



BROOME NORTH

LOCAL DEVELOPMENT PLAN - STAGE ONE

NOVEMBER 2011 REV E

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PART 1 STATUTORY

1.0 DEVELOPMENT PLAN AREA

This Local Development Plan applies to the land contained within the inner edge of the red line of the Local Development Plan (Plan No,1).

2.0 CONTENT

The Local Development Plan report comprises:

- (a) Part One - Statutory section
- (b) Part Two - Explanatory report
- (c) Technical Appendices

3.0 INTERPRETATION

Unless otherwise specified all words and expressions used in this Development Plan have the meanings given to them in the Shire of Broome Town Planning Scheme No.4 (the Scheme).

4.0 DEVELOPMENT PLAN PROVISIONS

- 4.1 The Local Development Plan is to be read in conjunction with the Broome North District Development Plan.
- 4.2 Plans 1-4 at clause 6.0 identify the application of specific standards for the development of Thoroughfares, Landscaping and Built Form within the Plan area.

The relevant development requirements for each of these standards are set out at clauses 5.1 – 5.3 (inclusive). All relevant forms of development on land within the Plan area will be in accordance with these standards.
- 4.3 Where a development standard or requirement of this Development Plan is inconsistent with a standard or requirement of the Scheme that is subject to a discretion

to permit variation, then pursuant to clause 10.2 of the Scheme, the Council may have due regard to the standards and requirements in this Development Plan in exercising its discretion and may apply the standards and requirements of this Development Plan instead of the standards or requirements of the Scheme to the extent that the provisions of the Scheme permit that variation.

- 4.4 Pursuant to clause 4.25.5.3(e) and notwithstanding clause 5.2.3 of the Scheme, the following variations to the Residential Design Codes constitute Acceptable Development:

- (a) Setbacks complying with the standards detailed at clause 5.3 of this Local Development Plan.

- 4.5 The local government may adopt a minor change to or departure from the development requirements detailed at clause 5.1 - 5.3 (inclusive), including the addition of new development requirements, if, in the opinion of the local government, the change, departure or addition:
 - (a) Is consistent with the objectives for the relevant zone in which it is situated as detailed at Part One Clause 6.3 of the Broome North District Development Plan Report; and
 - (b) Does not materially alter the intent of the Local Development Plan.

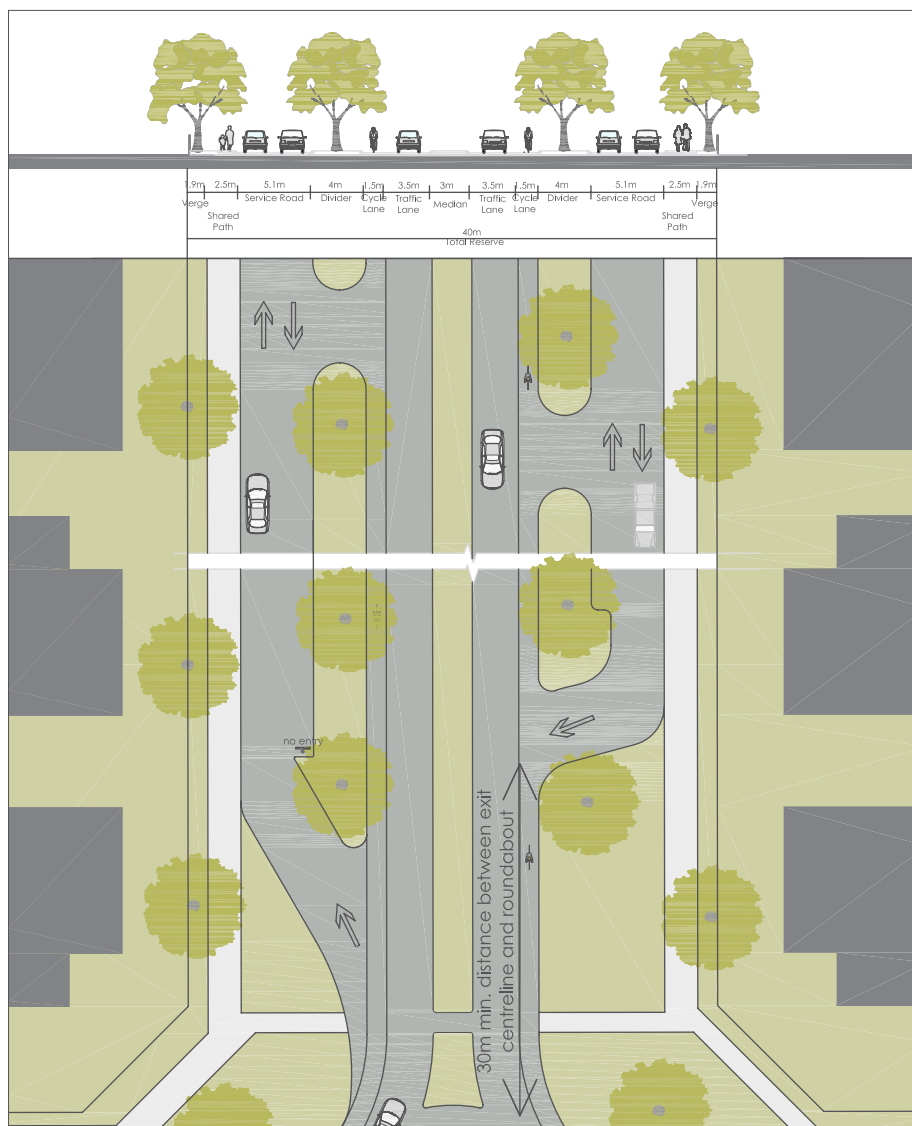
5.0 DEVELOPMENT REQUIREMENTS

The following plans (pages 2 - 26) set out the necessary development requirements.

5.1 THOROUGHFARE TYPOLOGIES

5.1.1 INTEGRATOR ARTERIAL B (WITH SERVICE LANES)

Based on Integrator B - Boulevard under Liveable Neighbourhoods

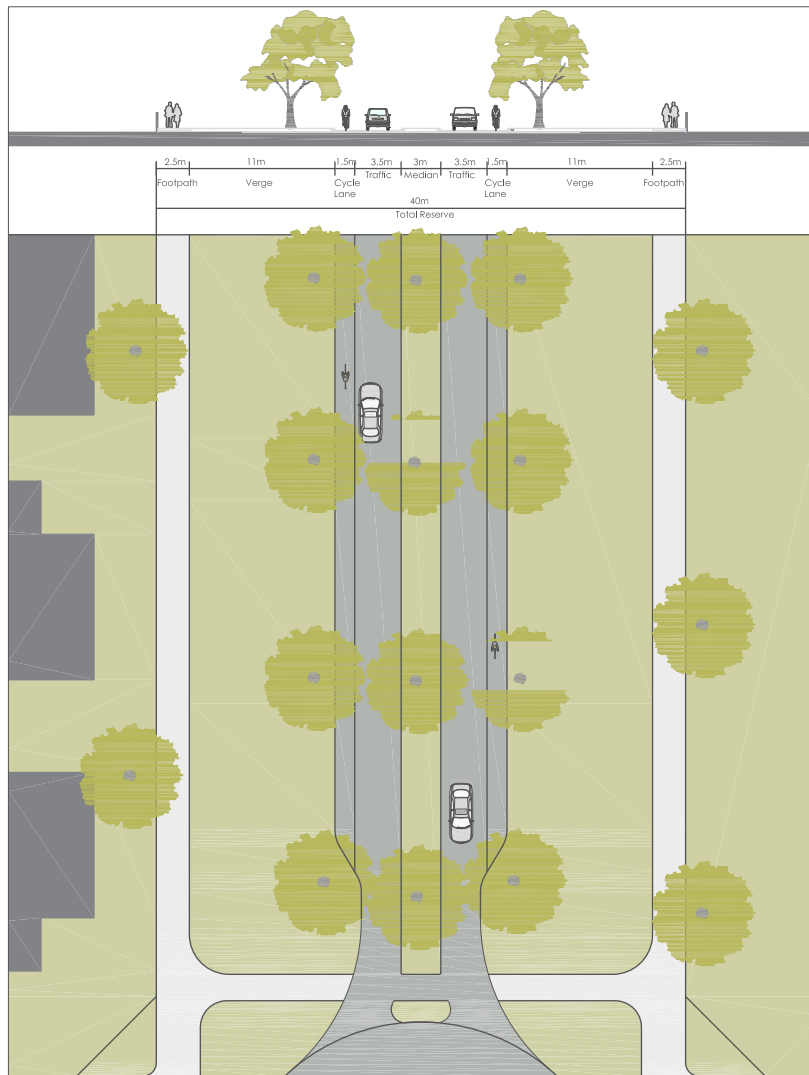


THOROUGHFARE TYPE	Integrator Arterial B (with service lanes)
THOROUGHFARE FUNCTION	Integrator Arterial B
INTENDED DESIGN SPEED	60kmh
RESERVE WIDTH	40.0m
TRAVEL LANE WIDTH	3.5m through traffic / 5.1m service lanes (5.6m where adjacent to schools)
TRAFFIC FLOW	Two way
BIKE LANE WIDTH	1.5m both sides
PARKING LANE WIDTH (PARALLEL)	2.1m (on service lanes)
MEDIAN	3.0m
VERGE WIDTH (inclusive of footpaths)	4.0m both sides / 4.4m both sides
FOOTPATH LOCATION/WIDTH	Adjacent to parking lane / 2.5m both sides
PEDESTRIAN CROSSING	At intersections
BUS STOPS	On-street
LANDSCAPING	Tree groupings / understory slashing
TREE TYPE	Local Eucalypt / Kimberley species

5.1 THOROUGHFARE TYPOLOGIES

5.1.2 INTEGRATOR ARTERIAL B

Based on Integrator B - Boulevard under Liveable Neighbourhoods

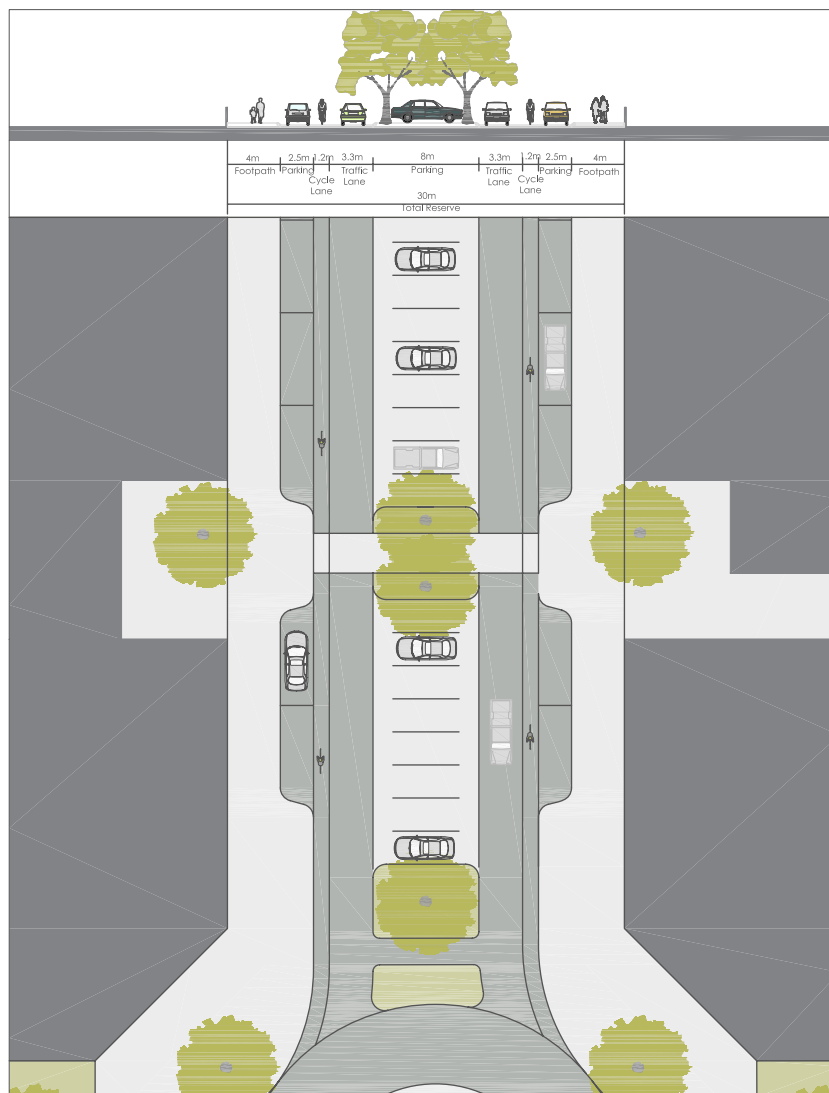


THOROUGHFARE TYPE	Integrator Arterial B
THOROUGHFARE FUNCTION	Integrator Arterial B
INTENDED DESIGN SPEED	60kmh
RESERVE WIDTH	40m
TRAVEL LANE WIDTH	3.5m through traffic
TRAFFIC FLOW	Two way
BIKE LANE WIDTH	1.5m both sides
PARKING LANE WIDTH (PARALLEL)	2.5m
MEDIAN	3.0m
VERGE WIDTH (inclusive of footpaths)	Up to 13.5m both sides
FOOTPATH LOCATION/WIDTH	Adjacent to property boundary / 2.5m both sides
PEDESTRIAN CROSSING	At intersections
BUS STOPS	On-street
LANDSCAPING	Tree groupings / understory slashing
TREE TYPE	Local Eucalypt / Kimberley species

5.1 THOROUGHFARE TYPOLOGIES

5.1.3 TOWN CENTRE MAIN STREET

Based on Integrator 'B' Town Centre Main Street under Liveable Neighbourhoods

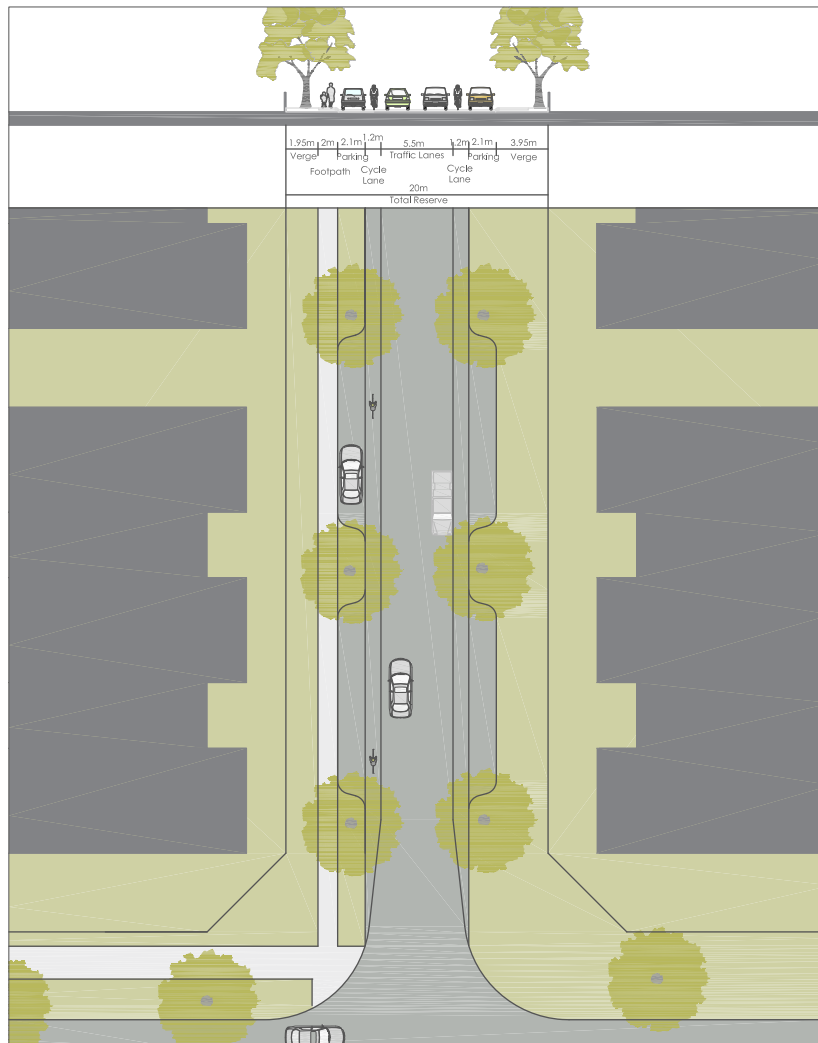


THOROUGHFARE TYPE	Town Centre Main Street
THOROUGHFARE FUNCTION	Integrator Arterial B
INTENDED DESIGN SPEED	50kmh
RESERVE WIDTH	30.0m
TRAVEL LANE WIDTH	3.3m (each way)
TRAFFIC FLOW	Two way
BIKE LANE WIDTH	1.2m both sides
PARKING LANE WIDTH (PARALLEL)	2.5m both sides
MEDIAN	8.0m with 5.0m right angle parking
VERGE WIDTH (inclusive of footpaths)	4.0m both sides
FOOTPATH LOCATION/WIDTH	Adjacent to parking lane / 4.0 m both sides
PEDESTRIAN CROSSING	At intersections and pram ramps midblock
BUS STOPS	Embayed
LANDSCAPING	Single street trees with understory slashing, gravels or paving
TREE TYPE	Local Eucalypt / Kimberley species

5.1 THOROUGHFARE TYPOLOGIES

5.1.4 ACCESS STREET TYPE 1

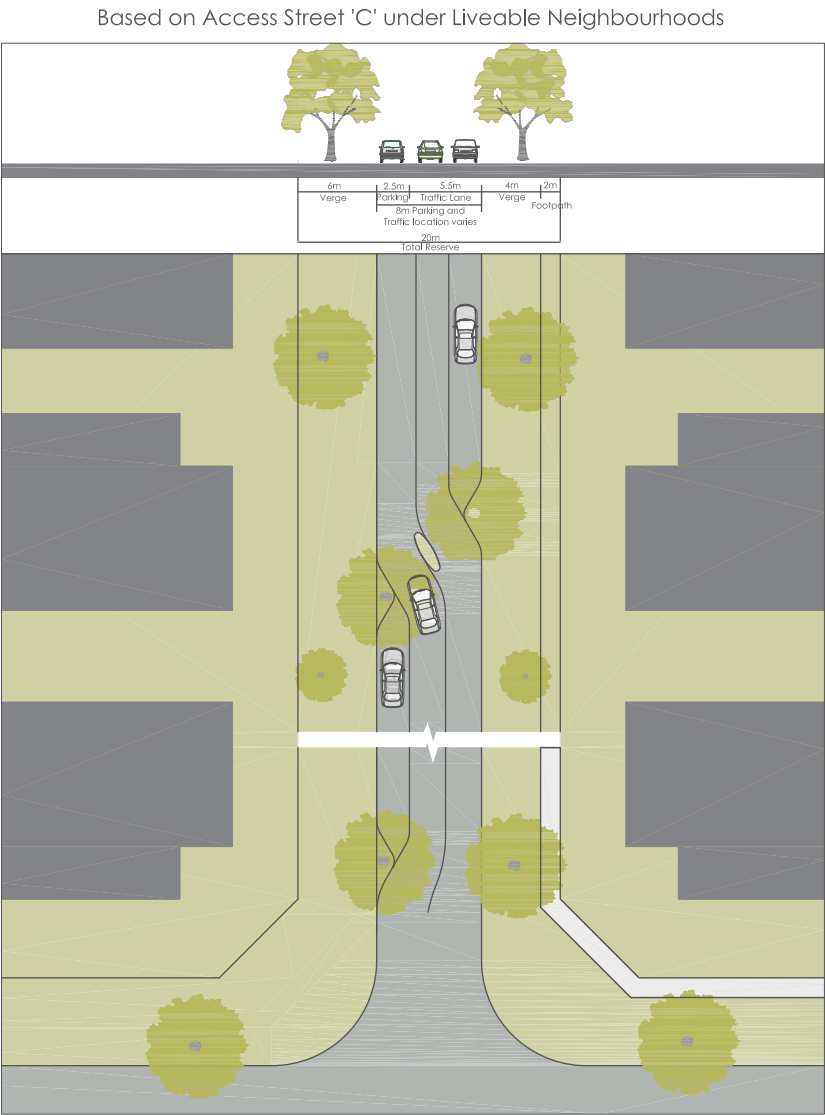
Based on Access Street 'B' under Liveable Neighbourhoods



THOROUGHFARE TYPE	Access Street Type 1
THOROUGHFARE FUNCTION	Local Access
INTENDED DESIGN SPEED	40kmh
RESERVE WIDTH	20.0m
TRAVEL LANE WIDTH	5.5m (total)
TRAFFIC FLOW	Two way
BIKE LANE WIDTH	1.2m both sides
PARKING LANE WIDTH (PARALLEL)	2.1m both sides (intermittent / can be one side only where adjacent to POS)
MEDIAN	Typically nil, may be provided to retain trees or accommodate drainage
VERGE WIDTH (inclusive of footpaths)	3.95m both sides (can be reduced to 1.0m where adjacent to POS)
FOOTPATH LOCATION/WIDTH	Adjacent to property boundary / 2.0m one side
PEDESTRIAN CROSSING	At intersections
BUS STOPS	n/a
LANDSCAPING	Single street trees with understory slashing
TREE TYPE	Local Eucalypt / Kimberley species

5.1 THOROUGHFARE TYPOLOGIES

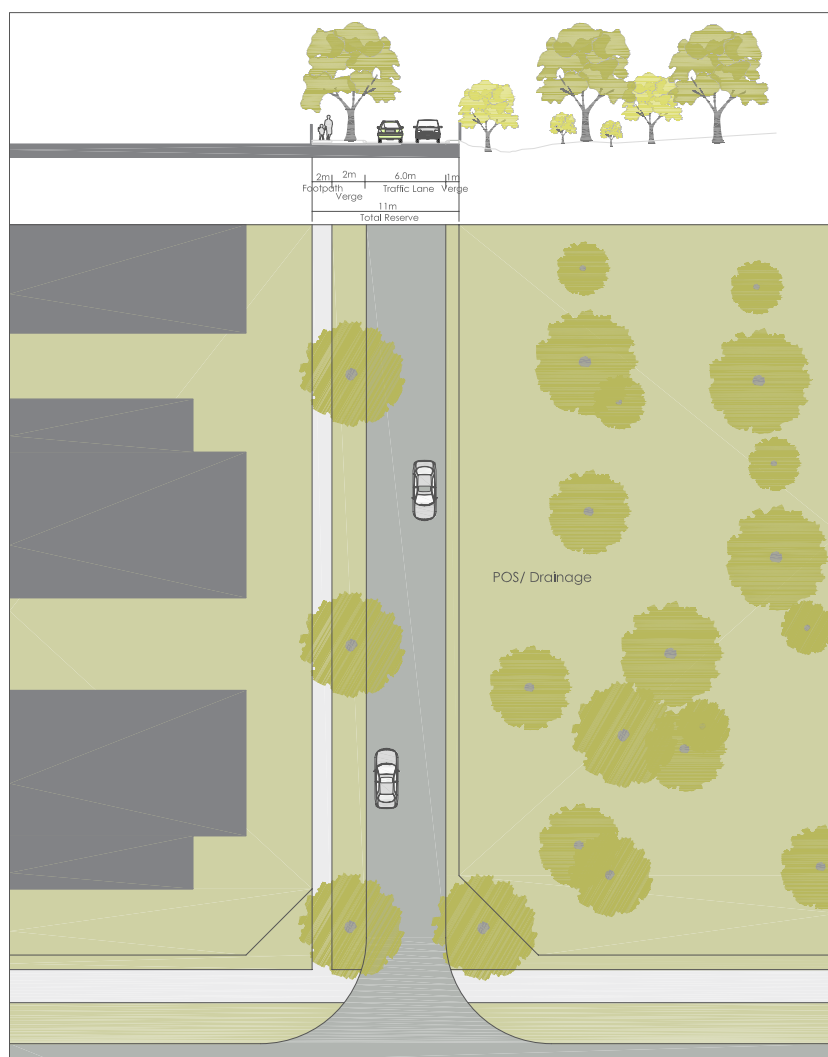
5.1.5 ACCESS STREET TYPE 2



THOROUGHFARE TYPE	Access Street Type 2
THOROUGHFARE FUNCTION	Access Street
INTENDED DESIGN SPEED	40kmh
RESERVE WIDTH	20.0m
TRAVEL LANE WIDTH	5.5m (total)
TRAFFIC FLOW	Two way
BIKE LANE WIDTH	n/a
PARKING LANE WIDTH (PARALLEL)	2.5m
MEDIAN	Typically nil, may be provided to retain trees or accommodate drainage
VERGE WIDTH (inclusive of footpaths)	6.0m both sides (can be reduced to 1.0m where adjacent to POS)
FOOTPATH LOCATION/WIDTH	Adjacent to property boundary / 2.0m one side
PEDESTRIAN CROSSING	At intersections
BUS STOPS	n/a
LANDSCAPING	Single street trees with understory slashing
TREE TYPE	Local Eucalypt / Kimberley species

5.1 THOROUGHFARE TYPOLOGIES

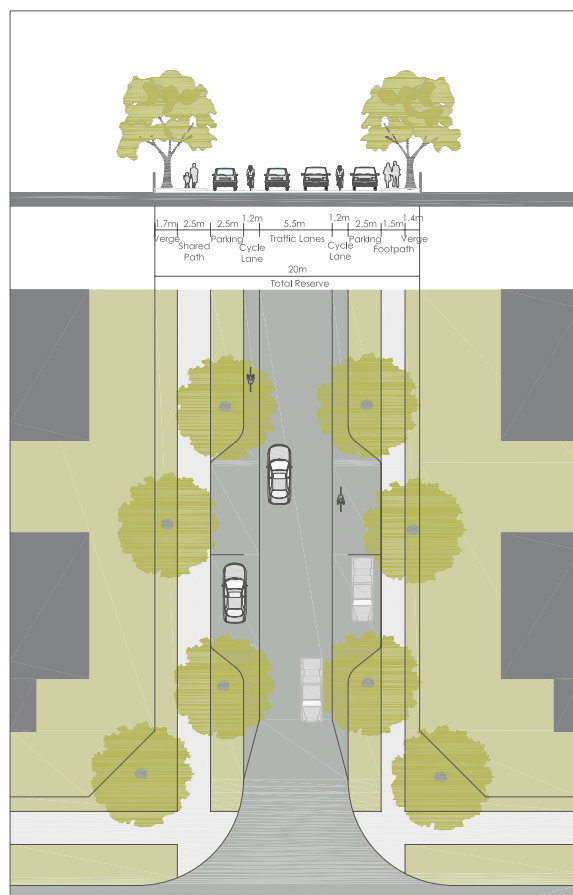
5.1.6 ACCESS STREET TYPE 3 (ADJACENT TO POS)



THOROUGHFARE TYPE	Access Street Type 3 (adjacent to POS)
THOROUGHFARE FUNCTION	Access Street
INTENDED DESIGN SPEED	40kmh
RESERVE WIDTH	11m
TRAVEL LANE WIDTH	6.0m (total)
TRAFFIC FLOW	Two way
BIKE LANE WIDTH	n/a
PARKING LANE WIDTH (PARALLEL)	n/a
MEDIAN	Typically nil, may be provided to retain trees or accommodate drainage
VERGE WIDTH (inclusive of footpaths)	4.0m, 1.0m (adjacent to POS)
FOOTPATH LOCATION/WIDTH	Adjacent property boundary / 2.0m one side
PEDESTRIAN CROSSING	At intersections
BUS STOPS	n/a
LANDSCAPING	Single street trees with understory slashing
TREE TYPE	Local Eucalypt / Kimberley species

5.1 THOROUGHFARE TYPOLOGIES

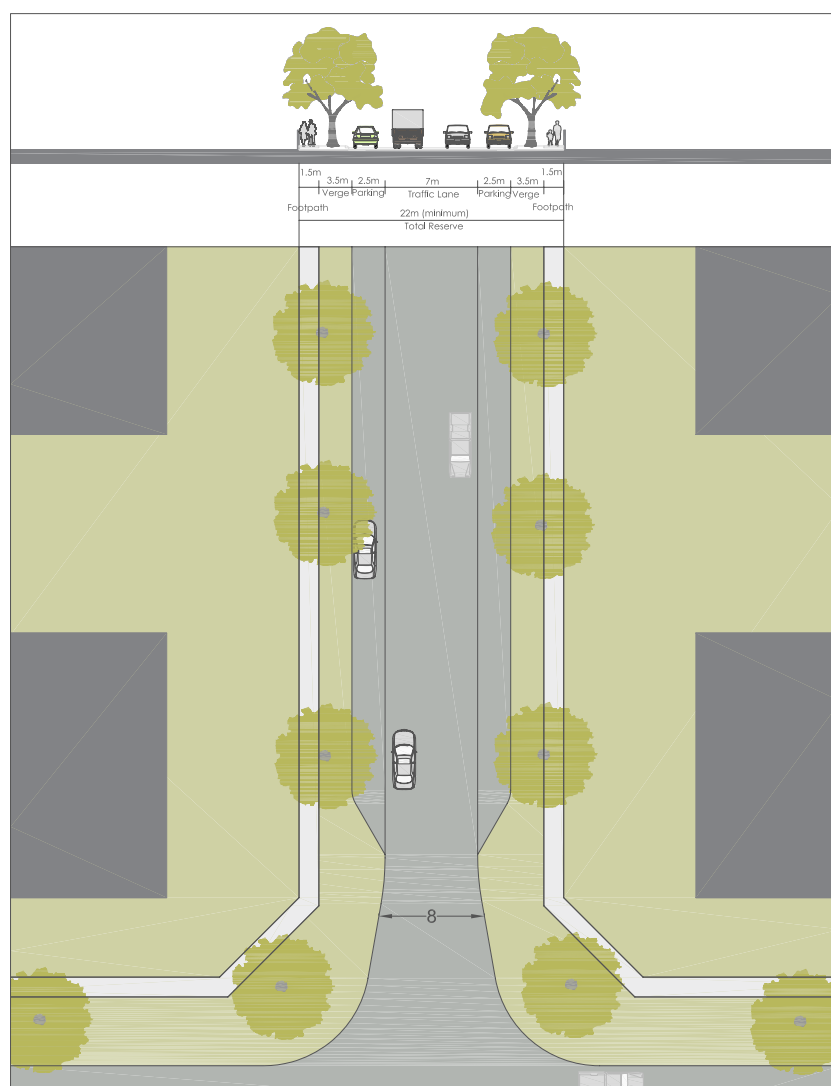
5.1.7 NEIGHBOURHOOD CONNECTOR (MINIMUM TREATMENT)



THOROUGHFARE TYPE	Neighbourhood Connector (Minimum Treatment)
THOROUGHFARE FUNCTION	Neighbourhood Connector
INTENDED DESIGN SPEED	50kmh
RESERVE WIDTH	Variable
TRAVEL LANE WIDTH	5.5m (total)
TRAFFIC FLOW	Two way
BIKE LANE WIDTH	1.2m both sides
PARKING LANE WIDTH (PARALLEL)	2.5m both sides
MEDIAN	Typically nil, may be provided to retain trees or accommodate drainage
VERGE WIDTH (inclusive of footpaths)	4.2m, 2.9m
FOOTPATH LOCATION/WIDTH	Adjacent to parking lane / 2.5m shared path one side and 1.5m footpath one side
PEDESTRIAN CROSSING	At intersections
BUS STOPS	n/a
LANDSCAPING	Single street trees with understory slashing and gravels
TREE TYPE	Local Eucalypt / Kimberley species

5.1 THOROUGHFARE TYPOLOGIES

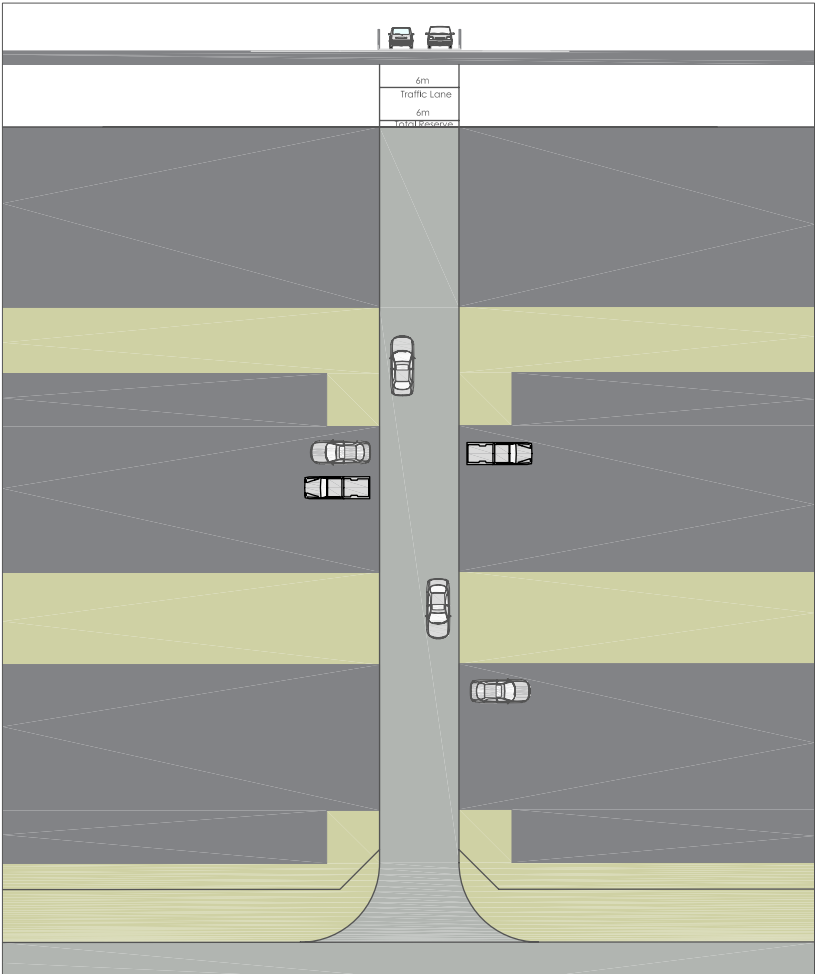
5.1.8 INDUSTRIAL ACCESS STREET



THOROUGHFARE TYPE	Industrial Access Street
THOROUGHFARE FUNCTION	Neighbourhood Connector
INTENDED DESIGN SPEED	50kmh
RESERVE WIDTH	22.0m (minimum)
TRAVEL LANE WIDTH	7.0m (total)
TRAFFIC FLOW	Two way
BIKE LANE WIDTH	n/a
PARKING LANE WIDTH (PARALLEL)	2.5m both sides (can be one side only where adjacent to POS)
MEDIAN	Typically nil, may be provided to retain trees or accommodate drainage
VERGE WIDTH (inclusive of footpaths)	5.0m both sides (can be reduced to 1.0m where adjacent to POS)
FOOTPATH LOCATION/WIDTH	Adjacent to property boundary / 1.5m both sides (2.0m one side only where no development is proposed)
PEDESTRIAN CROSSING	At intersections
BUS STOPS	n/a
LANDSCAPING	Single street trees with understory slashing
TREE TYPE	Local Eucalypt/ Kimberley species

5.1 THOROUGHFARE TYPOLOGIES

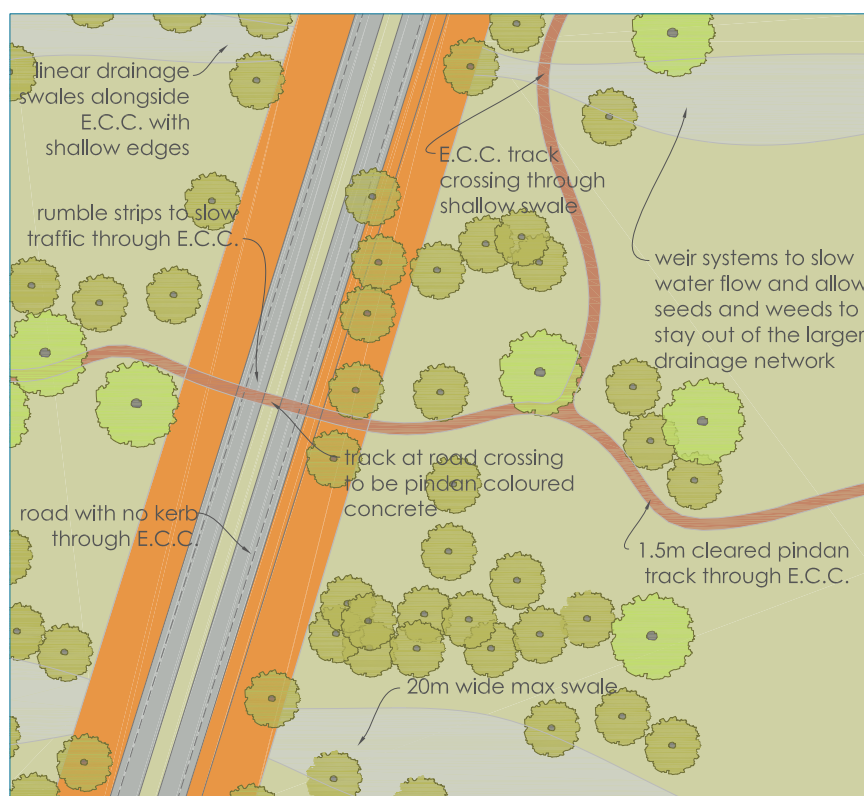
5.1.9 LANEWAY



THOROUGHFARE TYPE	Laneway
THOROUGHFARE FUNCTION	Laneway
INTENDED DESIGN SPEED	15kmh
RESERVE WIDTH	6.0m
TRAVEL LANE WIDTH	6.0m
TRAFFIC FLOW	Two way
BIKE LANE WIDTH	n/a
PARKING LANE WIDTH (PARALLEL)	n/a
MEDIAN	n/a
VERGE WIDTH	n/a
FOOTPATH LOCATION/WIDTH	n/a
PEDESTRIAN CROSSING	At intersections
BUS STOPS	n/a
LANDSCAPING	n/a
TREE TYPE	n/a

5.2 LANDSCAPE TYPOLOGIES

5.2.1 ENVIRONMENTAL CULTURAL CORRIDOR



Indicative design only for illustrative purposes

PUBLIC DOMAIN TYPE	Environmental Cultural Corridor (ECC)
FUNCTION	A tract of land retained without development to provide important connections for people, plants and animals.
SIZE	150 metres wide
ACCESSIBILITY	Post and wire fencing to prevent vehicle access whilst allowing animals to enter. Clear entry points for pedestrian access at regular intervals
EDGE CONDITIONS	Low post and wire fence, with retained vegetation (and supplemented along drainage lines) along the edges.
DESIGN CHARACTER	Retained and supplemented local vegetation
TREE FORMS	Retained and supplemented local vegetation
UNDERSTORY LANDSCAPING	Retained and supplemented local vegetation
WATER FEATURES	Free form and vegetated swale drainage system along one edge
DRAINAGE	Free form and vegetated swale drainage system along one edge
PAVING/ PATHS	Informal mechanically cleared track
FURNITURE	N/A
ARCHITECTURAL FEATURES / MATERIALS	N/A
PUBLIC ART	Potential for themed interpretative artwork as part of a larger art strategy (commissioned and community) at the entry points.
MAINTENANCE REGIME	Low maintenance - natural park*
SERVICES	N/A

* Reference "Local Planning Policy 8.1 for the Provision and Development of Open Space Reserves Managed by the Shire of Broome"

5.2 LANDSCAPE TYPOLOGIES

5.2.2 DISTRICT PARK



Indicative design only for illustrative purposes

PUBLIC DOMAIN TYPE	District Park
FUNCTION	Community interpretation / program / potential botanical garden / community garden for district amenity
SIZE	Fit for purpose, typically 2-7ha (LN3) or 6ha (LPP 8.1)
ACCESSIBILITY	600m - 1km walk from most dwellings
EDGE CONDITIONS	Filtered and open views
DESIGN CHARACTER	Local planting and materials
TREE FORMS	Focus on local planting and themes, shade amenity
UNDERSTORY LANDSCAPING	Focus on local planting and themes
WATER FEATURES	Ephemeral creek beds related with drainage
DRAINAGE	Site drainage
PAVING/ PATHS	Formal and informal (dual use and bush paths)
FURNITURE	Robust materials in consolidated areas
ARCHITECTURAL FEATURES / MATERIALS	Local and robust
PUBLIC ART	Themed as part of a larger art strategy (commissioned and community)
MAINTENANCE REGIME	Low maintenance - reticulated passive park*
SERVICES	To facilitate passive recreation i.e BBQs, park furniture

* Reference "Local Planning Policy 8.1 for the Provision and Development of Open Space Reserves Managed by the Shire of Broome"

5.2 LANDSCAPE TYPOLOGIES

5.2.3 NEIGHBOURHOOD PARK



Indicative design only for illustrative purposes

PUBLIC DOMAIN TYPE	Neighbourhood Park
FUNCTION	Provision of passive recreation
SIZE	3,000-5000sqm (LN3) or min. 5,000sqm (LPP 8.1)
ACCESSIBILITY	Maximum 400m walk, servicing approx. 600-800 dwellings
EDGE CONDITIONS	Clear views into the park and bordered by roads
DESIGN CHARACTER	Local planting and materials
TREE FORMS	Focus on local planting and themes, shade amenity
UNDERSTORY LANDSCAPING	Focus on local planting and themes
WATER FEATURES	Ephemeral creek beds related with drainage and water playground
DRAINAGE	Ephemeral creek beds related with drainage, buffer landscape condition
PAVING/ PATHS	Formal and informal
FURNITURE	Robust materials in consolidated areas
ARCHITECTURAL FEATURES / MATERIALS	Local and robust
PUBLIC ART	Themed as part of a larger art strategy (commissioned and community)
MAINTENANCE REGIME	Low maintenance - reticulated passive park*
SERVICES	To facilitate passive recreation i.e water playground, BBQ and park furniture

* Reference "Local Planning Policy 8.1 for the Provision and Development of Open Space Reserves Managed by the Shire of Broome"

5.2 LANDSCAPE TYPOLOGIES

5.2.4 LOCAL PARK



Indicative design only for illustrative purposes

PUBLIC DOMAIN TYPE	Local Park
FUNCTION	Provision of passive recreation i.e local children's play and resting places
SIZE	Up to 3,000sqm (LN3) or 2,000-3,000 sqm (LPP 8.1)
ACCESSIBILITY	150-300m from all dwellings
EDGE CONDITIONS	Clear views into the park
DESIGN CHARACTER	Local planting and materials
TREE FORMS	Focus on local planting and themes, shade amenity
UNDERSTORY LANDSCAPING	Focus on local planting and themes
WATER FEATURES	Ephemeral creek beds related with drainage
DRAINAGE	Ephemeral creek beds related with drainage
PAVING/ PATHS	Formal and informal
FURNITURE	Robust materials in consolidated rest areas
ARCHITECTURAL FEATURES / MATERIALS	Local and robust
PUBLIC ART	Themed as part of a larger art strategy (commissioned and community)
MAINTENANCE REGIME	Low maintenance - reticulated passive park*

* Reference "Local Planning Policy 8.1 for the Provision and Development of Open Space Reserves Managed by the Shire of Broome"

5.2 LANDSCAPE TYPOLOGIES

5.2.5 LOCAL PARK - CIVIC



Indicative design only for illustrative purposes

PUBLIC DOMAIN TYPE	Local Park - Civic
FUNCTION	Provision of passive recreation, urban plaza
SIZE	Special - up to 3,000sqm (LN3)
ACCESSIBILITY	From Local Centre
EDGE CONDITIONS	Clear views into the park
DESIGN CHARACTER	Formal treatment with local planting and materials
TREE FORMS	Focus on local planting and themes, shade amenity. Clean trunked and formalised select tree canopy
UNDERSTORY LANDSCAPING	Focus on local planting and themes.
WATER FEATURES	N/A
DRAINAGE	N/A
PAVING/ PATHS	Formal / urban
FURNITURE	Robust and formal street furniture
ARCHITECTURAL FEATURES / MATERIALS	Local and robust
PUBLIC ART	Themed as part of a larger art strategy (commissioned and community)
MAINTENANCE REGIME	Medium maintenance - reticulated passive park*
SERVICES	To facilitate passive recreation i.e formal and informal seating, drinking fountains and street furniture

* Reference "Local Planning Policy 8.1 for the Provision and Development of Open Space Reserves Managed by the Shire of Broome"

5.2 LANDSCAPE TYPOLOGIES

5.2.6 MULTIPLE USE CORRIDOR



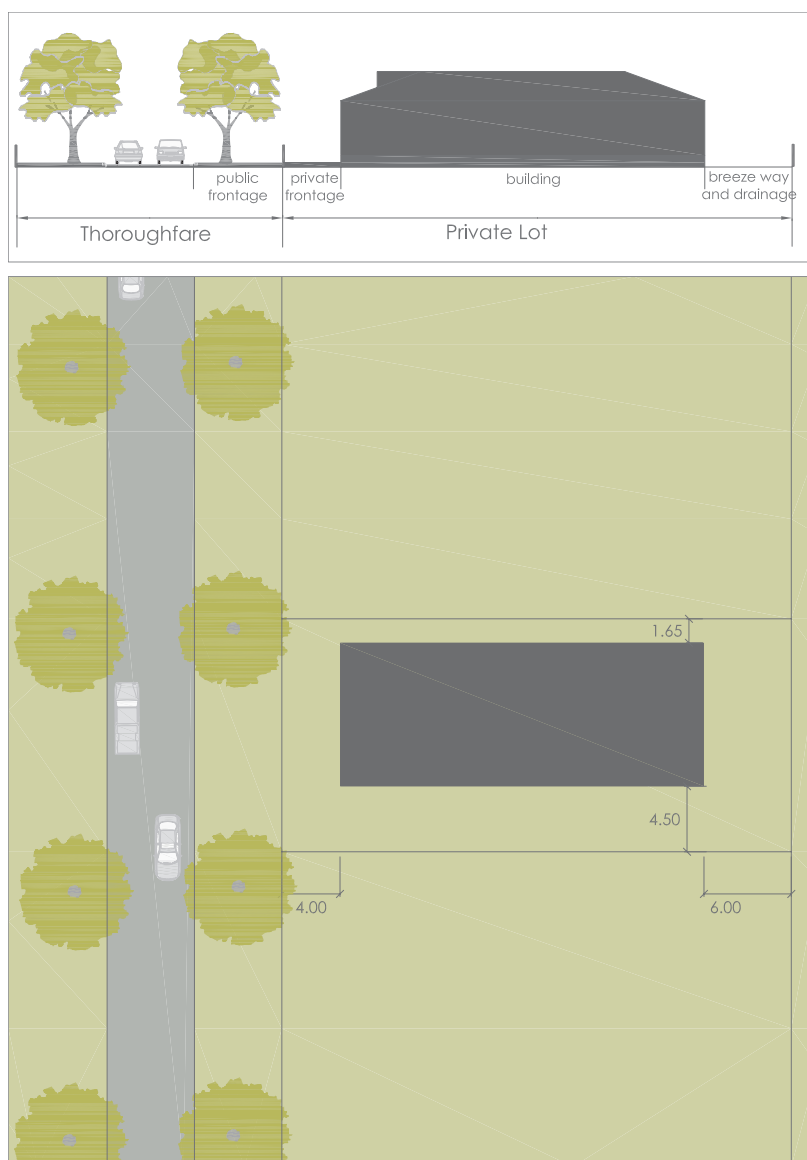
Inset shows Local Park at top of catchment with drainage flowing into Multiple Use Corridor

Indicative design only for illustrative purposes

PUBLIC DOMAIN TYPE	Multiple Use Corridor
FUNCTION	Drainage, vegetation retention and pedestrian connection
SIZE	n/a
ACCESSIBILITY	Not restricted, promote connections
EDGE CONDITIONS	Clear views into the park
DESIGN CHARACTER	Retained and supplemented local vegetation, local materials
TREE FORMS	Retained local vegetation supplemented with other local planting providing shade amenity
UNDERSTORY LANDSCAPING	Retained and supplemented local vegetation
WATER FEATURES	Ephemeral creek beds related with drainage
DRAINAGE	Ephemeral creek beds related with drainage
PAVING/ PATHS	Formal and informal
FURNITURE	Robust materials in consolidated rest areas
ARCHITECTURAL FEATURES / MATERIALS	Local and robust
PUBLIC ART	Themed as part of a larger art strategy (commissioned and community)
MAINTENANCE REGIME	Low maintenance - unreticulated / natural park*
SERVICES	Incidental furniture and amenities

5.3 BUILT FORM TYPOLOGIES

5.3.1 RESIDENTIAL BUILDING (R20) - EAST/WEST (RECOMMENDED ORIENTATION)

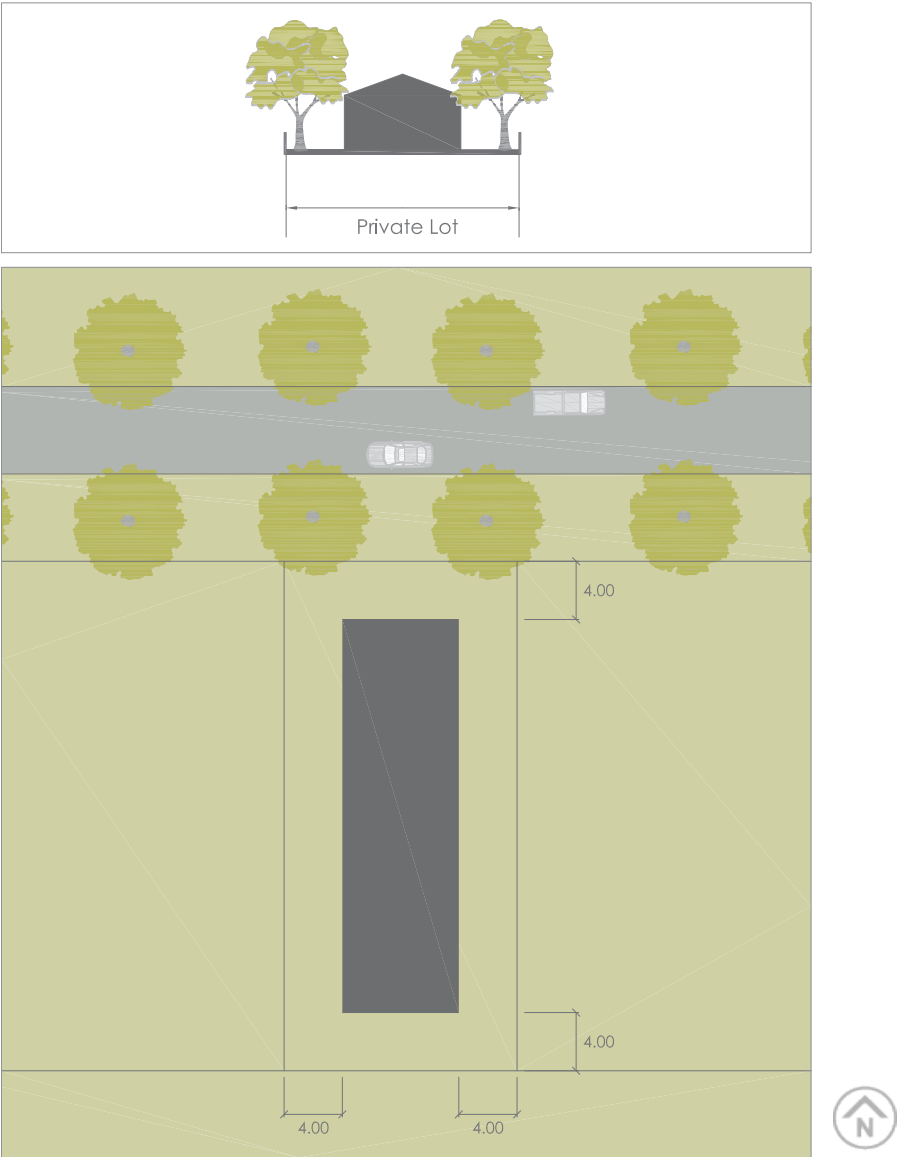


Primary Building Type	Residential building (R20)
Orientation	East-West (recommended orientation)
Setbacks (applies to all buildings) *	
Front	4m minimum
Side	North – 1.65m minimum South – 3m minimum (4.5m recommended)
Rear	5m minimum (6m recommended)
Building Frontage at Setback	
Entrance	Primary street
Awnings	n/a

* The primary purpose for the proposed side and rear setbacks is to maintain breezeways for breeze access to dwellings throughout the development plan area.

5.3 BUILT FORM TYPOLOGIES

5.3.2 RESIDENTIAL BUILDING (R20) - NORTH/SOUTH

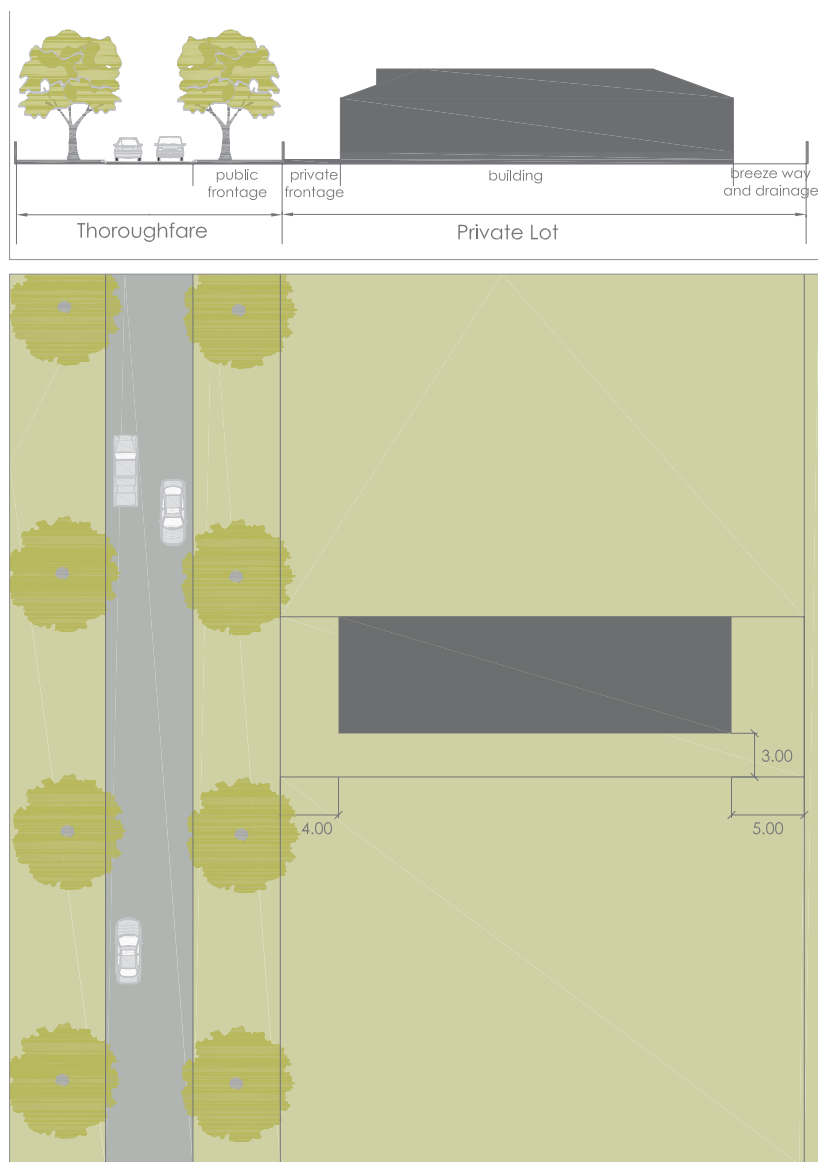


Primary Building Type	Residential building (R20)
Orientation	North-South
Setbacks (applies to all buildings) *	
Front	4m minimum
Side	3m minimum (4m recommended)
Rear	4m minimum
Building Frontage at Setback	
Entrance	Primary street
Awnings	n/a

* The primary purpose for the proposed side and rear setbacks is to maintain breezeways for breeze access to dwellings throughout the development plan area.

5.3 BUILT FORM TYPOLOGIES

5.3.3 RESIDENTIAL BUILDING (R25) - EAST/WEST

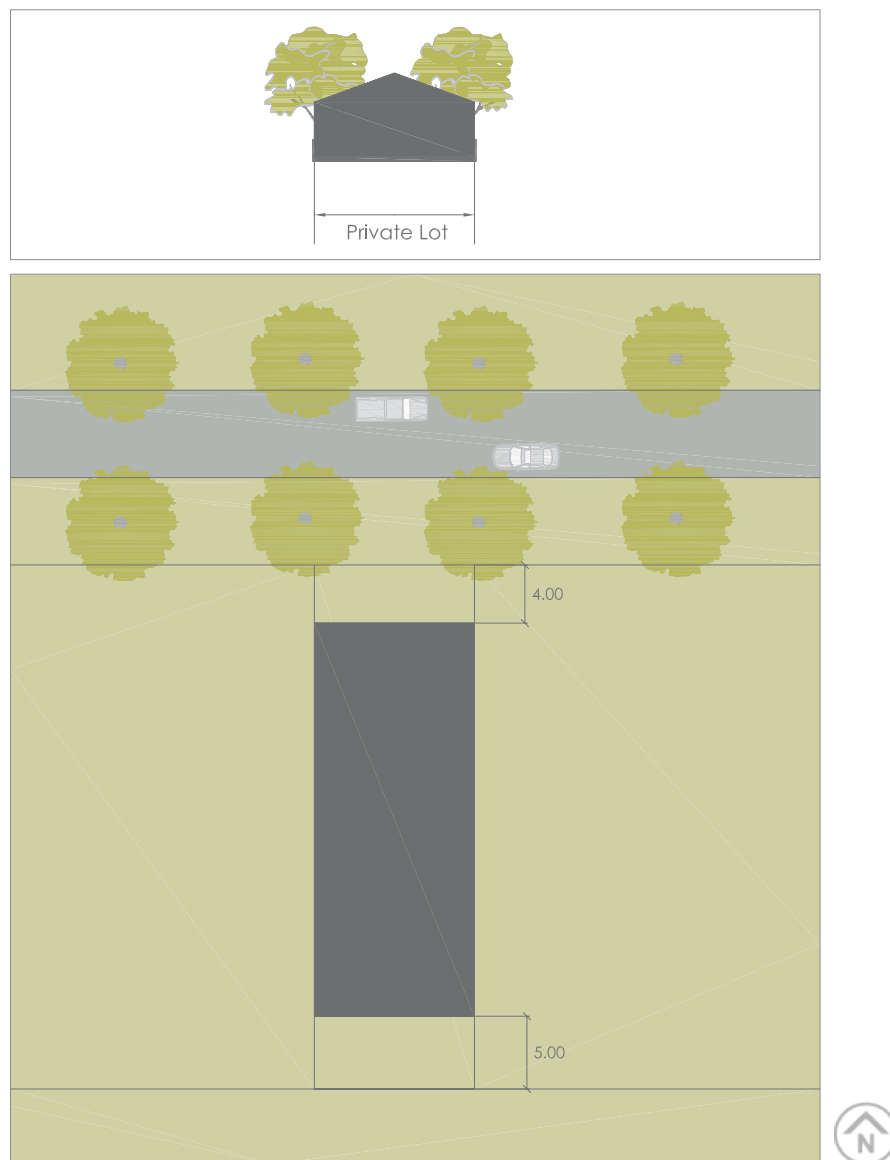


Primary Building Type	Residential building (R25)
Orientation	East-West
Setbacks (applies to all buildings) *	
Front	4m minimum
Side	South - 1.65m minimum (3m recommended)
Rear	5m minimum
Building Frontage at Setback	
Entrance	Primary street
Awnings	n/a

* The primary purpose for the proposed side and rear setbacks is to maintain breezeways for breeze access to dwellings throughout the development plan area.

5.3 BUILT FORM TYPOLOGIES

5.3.4 RESIDENTIAL BUILDING (R25) - NORTH/SOUTH (RECOMMENDED ORIENTATION)

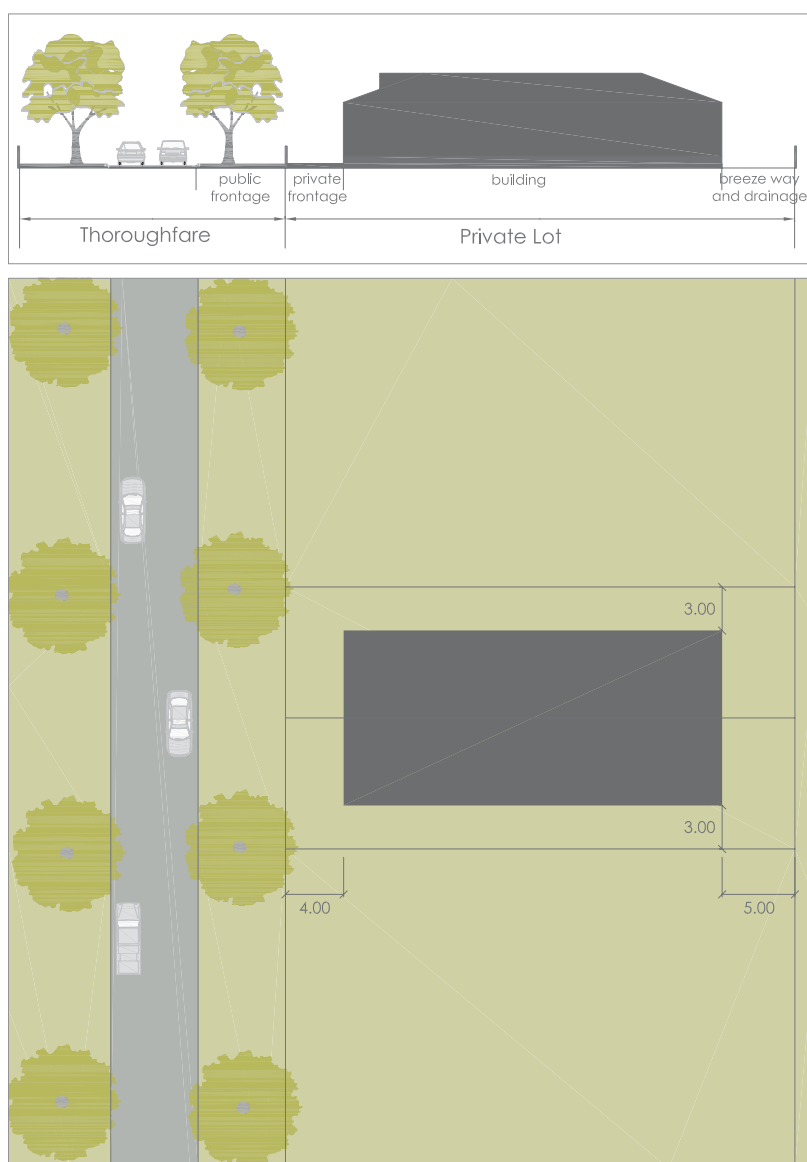


Primary Building Type	Residential building (R25)
Orientation	North-South (recommended orientation)
Setbacks (applies to all buildings) *	
Front	4m minimum
Side	Nil minimum
Rear	5m minimum
Building Frontage at Setback	
Entrance	Primary street
Awnings	n/a

* The primary purpose for the proposed side and rear setbacks is to maintain breezeways for breeze access to dwellings throughout the development plan area.

5.3 BUILT FORM TYPOLOGIES

5.3.5 RESIDENTIAL BUILDING (R30) - EAST/WEST

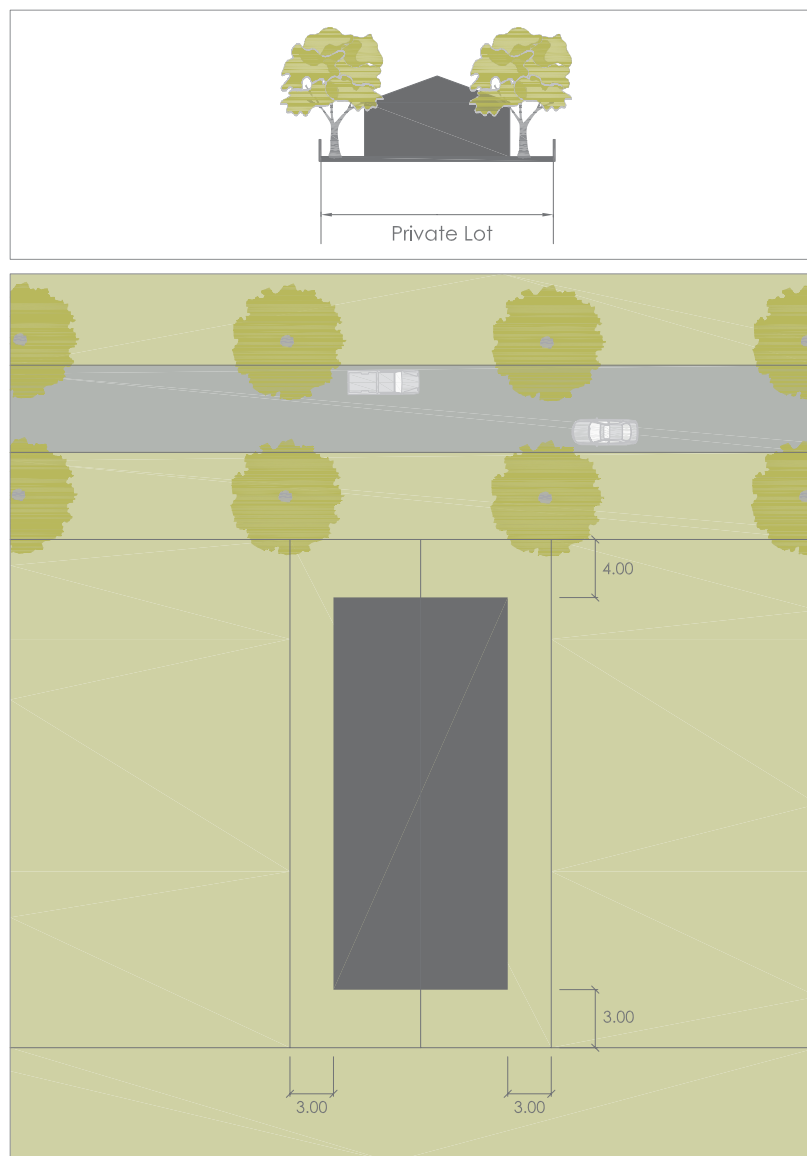


Primary Building Type	Residential building (R30)
Orientation	East-West
Setbacks (applies to all buildings) *	
Front	4m minimum
Side	2m minimum (3m recommended) one side, boundary wall mandatory other side
Rear	5m minimum
Building Frontage at Setback	
Entrance	Primary street
Awnings	n/a

* The primary purpose for the proposed side and rear setbacks is to maintain breezeways for breeze access to dwellings throughout the development plan area.

5.3 BUILT FORM TYPOLOGIES

5.3.6 RESIDENTIAL BUILDING (R30) NORTH-SOUTH

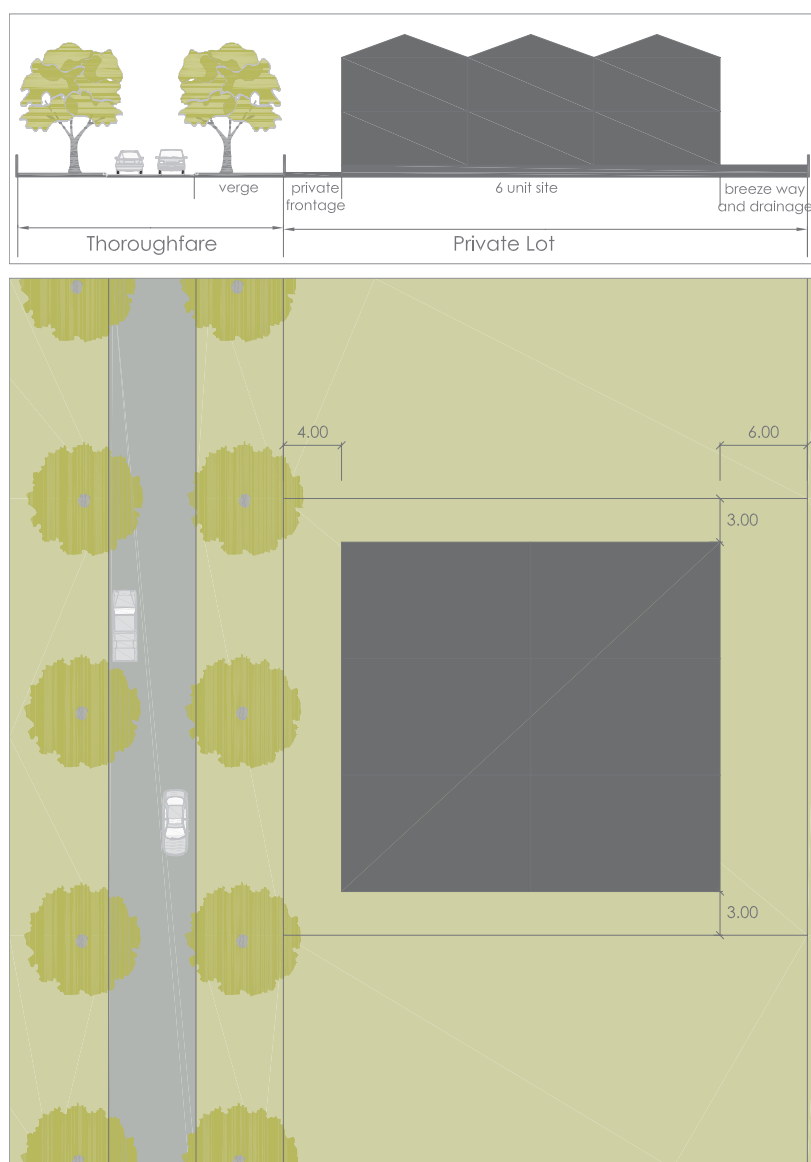


Building Type	Residential building (R30)
Orientation	North-South
Setbacks (applies to all buildings) *	
Front	4m minimum
Side	3m minimum one side, nil minimum other side
Rear	3m minimum
Building Frontage at Setback	
Entrance	Primary street
Awnings	n/a

* The primary purpose for the proposed side and rear setbacks is to maintain breezeways for breeze access to dwellings throughout the development plan area.

5.3 BUILT FORM TYPOLOGIES

5.3.7 GROUPED DWELLINGS / MULTIPLE DWELLINGS (R40)



Primary Building Type	Grouped dwellings / multiple dwellings (R40)
Orientation	n/a
Setbacks (applies to all buildings) *	
Front	4m minimum
Side	3m minimum
Rear	6m minimum
Building Frontage at Setback	
Entrance	Primary street
Awnings	n/a

* The primary purpose for the proposed side and rear setbacks is to maintain breezeways for breeze access to dwellings throughout the development plan area.

5.3 BUILT FORM TYPOLOGIES

5.3.8 COMMERCIAL / MIXED-USE BUILDING



Primary Building Type	Commercial / mixed-use building
Orientation	n/a
Setbacks (applies to all buildings)	
Front	Nil to street
Side	Nil (recommended)
Rear	Scheme requirements
Building Frontage at Setback	
Entrance	Mandatory to primary street
Awnings	Minimum 2.4m depth for full building frontage

5.3 BUILT FORM TYPOLOGIES

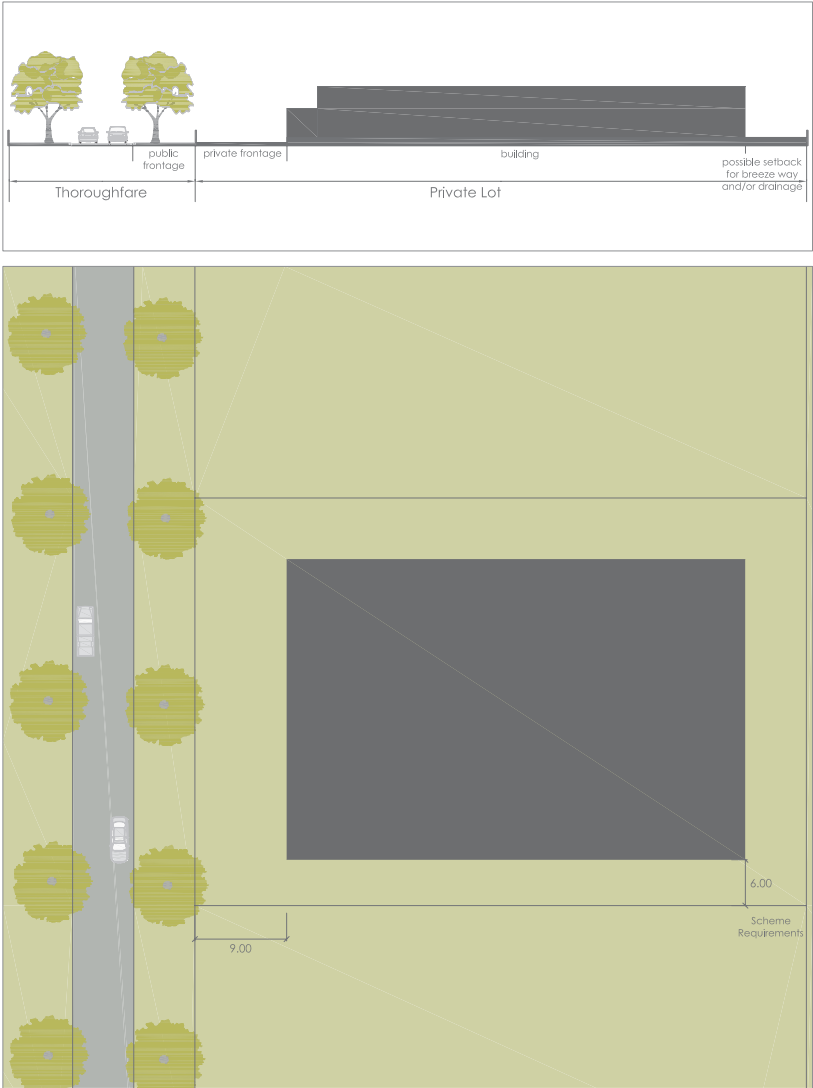
5.3.9 LARGE FORMAT COMMERCIAL WITH LINER BUILDINGS



Primary Building Type	Large format commercial with liner buildings
Orientation	n/a
Setbacks (applies to all buildings)	
Front	Nil to street
Side	Nil (recommended)
Rear	Scheme requirements
Building Frontage at Setback	
Entrance	Mandatory to primary street
Awnings	Minimum 2.4m depth for full building frontage

5.3 BUILT FORM TYPOLOGIES

5.3.10 INDUSTRIAL BUILDING



Primary Building Type	Industrial building
Orientation	n/a
Setbacks (applies to all buildings) *	
Front	Primary street - 9m minimum Secondary street - 4.5m minimum
Side	Scheme requirements For East-West lots 6m minimum side/rear setback to be provided on southern side
Rear	Scheme requirements plus relevant setback where allotment drainage required
Building Frontage at Setback	
Entrance	n/a
Awnings	n/a

* The primary purpose for the proposed side and rear setbacks is to maintain breezeways for breeze access to buildings and dwellings throughout the development plan area.

6.0 DEVELOPMENT PLAN SERIES

The Local Development Plan comprises the following plans:

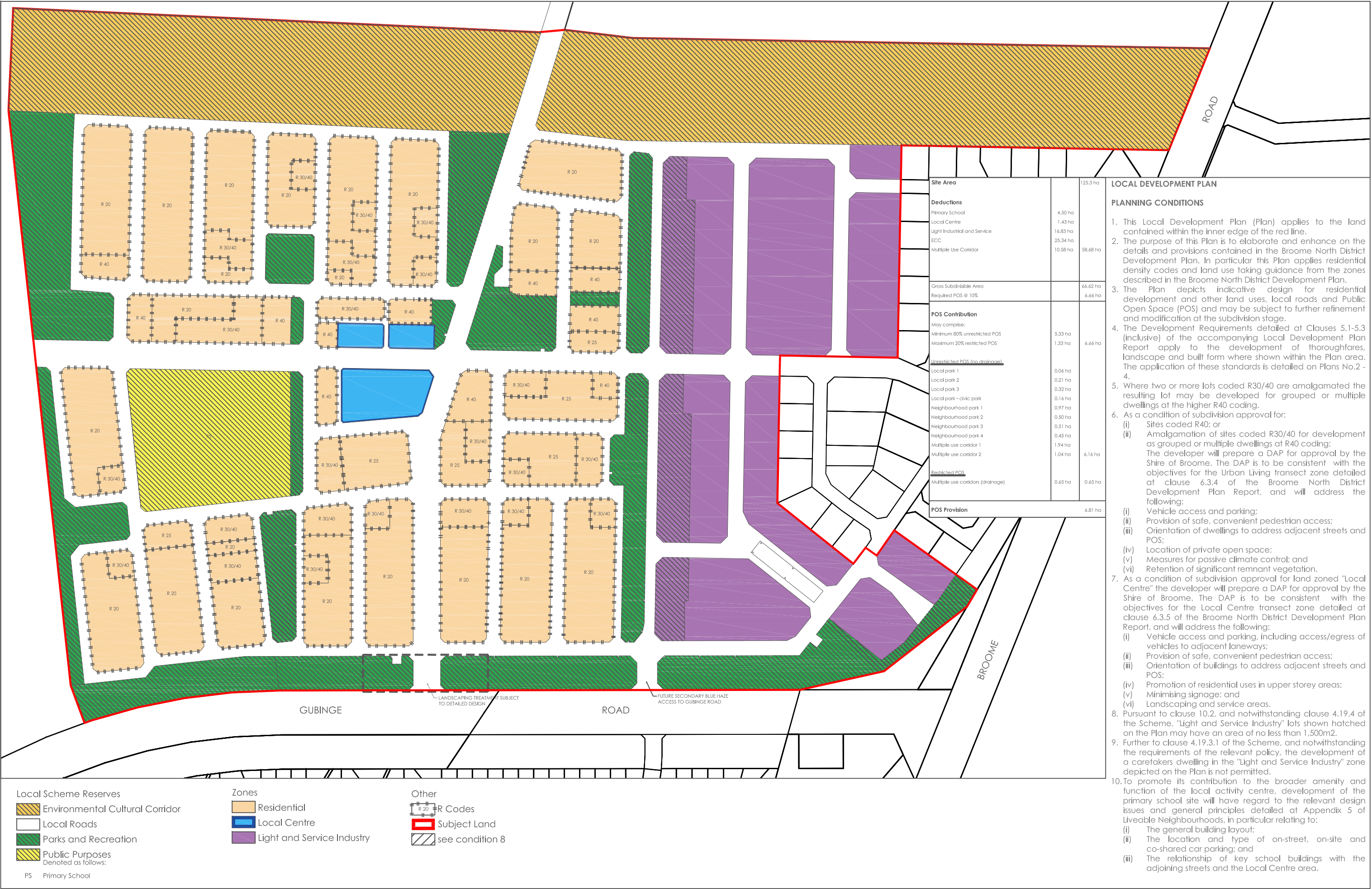
Plan No.1 - Local Development Plan

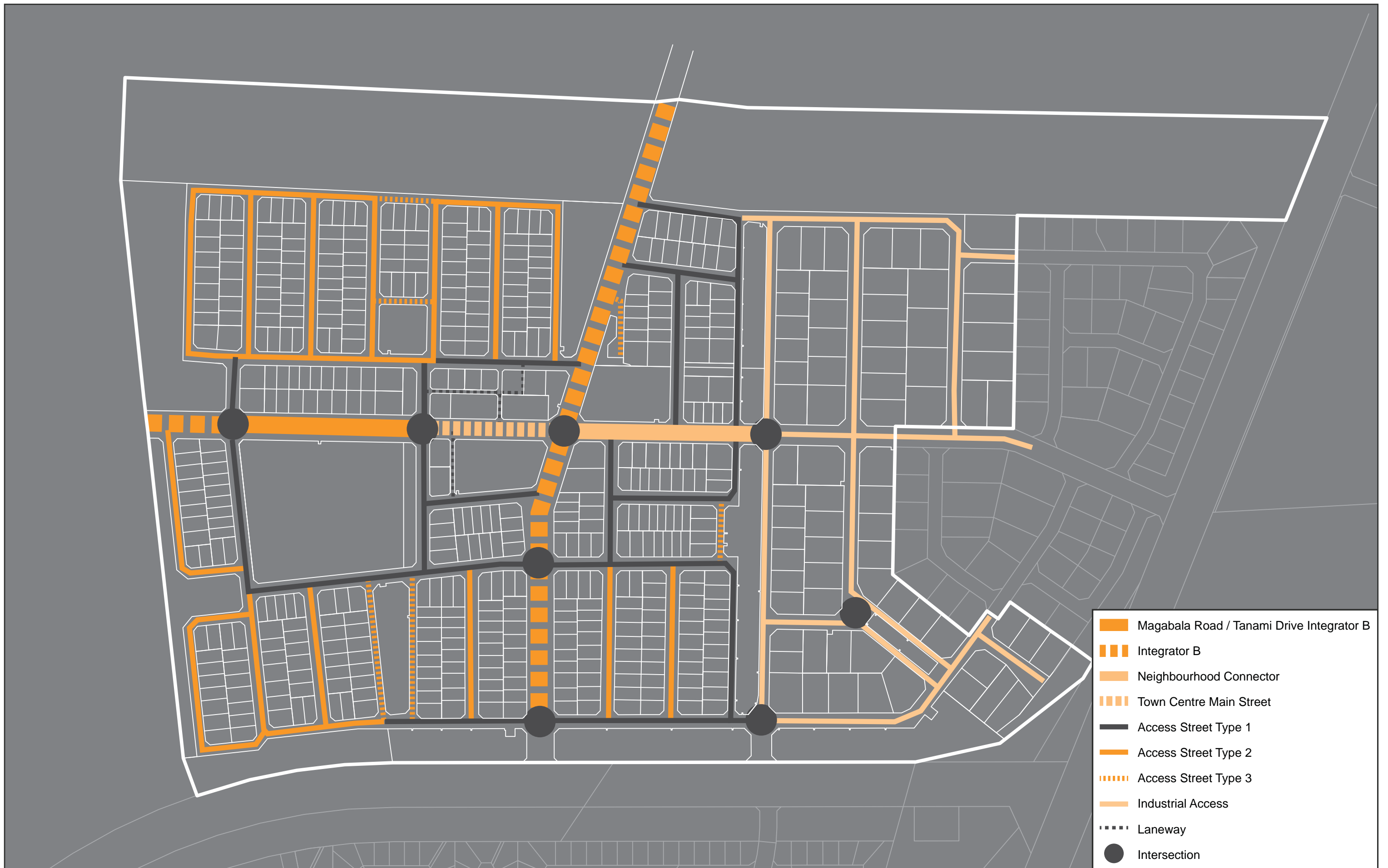
Plan No.2 - Thoroughfare Typologies

Plan No.3 - Landscape Typologies

Plan No.4 - Building Typologies

Plan No.5 - POS Schedule





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PROJECT
BROOME NORTH

PRELIMINARY
NOTE: ISSUED FOR DESIGN INTENT ONLY. ALL
AREAS AND DIMENSIONS ARE SUBJECT TO
DETAIL DESIGN AND SURVEY.

THOROUGHFARE TYPOLOGIES PLAN No. 2
Broome North
for Landcorp








0m scale 1 : 5000 @ A3 250m

REFERENCE NUMBER
LAN BRO
DRAWING NUMBER
UD3 208
ISSUE
C

**400m pedestrian
catchment to
neighbourhood park**

**300m pedestrian
catchment to
local park**

-  ECC
-  Multiple Use Corridor
-  Local Park
-  Local Park - Civic
-  Neighbourhood Park

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LANDSCAPE TYPOLOGIES PLAN No. 3
Broome North
for Landcorp



0m  250m
scale 1 : 5000 @ A3

REFERENCE NUMBER
LAN BRO
DRAWING NUMBER
UD3 208
ISSUE
C



- Residential Building (R20)
- Residential Building (R25)
- Residential Building (R30)
- Grouped Dwellings / Multiple Dwellings (R40)
- Industrial Building
- Commercial / Mixed Use Building
- Large Formal with Liner Buildings

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PROJECT
BROOME NORTH

PRELIMINARY
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DETAIL DESIGN AND SURVEY.

BUILDING TYPOLOGIES PLAN No. 4
Broome North
for Landcorp



0m scale 1 : 5000 @ A3 250m

REFERENCE NUMBER DRAWING NUMBER ISSUE
LAN BRO UD3 208 C



Site Area		125.3 ha
Deductions		
Primary School	4.50 ha	
Local Centre	1.43 ha	
Light Industrial and Service	16.83 ha	
ECC	25.34 ha	
Multiple Use Corridor	10.58 ha	58.68 ha
Gross Subdivisible Area		66.62 ha
Required POS @ 10%		6.66 ha
POS Contribution		
May comprise:		
Minimum 80% unrestricted POS	5.33 ha	
Maximum 20% restricted POS	1.33 ha	6.66 ha
Unrestricted POS (no drainage)		
Local park 1	0.06 ha	
Local park 2	0.21 ha	
Local park 3	0.32 ha	
Local park - civic park	0.16 ha	
Neighbourhood park 1	0.97 ha	
Neighbourhood park 2	0.50 ha	
Neighbourhood park 3	0.51 ha	
Neighbourhood park 4	0.45 ha	
Multiple use corridor 1	1.94 ha	
Multiple use corridor 2	1.04 ha	6.16 ha
Restricted POS		
Multiple use corridors (drainage)	0.65 ha	0.65 ha
POS Provision		6.81 ha

Unrestricted POS
Restricted POS



POS Schedule (Plan No. 5)
Broome North
For Landcorp

E UPDATED POS SCHEDULE
D POS SCHEDULE
ISSUE DESCRIPTION

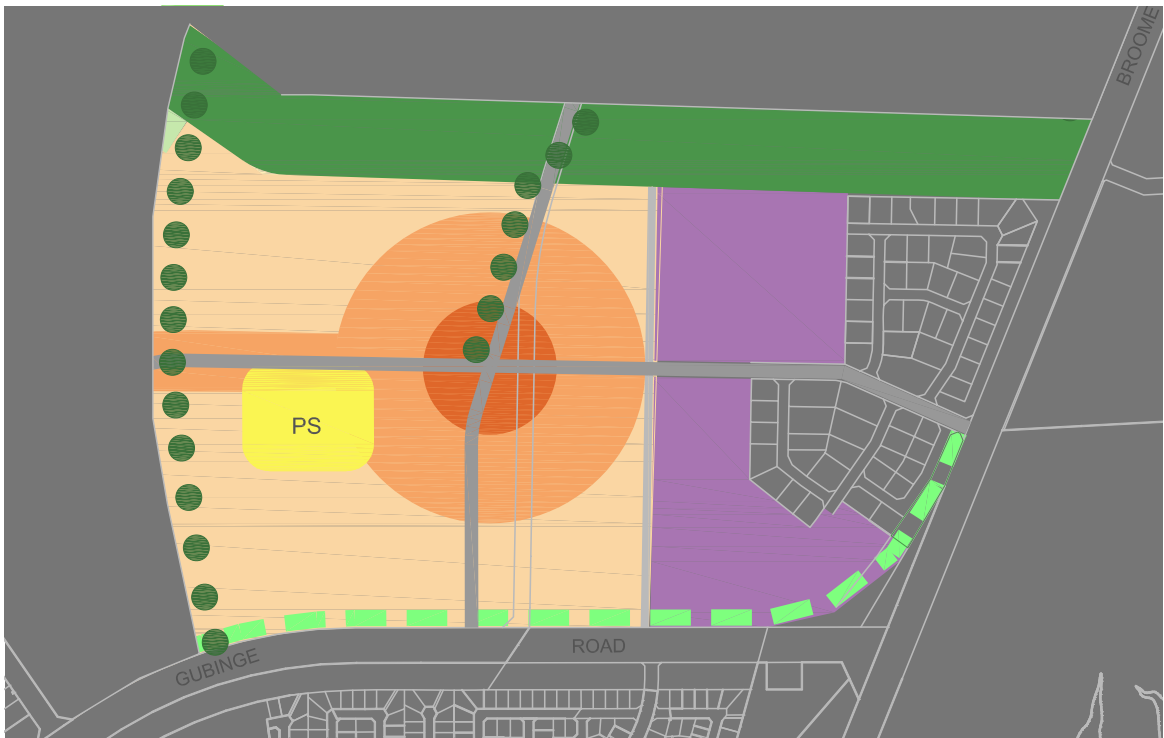
110103 JSN DP
110901 SJ DP
YYMMDD DRAWN APPROV'D

PROJECT
Broome North
CLIENT
Landcorp
SCALE 1:5000
SHEET A3

DRAWING NUMBER
UD1 010
REFERENCE NUMBER
LAN BRO

REV
E
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1.0 INDICATIVE TRANSECT ZONES



Local Scheme Reserves

- Environmental Cultural Corridor
- Open Space
- Public Purposes
Denoted as follows:
 - PS Primary School
 - HS High School
 - AS Anglican School
 - WS Water Supply
 - ES Electricity Supply

Zones

- Local Centre (Local Centre / Residential R60)
- Urban Living (Residential R25 - 40)
- Neighbourhood Living (Residential R12.5 - 25)
- Bush Living (Residential R2 - 10)
- Light and Service Industry

- Neighbourhood Connector
- Local Road Connection
- Multiple-Use Open Space Corridor
- Open Space Buffer
- Development Plan Boundary

INDICATIVE TRANSECT ZONES AND RESIDENTIAL DENSITY

The zones described in the Broome North District Development Plan are used as the basis for the application of residential density codes within the Local Development Plan area. An overview of the objectives for each of the zones and the transect methodology is set out at Part One clause 6.3 and Part Two section 1.2 respectively of the Broome North District Development Plan Report.

Residential density appropriate to the context and intended function of the area has been selected from the range of densities applicable to each of the relevant zones shown over the Plan area in the Broome North District Development Plan:

Neighbourhood Living	Residential R12.5-R25
Urban Living	Residential R25-R40
Local Centre	Residential R60

2.0 RESIDENTIAL DENSITIES



In accordance with the Transect methodology the intensity of development increases in proximity to the Local Centre to maximise the number of households located within walking distance of shops and other commercial and community services.

The Local Development Plan therefore applies the following density codes generally correlating with the zones identified on the District Development Plan:

Neighbourhood Living	R20
Urban Living	R25, R30/40, R40
Local Centre	R60

The approximate yield of the plan is 450 lots, comprising in the order of 580 dwelling units.

3.0 R30 / R40 CODED SITES



■ R30 / 40

R30/40 CODED SITES

The Local Development Plan shows a number of sites coded R30/40.

As single sites it is possible to develop each of these sites in accordance with the R30 coding to create two single or grouped dwellings. However, where two of these sites are amalgamated and proposed for development as grouped or multiple dwellings, this makes it possible to develop the site at the higher coding of R40, thereby achieving an additional yield of two dwellings.

This is effectively a density bonus that aims to encourage the development of smaller, more affordable housing in close proximity to the Local Centre and other areas of high amenity.

4.0 LOCAL CENTRE



LOCAL CENTRE

LOCAL CENTRE



The location of the Local Centre is consistent with the general location proposed in the Broome North District Development Plan. The centre is intended to support a total of approximately 3000sqm of retail floorspace, with half of this capacity taken by an anchor tenant in the form of a small 1,500sqm supermarket (half the size of a typical suburban supermarket). The Local Centre zone also provides an important focal point for a range of other commercial, community, cultural, recreation and residential land uses.

The Local Centre is focused on a main street with a civic park adjacent consistent with the objectives for the Local Centre transect zone described at Part One clause 6.3.5 of the Broome North District Development Plan Report.

The above plan identifies that approximately 76% of all residential lots are within 400m of the Local Centre, and all are within 800m.

Prior to development of land in the Local Centre zone a detailed area plan is required to ensure that development is consistent with the other objectives of the zone. In particular, key aspects relating to the proper execution of the built form and its relationship to the public domain (streets and civic spaces) and ensuring a safe and pleasant pedestrian environment is created.

5.0 LIGHT INDUSTRIAL



■ LIGHT INDUSTRIAL

LIGHT INDUSTRIAL

The Local Development Plan rationalises the extent of the existing Blue Haze Light Industrial Estate by allocating a further 27ha of light industrial land, separated from the proposed residential areas by a wide landscaped boulevard.

Industrial traffic is kept out of the residential areas with access taken direct from the new access point from Gubinge Road along the eastern side of the landscaped boulevard, or by from the existing Tanami Drive access point off Broome Road.

Approximately 70 new lots are proposed, varying in size between 1,500sqm to in excess of 4,000sqm. More than 80% of all lots are greater than 2,000sqm consistent with current Scheme requirements.

To provide a transition from residential development west of the boulevard to more intensive light industrial uses, a band of smaller 1,500sqm lots is identified on the eastern side of the boulevard. Condition no.8 on Plan No.1 identifies these lots in a special area where minimum lots sizes of 1,500 sqm can be approved (clause 4.19.4 of the Scheme otherwise requires a minimum lot size of 2,000 sqm in the “Light and Service Industry” zone).

Condition 9 on Plan No.1 precludes the development of caretakers dwellings in the Blue Haze LIA.

6.0 SCHOOL SITE



■ PRIMARY SCHOOL

SCHOOL SITE

A primary school site is identified in accordance with the location depicted in the Broome North District Development Plan. It is intended that the site for the primary school be delivered in the first stage of subdivision to enable its early construction to service the future community.

Schools make an important contribution to the local community, particularly where they are located close to other areas of activity like the local centre. This enables the synergies between the two areas to be developed - increased trading in the centre before and after school and increased passive surveillance of the school outside of school hours. In these situations it is also important that the development of the primary school be undertaken as much as possible to complement the function and character of the surrounding area. The above plan identifies that all residential lots are within 800m of the primary school.

Accordingly, condition 11 of Plan No.1 recommends that development of the primary school site have regard to the relevant design issues and general principles detailed at Appendix 5 of Liveable Neighbourhoods, in particular relating to:

- The general building layout;
- The location and type of on-street, on-site and co-shared car parking; and
- The relationship of key school buildings with the abutting streets.

Although exempt from the requirement for local government development approval this condition is intended to encourage the design of the school site to contribute to the broader amenity, safety and attractiveness of the neighbourhood. This will be achieved in particular by ensuring that buildings have a direct relationship with the street and adjacent public areas.

7.0 PUBLIC OPEN SPACE



- | | | |
|-----------------------|--------------------|--------------------|
| ECC | LOCAL PARK | NEIGHBOURHOOD PARK |
| MULTIPLE USE CORRIDOR | LOCAL PARK - CIVIC | |

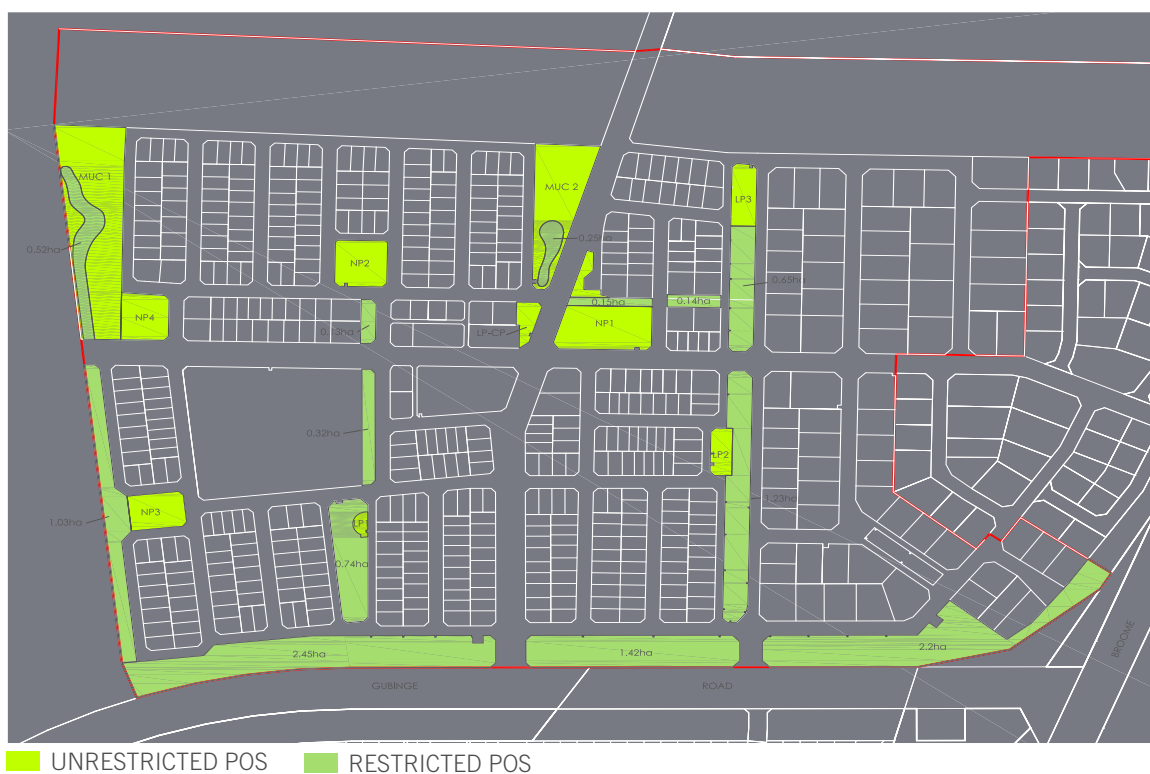
PUBLIC OPEN SPACE

The requirements for different types of open space throughout the Plan area are described at Part One Clause 5.2 of this report. Plan No.3 identifies where open space types are to be located within the Plan area. A comprehensive POS Schedule is provided as Plan No.5. This is summarised overleaf.

Open space within the Plan area comprises:

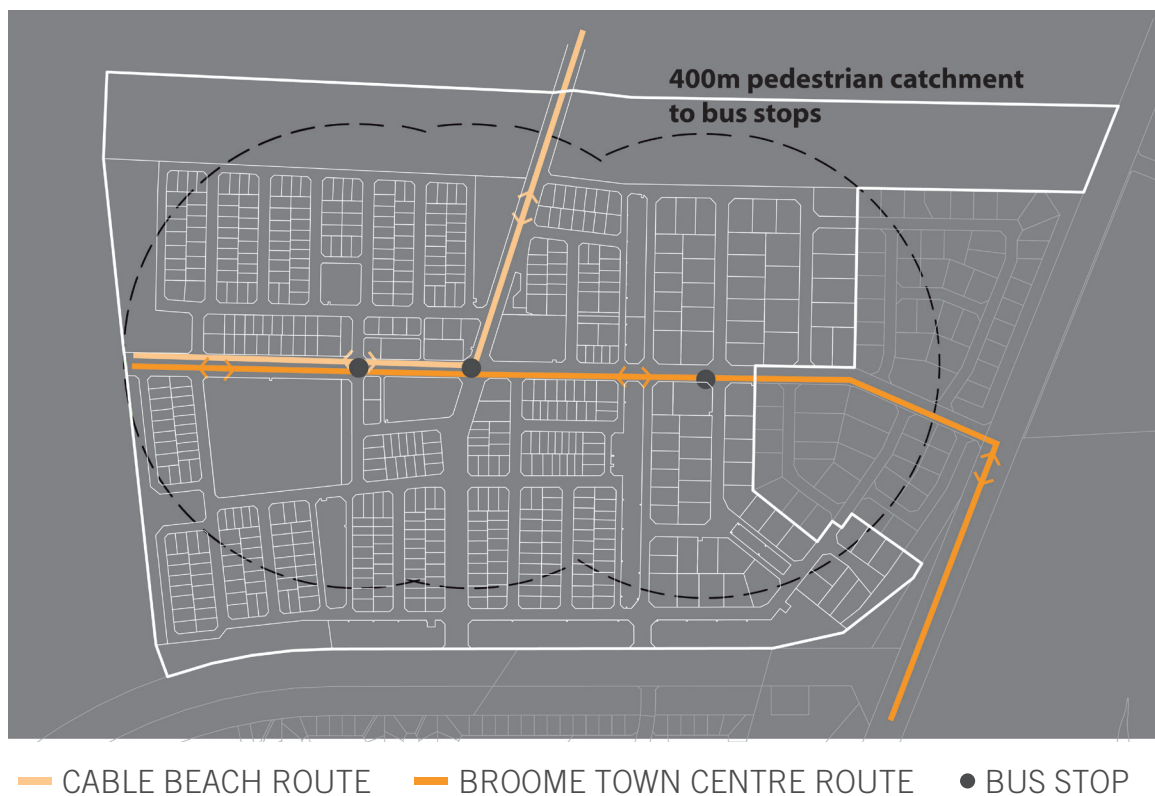
- **Environmental Cultural Corridors (ECC's):** A section of the 150m wide ECC running east-west across along the northern boundary.
- **Multiple Use Public Open Space Corridors:** Five multiple-use corridors running north-south and east-west accommodating drainage and pedestrian paths integrated with local, neighbourhood and district parks. One of these comprises an area formerly shown as a district park located north of the Local Centre and providing a connection back to the east-west ECC. This concept was an outcome of the Planning Design Forum where participants identified an opportunity to extend attributes of the ECC into the Local Centre. It has been suggested that this might be developed in the future for a Kimberley Botanic Park and/or accommodate a community garden. •
- **Neighbourhood Parks:** Four neighbourhood parks are identified.
- **Local Parks:** Three local parks are identified situated within multiple-use corridors.
- **Local Park – Civic:** A civic square is located adjacent to the Local Centre to serve as meeting space.

The above plan identifies that most residential lots are located within 300m of a Local and 94% are within 400m of a Neighbourhood Park.



Site Area		125.45 ha
Deductions		
Primary School	4.50ha	58.68ha
Local Centre	1.43ha	
Light Industrial and Service	16.83ha	
ECC	25.34ha	
Restricted POS - multiple use corridors (drainage)	10.58ha	
Gross Subdivisible Area		61.62ha
Required POS @ 10%		6.66ha
POS Contribution		
May comprise:		
Minimum 80% unrestricted POS	5.33ha	6.66ha
Maximum 20% restricted POS	1.33ha	
Unrestricted POS (no drainage)		
Local parks	0.59ha	6.16ha
Local park – civic park	0.16ha	
Neighbourhood parks	2.43ha	
Multiple use corridors	2.98ha	
Restricted POS		
Multiple use corridors (drainage)	0.65ha	0.65ha
POS Provision		6.81ha

8.0 PUBLIC TRANSPORT



PUBLIC TRANSPORT

The alignment of the two public transport routes proposed in the District Development Plan use Magabala Road and Tanami Drive to access south to the Broome Town Centre, and west along the Tanami/Sanctuary Drive extension to Cable Beach. Bus stops are proposed at key destinations along Tanami Drive ensuring direct service past the primary school, town centre and industrial area.

The above plan identifies that most lots are within 400m of the proposed bus stop locations.

9.0 PATH NETWORK



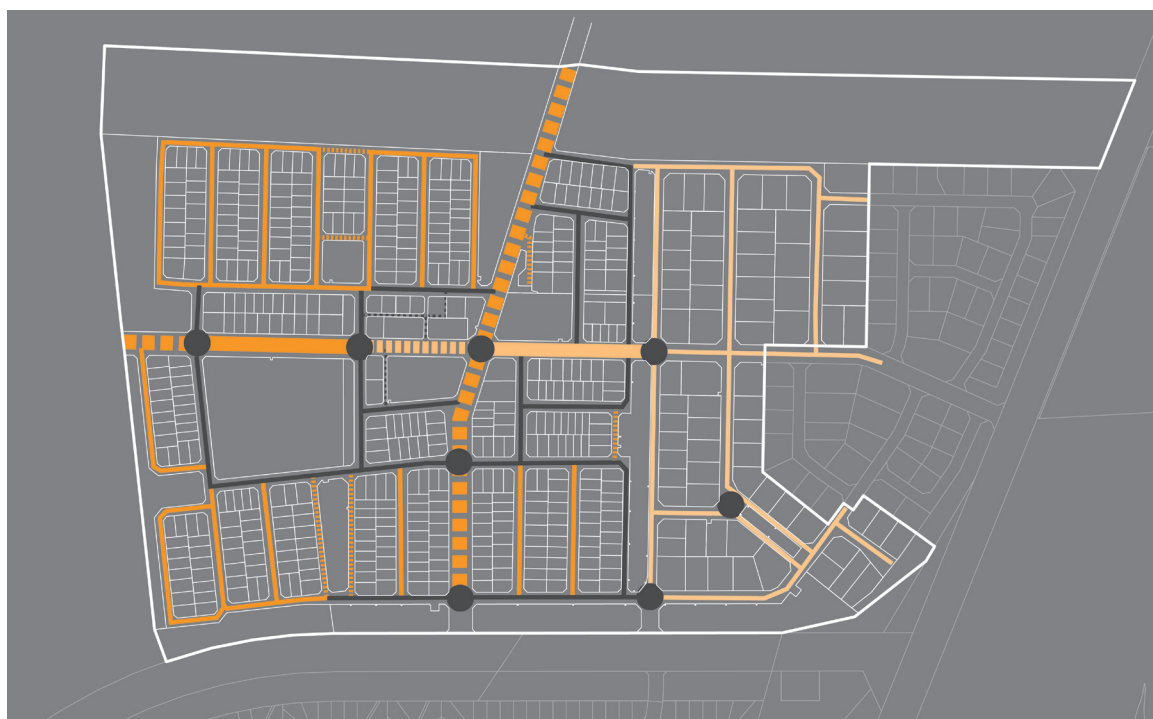
— FOOTPATHS, CYCLE LANES, SHARED USE PATHS

PATH NETWORK

A comprehensive network of footpaths, cycle lanes and shared paths are provided throughout the Plan area. All major roads have footpaths on both sides and all local streets have a footpath on at least one side of the street.

The road typologies described at Part One Clause 5.1 of this report identify the specific application of footpaths, cycle lanes and shared use paths to different roads, and when read in conjunction with Plan No.2, where these are located within the Plan area.

10.0 ROADS



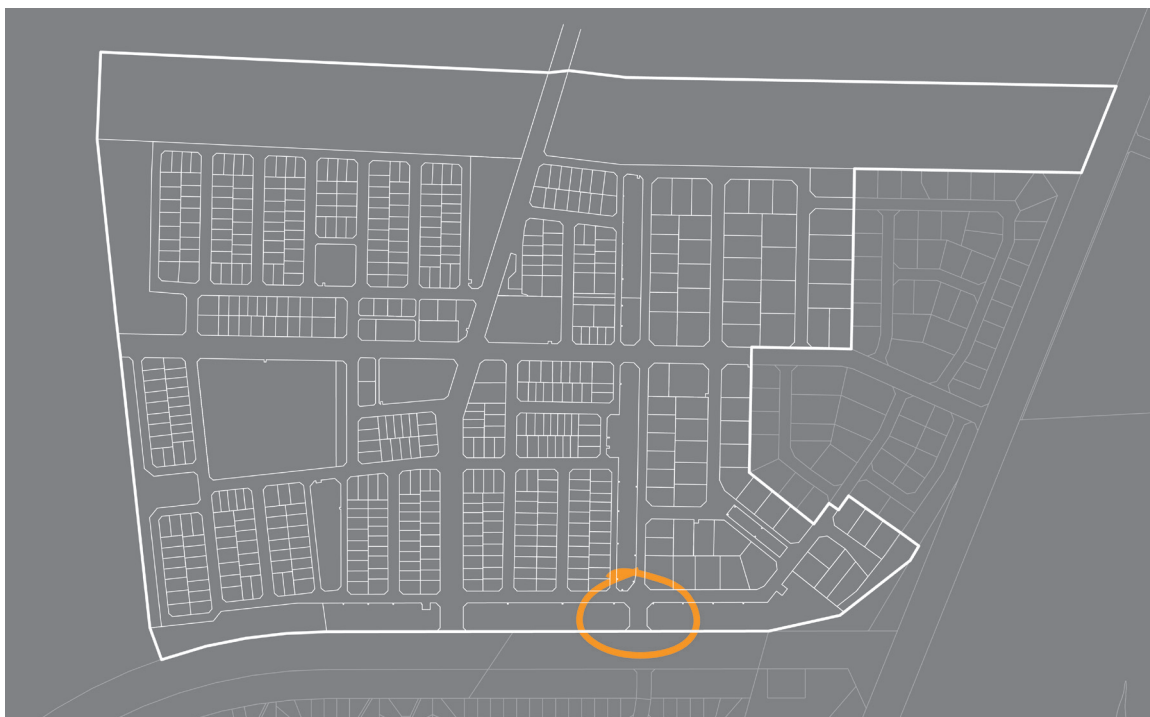
- | | | |
|---|------------------------|----------------|
| ■ MAGABALA RD / TANAMI DRIVE INTEGRATOR B | — ACCESS STREET TYPE 1 | LANEWAY |
| ■ INTEGRATOR B | — ACCESS STREET TYPE 2 | ● INTERSECTION |
| ■ NEIGHBOURHOD CONNECTOR | — ACCESS STREET TYPE 3 | |
| ■ TOWN CENTRE MAIN STREET | — INDUSTRIAL ACCESS | |

ROADS

The different types of roads throughout the Plan area are described at Part One clause 5.1 of this report, whilst Plan No.2 identifies where these are to be located within the Plan area.

Roads have been developed to reflect certain characteristics of “Old Broome”, including the width of its streets. With the exception of laneways and roads adjacent to POS, no roads have a reservation less than twenty metres in width. This has been deemed a sufficient minimum dimension to provide a sense of spaciousness, enable the movement of cooling breezes and to accommodate stormwater movement, without excessive verges.

11.0 SECOND ACCESS TO GUBINGE ROAD



SECOND ACCESS TO GUBINGE ROAD

Plan No.1 identifies a second access to the Blue Haze Light Industrial Area from Gubinge Road, approximately 300m east of Magabala Road.

This access will provide a direct route for heavy vehicles from Blue Haze to Gubinge Road, reducing traffic through the Magabala/Gubinge Road intersection and providing additional separation between industrial traffic through the adjacent residential area.

12.0 DRAINAGE



— DRAINAGE

DRAINAGE

Open space corridors, streets and parks are strategically located and designed to accommodate stormwater flows and to fulfil their respective transport and recreation requirements. By accommodating stormwater throughout the catchment the outflows are reduced and prolonged over a longer time period. This in turn reduces the size of detention basins required at the end of the catchment and assists in mitigating the detrimental environmental effects of large volume runoff.

Drainage areas will consist of vegetated swales and dry/ephemeral detention basins designed to look more like a natural waterway or a meandering creek system.

13.0 ALLOTMENT DRAINAGE



— DRAINAGE

ALLOTMENT DRAINAGE

As part of the review of the environmental sustainability for the project consideration has been given to the use of allotment drainage. Allotment drainage makes provision for those lots which do not naturally grade to the road reserve to be provided with drainage at the rear. The drainage system at the rear of the lots conveys stormwater to the road or swale system. This approach means that less earthworks are required to ensure appropriate drainage outcomes and that more vegetation can be retained on-site, assisting with the management of pindan movement into the surrounding ecosystem during storm events.

It is proposed that allotment drainage would consist of private easements in the order of 3 metres in width and managed by private landowners.

14.0 DETAILED AREA PLANS

DETAILED AREA PLANS

The Local Development Plan conditions identify a number of areas for which detailed area plans (DAP's) are required. The process detailing the preparation, requirements and approval of DAP's is set out at Clause 4.25.7 of the Scheme.

DAP's are required as a means of enhancing or elaborating on the details or provisions of the Local Development Plan or in place of a development approval required to comply with clause 2.5 of the Residential Design Codes. They are applied within the Plan area where additional controls are considered desirable to control such things as parking, built form outcomes or the distribution of buildings. Statements identifying some of the key elements to be considered in the development of DAP's for different land uses are provided within the relevant conditions on the Plan.

The Plan requires DAP's for:

- Sites coded R40;
- Sites coded R30/40 where they are amalgamated to achieve the yield bonus for development at R40 density; and
- Development in the "Local Centre" zone.



ADOPTION OF DEVELOPMENT PLAN

THE BROOME NORTH LOCAL DEVELOPMENT PLAN

WAS ADOPTED BY

RESOLUTION OF THE COUNCIL OF THE SHIRE OF BROOME ON

24/1/2011 Date

AND THE SEAL OF THE MUNICIPALITY WAS PURSUANT

TO THE COUNCIL'S RESOLUTION HEREUNTO AFFIXED IN THE

PRESENCE OF:


President Shire of Broome


Chief Executive Officer, Shire of Broome

2/12/11 Date



AND BY

RESOLUTION OF THE WESTERN AUSTRALIA PLANNING COMMISSION ON

C. Sanders 8/2/2012 Date

an officer of the Commission duly authorized by the Commission pursuant
to section 57 of the Western Australian Planning Commission Act 1985 for that purpose,
in the presence of:

M. Weelaw Witness

8/2/2012 Date



Shire of Broome

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Web: www.broome.wa.gov.au