

LOCAL PLANNING POLICY

5.16

TITLE:	OLD BROOME DEVELOPMENT STRATEGY
ADOPTED:	OCM 27/11/2014 – Item 9.2.2 Pages 75-87
REVIEWED:	OCM 30 July 2015 – Pages 28 – 40 OCM 17 December 2015 – Pages 110 – 121 OCM 25 May 2017 – Pages 85 – 260 OCM 14 December 2017 – Pages 1030 - 1043
ASSOCIATED LEGISLATION:	Planning and Development Act 2005 Local Planning Scheme No 6
ASSOCIATED DOCUMENTS:	
REVIEW RESPONSIBILITY:	Director Development Services
DELEGATION:	Delegations are exercised in accordance with delegation granted in terms of Section 5.42 of the Local Government Act 1995 as amended or other statutes as applicable to specified officers.
APPLICATION:	The Policy applies to Precinct 2 – Old Broome

Previous Policy Number 8.25

Application:

This policy applies to Precinct 2 – Old Broome as identified under the Draft Local Planning Strategy as adopted by Council 21 November 2013, which incorporates the area bounded by Frederick Street to the north, Roebuck Bay to the east, Herbert Street to the west and Reserve 51304 to the south of the Demco residential area, to the south.

The Old Broome Development Strategy was adopted by Council on 27 November 2014. The Strategy incorporates context, background information and establishes a vision for the precinct. As the Strategy also provides corporate guidance, the purpose of this Local Planning Policy is to clarify the sections which apply in the development assessment process. Copies of the Old Broome Development Strategy should be referenced to understand the context and objectives of the controls in this Local Planning Policy.**Objectives:**

To ensure that all land use and development within Precinct 2 – Old Broome:

1. Is characteristic of a 'Mixed Use' area that compliments but does not detract from the Town Centre function of Chinatown.
2. Is of an open form that is sympathetic to the existing character of the area.
3. Reveals, interprets and conserves Old Broome's historic character and heritage places.
4. Reveals, interprets and conserves the unique natural environment, particularly Roebuck Bay.

5. Integrates and balances a variety of movement options to create a network that meets the needs of all users.

Policy

1.0 Strategy Plan

- 1.1 The strategy plan represents key spatial elements of the strategies identified in the Old Broome Development Strategy and is the key reference plan for guiding development in the precinct. A copy of the strategy plan is provided in Appendix 1.

2.0 Land Use

- 2.1 Eight land use areas are depicted on the Strategy Plan as follows:

- Area A – Mixed Use Retail / Commercial;
- Area B – Mixed Use Commercial / Civic and Administration;
- Area C – Mixed Use Commercial / Retail;
- Area D – Mixed Use Tourism / Residential;
- Area E – Tourist;
- Area F – Recreation;
- Area G – Residential 1; and
- Area H – Residential 2

- 2.2 Commercial activation along key corridors, being Hamersley Street, Frederick Street, Carnarvon Street and Robinson Street south of Guy Street is supported, as depicted on the Strategy Plan.

- 2.3 Retail activity, in areas where supported, is to be small in scale with a focus on hospitality, tourist and convenience goods rather than comparison shopping, fast food or automotive related retail.

- 2.4 Development within the Old Broome Special Character Area is to preserve the existing open character of the area.

- 2.5 The following preferred, not preferred, and inappropriate land uses shall be considered when assessing Development Applications within the relevant land use areas:

AREA A – MIXED USE RETAIL / COMMERCIAL		
<i>Preferred</i>	<i>Not Preferred</i>	<i>Inappropriate</i>
Amusement Parlour	Hospital	Funeral Parlour
Art & Craft Centre	Telecommunications Infrastructure	Vehicle Hire
Restaurant	Childcare Centre	Plant Nursery
Office	Place of Assembly or Worship	Dry Cleaning Premises
Club Premises	Veterinary Centre	Liquor Store
Civic Use	Family Day Care	
Car Park	Holiday Home (Large)	

AREA A – MIXED USE RETAIL / COMMERCIAL

Shop	Holiday Home (Standard)
Caretaker's Dwelling	Aged or Dependant Persons Accommodation
Reception Centre	Recreation – Outdoor
Occasional Use	Recreation – Private
Industry - Cottage	Cinema / Theatre
Health Club	Tourist Development
Consulting Room	Cinema / Theatre
Market	Tourist Development
Home Office	
Single Dwelling	Educational Establishment
Multiple Dwellings	Recreation – Indoor
Grouped Dwellings	Hotel
Home Occupation	Public Utility
Home Business	Community Purposes
Exhibition Centre	Residential Building
	Bed & Breakfast Accommodation
	Medical Centre
	Motel
	Museum

AREA B – MIXED USE COMMERCIAL/CIVIC

<i>Preferred</i>	<i>Not Preferred</i>	<i>Inappropriate</i>
Childcare Centre	Amusement Parlour	Funeral Parlour
Hospital	Telecommunications Infrastructure	Vehicle Hire
Place of Assembly or Worship	Bed & Breakfast Accommodation	Plant Nursery
Family Day Care	Holiday Home (Large)	Dry Cleaning Premises
Aged or Dependant Persons Accommodation	Holiday Home (Standard)	Liquor Store
Multiple Dwellings	Recreation – Outdoor	
Grouped Dwellings	Recreation – Indoor	
Exhibition Centre	Tourist Development	
Art & Craft Centre	Hotel	

AREA B – MIXED USE COMMERCIAL/CIVIC

Medical Centre	Motel
Civic Use	Club Premises
Office	
Educational Establishment	
Car Park	
Home Occupation	
Community Purposes	
Museum	
Cinema / Theatre	
Home Business	
Public Utility	
Recreation – Private	
Residential Building	
Caretaker’s Dwelling	
Reception Centre	
Occasional Use	
Industry - Cottage	
Health Club	
Consulting Room	
Market	
Home Office	
Single Dwelling	
Veterinary Centre	
<i>Preferred activities along priority active frontages</i>	
Restaurant	
Shop	

AREA C – MIXED USE COMMERCIAL/RESIDENTIAL

<i>Preferred</i>	<i>Not Preferred</i>	<i>Inappropriate</i>
Caretaker’s Dwelling	Health Club	Funeral Parlour
Reception Centre	Veterinary Centre	Vehicle Hire
Occasional Use	Medical Centre	Plant Nursery
Industry – Cottage	Civic Use	Dry Cleaning Premises
Consulting Room	Car Park	Liquor Store
Market	Community Purposes	

AREA C – MIXED USE COMMERCIAL/RESIDENTIAL

Home Office	Museum
Single Dwelling	Cinema / Theatre
Aged or Dependant Person's Accommodation	Public Utility
Multiple Dwellings	Educational Establishment
Grouped Dwellings	Recreation – Outdoor
Exhibition Centre	Recreation – Indoor
Office	Tourist Development
Bed & Breakfast Accommodation	Hotel
Home Occupation	Motel
Home Business	Club Premises
Recreation – Private	Restaurant
Residential Building	Hospital
Holiday Home (Large)	Place of Assembly or Worship
Holiday Home (Standard)	Amusement Parlour
Shop	Telecommunications Infrastructure
Art & Craft Centre	
Childcare Centre	
Family Day Care	

AREA D - MIXED USE TOURIST/RESIDENTIAL

<i>Preferred</i>	<i>Not Preferred</i>	<i>Inappropriate</i>
Family Day Care	Place of Assembly or Worship	Funeral Parlour
Grouped Dwellings	Childcare Centre	Vehicle Hire
Residential Building	Hospital	Plant Nursery
Multiple Dwellings	Veterinary Centre	Dry Cleaning Premises
Aged or Dependant Persons Accommodation	Telecommunications Infrastructure	Liquor Store
Holiday Home (Large)	Educational Establishment	
Recreation - Private	Recreation – Outdoor	

AREA D - MIXED USE TOURIST/RESIDENTIAL

Ancillary Dwelling	Exhibition Centre
Holiday Home (Standard)	Medical Centre
Hotel	Office
Home Business	Civic Use
Tourist Development	Car Park
Home Occupation	
Recreation – Indoor	
Public Utility	
Club Premises	
Cinema / Theatre	
Community Purposes	
Museum	
Motel	
Bed & Breakfast Accommodation	
Caretaker’s Dwelling	
Reception Centre	
Occasional Use	
Industry - Cottage	
Health Club	
Consulting Room	
Market	
Home Office	
Art & Craft Centre	
Single Dwelling	
<i>Preferred activities along priority active frontages</i>	
Amusement Parlour	
Restaurant	
Shop	

AREA E – TOURIST

<i>Preferred</i>	<i>Not Preferred</i>	<i>Inappropriate</i>
Caravan Park		All other uses
Park Shop		
Recreation – private		

AREA E – TOURIST

Caretaker’s dwelling

Park amenities

AREA F – RECREATION

Preferred

Not Preferred

Inappropriate

Community Purposes

All other uses

Recreation Indoor

Recreation Outdoor

Club Premises

Health Club

Recreation Private

Occasional Use

- 2.6 Uses identified as ‘not preferred’ in the above tables may still be granted development approval if it is considered a development application demonstrates the following:
- a) Development will have no adverse impact on adjoining properties;
 - b) Development is considered to be appropriate in relation to other existing uses within the area.
- 2.7 ‘Preferred’ and ‘Inappropriate’ uses in Areas G and H are to be as per Table 4 – Zoning Table of LPS6 for the ‘Residential’ zone.
- 2.8 The Shire will support Scheme Amendments for lots with frontage to the streets identified on the Strategy Plan as ‘priority active frontages’ only when the rezoning proposed is ‘Mixed Use’.
- 2.9 The Shire will support Scheme Amendments within Area D to up-code existing ‘Residential’ zoned land to a maximum density of R40 if it can be demonstrated that such a rezoning will not adversely affect the existing character of the area. This does not apply to land located along a ‘priority active frontage’ as outlined above or within the ‘Old Broome Special Character Area.’
- 2.10 Proposals that seek to change The R10 density coding in the Old Broome Special Character Area will not be supported.
- 2.11 Proposals that seek to change the existing residential density codings in Area H will not be supported.
- 2.12 Clause 4.32.3(b) of LPS6, which prohibits new residential development unless it is located above or behind an existing or new commercial development on site, shall apply only to lots with frontage along streets shown in the Strategy Plan as ‘Priority Active Frontages’.
- 2.13 Development of Lot 451 and Lot 601 Hamersley Street shall allow for a high level of general public access on the ground floor level and ensure vistas to Roebuck

Bay are retained. Any building on this site should be sensitively designed, have a 'light' construction and address all four sides. The development should not be 'privatised' nor dominate the location visually. (Refer to element 8 on Concept Plan).

3.0 Movement

3.1 New development is to cater for priority pedestrian routes, crossings and connections identified in the Shire's Pathway Plan.

3.2 Development is to provide for sealed pathways along both sides of each 'priority active frontage' within Old Broome as identified on the Strategy Plan and along at least one side of each secondary street.

3.3 Pathways are illuminated, shaded and equipped with legible and appropriate wayfinding signage.

3.4 Development is to provide for safe and publicly accessible east-west pedestrian links on the Roebuck Bay Caravan Park site, the street block formed by Weld, Barker, Robinson and Anne Streets, or the street block formed by Walcott, Barker, Robinson and Anne Streets.

4.0 Urban Form

4.1 Site landscaping is to provide shade, shelter, screening where required and visual relief, and uses plant species and materials that are suitable to Broome conditions.

4.2 Setbacks are used to achieve climate sensitive design outcomes and maintain the spacious character of Old Broome.

4.3 A consistent approach to the treatment of streets and car parking appropriate to the desired character and function of streets is provided.

4.4 Development with nil setbacks along streets identified in the Strategy Plan are encouraged.

4.5 Building heights are restricted to two storeys in locations identified on the Strategy Plan to preserve the open vistas of Roebuck Bay.

SHIRE OF BROOME LOCAL PLANNING SCHEME No. 6 (LPS6) – LOCAL PLANNING POLICIES

This Policy is a Local Planning Policy adopted under the provisions of Clause 2.4 of LPS6. LPS6 is administered by the Shire of Broome as the responsible authority under the Scheme. LPS6 was gazetted and came into operation on the 30 January 2015.

Planning policies adopted under LPS6 may be amended or rescinded after the procedures set out in Clause 2.4 and 2.5 have been completed.

APPENDIX 1 – STRATEGY PLAN

