	100.00	90.00	10.00	10.00
142.00	100.00	100.00	90.00	10.00	10.00
143.00	100.00	100.00	90.00	10.00	10.00
144.00	100.00	100.00	90.00	10.00	10.00
145.00	100.00	100.00	90.00	10.00	10.00
146.00	100.00	100.00	90.00	10.00	10.00
147.00	100.00	100.00	90.00	10.00	10.00
148.00	100.00	100.00	90.00	10.00	10.00
149.00	100.00	100.00	90.00	10.00	10.00
150.00	100.00	100.00	90.00	10.00	10.00
151.00	100.00	100.00	90.00	10.00	10.00
152.00	100.00	100.00	90.00	10.00	10.00
153.00	100.00	100.00	90.00	10.00	10.00
154.00	100.00	100.00	90.00	10.00	10.00
155.00	100.00	100.00	90.00	10.00	10.00
156.00	100.00	100.00	90.00	10.00	10.00
157.00	100.00	100.00	90.00	10.00	10.00
158.00	100.00	100.00	90.00	10.00	10.00
159.00	100.00	100.00	90.00	10.00	10.00
160.00	100.00	100.00	90.00	10.00	10.00

WALL B 1:100

PRELIMINARY - NOT FOR CONSTRUCTION

PEARL COAST PROPERTIES PTY LTD
BOEUCK ESTATE STAGE 15A
ENCLOSURE AND WALL PLAN & PROFILE
SHEET 2 OF 2

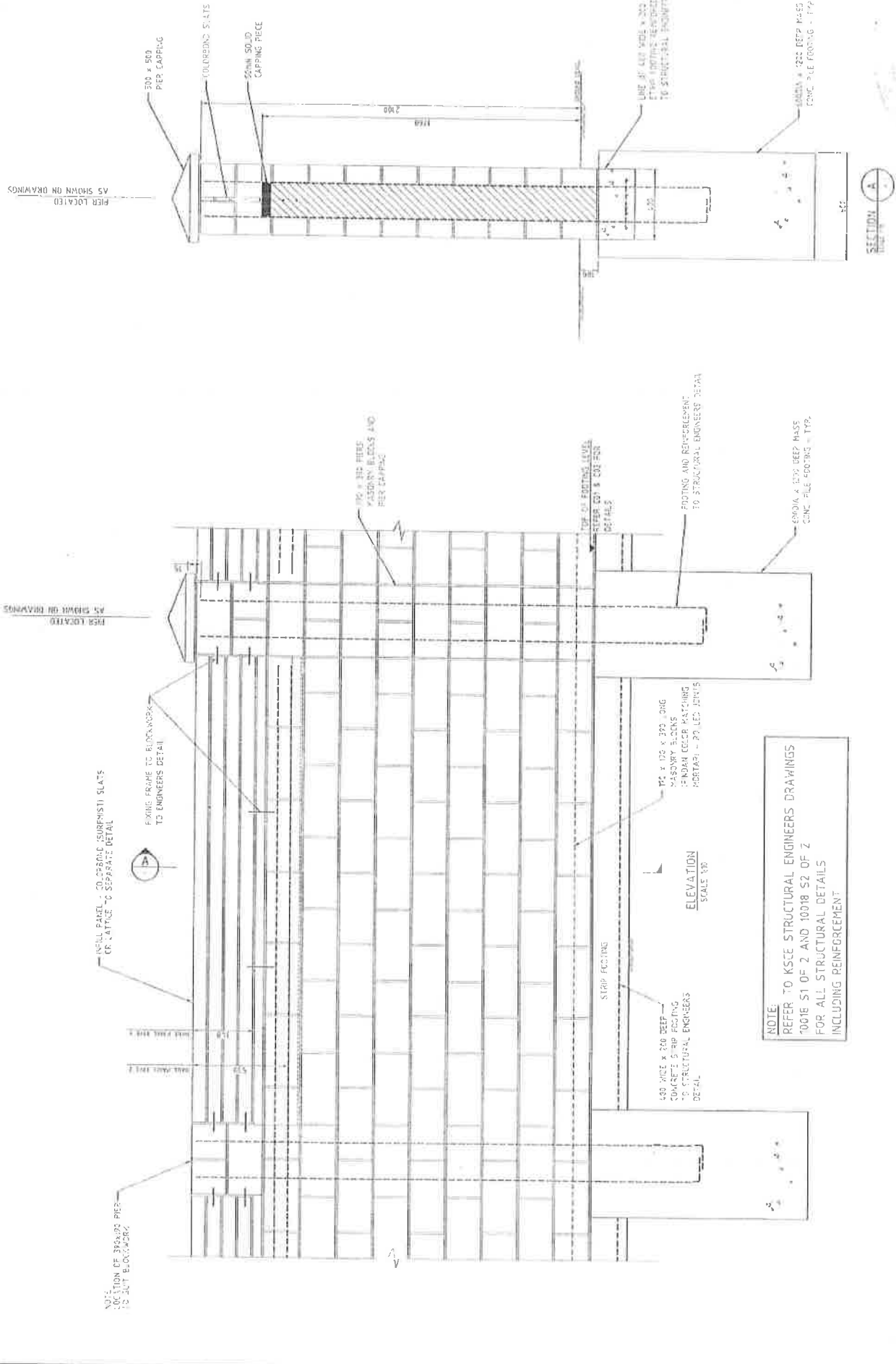
Drawn: Dfg
Checked: AT

14/08/2015

PEV195-54D-021

R. J. BEARDS & ASSOCIATES PTY LTD
146/148 Pittwater Rd
Pittwater NSW 1545
Tel: (02) 9439 1111
Fax: (02) 9439 1111

Project No.	195-54D
Sheet No.	021
Scale	1:100
Date	14/08/2015



NOTE:
 REFER TO KSCC STRUCTURAL ENGINEERS DRAWINGS
 10016 S1 OF 2 AND 10018 S2 OF 2
 FOR ALL STRUCTURAL DETAILS
 INCLUDING REINFORCEMENT

SECTION A

PRELIMINARY - NOT FOR CONSTRUCTION

PEARL COAST PROPERTIES PTY LTD
 FOEDUCK ESTATE STAGE 1A
 FENCING AND WALL DETAILS

Project No.	162051
Drawn	Dr. J. M. JONES
Checked	Dr. J. M. JONES
Scale	AS SHOWN ON DRAWINGS
Date	16/01/2017
Client	PEARL COAST PROPERTIES PTY LTD
Site	PEARL COAST PROPERTIES PTY LTD FOEDUCK ESTATE STAGE 1A
Drawn	Dr. J. M. JONES
Checked	Dr. J. M. JONES
Scale	AS SHOWN ON DRAWINGS
Date	16/01/2017
Client	PEARL COAST PROPERTIES PTY LTD
Site	PEARL COAST PROPERTIES PTY LTD FOEDUCK ESTATE STAGE 1A

R. J. JONES & ASSOCIATES PTY LTD
 Structural Engineers & Architects

10/100 WILSON ST
 SUVA, FIJI

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 SUVA, FIJI

• 10/100 WILSON ST
 SUVA, FIJI

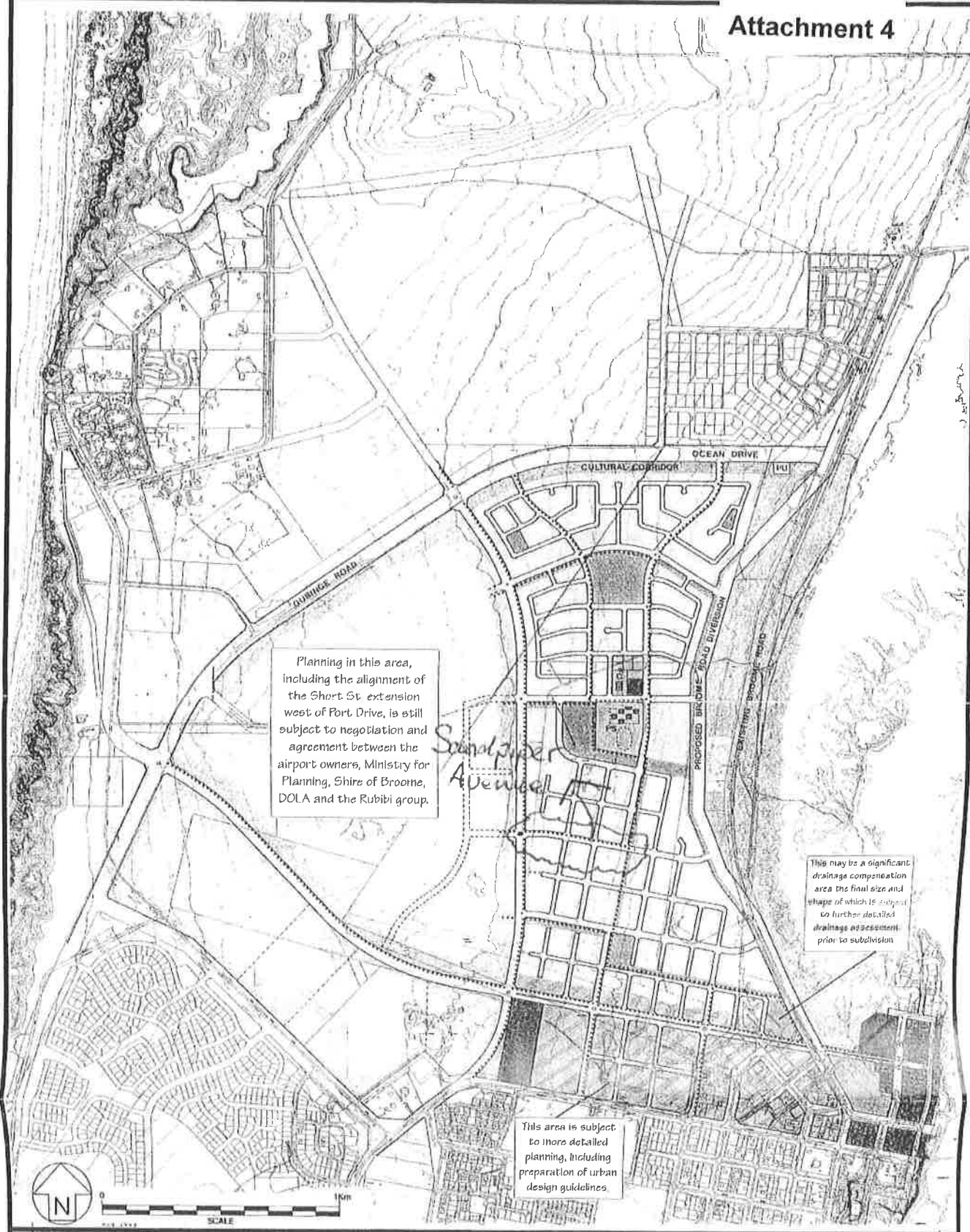
Project No.	162051
Drawn	Dr. J. M. JONES
Checked	Dr. J. M. JONES
Scale	AS SHOWN ON DRAWINGS
Date	16/01/2017
Client	PEARL COAST PROPERTIES PTY LTD
Site	PEARL COAST PROPERTIES PTY LTD FOEDUCK ESTATE STAGE 1A

ATTACHMENT 3

Shire of Broome Town Planning Scheme - Clause 10.2	
Matters to be Considered by Council	Comment
(a) the aims and provisions of this Scheme and any other relevant town planning Scheme(s) operating within the district;	<i>N/A Application for a fence no change in land use is proposed</i>
(b) the Scheme Report - Local Planning Strategy;	<i>N/A</i>
(c) the requirements of orderly and proper planning including any relevant proposed new town planning Scheme that has been adopted by the Council pursuant to the Town Planning Regulations 1967;	<i>The proposed fence will help to a noise and visual buffer between the airport and the residential properties. No land use change is proposed the fence will increase the amenity of the residential properties.</i>
(d) any approved Statement of Planning Policy of the Commission;	<i>State Planning Policy 5.1 - Land Use Planning in the Vicinity of Perth Airport – as site is beyond the ANEF 20 contour site is considered suitable for residential development without any special in-built features to mitigate noise impacts.</i>
(e) any approved Environmental Protection Policy under the Environmental Protection Act 1986;	<i>No Environmental Protection Policy applies</i>
(f) any other policy or strategy of the Commission or any planning policy adopted by the Government of the State of Western Australia;	<i>N/A</i>
(g) any planning policy adopted by the Council under the provisions of clause 2.5 of this Scheme, any heritage policy statement for any designated Heritage Area adopted under clause 7.2.2 of this Scheme, or any other plan or guideline adopted by the Council under the provisions of this Scheme;	<i>Local Planning Policy 8.12 applies. The application is referred to council because the fence is higher than 1.8m. Further details are set out in the accompanying report.</i>
(h) the conservation of any place on the Heritage List or character or appearance of a Heritage Area under the Aboriginal Heritage Act, 1972 and the Heritage Act of WA, 1990;	<i>N/A</i>
(i) any environmental consideration;	<i>LPP 8.12 encourages breezeway fences. The orientation of the proposed wall is generally east west, parallel to the majority of Broome's prevailing breezes. As such the proposed structure should not significantly impede breezes.</i>
(j) whether the land to which that	<i>The land is not subject to flooding, tidal</i>

application relates is unsuitable for the proposal by reason of it being, or likely to be, subject to flooding, tidal inundation, subsidence, landslip, bush fire or any other risk;	<i>inundation, subsidence, landslip, bush fire or any other risk;</i>
(k) the preservation of the amenity of the locality;	<i>The development will not have a detrimental affect on the amenity of the neighbourhood. The fence will improve residential amenity by creating a barrier between two different land uses. .</i>
(l) the relationship of the proposal to development on adjoining land or on other land in the locality;	<i>There is no direct association between adjoining land uses. The proposed fence will serve to screen the adjoining airport activities from the residential area.</i>
(m) whether the proposed means of access to and egress from the site are adequate and whether adequate provision has been made for the loading, unloading, manoeuvring and parking of vehicles;	<i>There are no changes proposed to the access and egress to and from the site.</i>
(n) the amount of traffic likely to be generated by the proposal, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;	<i>N/A</i>
(o) whether public transport services are necessary and, if so, whether they are available and adequate for the proposal;	<i>N/A</i>
(p) whether public utility services are available and adequate for the proposal;	<i>N/A</i>
(q) whether adequate provision has been made for access by disabled persons;	<i>N/A</i>
(r) whether adequate provision has been made for the landscaping of the land to which the planning application relates and whether any trees or other vegetation on the land should be preserved;	<i>N/A</i>
(s) whether the proposal is likely to cause soil erosion or land degradation;	<i>N/A</i>
(t) the potential loss of any community service or benefit resulting from the planning approval;	<i>N/A</i>
(u) any relevant submissions or objections received on the application.	<i>The application did not trigger the need to advertise.</i>
(v) the comments or submissions received from any authority consulted under clause 10.1.1;	<i>N/A</i>
(w) the comments and submissions received from the representative Aboriginal group and people on matters	<i>No submissions have been received</i>

of heritage and cultural importance and Native Title;	
(x)whether adequate provision is made for access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities);	N/A
(y)any social issues which have an effect on the amenity of the locality;	N/A
(z) any other matter which in the opinion of the Council has planning relevance.	<i>The ANEF contours of the Airport shows that the residential properties (except for proposed lots 944,945 and 901 which straddle the boundary) to fall outside the 20 ANEF zone. Further discussion is contained within accompanying report.</i>



Planning in this area, including the alignment of the Short St extension west of Port Drive, is still subject to negotiation and agreement between the airport owners, Ministry for Planning, Shire of Broome, DOLA and the Rubibi group.

Sandpaper Avenue

This may be a significant drainage composition area the final size and shape of which is subject to further detailed drainage assessment prior to subdivision

This area is subject to more detailed planning, including preparation of urban design guidelines



SCALE 1Km

Broome Airport Area
LOCAL STRUCTURE PLAN

SHRAPNEL URBAN PLANNING

LEGEND

- Low Density Residential
- Medium Density Residential
- Mixed Uses
- Public Open Space / Drainage
- Primary School
- Bushland
- Shops
- Public Utilities
- Community Facilities
- Main Pedestrian/Cycle Routes

BROOME AIRPORT ANEF 2025

ASPECT	TYPE	ANEF	ASPECT				ASPECT				ASPECT			
			ASPECT	ASPECT	ASPECT	ASPECT	ASPECT	ASPECT	ASPECT	ASPECT	ASPECT	ASPECT	ASPECT	ASPECT
ASPECT	TYPE	ANEF	ASPECT	ASPECT	ASPECT	ASPECT	ASPECT	ASPECT	ASPECT	ASPECT	ASPECT	ASPECT	ASPECT	
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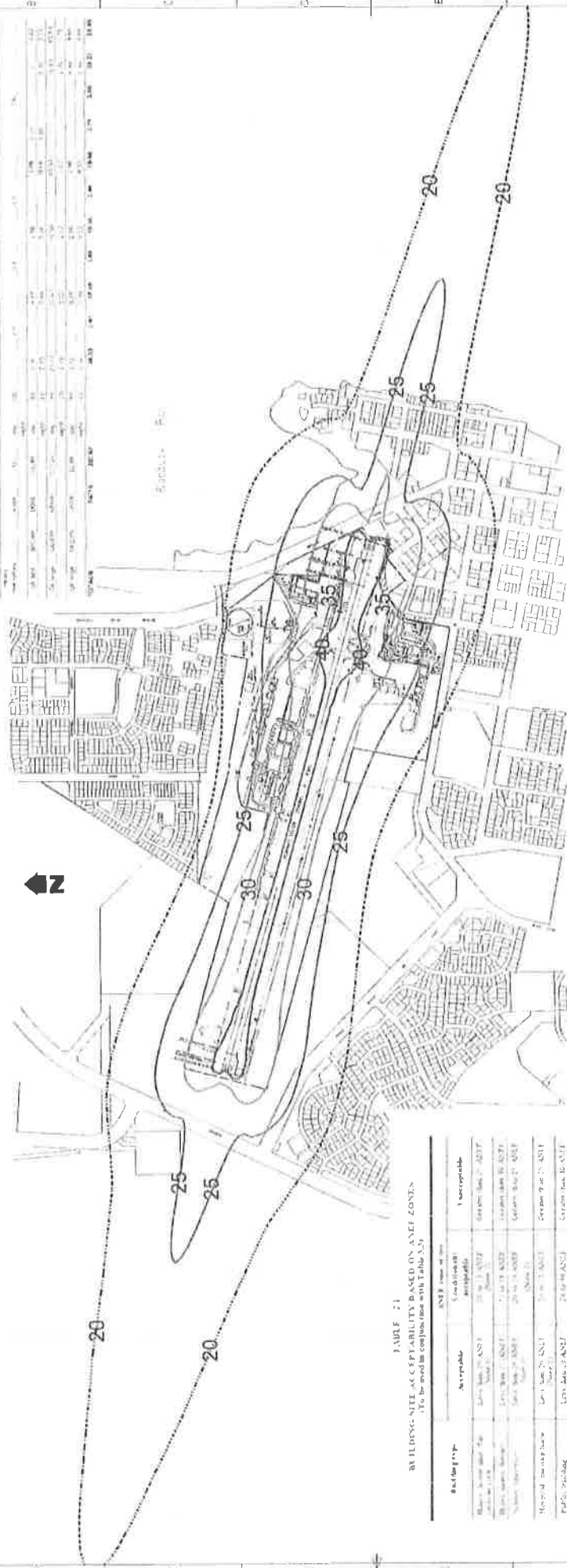


TABLE 21
BUILDINGS WITH ACCEPTABILITY BASED ON ANEF ZONES
To be used in conjunction with Table 20.

Building ID	Acceptable	ANEF Zone	Acceptable	ANEF Zone
1001	Yes	25	Yes	25
1002	No	30	No	30
1003	Yes	25	Yes	25
1004	No	35	No	35
1005	Yes	25	Yes	25
1006	No	30	No	30
1007	Yes	25	Yes	25
1008	No	35	No	35
1009	Yes	25	Yes	25
1010	No	30	No	30

The table lists the buildings that are acceptable or unacceptable based on the ANEF zones. Buildings that are acceptable are those that are located within the ANEF zone that is acceptable for the building. Buildings that are unacceptable are those that are located within an ANEF zone that is not acceptable for the building. The table also lists the ANEF zone that is acceptable for the building and the ANEF zone that is not acceptable for the building. The table is to be used in conjunction with Table 20.

Attachment 5

Legend

- 40dB ANEF
- 35dB ANEF
- 30dB ANEF
- 25dB ANEF
- 20dB ANEF

Daum MGs 11

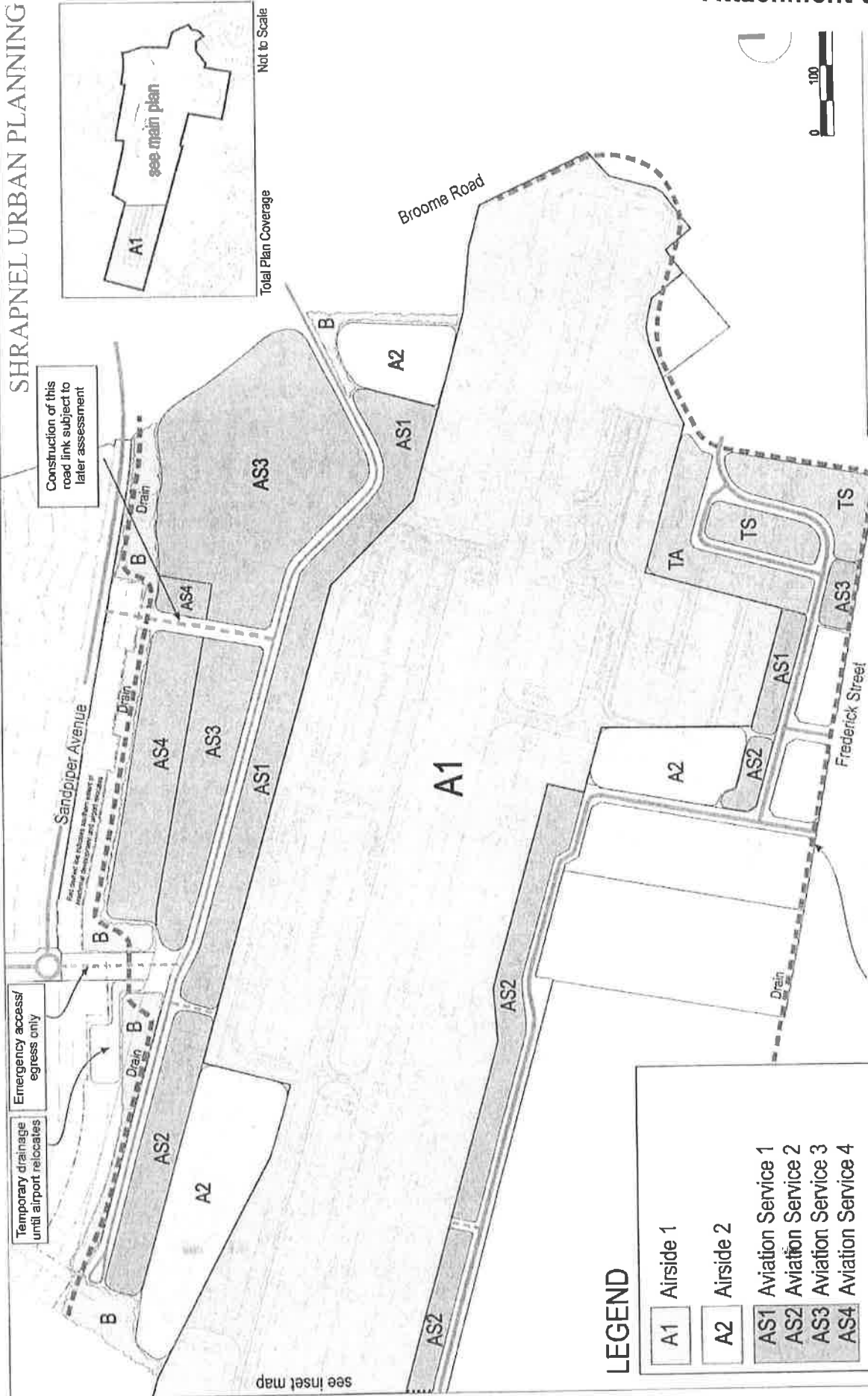
Broome International Airport

2025 ANEF Noise Contour Study

DATE	2025-01-15
BY	DAUM MGs 11
FOR	2025 ANEF Noise Contour Study

0 - Proposed - proposed buildings and other assets
 1 - Airport Flight Paths
 2 - Airport Noise Contours
 3 - Airport Noise Contours (with buildings and other assets)
 4 - Airport Noise Contours (with buildings and other assets) - ANEF contours overlaid with flight paths

DATE	2025-01-15
BY	DAUM MGs 11
FOR	2025 ANEF Noise Contour Study



BROOME INTERNATIONAL AIRPORT
Airport Development Plan

PLAN A: AIRPORT DEVELOPMENT

Base Map is Indicative and Subject to Change
Source: Broome International Airport Pty Ltd

February 2012

This plan remains current while the subject airport remains operational

Existing drain adjacent to Frederick Street subject to current licence. Negotiations with the Shire of Broome aimed at relocating the drain within road reserve are in progress

LEGEND

A1	Airside 1
A2	Airside 2
AS1	Aviation Service 1
AS2	Aviation Service 2
AS3	Aviation Service 3
AS4	Aviation Service 4
TA	Terminal Area
TS	Terminal Area Support
B	Landscaped Buffer

see inset map

Total Plan Coverage

Not to Scale

