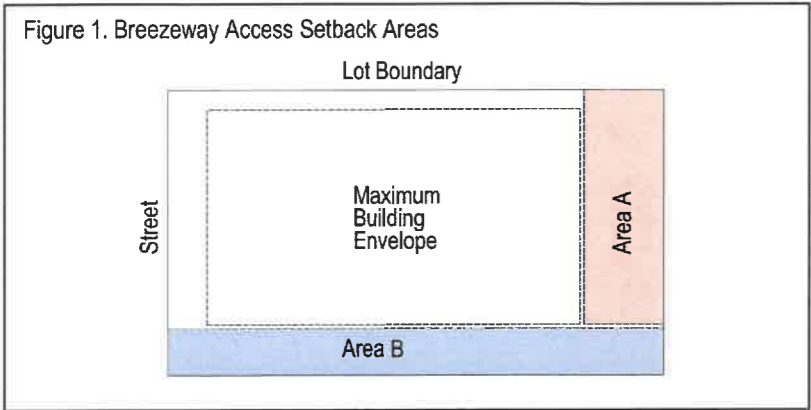


LOCAL DEVELOPMENT PLAN PROVISIONS

1. GENERAL REQUIREMENTS

- 1.1 The acceptable development requirements of the *Residential Design Codes* (as amended), and the *Shire of Broome Local Planning Scheme No.6* (as amended) are required to be satisfied, except where this Local Development Plan provides for variations.
- 1.2 Development approval is not required, but a Building Permit is required, for the construction of a compliant dwelling on any lot within the area covered by this Local Development Plan.
- 1.3 Consultation with adjoining or other landowners is not required to achieve a variation to the *Residential Design Codes* (R-Codes) as provided for by this Local Development Plan.
- 1.4 Setback provisions in Clauses 3 and 4 are required to have regard to Figure 1 Breezeway Access Setback Areas.



2. DWELLING ORIENTATION

- 2.1 Where dwelling orientation is indicated on the plan, dwellings are to be oriented to address the relevant street or Public Open Space with major openings and entry visible via this frontage.

3. BUILDING ENVELOPE REQUIREMENTS

- 3.1 The primary purpose for the following building envelope requirements is to maintain breezeways for breeze access to dwellings throughout the development. Breezeway access setback areas are illustrated in Figure 1.
- 3.2 Minimum building setbacks, outlined in Table 1, apply to R15, R20 and R40 east-west lots and R15 and R40 north-south lots.
- 3.3 Ancillary dwellings and structures may be located within the building envelopes defined in Table 1 in accordance with the requirements of the R-Codes.

TABLE 1 BUILDING ENVELOPE REQUIREMENTS					
Building Setback	EAST-WEST			NORTH-SOUTH	
	R15	R20	R40	R15	R40
Front (min)	3m (4m minimum average)		3m (4m minimum average)	3m	3m (4m minimum average)
Front Carport (min)	4.5m		4m	4.5m	4m
Rear (min)	5m		4m (5m minimum average)	5m	4m (5m minimum average)
Side (min)	3m (southern boundary) / as per R-Codes for North		1m / nil	1.5m	1m / nil

4. BREEZEWAY SETBACKS REQUIREMENTS (R15 AND R20 EAST-WEST LOTS)

- 4.1 The primary purpose for the following setback requirements is to provide for outbuildings and ancillary dwellings to be located within Area A and Area B to optimise breezeways as far as practicable.
- 4.2 For lots with a rear setback between 5m and 10m+, structures and ancillary dwellings may be located in Area A as defined in Table 2 below.
- 4.3 In addition to Clause 4.2 above, for lots with a rear setback of 9m and above, structures and ancillary dwellings may be located within Area B as defined in Table 2.

TABLE 2 BREEZEWAY SETBACK REQUIREMENTS FOR EAST-WEST LOTS (R15 & R20)						
Rear Setback	5m	6m	7m	8m	9m	10m+
Maximum size of structure permitted within Area A	9m ²	15m ²	30m ²	40m ²	50m ²	60m ²
Maximum incursion into Area B	NIL	NIL	NIL	NIL	1.5m	1.5m

5. VEHICLE ACCESS

- 5.1 No vehicle access is permitted where identified on the plan.
- 5.2 Crossover locations are to be provided as per the plan for Lots 662, 664, 665, 666, 668, 669, 670, 671, 672, 673, 674.

6. FENCING REQUIREMENTS

- 6.1 Where fencing controls are indicated on the plan, uniform fencing is to be provided at a maximum height of 1.8 metres, with the lower 1.2m as solid fencing, and the remaining 0.6m as 80% visually permeable fencing.
- 6.2 All side fences to be a maximum height of 1.8m above natural ground floor.

7. BUSHFIRE MANAGEMENT

- 7.1 The lots identified on this plan are subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development within a bushfire prone area, including compliance with the bushfire construction requirements of AS 3959. The bushfire attack level (BAL) of each lot is as per the prevailing BAL Assessment within the approved Bushfire Management Plan prepared by Bushfire Prone Planning (April 2022), or any subsequently approved BAL Assessment.

ENDORSEMENT TABLE

This Local Development Plan has been approved by Council under the provisions of the Shire of Broome Local Planning Scheme No. 6

Principal Planner 

Date 12/12/22

LOCATION PLAN



LEGEND

- Extent of Local Development Plan
- Residential R15
- Residential R20
- Residential R40
- Designated Crossover Location
- No Vehicle Access Permitted
- Fencing Control
- Primary Dwelling Orientation

