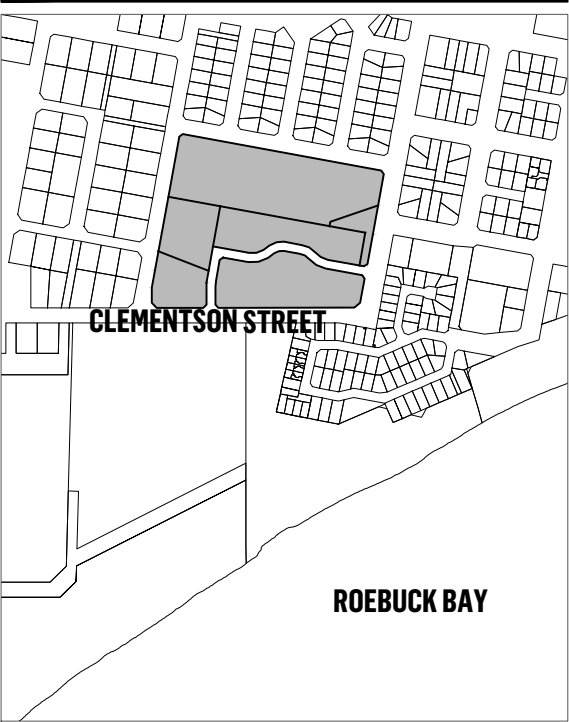


LOCATION PLAN



LEGEND

- SUBJECT SITE
- SIGNIFICANT TREES TO BE RETAINED
- INDICATIVE BUILDING EXCLUSION AREA (MIN. 1m FROM TREE CANOPY)
- EXISTING BUILDINGS AND STRUCTURES TO BE RETAINED
- PROPOSED DRAINAGE EASEMENT WITHIN LOT
- WASTE WATER TREATMENT BUFFER
- 13M WIDE ASSET PROTECTION ZONE (APZ)
- 19M WIDE ASSET PROTECTION ZONE (APZ)

NOTE

The land is zoned Development under the Shire of Broome Local Planning Scheme No. 6. This LDP has been prepared in lieu of a Structure Plan. As well as built form controls, this LDP also controls land use in the absence of an alternate Scheme zone.

ENDORSEMENT TABLE

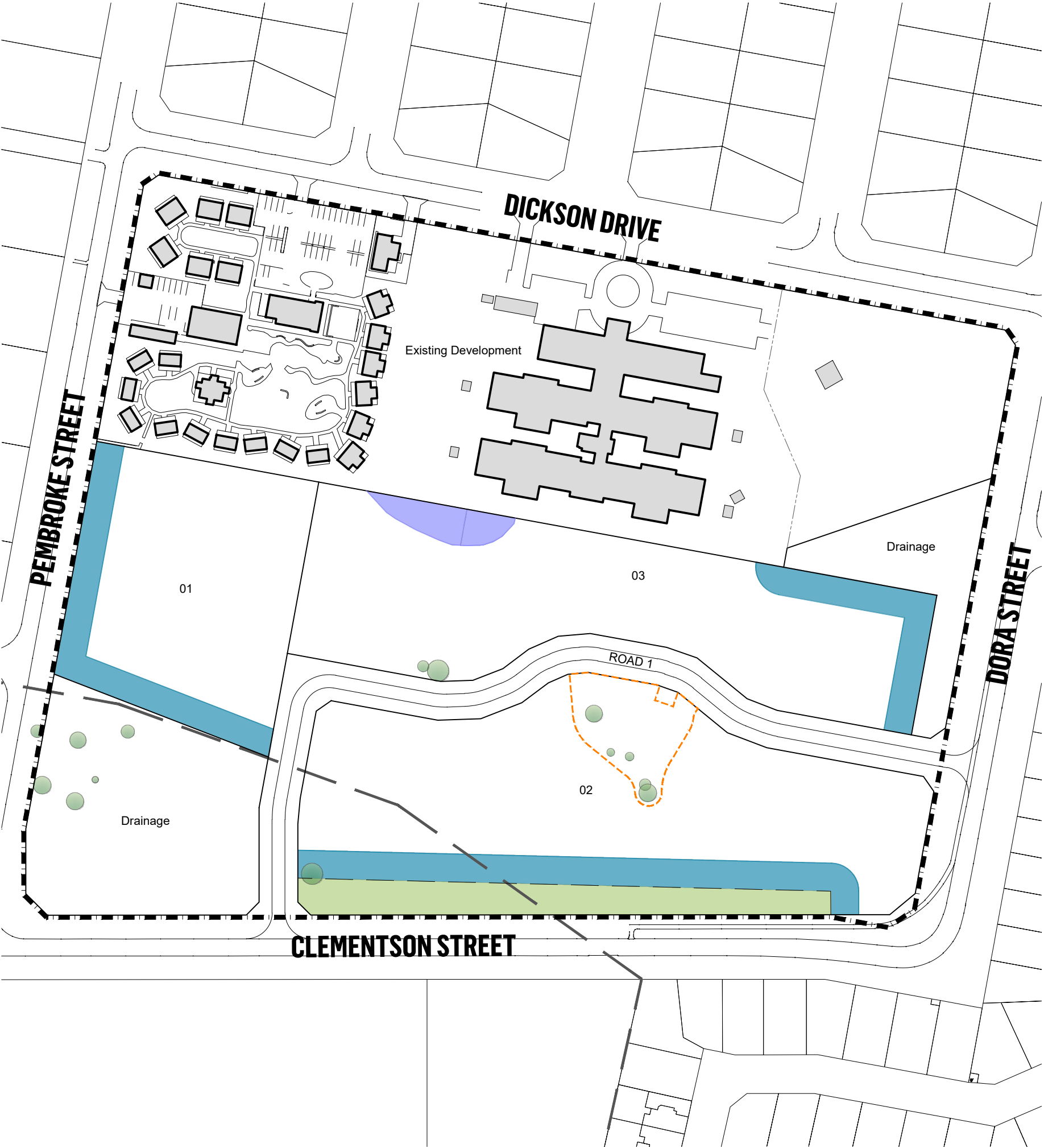
This Local Development Plan has been adopted by Council at the Ordinary Meeting of Council on 28th April 2022.

Kirsten Wood

Manager of Planning

1 June 2022

Date



LDP PROVISIONS

This Local Development Plan (LDP) has been prepared pursuant to Part 6 of Schedule 2 - Deemed Provisions for Local Planning Schemes, of the Planning and Development (Local Planning Schemes) Regulations 2015.

OBJECTIVE

- Land use and development to support improved health and well-being outcomes for the community.

SETBACKS AND SITE COVER

- A minimum setback of 3m applies to the primary and secondary streets.
- A 50% site cover applies.

BUILDING APPEARANCE & CAR PARKING

- Buildings should be designed to reflect Clause 4.12 (Broome Style Architecture) of the Scheme.
- Developments should be designed to present an attractive façade and contribute to the streetscape by incorporating the following:
 - The main entrance of the building is to be clearly visible and easily recognisable from the street;
 - Where possible visual surveillance of and interaction with the street is to be provided;
 - Where practical based on the lot orientation, major openings are to be located to take advantage of Broome's prevailing winds and maximise cross flow ventilation. Broome's prevailing winds are characterized by afternoon sea breezes from the north-west to south-west during the warmer months;
 - Windows should be provided with shading and protection from direct sun as much as possible through the consideration of shade structures / awnings and landscaping to reduce solar heat gain;
 - Buildings should respond to the tropical environment through building elements such louvres, timber lattice, awnings, breezeways, projections, overhangs, canopies or verandas;
 - Light coloured roof and wall finishes should be utilised to reduce solar heat gain;
 - External fixtures and equipment such as roof ventilation, exhaust towers, air conditioning units and plumbing pipes should be effectively screened from view using architectural elements or be designed as an integral part of the building aesthetics;
 - Service areas, including refuse and storage areas and loading docks, should not front or face the street or public spaces unless these areas are fully integrated with the design of the building, and/or adequately screened from view of the public realm.
- Fencing that abuts public road is to be visually permeable, the acceptable materials (take guidance from Council's fencing Policy) and maximum height of 1.8m.

PARKING

- Car parking to be provided in accordance with the Scheme.

LANDSCAPE

- Landscaping shall be provided and maintained abutting the boundary of all street frontages to a minimum depth of 3 metres from the boundary.
- Significant trees to be retained within streetbacks, courtyard or private open space areas.
- The batters of the swales within the drainage easement should be stabilised with topsoil and mulch, and landscaped with local vegetation in order to prevent erosion.

WASTE WATER TREATMENT BUFFER

- Residential uses and overnight patient care is not permitted within buffer area. Upon the cessation of the WWTP and the associated buffer this provision no longer applies.

BUSHFIRE

- Land use and development to comply with the Bushfire Management Plan prepared for the site dated 22 December 2020 (RO2Rev0) and endorsed as part of the subdivision approval for the land, or any subsequently endorsed Plan.

LAND USE

- The following land use permissibility applies to the land. Other uses may be approved at the discretion of the Shire.

PERMITTED USES	DISCRETIONARY USES	INCIDENTAL USES
Aged or Dependant Person's Accommodation Hospital Medical Centre	Child Care Centre Civic Use Club Premises Community Purpose Consulting Room Educational Establishment Family Day Care Lunch Bar Office	Caretaker's Dwelling Restaurant Shop Staff Accommodation



Local Development Plan
Lots, 3143 & 3144 Dora Street, Broome

Level 14, The Quadrant, 1 William Street | Perth WA 6000 Australia | +61 8 9346 0500 | URBIS Pty Ltd | ABN 50 105 256 228

DATA SOURCE
MNG
PROJECTION
BRO94

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CLIENT
DevelopmentWA

PROJECT NO.
P0022385
DRAWING NO.
08
DATE
20.05.2022
REVISION
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1:2000 @ A3
20 40m