

TITLE:	DEVELOPMENT STANDARDS FOR DEVELOPMENT APPLICATIONS
ADOPTED:	OCM 18 June 1996 — Pages 46 - 49
REVIEWED:	OCM 20 July 1999 — Page 11 OCM 21 November 2000 — Page 87 OCM 24 September 2002 — Pages 38 - 40 OCM 14 October 2003 — Pages 35 - 38 OCM 15 February 2007— Pages 116 - 119 OCM 2 September 2010 - Pages 44 - 46 OMC 30 July 2015 - Pages 28 - 40 OMC 17 December 2015 - Pages 110 - 121 OMC 15 December 2016 - Pages 204 - 209 OMC 14 December 2017 - Pages 1030 - 1043
ASSOCIATED LEGISLATION:	<i>Planning and Development Act 2005</i> Shire of Broome Local Planning Scheme No 6 (LPS6)
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	This policy applies to the LPS6 area

Previous Policy Number 8.10

Objectives:

Establish minimum standard for development to maintain and enhance the amenity and natural environment.

Definitions:

Nil

Policy:

- 1.1 That all development applications be subject to a minimum set of basic standards for, landscaping, drainage and crossovers.

1.2 The standards applicable shall be based on the following:

Area	Application
<p>Landscaping</p>	<p><u>All zones</u></p> <p>i) Landscaping plans are required to be submitted for the following types of planning applications:</p> <ul style="list-style-type: none"> - Any grouped dwelling, multiple dwelling and/or residential building applications; - Any development proposing the construction of building/s on a vacant site (with the exception of single dwelling and ancillary structures); or - Any addition, modification and renovation to existing commercial or industrial developments valued at over \$100,000. <p>ii) Where a landscaping plan is required, plants identified as pest plants by the Shire and listed in Schedule 1 of this Policy, are not permitted to be retained or established.</p> <p>iii) Where landscaping is proposed within the road verge, a deed of agreement prepared by the Shire’s solicitors at the applicants cost, which include lodgment of a caveat on title, is to be prepared and executed prior to the development being occupied. The deed is to include that the owner agrees to maintain the landscaping within the road verge.</p> <p>iv) All landscaping plans submitted to the Shire of Broome must be drawn to scale and detail the following:</p> <ul style="list-style-type: none"> a) The location and type of existing trees and plantings, including genus species name and whether they are to be retained. b) The location and type of new trees and shrubs that are proposed to be installed as part of the landscaping including genus species name. c) Any lawns, paths, hardscaping or other features to be established including construction materials to be used (i.e. brick paving, concrete). d) Any natural landscape areas to be retained. e) Those areas to be reticulated or irrigated including details on the type of reticulation. <p>To allow establishment of landscaping around existing trees and tree trunks adequate space depended upon the species should be maintained and kept clear of all</p>

	<p>impervious materials. Where a tree is positioned within 3m of less from a hardscape area, root control barriers should be installed.</p> <p>v) Any landscaping proposed within the verge must comply with Engineering Policy 3.1.16 – Verge Maintenance.</p> <p>vi) Landscaping treatments should aim to minimise water use through soil improvement and mulching to retain moisture, use of indigenous, native landscaping; installation of smart irrigation systems including monitors, controllers and subsurface irrigation.</p>
Crossovers	<p><u>All Zones</u></p> <p>vii) When any crossover is provided it shall be concrete, sealed or brick paving in accordance with Shire specifications including:</p> <ul style="list-style-type: none"> • Rural Road Priority Access/Crossover Standard; • Specification for Residential Crossover Locations; • Specification for Residential Concrete Crossover; • Specification for Commercial Concrete Crossover.
Drainage	<p><u>All Zones</u></p> <p>All sites shall comply with the basic requirement that any post-development discharges from the property should be equal to or less than the pre-development site for a design storm event, unless comprehensive hydrological catchment modeling at the developer's cost by a suitably qualified engineer proves otherwise.</p> <p>viii) Where development has been proposed in an area where the lots grade to the road as the legal point of discharge and the downstream system is designed with adequate capacity the following must be achieved:</p> <ul style="list-style-type: none"> • Flow across paved areas to road/drain or legal point of discharge; • All plans submitted for approval to show existing and proposed levels, and flow paths. <p>ix) In areas where lots are not adequately graded to the legal point of discharge (such as some areas in Old Broome) or the discharge system has limited capacity (Port Road Industrial area) the following must be met:</p> <ol style="list-style-type: none"> a) The stormwater drainage system must be designed by a suitably qualified engineer and must demonstrate that there will be no impact to upstream or downstream properties within the catchment. b) All post development flows for a 1:50 year event must be compensated on site with only pre-development

	<p>flows allowed to flow to the street/discharge point. Both pre and post development flow rates shall be calculated using the appropriate times of concentration to determine peak storm durations.</p> <p>c) Compensation shall be achieved by using swaled garden areas, depressed carparks or detention areas with low flow outlets, restricted orifices or weirs incorporated into the design. Soak wells cannot be used due to the nature of Broome soils.</p> <p>d) In the event that the outlet from the stormwater system becomes blocked then the storage volumes created on site must be large enough to contain the total flow from a post development 1:1 year storm.</p> <p>e) Provision shall be made for all storms in excess of 1:50 up to a 1:100 event to overflow the storage system and flow directly to the street drainage with floor levels of all buildings designed to prevent any flooding.</p> <p>x) During construction, measures should be implemented to ensure no discharge of dust or sediment from the site. To achieve this property verges should be protected with a 3 to 5m mulch bund to minimise the transport of sediment and prevent scouring.</p>
<p>Finished Floor Levels</p>	<p><u>All Residential Development</u> (in all zones as applicable)</p> <p>xi) Finished floor level of all residential buildings shall be a minimum of 400 mm above natural ground level [or approved finished ground level for those lots where subdivision works have altered the natural ground level].</p> <p>xii) Where it can be demonstrated that flooding to the building will not occur due to the slope of the lot and a local drainage system has been provided for, the floor height can be reduced to a minimum of 200 mm.</p> <p>xiii) In all cases, the minimum height is to be measured at the highest point of ground level, immediately adjacent to the building floor edge.</p> <p>xiv) Verandahs and Carports can be lower than the main building floor level, but must be still drained away from the building perimeter to an approved discharge point.</p> <p><u>Industrial/Commercial Development</u> -</p> <p>xv) Finished Floor Levels shall be a minimum of 200mm above surrounding finished levels</p>

SCHEDULE ONE – PEST PLANTS

Common Name

Scientific Name

Coffee Bush

Leucaena leucocephala

Siratro	Macroptillium atropurpureum
Khaki Weed	Alternanthera pungens
Neem	Azadirachta indica
Hairy woodrose or Hairy morning glory	Merremia aegyptia and Merremia dissecta
Gallon's Curse	Cenchrus biforus
Bellyache Bush	Jatropha gossypifolia
Wild Passionfruit	Passiflora foetida
Caltrop	Tribulus terrestris
Mint Bush	Hyptis suaveolens
Buffel Grass	Cenchrus ciliaris
Mission Grass	Pennisetum Polystachiom
Rhodes Grass	Cholris Gayana

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

This Policy is a Local Planning Policy adopted pursuant to Part 2, clause 4 of the deemed provisions 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 Part 2 clause 5 & 6 of the deemed provisions of LPS6 have been completed.