

# DISTRICT STRUCTURE PLAN (PLAN NO.1)



## LEGEND

STRUCTURE PLAN BOUNDARY

### LOCAL SCHEME RESERVES

NATURE (Environmental Cultural Corridor)

NATURE (Open Space)

PUBLIC PURPOSES

ES Electricity Supply

HS High School

PE Private Education

PS Primary School

WS Water Supply

### ZONES

CENTRE

URBAN LIVING

NEIGHBOURHOOD LIVING

BUSH LIVING

LIGHT AND SERVICE INDUSTRY

TOURISM

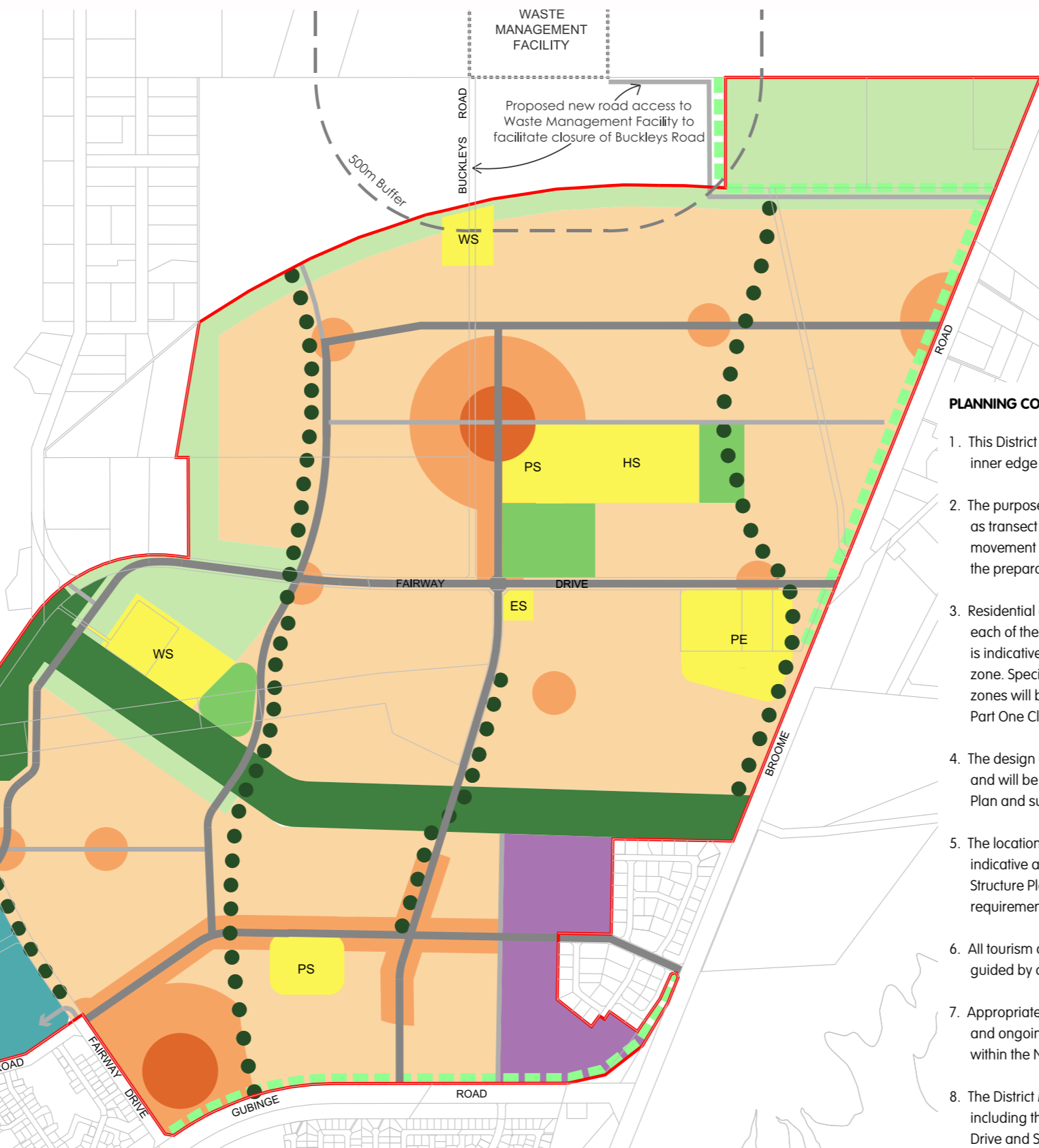
NEIGHBOURHOOD CONNECTOR

LOCAL ROAD CONNECTION

INDICATIVE ACCESS

MULTIPLE-USE OPEN SPACE CORRIDOR

OPEN SPACE BUFFER



## PLANNING CONDITIONS

1. This District Structure Plan (Plan) applies to the land contained within the inner edge of the red line.
2. The purpose of this Plan is to describe the broad land uses (expressed as transect zones), the location of major service infrastructure, main movement systems and major conservation and recreation areas to guide the preparation of Structure Plans within the Plan area.
3. Residential density throughout the Plan area is expressed as a range for each of the relevant zones depicted on the Plan. The extent of the zones is indicative and not intended to describe the spatial boundaries of each zone. Specific residential density codes and land use within each of the zones will be applied by a Structure Plan prepared as a requirement of Part One Clause 4 of the Broome North District Structure Plan report.
4. The design of any lots and local streets depicted on the Plan is indicative and will be subject to further refinement and modification at the Structure Plan and subdivision stages respectively.
5. The location and design of Public Open Space (POS) depicted on the Plan is indicative and will be subject to further refinement and modification at the Structure Plan and subdivision stages respectively in accordance with the requirements of Liveable Neighbourhoods.
6. All tourism development on land identified for tourism purposes is to be guided by a Local Development Plan.
7. Appropriate land tenure arrangements are to be made for the protection and ongoing access to the Water Corporation's infrastructure contained within the Nature Reserve.
8. The District Movement Network realignments, closures and construction, including the roundabout access to the future Caravan Park on Fairway Drive and Sanctuary Drive, is to be at the developer's cost.