



- ### LOCAL DEVELOPMENT PLAN
- #### PLANNING CONDITIONS
- This Local Development Plan (Plan) applies to the land contained within the inner edge of the red line.
 - The purpose of this Plan is to elaborate and enhance on the details and provisions contained in the Broome North District Development Plan. In particular this Plan applies residential density codes and land use taking guidance from the zones described in the Broome North District Development Plan.
 - The Plan depicts indicative design for residential development and other land uses, local roads and Public Open Space (POS) and may be subject to further refinement and modification at the subdivision stage.
 - The Development Requirements detailed at Clauses 5.1-5.3 (inclusive) of the accompanying Local Development Plan Report apply to the development of thoroughfares, landscape and built form where shown within the Plan area. The application of these standards is detailed on Plans No.2 - 4.
 - Where two or more lots coded R30/40 are amalgamated the resulting lot may be developed for grouped or multiple dwellings at the higher R40 coding.
 - As a condition of subdivision approval for:
 - Sites coded R40; or
 - Amalgamation of sites coded R30/40 for development as grouped or multiple dwellings at R40 coding; The developer will prepare a DAP for approval by the Shire of Broome. The DAP is to be consistent with the objectives for the Urban Living transect zone detailed at clause 6.3.4 of the Broome North District Development Plan Report, and will address the following:
 - Vehicle access and parking;
 - Provision of safe, convenient pedestrian access;
 - Orientation of dwellings to address adjacent streets and POS;
 - Location of private open space;
 - Measures for passive climate control; and
 - Retention of significant remnant vegetation.
 - As a condition of subdivision approval for land zoned "Local Centre" the developer will prepare a DAP for approval by the Shire of Broome. The DAP is to be consistent with the objectives for the Local Centre transect zone detailed at clause 6.3.5 of the Broome North District Development Plan Report, and will address the following:
 - Vehicle access and parking, including access/egress of vehicles to adjacent laneways;
 - Provision of safe, convenient pedestrian access;
 - Orientation of buildings to address adjacent streets and POS;
 - Promotion of residential uses in upper storey areas;
 - Minimising signage; and
 - Landscaping and service areas.
 - Pursuant to clause 10.2, and notwithstanding clause 4.19.4 of the Scheme, "Light and Service Industry" lots shown hatched on the Plan may have an area of no less than 1,500m².
 - Further to clause 4.19.3.1 of the Scheme, and notwithstanding the requirements of the relevant policy, the development of a caretakers dwelling in the "Light and Service Industry" zone depicted on the Plan is not permitted.
 - To promote its contribution to the broader amenity and function of the local activity centre, development of the primary school site will 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 adjoining streets and the Local Centre area.

Local Scheme Reserves

- Environmental Cultural Corridor
- Local Roads
- Parks and Recreation
- Public Purposes

Zones

- Residential
- Local Centre
- Light and Service Industry

Other

- R Codes
- Subject Land
- see condition 8

PS Primary School

AMENDMENT 2 TO BROOME NORTH LOCAL DEVELOPMENT PLAN
STAGE ONE

The Western Australian Planning Commission resolved on 17 December 2013 to endorse the modified Local Development Plan as a guide for subdivision and development within the locality.

Signed for and on behalf of the Western Australian Planning Commission

[Signature]
Wilness

an officer of the Commission duly authorised by the Commission pursuant to section 24 of the Planning and Development Act 2005 for that purpose in the presence of

[Signature]
Wilness

17/12/13 Date