

LEGEND

APPROVED LOCAL STRUCTURE PLAN 3 BOUNDARY

AMENDMENT AREA

LOCAL SCHEME RESERVES

ENVIRONMENTAL AND CULTURAL CORRIDOR RESERVE

PARKS, RECREATION AND DRAINAGE

ZONES

RESIDENTIAL R2-R10

RESIDENTIAL R12.5-R25

RESIDENTIAL R25-R40

TOURIST

LOCAL CENTRE

OTHER PUBLIC REALM AND ENVIRONMENT

PERMANENT BUSHFIRE BUILDING ATTACK LEVEL (BAL) 12.5 (refer to BMP)

TEMPORARY BUSHFIRE BUILDING ATTACK LEVEL (BAL) 12.5 (refer to BMP)

LANDSCAPE BUFFER (minimum 5.0m in Local Centre Zone)

STORMWATER DRAINAGE SWALE (indicative location)

LANDSCAPED PUBLIC SPACE (indicative location)

MOVEMENT

MAIN STREET (indicative location)

KEY VEHICLE ACCESS POINT

KEY PARKING AREA (indicative location)

KEY AREA FOR SERVICING AND DELIVERIES TO CORE RETAIL BUILDINGS (indicative location)

NO VEHICLE ACCESS PERMITTED

PROVISION OF A PUBLIC ROAD RESERVE IF GREEN TITLED SINGLE - LOT SUBDIVISION OCCURS WITHIN THIS SUB - PRECINCT

BUILT FORM

INDICATIVE ZONE FOR MAIN STREET BUILDINGS

NOTES

- (A)** The Plan identifies indicative residential density ranges with the Local Development Plan 3 Area. Lot specific residential densities are to be assigned in accordance with a Residential Density Code Plan submitted as the time of subdivision for approval by the WAPC.
- (B)** The Plan depicts the indicative location of Public Open Space, which will be subject to further refinement and modification at the subdivision stage.
- (C)** The requirements associated with the Permanent and Temporary Bushfire Building Attack Level (BAL) 12.5 areas are outlined in Clauses 1.8.7 and 1.8.8.
- (D)** Appropriate land tenure arrangements are to be made for the protection and ongoing access to the Water Corporation's infrastructure contained adjacent to the Environmental and Cultural Corridor Reserve.

- (E)** The District Movement Network realignments, closures and construction, including the roundabout access to the future Caravan Park on Fairway Drive and Sanctuary Road is to be at the developer's cost.
- (F)** 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.
- (G)** Transport and traffic related issues to be addressed in the detailed planning of the District Centre include: updated trip generation, intersection design, swept paths for large vehicles, performance and separation distances of intersections and standards of proposed roads in accordance with WAPC Transport Impact Assessment Guidelines (2016). Detailed consideration is to be given to these matters at the subdivision and development stages. These requirements are subject to the satisfaction of Main Roads Western Australia (MRWA), the Shire of Broome, and the Department of Planning, Lands, and Heritage.

