



Report of Review

Local Planning Scheme No 6

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1.0 Introduction

The Shire of Broome Local Planning Strategy was adopted in August 2014 and Local Planning Scheme No 6 (**LPS6**) was gazetted on the 30 January 2015. The *Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations)* requires local governments to carry out a review of their local planning schemes within six months of the five-year anniversary of the date the scheme was approved. The review of LPS6 is therefore due 30 July 2020.

This report has been prepared in accordance with Part 6 - Review and consolidation of local planning schemes requirements under the Regulations. The Regulations require that the local government:

- Prepare a report of the review; and
- Approve the report by resolution; and
- Provide the approved report to the Western Australian Planning Commission (**WAPC**).

The report of review is required to be prepared consistent with the WAPC format and must make recommendations as to whether the Local Planning Strategy and LPS6 are:

- satisfactory in their existing form;
- should be amended; or
- should be repealed and a new scheme/strategy prepared in its place.

This report has been prepared and approved by Council in accordance with the requirements of the Regulations, and is submitted to the WAPC for consideration and approval. Based on the findings of this report, it is recommended that review of the Local Planning Strategy should be undertaken, and a new Local Planning Scheme should be prepared.

2.0 Background

The Shire of Broome covers an area of 56,000 square kilometres and is located in the Kimberley Region of Western Australia, 2,200 kilometres north of Perth. Broome is the principal centre in the Shire of Broome. It is also the largest town in the Kimberley region, and has been identified as a regional centre in the *State Planning Strategy* (WAPC, 2014) and a regional city in the *2036 and Beyond: A Regional Investment Blueprint for the Kimberley* (Kimberley Development Commission, 2015).

The town of Broome was originally founded as a pearling port over 100 years ago. Broome now boasts a multicultural population with Koepanger, Malay, Chinese, Japanese, European and Aboriginal cultures all blended to create a captivatingly friendly and flamboyant personality that is the heart and soul of Broome. The predominate employment activities in Broome are health care/social assistance, retail trade, accommodation and food, public administration and education and training and key industries include tourism, agriculture (pastoral and pearling) and resource industry. The predominate land use in the townsite includes residential, tourism, retail and service industry.

Outside the townsite of Broome are five secondary population centres and a number of outstations. The five secondary population centres include:

- Ardyaloon,
- Djarindjin
- Lombadina
- Beagle Bay

- Bidyadanga

Outside the townsite of Broome the predominate land use is agricultural (pastoral stations), aquaculture with some resource extraction.

The Shire has a tropical climate with hot and humid summers and warm winters. The traditional owners of Broome Townsite, the Yawuru people, recognise six separate seasons, however in general there are two distinct seasons which influence lifestyle and visitation patterns: the 'wet' usually from December to March; and the 'dry' for the remainder of the year.

At the time of the 2016 Census there were 16,222 residents within the local government area of the Shire of Broome. Census population statistics of interest include:

Statistic	Shire of Broome	Western Australia
Residents identified as being Aboriginal and/or Torres Strait Islander people	28.2% (4,571)	3.1% (75,978)
0-14 years	23.9% (3,886)	19.2% (476,686)
15-24 years	10.7% (1,748)	12.6% (310,329)
25-44 years	33.7% (5,473)	29.4% (724,212)
45 years+	31.3% (5,126)	39% (963,187)
65 years+	6.4% (1,064)	14% (346,185)
85 years+	.3% (56)	1.7% (42,420)

The above statistics identify that the Shire of Broome has a younger demographic than state average. In particular the resident population 65 years and above is less than half the average for the State. Shire of Broome is also home to a large proportion of Aboriginal and Torres Strait Island people with 28.2% which is more than 7 times higher than the average for the State.

2.1 Scheme details

LPS6 was gazetted on 30 January 2015 in accordance with section 87(3) of the PD Act and comprises of the scheme text and scheme maps.

LPS6 divided the Shire into various local zones and reserves as follows:

Zones:	Residential; Rural Residential; Town Centre; Local Centre; Mixed Use; Service Commercial; Industry; Light and Service Industry; General Agriculture; Rural Smallholdings; Culture and Natural Resource Use; Lot Impact Tourist; Tourist; Settlement and Development.
Local Reserves:	Nature Reserves; Coastal; Environmental Cultural Corridor; Parks, Recreation and Drainage; Public Purposes; Highways and Major Roads; Arterial Roads; Local Roads; Airport and Port.

2.2 Local Planning Strategy details

The Shire's Local Planning Strategy was approved by the WAPC in August 2014. Since the adoption of the Local Planning Strategy, the Shire has adopted the following informing planning documents:

- Development Strategies – Old Broome and Cable Beach;
- Local Commercial Strategy;

- Coastal Hazard Risk Management Adaptation Plan (**CHRMAP**); and
- Broome Growth Plan.

Over this time, the State has also reviewed a number of the State Planning Policies, including:

- SPP 3.7 – Planning in Bushfire Prone Areas;
- SPP 5.4 – Road and Rail Noise
- SPP 7.0 – Design of the Building Environment;
- SPP 7.3 – Residential Design Codes Volume 1; and
- SPP 7.3 – Residential Design Codes Volume 2 (Apartments).
- SPP2.5 – Rural Planning
- Government Sewerage Policy (2019)

3.0 Strategic Context

3.1 Local planning strategy amendments

There have been no reviews of, or amendment to, the Broome Local Planning Strategy since it was adopted.

3.2 Scheme amendments

As of December 2019, seven (7) amendments have been finalised since gazettal of LPS6 and 1 amendment is currently being assessed by the Department of Planning, Lands and Heritage (**DPLH**).

Appendix No 1 provides an overview of the scheme amendments which have been gazetted, which in summary include:

- 4 proponent-initiated amendments to change zoning or allow additional uses.
- 3 Shire initiated amendments including:
 - One basic amendment to align LPS6 to the Deemed Provisions in the Regulations;
 - An omnibus amendment which corrected minor text errors, a review of the zoning table, updating provisions to reflect adopted Development Strategies, updating development standards, car parking requirements and minor modifications to scheme maps.
 - Creation of a 'Coastal Hazard Risk Area' Special Control Area in accordance with State Planning Policy 2.6 and the outcomes of the Shire's Coastal Vulnerability Study and CHRMAP.

3.3 Development activity in the local government area

3.3.1 Lot Activity

The Department of Planning, Lands and Heritage (**DPLH**) Lot Activity data details that a total of 77 residential lots and 22 non-residential lots had been created since the start of 2016.

Year	Residential Lots Created (Received Final Approval)	Non-Residential Lots Created (Received Final Approval)
2019 (to September)	1	2
2018	15	3
2017	12	0
2016	49	17
Total	77	22

As of the September quarter 2019 there are 313 residential lots which have conditional subdivision approval and 63 commercial/industrial lots which have conditional subdivision approval and a further 53 currently under consideration.

3.3.2 Dwelling Construction

Between 2015-2019 the Shire of Broome issued building permits for 166 dwellings, 15 Ancillary Dwellings, 15 Grouped Dwellings and 3 caretakers' dwellings. The total dwellings approved in the Shire since the gazettal of LPS6 is 199 dwellings. This averages to be 40 new dwellings constructed each year, however the rate of dwellings construction peaked in 2015 and it has declined since. 43% of the dwellings built since the gazettal of LPS6 were constructed in 2015, 28% in 2016 and the remaining 29% between 2017-2019.

The total value of dwelling construction was \$79,850,000.

Over this term, the Shire issued 1,082 building permits for dwelling additions or incidental development (carports, swimming pools, garages and so on) totalling \$28,955,000 worth of works.

3.3.3. Other Construction Activity

Between 2015-2019 the Shire issued 144 building permits for commercial works totalling \$57,270,000. The table below shows the breakdown of permits between building classes (please note that these statistics include additions/alternations and are not all new builds):

Class and description	Number of permits
Class 5 – an office	39
Class 6 – A shop or other building where goods or services are retailed directly to the public including a café, restaurant, milk bar, bar area, hairdressers, public laundry, market or sale room, service stations, etc.	40
Class 7 – A car park building; a storage building or building where goods are wholesaled (eg a warehouse)	35
Class 8 – A laboratory or a building where a process takes place (e.g. factory, workshop)	7
Class 9 – A health care building; an assembly building (e.g. community hall, an aged care building).	23
Total	144

3.3.4 Structure Plans

Since the gazettal of LPS6, the WAPC has adopted one Structure Plan, being Local Development Plan No 3 for Broome North. This Structure Plan covers the land to the west of Broome North Stage 1 (the Waranyjarri Estate) and covers an area of 131.28ha. This area is estimated to result in a dwelling yield of 857.

3.4 Population Change

Medium term population forecasts specified in *Western Australia Tomorrow Population Forecasts 2016 (WA Tomorrow)* identify a population of 16,955 residents in 2016 with forecasts between 16,915 (Band A - low) and 20,650 (Band E-high) by 2031. WA Tomorrow is projecting a 0% population increase for Band A and a 1.32% annual increase under the Band E, high growth scenario.

The static or low growth forecasts of Western Australia Tomorrow is substantially less than previous Western Australia Tomorrow forecasting as well as preferred and/or aspirational growth scenarios identified for the Shire of Broome. The Local Planning Strategy population forecasts were based on the WA Tomorrow 2012 forecasts and the 2012 AEC Group Report. The table below shows the 4 scenarios of growth, which ranged from the low growth Scenario 1, which was consistent with the then Band B in the WA Tomorrow 2012 report, and the high growth Scenario 4, which incorporated Band E in WA Tomorrow 2012, a doubling of tourist visitation and the construction of a Liquefied Natural Gas plant at James Price Point with a production of 50 Mtpa. Table 1 shows the predicted growth associated with the four scenarios.

Scenario	2011 Population	2031 Population	Average Annual Change	Absolute Growth
Scenario 1	16,031	24,441	2.1%	8,410
Scenario 2	19,232	30,251	2.3%	11,019
Scenario 3	19,232	32,412	2.6%	13,181
Scenario 4	19,232	34,893	3.0%	15,661

Table 1 – Growth Scenarios, Broome Community Profile (AEC Group, 2012)

Since the adoption of the Local Planning Strategy, the Shire has used Scenario 2 population increase of 2.3% in the planning forecasting.

The *Kimberley Regional Planning and Infrastructure Framework* (December 2015) identifies aspirational population growth scenarios as shown below:

Year	2011	2016	2021	2026	2031	2036
3%	12766	14799	17156	19889	23057	26729
4%	12766	15532	18897	22991	27972	34032
5%	12766	16293	20794	26540	33872	46230

The Broome Growth Plan investigated four growth scenarios (having regard to the Kimberley Regional Planning and Infrastructure Framework) with Scenario 3 – Targeted Industry Activation and Aboriginal Participation, identified as the preferred scenario. This scenario aspires for 4% annual growth that would see the population increase to 39,448 by 2036

In 2019, the Shire performed a review of the Community Profile which was undertaken by Geografia. The key findings of the review include:

- The official estimate of the resident population in 2017 was 16,987 which is an increase of 8% since 2011, at an average annual growth rate of 1.3%. Growth over the last 16 years has been: 1.6% p/a (2001-2006); 1.9% p/a (2006-2011) and most recently 1.3% p/a.
- Broome now accommodates 47% of the Kimberley’s population compared with 40% in 2001 and 43% in 2011.
- The ABS Place of Enumeration (a count of people where they were on Census night, not necessarily where they permanently live) estimate for the Shire of Broome for 2016 was 23,431, an additional 6,421 people. At the 2011 Census, the figures were 22,349 and 6,318 respectively, showing a consistent, temporary resident population of a little over 6,000 which is around 27-28% of the total service population. The 2017 Tourism Research Australia estimate for overnight visitors to Broome is 4,700 which suggests that a little under 2,000 of the 6,421 could be transient workers.
- The estimated visitor and transient worker population in Broome ranges between 3,518 in February to 6,835 in July. This sums to a total service population ranging between 20,477 in February and 23,794 in July.
- Using an extrapolative population estimation method based on a 63-year population time series, a growth rate to 2031 of between 1.1% p/a (low estimate) and 3.0% p/a (high estimate) is estimated. This means an estimated resident population of between 19,967 and 26,282 by 2031.

Assuming the high growth estimate of 26,282 by 2031 (a 3% population increase per annum), this would equate to an additional 9,323 residents over a 12-year period. Broome’s current average people per household is 2.7. Therefore to accommodate the projected population increase it is likely that an additional 3,453 dwellings would be required. The majority of this growth would be anticipated to be within the townsite of Broome.

These new residents could be accommodated in the following areas:

Area	Predicted Dwelling Yield	Source
Existing vacant lots within the townsite of Broome (assuming 1 dwelling per lot)	345	Shire of Broome rates information (updated 9 January 2020)
Broome North Local Development Plan No. 2	650	Broome North Local Development Plan No. 2
Broome North Local Development Plan No. 3	857	Broome North Local Development Plan No. 3
Broome North remainder of vacant south of Fairway Drive (LDP4)	640	Gross density of 10 lots per hectare – Section 7.2.7 of Part 2 of the LPS
Yawuru Gubinge Road	750	Gross density of 10 lots per hectare – Section 7.2.7 of Part 2 of the LPS

Yawuru Clementson	76	Gross density of 10 lots per hectare – Section 7.2.7 of Part 2 of the LPS
Lot 9053 Lorikeet Drive	65	Existing subdivision approval (WAPC Ref: 148039)
Lot 9051 Jigal Drive	137	Existing subdivision approvals (WAPC Ref: 152751 and 152752)
Total Yield	3521 dwellings	

The above yields are on the assumption that only one dwelling will be constructed per lot and also does not account for infill development that can currently occur through the townsite of Broome. Therefore, a total of 3521 dwellings from the above land areas is a conservative figure.

The table above, also does not incorporate the land to the north of Fairway Drive in the Broome North District Structure Plan. This land is also zoned Development under LPS6 and therefore the current planning framework identifies that this land is suitable for subdivision. Based on very conservative estimates (a gross density of 10 lots per hectare) this area could accommodate a further 2,757 dwellings.

This demonstrates that the planning framework currently has enough land zoned capable of being developed for residential purposes to meet projected population increases.

4.0 Consultation

In preparing the Report of Review consultation has been undertaken with the Department of Planning, Lands and Heritage.

If the recommendations of this report are supported and a revised Strategy and Scheme is prepared, a comprehensive consultation process will occur. This will be guided by a Community Engagement Plan which will be prepared following consideration of this Report by the WAPC.

5.0 Officer's comments

Since LPS6 was gazetted and the Local Planning Strategy was adopted, the amount of development activity in the Shire has slowed. At the time both LPS6 and the Local Planning Strategy were being drafted, the James Price Point onshore LNG facility was being considered for development. The proponent made the decision not to proceed with the development in 2013 and since this time the development activity has steadied, and the population increases projected at that time have not been realised.

The Shire of Broome's Local Planning Strategy prepared by the Shire of Broome and adopted by the WAPC in August 2014. The purpose of a Local Planning Strategy is to set-out the medium to long term planning directions of the Shire over a 15-year period. The Regulations outline that a local planning strategy must -

- (a) set out the long-term planning directions for the local government; and*
- (b) apply any State or regional planning policy that is relevant to the strategy; and*
- (c) provide the rationale for any zoning or classification of land under the local planning scheme.*

The Local Planning Strategy is generally consistent with State and regional planning policies and provides the rationale for zoning and classifications under the LPS6. As demonstrated above, the Strategy also sufficiently identifies suitable land to cater for the anticipated population growth projections of the Shire. The Local Planning Strategy is generally considered sound however, given that it has not been amended since its adoption in 2014 it is considered that the Local Planning Strategy should be reviewed. This review would ensure that the Strategy is consistent with the long-term planning directions of the local government. In particular the review of the Strategy should:

1. Ensure consistency and alignment with the objectives and goals of the Shire's Strategic Community Plan and the Broome Growth Plan;
2. Update to reflect review of informing planning documents including the three Development Strategies (Cable Beach, Old Broome and Chinatown), the CHRMAP and the Local Commercial Strategy.
3. Update references to zoning and reserves to be consistent with the model provisions contained within the Regulations.
4. Review the strategies and actions incorporated into the LPS to ensure consistency with Council and community expectations.
5. Review whether the pattern and form of development within the Local Planning Strategy is adequate to meet future needs of the Broome community and whether the planning framework adequately caters for sustainable land use patterns in the long-term.

The Shire's Local Planning Scheme No 6 has been updated to be consistent with the Deemed Provisions (performed in 2016) and an omnibus amendment was finalised in 2018. The Scheme however, has not been updated to be consistent with the Model Provisions contained in the Regulations. Also, if a review of the Local Planning Strategy is supported, the Scheme similarly should be reviewed. Therefore it is recommended that LPS6 is reviewed and repealed with a new scheme. This review would be guided by a comprehensive consultation process and would address the following:

1. Updates to legislation including the introduction of the Model Provisions
2. Consequential changes attributed to the revision of the Local Planning Strategy including documents adopted by Council (e.g. CHRMAP, Local Commercial Strategy, etc)
3. Emerging issues (e.g. Short-stay accommodation land uses in the Residential zones)

6.0 Recommendation

That Council, pursuant to Regulation 66(3) of the *Planning and Development (Local Planning Schemes) Regulations 2015* recommend to the Western Australian Planning Commission that:

1. The Shire of Broome Local Planning Strategy should be reviewed informed by a comprehensive consultation process; and
2. The Shire of Broome Local Planning Scheme No 6 requires review, a new Local Planning Scheme No 7 should be prepared and Local Planning Scheme No 6 be repealed upon gazettal of the new local planning scheme.

Appendix 1 – Amendment to LPS6

Table: Amendments to LPS6		
Amendment No.	Amendment summary	Gazettal date
1	Rezone portion of Lot 9007, Djugan from 'Local Centre' and 'Parks and Recreation' to 'Residential', 'Local Roads' and 'Parks and Recreation'. Amend the scheme map accordingly.	5/08/16
4 (Basic Amendment to incorporate Deemed Provisions)	Amended Clause 1.4 Replaced all references to 'Council' with 'local government' throughout the Scheme text in line with the deemed provisions. Deleted in its entirety Part 2, Part 8 Part 10, Part 11. Deleted Part 5, Clause 5.18, 5.24 – 5.31. Deleted Part 6, Clause 6.3.3. Deleted Part 7 in its entirety except clause 7.1.7 which was inserted into Schedule A - Supplemental Provisions. Deleted Part 9 in its entirety except clause 9.5 which was inserted into Schedule A - Supplemental Provisions. Deleted Schedules 5, 6, 7, 8, 9, 12, 13. Removed Clauses 7.1.7 and 9.5 and inserted into Schedule A Inserted Clause 8(5), 61(1) and 61(2) into Schedule A. Definitions deleted from Schedule 1. Amended clauses by removing the cross reference to the clause deleted by the amendment and replace them with cross reference to deemed provisions set out in the Planning and Development (Local Planning Scheme) Regulations 2015 Schedule 2. Deleted terms 'planning approval' and 'single dwelling' and replaced with 'development approval' and 'single house'. Amended text in Table 1: Zoning Table. Amended Clauses 4.31.2 (b), 4.38.2 (b), 4.39.2 (b), 4.40.1 (b), 4.41.1 (b), and 4.44.1 (b), (c) and (d). Amended Clauses 5.3.1 and 5.4.1. Modified the Zoning Table Renumbered remaining scheme provisions and schedules	5/08/16
3	Insert an additional use in Schedule 2, No. A25 Lot 222 Lullfitz Drive. Additional Use Tourist Development-Low impact with Conditions. Amend the Scheme Map	03/11/17
6	Modify Schedule 2 - Additional Uses, No. A26 Lot 302 Fairway Drive, Bilingurr. Additional Use Zoological Gardens with conditions. Amend the Scheme Map	17/11/17
7 (Omnibus Amendment)	Scheme text amended by - <ul style="list-style-type: none"> • Replace 'expect' in Clause 5.2.7.2 (a) with 'except'. • Replace 'Commercial Arbitration Act 1985' in Clause 5.3.8.7 (f) with 'Commercial Arbitration Act 2012'. • Replace 'Commercial Arbitration Act 1985' in Clause 5.3.16 with 'Commercial Arbitration Act 2012'. 	29/03/18

	<ul style="list-style-type: none"> • Replace 'Health Act of Western Australia 1990' in the definition of 'lodging house' in Schedule 1 with 'Health Act 1911'. • Clause 4.3 – new sub-clause 4.3.8 added. • Clause 3.31.1 (c) replaced. • Clause 3.31.1 (d) replaced. • Clause 3.34.2 (a) - insert 'unless otherwise indicated on the Scheme Maps' after 'R40 Residential Design Code.' • Clause 3.41.2 replaced. • Replace all references to 'shed' or 'sheds' with 'outbuilding' or 'outbuildings' in Rural Residential Zone. <p>Zoning Table amended by –</p> <ul style="list-style-type: none"> • Change 'Industry-General' from a 'P' to a 'D' in the 'Light and Service Industry' zone. • Change 'Staff Accommodation' from a 'D' to an 'X' in the 'Rural Residential' zone. • Include the land use of 'Tavern' as a 'P' in the 'Town Centre' zone, a 'D' in the 'Tourist' and 'Low Impact Tourist' zones, an 'A' in the 'Mixed Use' and 'Local Centre' zones, and an 'X' in the 'Residential,' 'Rural Residential,' 'Service Commercial', 'Industry', 'Light and Service Industry', 'General Agriculture', 'Culture and Natural Resource Use' and 'Rural Smallholdings' zones. • Include the land use of 'lunch bar' as 'P' in the 'Town Centre', 'Local Centre,' 'Tourist' and 'Low Impact Tourist' zones, 'D' in the 'Mixed Use' and 'Industry' zones and 'X' in the 'Residential,' 'Rural Residential,' 'Service Commercial' and 'Light and Service Industry', 'General Agriculture', 'Culture & Natural Resource Use' and 'Rural Smallholdings' zones. • Change 'Club Premises' from a 'D' to an 'A' in the 'Residential' zone. • Change 'Educational Establishment' from a 'D' to an 'A' in the 'Residential' and 'Rural Residential' zones. • Change 'Plant Nursery' from a 'D' to an 'A' in the 'Rural Residential' zone. • Change 'Agriculture Intensive' from an 'A' to a 'P' in the 'General Agriculture' zone and from an 'A' to a 'D' in the 'Culture and Natural Resource Use' zone. • Change 'Low Impact Tourist Development' zone to 'Low Impact Tourist' zone. • 'Mixed Use' zone amended by changing - <ul style="list-style-type: none"> • 'Bed and Breakfast Accommodation' from 'P' to 'D'. • 'Car Park' from 'P' to 'D'. • 'Cinema/Theatre from 'P' to 'D'. • 'Civic Use' from 'P' to 'D'. • 'Club Premises' from 'P' to 'D'. • 'Community Purposes' from 'P' to 'D'. • 'Dry Cleaning Premises' from 'D' to 'X'. • 'Funeral Parlour' from 'D' to 'X'. • 'Health Club' from 'P' to 'D'. • 'Hotel' from 'P' to 'D'. • 'Industry Cottage' from 'D' to 'P'. 	
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	<ul style="list-style-type: none"> • 'Liquor Store from 'A' to 'X'. • 'Motel' from 'P' to 'D'. • 'Museum' from 'P' to 'D'. • 'Office' from 'P' to 'D'. • 'Place of Assembly and Worship' from 'P' to 'A'. • 'Plant Nursery' from 'D' to 'X'. • 'Recreation – Indoor' from 'P' to 'D'. • 'Restaurant' from 'P' to 'D'. • 'Tourist Development' from 'P' to 'D'. • 'Vehicle Hire' from 'D' to 'X'. <ul style="list-style-type: none"> • 'Town Centre' zone amended by changing – <ul style="list-style-type: none"> • 'Art and Craft Centre' from 'P' to 'D'. • 'Nightclub' from 'P' to 'D'. • 'Recreation - Indoor' from 'P' to 'D'. • 'Recreation - Private' from 'P' to 'D'. • 'Tourist Development' from 'P' to 'D'. <p>Schedule 1 – Dictionary of Defined Words and Expressions amended by –</p> <ul style="list-style-type: none"> • Remove definition of 'fast food outlet'. • Insert definition of 'lunch bar'. <p>Schedule 2 – Additional Uses amended by –</p> <ul style="list-style-type: none"> • Delete 'A7'. <p>Schedule 4 – Special Use Zones amended by –</p> <ul style="list-style-type: none"> • Conditions associated with Special Use 'PF' (Pearl Farm) for Lot 154 Willie Creek Road to state: <ol style="list-style-type: none"> 1. Uses may include: <ol style="list-style-type: none"> a. Pearl Farm and ancillary uses. b. Tourist Display. c. Office. d. Shop. e. Caretaker's accommodation. 2. Site and development requirements – as determined by local government. <p>Schedule 8 – Development Standards amended by -</p> <ul style="list-style-type: none"> • Replace 'Clause 4.1' at the top of the table with 'Clause 3.29'. • Insert '(metres)' in the table headings after 'Front,' 'Secondary Street,' 'Rear' and 'Side' setbacks. • For the 'Rural Residential' zone, replace '*' in the columns for rear and side setbacks with '10'. • For the 'Mixed Use' zone, replace '50%' in the column for Site Coverage with '55%'. • For the 'Mixed Use' zone, replace '0.5' in the column for Plot Ratio with '0.6'. • Insert a new Special Condition/Comment for the 'Mixed Use' zone to state 'For all development on properties identified with a density coding of R10 on the Scheme maps, site coverage and setbacks are to be as per the provisions of the Residential Design Codes that apply to a density of R10'. • Insert a new Special Condition/Comment for the 'Mixed Use' zone to state 'Landscaping for all development shall be provided and maintained abutting the boundary of all street 	
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	<p>frontages to a minimum depth of 3 metres from the boundary. Where a nil setback is proposed landscaping is to be provided in the adjacent road reserve.’</p> <ul style="list-style-type: none"> • For the ‘Service Commercial’ zone, replace ‘0.5’ in the column for Plot Ratio with ‘0.75’. • For the ‘Service Commercial’ zone, replace ‘*’ in the column for rear setback with ‘nil’. • For the ‘Local Centre’ zone, replace ‘0.5’ in the column for Plot Ratio with ‘1’. • For the ‘Industry’ and ‘Light and Service Industry’ zones, replace ‘0.5’ in the column for Plot Ratio with ‘0.75’. • For the ‘Tourist’ zone, replace ‘50%’ in the column for Site Coverage with ‘55%’. • For the ‘Tourist’ zone, replace ‘0.5’ in the column for Plot Ratio with ‘0.6’. • For the ‘Tourist’ zone, replace the information in the columns for Setback with ‘as per the provisions of the Residential Design Codes that apply to a density of R40.’ • Insert a new Special Condition/Comment for the ‘Tourist’ zone to state ‘Nil front setbacks may be provided where indicated supported in an endorsed development strategy.’ <p>Schedule 9 – Car, Motorcycle and Bicycle Ratios amended by –</p> <ul style="list-style-type: none"> • Table 1 – <ul style="list-style-type: none"> • Replace ‘Town Centre – Chinatown’ zone with ‘Town Centre’ zone – (Chinatown). • Amend the ‘minimum number of parking bays’ for ‘Residential (all types) to add after ‘below’, ‘with the exception of residential development which can be considered under the provisions of the Residential Design Codes’. • Replace all instances of ‘gross floor area’ or ‘building area’ with ‘net lettable area.’ • Include the following zones in the list of zones: ‘Town Centre’ (excluding Chinatown); ‘Low Impact Tourist,’ ‘Service Commercial’ and ‘Culture and Natural Resource Use’. • Replace ‘General Rural’ in the list of zones with ‘General Agriculture,’ ‘Rural Agriculture’ with ‘Rural Smallholdings’ and ‘Rural Living’ with ‘Rural Residential’. • Delete ‘Port’ and ‘Waterbank Conservation’ from the list of zones. • Delete the row for the use class ‘Art Gallery’. • Amend the use class ‘Camping and Caravan Parks’ to ‘Caravan Park’. • Replace the requirements for ‘Child Care Centre’ with ‘1 bay for every 10 children the centre is approved to accommodate, plus 1 bay per employee with a minimum of 5 bays required.’ • Amend the use class ‘Community Purposes/Clubs’ to ‘Community Purposes/Club Premises’. 	
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	<ul style="list-style-type: none"> • Amend the use class 'Consulting Room' to 'Consulting Room/Medical Centre' with the requirements '4 bays for each health consultant room.' • Amend the use class 'Education Centre' to 'Education Establishment.' • Include new row for the use class 'Exhibition Centre' with the requirements '1 bay per 40m² of net lettable area.' • Include new row for the use class 'Family Day Care' with the requirements '2 bays for the dwelling, plus 2 drop off/pick up bays'. • Include new row for the use class 'Fast Food Outlet – Drive Through' with the requirements '2 bays per 2m² of counter area, plus 1 bay per employee. Where a drive through facility is provided, 4 stacking bays plus 1 waiting bay.' • Include new row for the use class 'Holiday Home – standard' with the requirements 'To be in accordance with the provisions of the Residential Design Codes'. • Include new row for the use class 'Holiday Home – large' with the requirements 'To be in accordance with the provisions of the Residential Design Codes, plus 1 bay.' • Replace the requirements for 'Home Business' with 'To be in accordance with the provisions of the Residential Design Codes, plus 1 bay, plus 1 bay for each employee not resident in the dwelling'. • Replace the requirements for 'Home Occupation' with 'To be in accordance with the provisions of the Residential Design Codes'. • Delete the row for the use class 'Library (use not listed)'. • Include new row for the use class 'Lunch Bar' with the requirements '2 bays per 2m² of counter area, plus 1 bay per employee.' • Delete the row for the use class 'Motor Vehicle Hire'. • Amend the use class 'Motor Vehicle Repairs and Wrecking' to 'Motor Vehicle and/or Marine Wrecking' and replace the requirements with '1 bay per 50m² of storage area used for vehicle wrecking.' • Include new row for the use class 'Motor Vehicle Repairs' with the requirements '1 bay per 30m² of sales/customer service area and office space, plus 2 bays per service bay'. • Amend the use class 'Motor Vehicle Sales' to 'Motor Vehicle, Boat or Caravan Sales' and replace the requirements with '1 bay per 150m² of site area allocated to vehicle display, 1 bay per 30m² of sales/customer service area and office space, plus 2 bays per service bay, plus an additional 4 drop off bays if vehicle hire is provided.' 	
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	<ul style="list-style-type: none"> • Delete the row for the use class 'Museum' • Replace 'for each two beds the building is designed to accommodate' with 'per bedroom' in the requirements for 'Residential Building'. • Replace the requirements for 'Residential Development...' with 'To be in accordance with Clause 4.3.3 of LPS6 with the exception of grouped and multiple dwellings in Chinatown which is to be in accordance with the Residential Design Codes.' • Replace '4m2' with '6m2' in the requirements for 'Restaurant (including Alfresco dining areas)' and delete '1 bay for each 6m2 of drinking or assembly area, where provided.' • Delete the row for the use class 'Retail Premises/Hire/Shop'. • Replace the requirements for 'Service Station' with '2 vehicle standing points per fuel pump, 2 bays for every service bay and 1 bay for every employee, plus 1 bay per 20m2 net lettable area of retail space'. • Include new row for the use class 'Shop' with the requirements '1 bay per 20m2 net lettable area.' • Delete the row for the use class 'Take Away/Fast Food Outlets (Use not Listed)'. • Delete '(Use not listed)' from the use class 'Tavern'. • For the use class 'Tourist Development': <ul style="list-style-type: none"> a. Replace the requirements for 'Long stay Units' with 'To be in accordance with Clause 4.3.3 of LPS6.' b. Replace '6m2' with '12m2' in the requirements for 'Restaurants, cafes and bars'. • Replace 'professional person' with 'treatment/consulting room' in the requirements for 'Veterinary Centre.' • Delete the row for the use class 'Other uses not listed'. <p>• Table 2 –</p> <ul style="list-style-type: none"> • Replace 'Bicycle Racks' in the heading for 'Table 2' with 'Bicycle Parking'. • Replace 'Bicycle racks' with 'Bicycle Parking'. • Replace the requirements for 'Bicycle parking' with 'To be provided in accordance with categories of land use with all land uses not listed at the discretion of the local government: <table border="1" data-bbox="435 1587 1172 1856"> <thead> <tr> <th>Type of Land Use</th> <th>Visitor Parking Spaces</th> <th>Employee Parking Spaces (Nett Lettable Area)</th> </tr> </thead> <tbody> <tr> <td>Shop</td> <td>2 per 500m2</td> <td>If over 500m2, 2 spaces and end of trip facilities for employee use.</td> </tr> <tr> <td>Showroom</td> <td>2 per 1,000m2</td> <td>If over 1,000m2, 2 spaces and end of trip facilities for employee use.</td> </tr> </tbody> </table>	Type of Land Use	Visitor Parking Spaces	Employee Parking Spaces (Nett Lettable Area)	Shop	2 per 500m2	If over 500m2, 2 spaces and end of trip facilities for employee use.	Showroom	2 per 1,000m2	If over 1,000m2, 2 spaces and end of trip facilities for employee use.	
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Showroom	2 per 1,000m2	If over 1,000m2, 2 spaces and end of trip facilities for employee use.									

	Fast Food Outlet – Drive Through, Lunch Bar	2 per 50m2	If over 150m2, 2 spaces and end of trip facilities for employee use.
	Restaurant, Tavern	2 per 100m2 public area	If over 150m2, 2 spaces and end of trip facilities for employee use.
	Office	2 per 750m2	If over 750m2, 2 spaces and end of trip facilities for employee use.
	Medical Centre	2 per 4 practitioners	If more than 8 practitioners 2 spaces and end of trip facilities for employee use.
	Child Care Centre	2 per 8 employees	If more than 8 employees 2 spaces and end of trip facilities for employee use.
	Tourist Development	2 per 8 accommodation units	N/A
	Exhibition Centre, Recreation (Indoor), Health Club, Club Premises, Place of Assembly or Worship	4 per 200m2	N/A
	<p>• Table 3 –</p> <ul style="list-style-type: none"> Delete table heading ‘Table 3 – Dimensions of ACROD, Motorcycle Bays and Bicycle Racks’ and replace with ‘Table 3 – Car, Motorcycle and Bicycle Parking Dimensions’. Replace ‘ACROD Parking Bays’ with ‘ACROD Car Parking Bays’. Replace the requirements for ‘ACROD Parking Bays’ with ‘As per Australian Standard AS2890.6 2009’. Delete the row for ‘Car Parking – Accessible’. Delete the row for ‘Car parking – Public Car Parks’. Insert ‘Car Parking – not short term parking*’, ‘*refer to user class 1 and 1A in AS 2890’ and include the following minimum dimensions: <ul style="list-style-type: none"> Width – 2.5 metres, can be reduced to 2.4 metres if parallel parking proposed. Length – parallel parking – 6 metres. Length – angle parking - 5.5 metres. Aisle width/reversing space – minimum 6m. 		

- Include new row for 'Car Parking – Public Car Park for short term parking, including parking in the Town Centre zone or parking bays in association with a hospital, consulting rooms/medical centre, shop and service stations land use' and include the following minimum dimensions:
 - Width – 2.6 metres, can be reduced to 2.4 metres if parallel parking proposed.
 - Length – parallel parking – 6 metres.
 - Length angle parking – 5.5 metres.
 - Aisle width/reversing space – minimum 6 metres.
- Include new row for 'Car Parking – Public Car Park within road reserves' and include the following minimum dimensions:
 - Width 2.7 metres, can be reduced to 2.4 metres if parallel parking proposed.
 - Length – parallel parking – 6 metres
 - Length – angle parking – 6 metres
 - Aisle width – minimum 6m

Correction of Minor Mapping Errors and Omissions –

Address	Proposed Modification
Entire Scheme Area	Amend all maps to reflect the updated colours for all zones and reserves, where applicable, as set out in Schedule 3 of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> .
Lot 240 (No. 71) Robinson Street, Broome. (Map 32)	Amend from 'Parks Recreation and Drainage' reserve to 'Public Purposes' reserve with the notation 'M' (Museum').
Lot 3066 (No. 75) Reid Road, Cable Beach. (Map 30)	Amend from 'Parks Recreation and Drainage' reserve to 'Public Purposes' reserve with the notation 'T' (Telecom').
Portions of Shelduck Way and Dunnart Crescent, Djugun. (Maps 27 and 30)	Rezone from 'Residential' zone to 'Local Roads' reserve.
Lot 728 (No. 2) Blick Drive, Broome. (Map 32)	Insert R-Coding 'R30'.
Lot 45 (No. 14) and Lot 46 (No. 12) Mostyn Place, Broome. (Map 32)	Include entirety of lots within R-Coding 'R12.5'.
Lot 616 (No. 1) Larja Link, Cable Beach. (Map 32)	Amend R-Coding from 'R17.5' to 'R30'.
Lot 629 (No. 39) Woods Drive, Cable Beach. (Map 32)	Amend R-Coding from 'R40' to 'R30'.
Lot 605 Clementson Street, Minyirr. (Map 32)	Amend from 'Local Road' to 'Parks Recreation and Drainage' reserve.

Lots 501 and 502 Frangipani Drive, Cable Beach. (Map 27)	Amend from 'Tourist' zone to 'Parks Recreation and Drainage' reserve.
Lots 4-23 and 57-70 Frangipani Drive. (Map 27)	Rezone Lots 4-23 and 57-70 Frangipani Drive from 'Tourist' to 'Residential' zone with a density of R10.
Lot 366 Gwendoline Crossing, Bilingurr. (Map 27)	Amend from 'Local Road' to 'Parks Recreation and Drainage' reserve.
Lots 360, 352, 2605, 2606 Fairway Drive, Pt. Lot 9007 Magabala Road and Lots 1024, 1776 and 1224 Locke Street. (Maps 23, 24, and 27)	Amend from 'No Zone' to 'Development' zone.
Pt Lot 555 Old Broome Road, Djugun. (Map 27)	Rezone from 'Development' zone to 'Local Road' reserve.
Pt Lot 2242 (No .147) Old Broome Road, Djugun. (Map 27)	Amend from 'Local Road' reserve to 'Development' zone.
Pt. Lot 730 on Plan 71878, Roebuck. (Map 3)	Amend the scheme maps from 'Low Impact Tourism' zone to 'General Agriculture' zone.
Pt. Lot 591 Broome Road, Waterbank. (Maps 10 and 16)	Amend notation of 'Public Purpose' Reserve from 'WS' (Water Supply) to 'MS' (Motorsport).
Lot 3127 Coucal Street, Cable Beach. (Map 27)	Amend from 'Parks, Recreation and Drainage' reserve to 'Local Road' reserve.
Map Legend	Delete the following 'Special Use' notations: <ul style="list-style-type: none"> • F Fisheries • H Hotel • M Motel • O Office • R Residential • O/R Office/Residential • H/M Hotel/Motel • F/R Fisheries/ Residential
Lot 6 (No. 5) Sanctuary Road, Cable Beach. (Map 27)	Remove the additional use 'A7' designation for 'Service Station'.
Lot 241 (No. 73) and Reserve 39111 Robinson St, Broome.	Rezone from 'Parks Recreation and Drainage' to 'Public Purposes' reserve with the notation 'S' for Sewerage. Amend the scheme maps.
Pt. Lot 730 on Plan 71878 and Pt. Lot 358 on Plan 74358, Roebuck.	Amend the scheme maps from 'General Agriculture' to 'Coastal' reserve and 'Special Use' zone.

	Lots 4-23 and 57-70 Frangipani Drive	Rezone from 'Tourist' to 'Residential' zone with a density of R10.	
5	Amend Clause 5.1.1 to insert subclause ix. Insert a new Clause 5.2.9. Amend the Scheme Maps and realign the SCA4 boundary so as not to overlap with the SCA9 boundary.		09/11/18
9	Remove the Restricted Use designation from Lot No. 97 on Strata Plan No. 57160, located on the NE Corner of Walcott and Saville Streets Broome and amending the Scheme Map accordingly. Amend the Scheme Map by rezoning Lots 30, 31 and 32		01/10/19