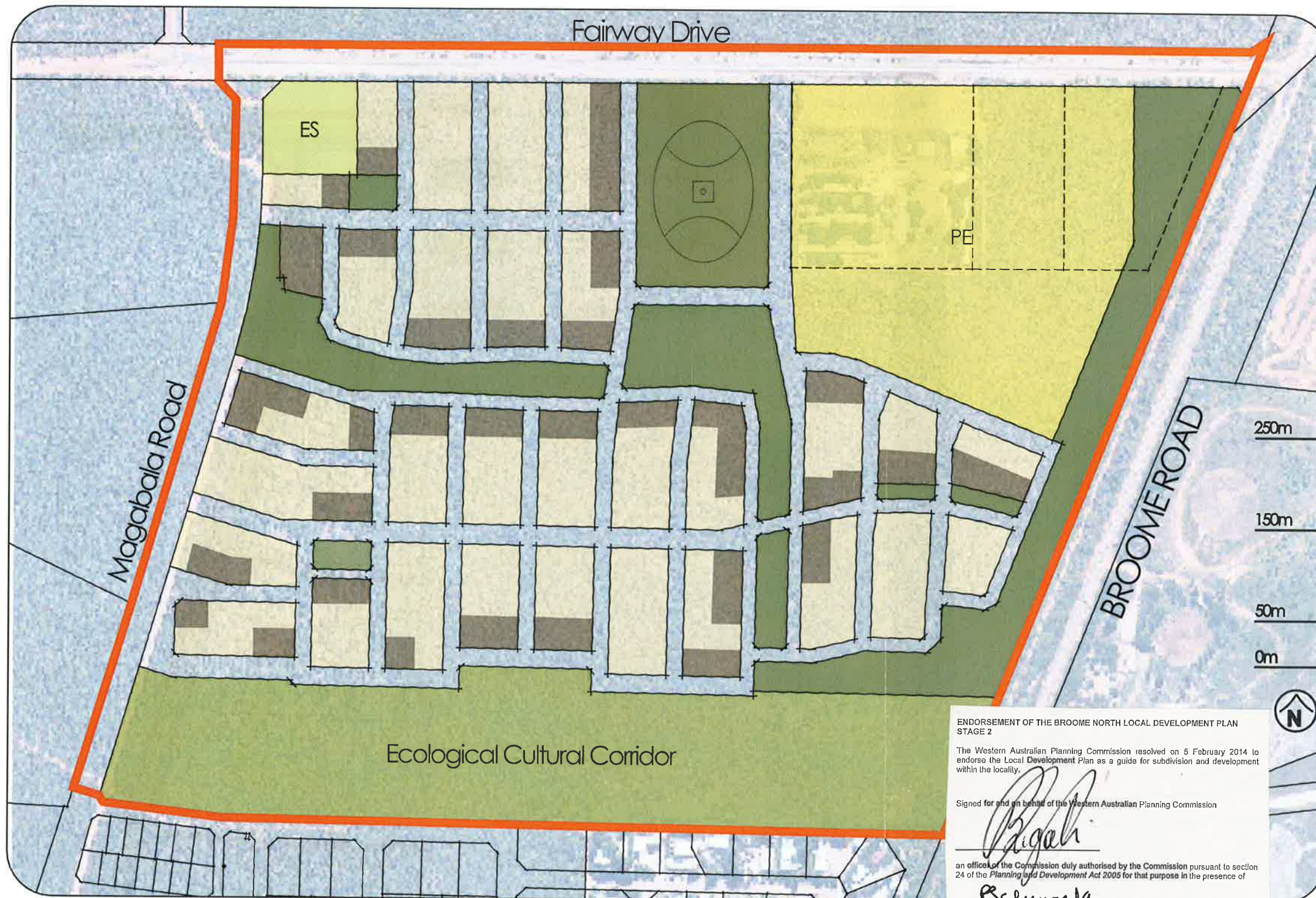


PLAN No. 1: LOCAL DEVELOPMENT PLAN 2



ENDORSEMENT OF THE BROOME NORTH LOCAL DEVELOPMENT PLAN STAGE 2

The Western Australian Planning Commission resolved on 5 February 2014 to endorse the 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]*

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]* Witness

26-3-14 Date

Local Scheme Reserves

- Ecological Cultural Corridor
- Open Space / Drainage

- Zones DENOTED AS FOLLOWS:
- Public Purposes
  - PE Private Education
  - ES Electricity Supply

Zones

- Neighbourhood Living (R12.5 to R25)
- Urban Living (R25 to R40)

Local Development Plan Area

PLANNING CONDITIONS

1. The Plan identifies indicative residential density ranges within the Plan area. Lot specific residential densities are to be assigned in accordance with a Residential Density Code Plan submitted at the time of subdivision for approval by the WAPC.
2. The Plan depicts the indicative location of roads and public open space. These elements will be subject to further refinement and modification at the subdivision design stage.
3. The Development Requirements detailed at clauses 7.1-7.3 (inclusive) of the accompanying Local Development Plan Report apply to the development of thoroughfares, landscape and built form. The application of these standards is detailed on Plans 2 and 3.
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.
5. In addition to the requirements of the Residential Design Codes, the development of grouped and multiple dwellings is to comply with the following design criteria:
  - (i) No buildings, including outbuildings, greater than 9sqm will be permitted to be constructed in the side or rear setback areas required as breezeways in accordance with the setback controls detailed at clause 7.3 of the accompanying Local Development Plan Report;
  - (ii) In relation to (i) above, open carports and roofed outdoor living areas may encroach up to 50% into the breezeways, so long as the structure does not cause any obstruction to airflow;
  - (iii) Vehicle access points to each lot are to be minimised;
  - (iv) Parking (excluding visitor parking) is to be located out of public view;
  - (v) Each dwelling is to be provided with safe, convenient pedestrian access;
  - (vi) Outdoor living areas are to be located adjacent to breezeways; and
  - (vii) Refuse, storage and external drying areas are to be fully screened from public view.
6. As a condition of subdivision approval for the first stage of subdivision, the proponent is to prepare a Schedule outlining relevant items (such as roads, infrastructure and community services) arising from development of the Local Development Plan No.2 area that may give rise to future developer contributions. The Schedule will inform the preparation of a future Development Contribution Scheme to be prepared by the proponent and the Shire of Broome for the Broome North District Development Plan area.
7. The owner of the Private Education site will enter into a use and maintenance agreement with the Shire of Broome to guarantee that the sporting ovals and related facilities are made available for public use.
8. An application for the development of the Electricity Substation is to include a Landscape Plan to be approved as part of the development application. At a minimum the Landscape Plan will demonstrate planting of the buffer zone around the substation plant and equipment to ensure it is effectively screened from view from adjoining roads and private property. Alternatively, the applicant may demonstrate that substation plant and equipment can be housed in a building to be approved by the Shire of Broome as part of the development application.
9. All Development on lots identified as being affected by noise must be developed to the standard set out at clause 9.0 of the accompanying Local Development Plan, until such time as the Speedway and Motocross are relocated or appropriate arrangements are in place to the satisfaction of the Shire of Broome.
10. Prior to the redevelopment of the former poultry farm (Lot 2605 Fairway Drive), additional soil and groundwater investigations will be required to determine whether the site is suitable for the proposed land use. Based on the former land use and soil sample results the site may need to be reported to the DEC under the Contaminated Sites Act.
11. All road pavements will be constructed to the following standards, as a minimum:
  - (i) Major Access Street - 7.4m wide pavement;
  - (ii) Local Access Street - 6m wide pavement; and
  - (iii) Local Access Streets adjacent to POS areas - 5.5m wide pavement with embayed parking. Embayed parking would not be required for the portion of the a street which is 6m from the tangent point of a curve and the road pavement width for this section of the street can remain at 5.5m. Alternatively 6m wide pavement can be installed with embayed parking adjacent to active Public Open Space and higher density urban living areas.
12. Broome town site experiences problems with nuisances and disease carrying mosquitoes. Strategies to minimise the breeding of mosquitoes in on-site infrastructure and constructed water bodies should be identified within the Urban Water Management Plan or a Mosquito Management Plan



**ADOPTION OF DEVELOPMENT PLAN**

The Broome North Local Development Plan Stage Two was adopted by the Council of the Shire of Broome on

20 June 2013.....Date

and the seal of the municipality was pursuant to the Council's resolution hereto affixed in the presence of



*[Signature]*.....

President, Shire of Broome

*[Signature]*.....

Chief Executive Officer, Shire of Broome

*[Signature]*.....~~Date~~

and by resolution of the Western Australian Planning Commission on

5 February 2014.....Date

An officer of the Commission duly authorised pursuant to **Section 24 of the Planning and Development Act 2005** <sup>995</sup> for that purpose in the presence of

B Schwanke.....Witness

26 March 2014.....Date

*[Handwritten mark]*