



AMENDED LOCAL DEVELOPMENT PLAN No. 8 (LDP 8)

This is an amendment to LDP 8, which was originally approved by the Shire of Broome in March 2012.

LDP 8 AREA:

Part of Lot 1648 on Plan 23563 and Part of Lot 9050 on Plan 70556, as indicated by the dashed blue lines on the adjacent physical plan.

PURPOSES OF THE LDP:

1. To facilitate flexibility in the subdivision of the LDP area in terms of timing and lot definition without compromising the requirement for orderly and proper planning.
2. To ensure that development in the LDP Area is appropriate in terms of built form, building orientation, vehicle access, egress and car park location.

PROVISIONS:

Lots

3. The lot layout depicted on the adjacent physical plan is indicative only and may potentially be varied in subdivision applications to better facilitate developers' intentions.

Development

4. Buildings, outbuildings and service areas shall only be permitted within the designated building envelopes, except that any building envelope boundary depicted as "variable" on the adjacent physical plan may be modified to facilitate attractive building design, provided such modification does not compromise provision of the number of car parking bays required for the development.
5. Parking areas and any access driveways or paths on adjoining lots shall be and remain appropriately connected, and enforceable reciprocal right of access arrangements shall be established and maintained between and across parking areas on all adjoining lots. Parking area connections between adjoining lots shall be approximately at the points indicated on the adjacent plan unless otherwise approved by the Shire.
6. Access between the Broome Boulevard shopping centre and the LDP Area may be facilitated at the location indicated, provided a satisfactory agreement to this effect can be reached between the centre owners and Pearl Coast Properties.
7. Access to lots with a common boundary to Frederick Street shall only be permitted at or in the near vicinity of the indicated entry points.
8. Any application or preliminary proposal for development within the LDP Area must demonstrate that adequate consideration has been given during design of the development to pedestrian access and safety, vehicular access and circulation, access between car parks on adjoining properties, and landscaping of car parks and setback areas including species of shade trees.

Amdt. No.	Summary of Amendment	Date endorsed by LG
1	Modified in response to changed zoning	25 March 2021

Approval

This LDP has been approved by the Shire of Broome under Clause 52 of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 (Deemed Provisions) for a period of 10 years, until 25 March 2031.

Signature

Date

17 May 2021