



# Cable Beach: Precinct Structure Plan

ENDORSEMENT PAGE

This Precinct Structure Plan is prepared under the provisions of the Shire of Broome Local Planning Scheme No. 7.

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

DATE

Signed for and on behalf of the Western Australian Planning Commission:

\_\_\_\_\_

An officer of the Commission duly authorised by the Commission pursuant to section 16 of the Planning and Development Act 2005 for that purpose, in the presence of:

\_\_\_\_\_ Witness

\_\_\_\_\_ Date

\_\_\_\_\_ Date of Expiry

TABLE OF AMENDMENTS

AMENDMENT NO.	SUMMARY OF THE AMENDMENT	AMENDMENT TYPE	DATE APPROVED BY WAPC

Revision Letter	Date	Reason for Issue	INITIAL
A	19-09-2023	Work in Progress Draft for Client Review	NS
B	12-09-2023	Draft - Part 1 and Part 2	GY
C	30-10-2023	Final Draft - Council Consent to Advertise	GY
D	19-09-2024	Final Draft for Advertising - incorporating changes adopted by Council August 2024	GY

Project No: 44607

Project Name: Cable Beach - Precinct Structure Plan

Prepared for:



Project Team:

Hames Sharley	Planning, Urban Design, Architecture
Shape Urban	Appendix 1 - Stakeholder Engagement
Stantec	Appendix 2 - Water Management Strategy Appendix 3 - Environmental Assessment Report Appendix 4 - Traffic Impact Assessment
Franklin Planning	Scheme Amendment
Place Laboratory	Landscape

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# EXECUTIVE SUMMARY

The Broome Townsite is the principal centre of the Shire and Kimberley Region, it is the primary focal point for housing, employment and other essential services. The Shire’s Local Planning Strategy (endorsed in October 2023) identified a clear need to support future urban growth within the Townsite, with the ultimate goal being to grow and transition into a thriving Regional City, underpinned by a diverse economy and a high degree of liveability. A place that offers housing, employment and social opportunities for people at all life stages.

Through the Broome Growth Plan and Local Planning Strategy, it was determined that the best outcome was to activate the existing precincts of Broome, namely the Cable Beach and Chinatown-Old Broome Precincts. Activation of these existing activity nodes provides the following benefits:

- + Contributes to a reduction in urban sprawl;
- + Enables improved liveability by allowing more people to live in high amenity locations; and
- + Provides increased opportunities for housing diversity through introduction of infill dwelling types.

To achieve these goals, a review of the existing planning framework in the Cable Beach Precinct was required, resulting in preparation of the Cable Beach Precinct Structure Plan. This more contemporary planning framework will guide future subdivision and development for the next 10 years and beyond.

The vision is:

**A connected, vibrant and inclusive precinct that celebrates the natural and cultural heritage of the area, retains and promotes tourism character and land use with complimentary residential development, which embrace all of Broome’s seasons.**

The primary objectives in achieving this vision are set out in Section 1.3 of this document.

The Cable Beach Precinct Structure Plan has been informed by detailed site and context analysis, and a robust engagement process with both elements ensuring a well thought out design approach. The document has prepared in accordance with the following key State planning documents:

- + State Planning Policy 7.0 - Design of the Built Environment;
- + State Planning Policy 7.2 - Precinct Design; and
- + WA Planning Manual - Guidance for Structure Plans.

It incorporates the following:

- + **Part One - Implementation:** Is the ‘rule book’, it sets out the structure plans purpose / objectives, staging considerations, and includes provisions to help guide preparation and assessment of future subdivision and development applications.
- + **Part Two - Explanatory Section:** Includes detailed background investigations, this includes a thorough analysis of the community, governance, and physical context. These findings inform the design approach, framed around six key elements of precinct design: Urban Ecology, Urban Structure, Public Realm, Movement, Land Use, and Built Form.
- + **Supporting Technical Appendices:** Community Engagement Outcomes Report, Traffic Impact Assessment, Environmental Assessment Report, and Water Management Strategy.

## STRUCTURE PLAN SUMMARY TABLE

ITEM	DATA	STRUCTURE PLAN REF
Total area covered by the structure plan	132.50 hectares	Part One - Section 1.1
Area of each land use proposed <ul style="list-style-type: none"><li>+ Urban Development</li><li>+ Residential</li></ul>	Urban Development - 111.96 hectares Residential - 5.29 hectares	Part Two - Section 4.5.3
Estimated Number of Dwellings	770 existing dwellings 1,270 additional dwellings: <ul style="list-style-type: none"><li>+ Between 635 - 889 residential dwellings</li><li>+ Between 635 - 381 tourism accommodation units</li></ul>	Part Two - Section 4.5.4
Estimated Residential Site Density	15 dwellings/units per hectare <i>(including both residential dwelling and tourism components)</i>	Part Two - Section 4.5.4
Estimated Population	Between 3,934 and 4,645 people <i>(assuming 2.8 people per residential dwelling)</i>	Part Two - Section 4.5.4
Number of High Schools	0	N/A
Number of Primary Schools	0	N/A
Estimated commercial floor space	N/A	N/A
Estimated Area and Percentage of Public Open Space given over to: <ul style="list-style-type: none"><li>+ Local Parks</li><li>+ Linear Park</li></ul>	Existing local park: 0.59 hectares (0.45%) Proposed linear park 1.4 hectares (1.06%) <i>(additional POS to be provided depending on extent of permanent residential proposed)</i>	Part Two - Section 4.3.1
Estimated Percentage of Natural Area	5.2 hectares (3.92%)	Part Two - Section 4.3.1



# PART ONE: IMPLEMENTATION

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## ABBREVIATIONS

<b>ABS</b>	Australian Bureau of Statistics
<b>CHRMAP</b>	Coastal Hazard Risk Management and Adaptation Plan
<b>CBP</b>	Cable Beach Precinct
<b>CBPSP</b>	Cable Beach Precinct Structure Plan
<b>EMP</b>	Environmental Management Plan
<b>EPA</b>	Environmental Protection Authority
<b>ESA</b>	Environmentally Sensitive Area
<b>CPTED</b>	Crime Prevention Through Environmental Design
<b>DBCA</b>	Department of Biodiversity, Conservation and Attractions
<b>DPLH</b>	Department of Planning Lands and Heritage
<b>DWER</b>	Department of Water and Environmental Regulation
<b>LPP</b>	Local Planning Policy
<b>LCS</b>	Local Commercial Strategy
<b>LPS</b>	Local Planning Strategy
<b>LPS7</b>	Shire of Broome Local Planning Scheme No.7
<b>MRWA</b>	Main Roads Western Australia
<b>NBY</b>	Nyama Buru Yawuru
<b>PAW</b>	Public Access Way
<b>POS</b>	Public Open Space
<b>PTA</b>	Public Transport Authority
<b>REIWA</b>	Real Estate Institute of Western Australia
<b>SCP</b>	Strategic Community Plan
<b>SEIFA</b>	Socio-Economic Indexes for Areas
<b>SPP</b>	State Planning Policy
<b>TEC</b>	Threatened Ecological Community
<b>UHI</b>	Urban Heat Island
<b>WAPC</b>	Western Australian Planning Commission
<b>WMS</b>	Water Management Strategy
<b>WSUD</b>	Water Sensitive Urban Design





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## STRUCTURE PLAN OPERATION



# 1.1 PRECINCT STRUCTURE PLAN AREA

The Cable Beach Precinct Structure Plan (CBPSP) shall apply to the land contained within the inner edge of the line denoting the precinct boundary as shown on **P1 - Figure 1**.

The Cable Beach Precinct (CBP) totals an area of 132.5 ha.

# 1.2 OPERATION

The CBPSP is in effect from the date stated on the cover **(insert date of WAPC decision letter)** and for a period of 10 years.

The CBPSP has been prepared in accordance with State Planning Policy 7.2 Precinct Design.

## 1.2.1. SCHEME RELATIONSHIP

The Shire of Broome Local Planning Scheme (the Scheme) enables preparation of the CBPSP. The objectives and development standards of the CBPSP are complementary to the provisions, standards or requirements of the Local Planning Scheme.

Where it is otherwise not covered, the provisions of the Scheme and the Residential Design Codes Volume 1 (R-Codes) shall prevail. All relevant policies of the Western Australian Planning Commission, and Shire of Broome also apply.

Where a Local Development Plan or Development Application prepared pursuant to the CBPSP varies the development standards and requirements of the CBPSP, it will be assessed against the relevant design principles of State Planning Policy 7.0 - Design of the Built Environment and the objectives set out in the CBPSP.

The CBPSP supersedes the following documents, which will be rescinded upon approval of the CBPSP:

- + Cable Beach Development Strategy (2016)
- + Millington Road Development Plan (2009)

## 1.2.2. INTERPRETATIONS

The CBPSP applies the same definitions as set out in the *Planning and Development Act 2005* or the Residential Design Codes (Volume 1). Unique definitions or interpretations for the CBPSP are set out as follows:

**Activation** - refers to the degree to which people are visibly present in the streets and public places. It is usually a function of:

- + The land uses and activities
- + Design of the buildings
- + Relationship of buildings to streets and public spaces
- + Quality of the streets and public spaces as places

**Commercial Development** - means any development with a primary purpose of conducting business, including but not limited to uses such as shop, small bar, restaurant / cafe.

**Low Impact Tourism** – means development predominantly of a tourist nature for the accommodation of short stay guests that has been designed in such a manner to have minimal impact on the natural environment.

**Site Cover** – the area occupied by any building, including upper storeys or balconies projecting beyond the ground floor building alignment, or other structures roofed with impervious material, but excludes:

- + Uncovered driveways and parking spaces;
- + Eaves and pergolas; and
- + A basement that is constructed wholly underground.

### MOD 6

Introduce new interpretation called 'Measuring Building Heights' which includes a graphic and the following explanatory text:

- “Maximum Building Height” refers to the maximum height which will be contemplated by the Shire of Broome. Heights are measured in both storeys and metres as set out in the R-Codes Volume 1.
- “Bonus Height” refers to discretionary height which the decision maker may grant beyond the base building height controls. This is conditional and at the discretion of the relevant decision maker.
- “Floor to Floor Height” the CBPSP includes a defined height limit for the ground floor in key areas. This is to be measured in metres from the finished floor level to the next upper finished floor level (includes slab).

1.2.3. VARIATION TO THE R-CODES

The Residential Design Codes (R-Codes) applies to this Precinct Structure Plan in the following ways.

R-CODES VOLUME 1

R-Codes Volume 1 applies to all single house and grouped dwelling developments; and multiple dwelling development in areas coded R10-R60. R-Codes Volume 1 applies for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40.

The deemed-to-comply provisions of the R-Codes Volume 1 that are amended or replaced by the CBPSP are done so in accordance with Section 3 of the R-Codes Volume 1, and are identified in **P1 - Table 1**.

R-CODES VOLUME 2

R-Codes Volume 2 applies to multiple dwelling developments in areas coded R80 and above and R-AC. As there are no areas R80 and above identified in the CBPSP, no variations to the R-Codes Volume 2 are proposed.

P1 - Table 1: R-Codes Volume 1 Variations

CBPSP SECTION	R-CODES VOLUME 1 - PART B		R-CODES VOLUME 1 - PART C	
	ELEMENT	VARIATION	ELEMENT	VARIATION
2.2.3 Building Height	5.1.6 Building Height	2.2.3(1-4) replaces C6	3.2 Building Height	2.2.3(1-4) replaces C3.2.1
2.2.4 Site Cover	5.1.4 Open Space	2.2.4(1) replaces C4	3.1 Site Cover	2.2.4(1) replaces C3.1.1
2.2.5 Setbacks	5.1.2 Street Setback	2.2.5(1) replaces C2.1(i) and C2.2	3.3 Street Setbacks	2.2.5(1) replaces C3.3.1
	5.1.3 Lot Boundary Setback	2.2.5(2) replaces C3.1(i)	3.4 Lot Boundary Setbacks	2.2.5(2) replaces C3.4.1
		2.2.5(3) amends C3.1(ii)		2.2.5(3) amends C3.4.3
		2.2.5(4) replaces C3.2		2.2.5(4) replaces C3.4.4
2.2.7 Streetscape	5.2.3 Street Surveillance	Additional requirements	3.6 Streetscape	Additional requirements 2.2.7(1) replaces C3.6.7
	5.2.4 Street walls and Fences	2.2.7(1) replaces C4.1		
	5.4.4 External Fixtures, Utilities and Facilities	2.2.7(1) amends C4.3 and C4.4		
2.2.8 Car Parking and Vehicle Access	5.3.3 Parking	Additional requirements	2.3 Parking	Additional requirements
	5.3.5 Vehicular Access	Additional requirements	3.7 Access	Additional requirements
2.2.10 Landscape, Deep Soil and Tree Canopy	5.3.2 Landscaping	2.2.10(3) replaces C2.2 2.2.10 (1,2,4,5,6) Additional requirements	1.2 Trees and Landscaping	2.2.10(3) replaces C1.2.1 and C1.2.4 2.2.10 (1,2,4,5,6) Additional requirements
2.2.11 Open Space and Outdoor Living Areas	5.3.1 Outdoor Living Areas	2.2.11(1-3) amends C1.1	1.1 Private Open Space	2.2.11(1-3) amends C1.1.2 and C1.1.2.
2.2.12 Solar Access and Natural Ventilation	NA		2.2 Solar Access and Natural Ventilation	2.2.12(4) amends C2.2.4 and C2.2.5. 2.2.12(1,5-9) Additional Requirements
2.3.3 Urban Water Management	5.3.9 Stormwater Management	2.3.3(1-4) amends C9	1.4 Water Management and Conservation	2.3.3(1-4) amends C1.4.1
3.1 Information to be Submitted	5.3.9 Stormwater Management	2.3.3(1-4) amends C9	1.4 Water Management and Conservation	Additional Requirement
			2.4 Waste Management	Additional Requirement

## 1.3 PURPOSE

The following objectives apply to all subdivision and development within the CBPSP area, planning and development in the CBP shall have due regard for the following objectives.

### 1.3.1. URBAN ECOLOGY

- + Adopt an environmentally sustainable approach to development within the CBP which appropriately manages Environmentally Sensitive Areas including remnant vegetation and potential fauna habitats and encourages conservation of resources, reduced waste, energy, and water use.
- + Enhance the precinct's landscape character by ensuring high quality green spaces and tree canopy within development sites, to reduce the impacts of climate for occupants, mitigate the impact of climate change and minimise the urban heat island effect.
- + Improve the quantity and quality of landscaping and tree canopy within the public realm, particularly along streets, to provide a comfortable walking environment within the precinct.
- + Recognise and celebrate local Aboriginal, cultural, and built heritage in the design of buildings and public spaces to enhance Cable Beach's place identity.
- + Promote environmentally sustainable practices, including resource efficiency (energy, water, waste, air quality, material selection, urban green infrastructure) at all stages of development.

### 1.3.2. URBAN STRUCTURE

- + Establish a connected and legible urban structure that links key areas of activity with Sanctuary Road and the Cable Beach foreshore.
- + Improve public permeability through large development sites and enable cross block pedestrian connections.

### 1.3.3. PUBLIC REALM

- + Improve the quality of the streets as a key public realm asset for the precinct, with a particular focus on landscaping, shade, walkability and activating street frontages.
- + Design of the public realm promotes safe and active public spaces during both day and night.
- + Community infrastructure and facilities are responsive to community need, climate, multifunctional and provide for a variety of passive and active activities that attract both tourists and residents.
- + The public realm is reflective of local character, and the natural and cultural environment.

### 1.3.4. MOVEMENT

- + Create multi-purpose movement network that provides for a range of transport modes including pedestrians, cyclists, eMobility and vehicles.
- + Create and maintain a pedestrian environment which is safe and comfortable for all users at all times of the day.
- + Improve pedestrian legibility and connectivity by providing new connections through large development sites.
- + Accommodate vehicle parking without allowing it to become a dominant feature of the streetscape.
- + Strengthen connectivity between the CBP and other parts of Broome, with an emphasis on legibility with Chinatown, Old Broome and Broome North.

### 1.3.5. LAND USE

- + Ensure the predominate use of the precinct is for tourism related development.
- + Support and prioritise tourism related commercial activation along key activity nodes and streets.
- + Enable permanent residential development to occur in a way that does not jeopardise the primary tourist functions and character of the precinct.

### 1.3.6. BUILT FORM

- + Built form enhances the distinctive characteristics of a local area, contributing to sense of place and tourism character with strong activation and surveillance of public places.
- + Development responds to the specific nature of Broome's climate and environmental conditions in order to reduce heat radiation build up during the day and maximise ventilation cooling during the day and night.
- + Development optimises internal and external amenity for occupants, visitors and neighbours, contributing to living and working environments that are comfortable and productive.
- + Development recognises that landscapes and buildings operate as an integrated and sustainable system, within a broader ecological context resulting in well-integrated, engaging places that contribute to local identity and streetscape character.
- + Design of development promotes a safe and active public realm during both day and night.



# 1.4 STAGING

Staging of development within the CBP will be largely based on the timing and willingness of individual landholders to develop their sites. The CBPSP identifies critical staging/implementation actions, which give consideration for short term (0-5 years), medium term (5-10 years) and long term (10+ years) aspirations. Such actions are set out below, noting that those actions listed as long-term, extend beyond the life of this structure plan

P1 - Table 2: Urban Structure Actions

PRIORITY	ACTION	RESPONSIBILITY	STAKEHOLDERS
Short	Prepare concepts for the three primary entry points to the precinct to be defined through landscaping, signage and local artworks: <ul style="list-style-type: none"><li>+ Intersection between Oryx Road and Sanctuary Road.</li><li>+ Intersection of Cable Beach Road West and Gubinge Road.</li><li>+ Intersection of Cable Beach Road West and Sanctuary Road.</li></ul>	Shire of Broome	Nyamba Buru Yawuru
Short	Liaise with the Department of Education to secure public access through Lot 500 (7) Millington Road Cable Beach, as identified in <b>P1 - Figure 3</b> .	Shire of Broome	Department of Education
Medium	Where a development application is proposed, liaise with landowners to enable public connections through large development blocks as identified in <b>P1 - Figure 3</b> .	Shire of Broome	Impacted Landowners

P1 - Table 3: Public Realm Actions

PRIORITY	ACTION	RESPONSIBILITY	STAKEHOLDERS
Short	Prepare a detailed concept plan to for the upgrading of Sanctuary Road and Cable Beach Road West streetscapes, which gives consideration to the proposed design outlined in Part 2 of the CBPSP. The detailed concept plan and subsequent upgrade works should be delivered in stages and provide careful coordination of drainage and other infrastructure.	Shire of Broome	Adjacent landowners Service providers
	Develop a street tree master plan and/or planting palette to guide delivery of street greening in the CBP. Implementation plan should consider timing and prioritisation of streets for additional greening.	Shire of Broome	Nyamba Buru Yawuru, Adjacent Landowners
	Progress Stages 2 and 3 of the Cable Beach Foreshore Improvements in accordance with the Cable Beach Foreshore Master Plan, and with regard for any of the proposed recommendations of the CBPSP.	Shire of Broome	Nyamba Buru Yawuru, Adjacent Landowners
Medium	As part of the public open space requirements in <b>2.2.15</b> , prepare a detailed concept plan for the design of the proposed linear parks identified in <b>P1 - Figure 6</b> .	Shire of Broome	Adjacent Landowners

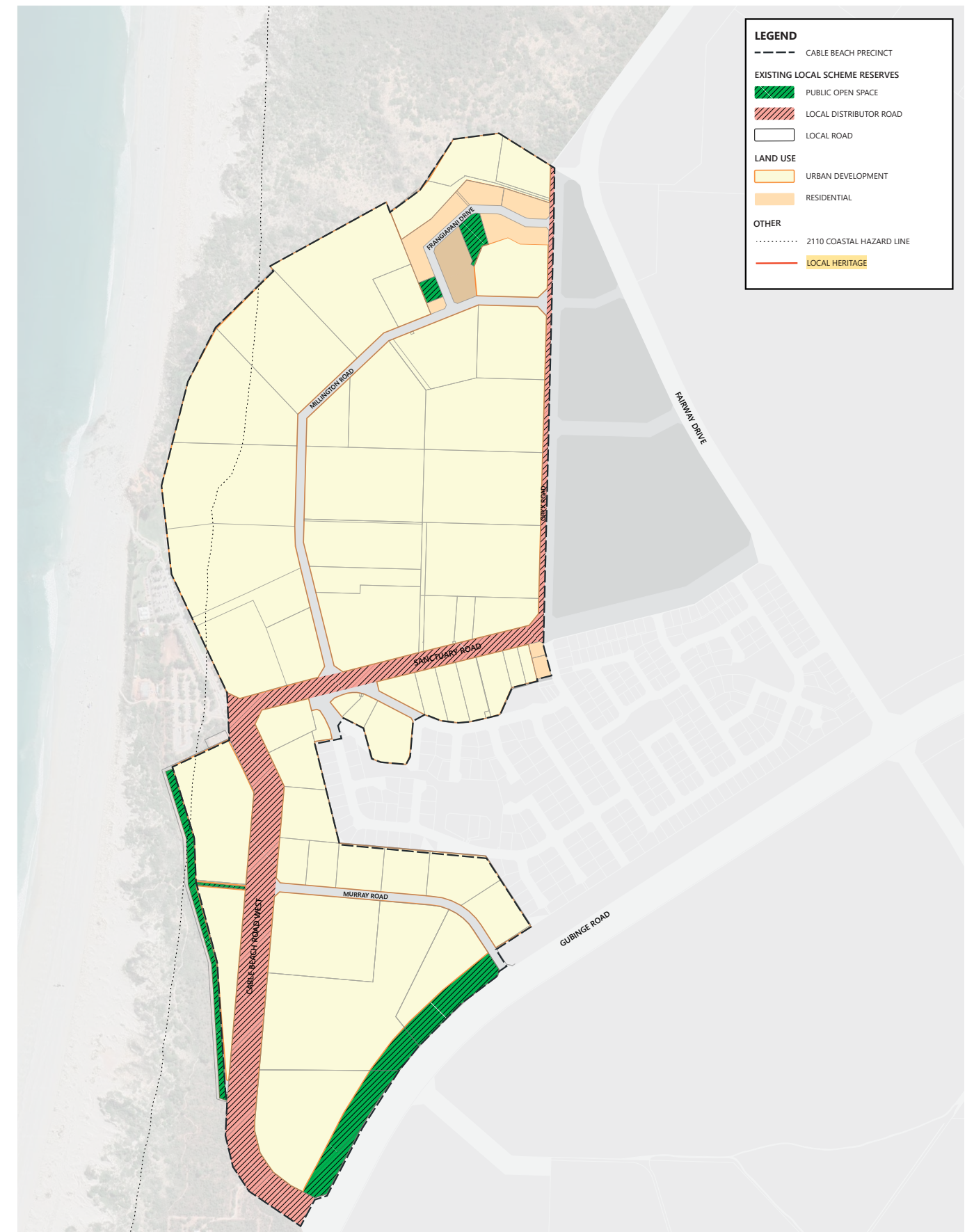
P1 - Table 4: Movement Actions

PRIORITY	ACTION	RESPONSIBILITY	STAKEHOLDERS
Short	Continue to advocate for the expansion of the existing public transport network to enable better connectivity throughout the CBP and the Broome Townsite.	Shire of Broome	Residents Visitors Department of Transport Public Transport Authority
	Street upgrades to be explored along priority routes. Upgrades to consider enhanced pedestrian and cyclist amenity including greening, path upgrades, and lighting where necessary. Priority routes include: <ul style="list-style-type: none"><li>+ Sanctuary Road</li><li>+ Cable Beach Road West</li><li>+ Millington Road</li><li>+ Oryx Road</li><li>+ Murray Road</li></ul>	Shire of Broome	Adjacent landowners

# 02

## SUBDIVISION AND DEVELOPMENT REQUIREMENTS

P1 - Figure 1: CBPSP - Structure Plan Map



## 2.1 LAND USE ZONES AND RESERVES

### 2.1.1. LAND USE PERMISSIBILITY

1. Land use permissibility within the CBPSP shall be determined in accordance with **P1 - Table 5** and **P1 - Table 6**.
2. **P1 - Table 5** identifies the sub-precinct land use objectives and preferred land uses to be considered within urban development zoned land.

P1 - Table 5: CBPSP Preferred Land Use

SUB-PRECINCT	OBJECTIVE	PREFERRED LAND USES	NOTES
LOW IMPACT TOURISM	+ Ecologically and culturally sensitive areas that could support low impact development that has minimal disturbance on the land.	+ Low Impact Tourism	+ Other uses as relevant to the tourism function that provide services and amenity to occupants
CABLE BEACH LOW	+ Lower intensity tourism uses on the periphery of the precinct, connecting back to neighbouring precincts + Lower intensity residential uses are ancillary to tourism uses.	+ Tourist Development + Hotel + Motel + Caravan Park + Grouped Dwelling + Multiple Dwelling	+ Other uses as relevant to the tourism function that provide services and amenity to occupants.
CABLE BEACH MID	+ Mid intensity tourism uses that focus on secondary corridors (that lead to key attractions) + Mid intensity residential and active commercial uses are ancillary to tourism uses.	+ Tourist Development + Hotel + Motel + Grouped Dwelling + Multiple Dwelling	+ Other uses as relevant to the tourism function that provide services and amenity to occupants.
CABLE BEACH HIGH	+ Higher intensity tourism uses that focus on key attractions and corridors. + Higher intensity residential and active commercial uses are ancillary to tourism uses.	+ Tourist Development + Hotel + Multiple Dwelling + Restaurant + Cafe + Shop + Small Bar	+ Other uses as relevant to the tourism function that provide services and amenity to occupants.

3. Within the Cable Beach High Sub-Precinct, retail/commercial development may be considered without a short-stay accommodation component where:
  - (a) A hospitality use (such as brewery, restaurant/cafe, tavern) is provided, with each tenancy limited to a maximum of 800m<sup>2</sup> of gross floor area; and
  - (b) Each tenancy provides activation to Sanctuary Road in accordance with **P1 - Table 10** and **P1 - Figure 3**, and is designed to meet the built form objectives of the CBPSP.

MOD 7

Introduce land use permissibility descriptions from LPS7.

P1 - Table 6: CBPSP Land Use Permissibility

USE AND DEVELOPMENT CLASS	URBAN DEVELOPMENT				RESIDENTIAL
	LOW IMPACT TOURISM	CABLE BEACH LOW	CABLE BEACH MID	CABLE BEACH HIGH	
Abattoir	X	X	X	X	In accordance with the Zoning Table in the Shire's Local Planning Scheme.
Aerodrome	X	X	X	X	
Aged or dependent person's accommodation	X	D	D	D	
Agriculture – extensive	X	X	X	X	
Agriculture – intensive	X	X	X	X	
Airfield	X	X	X	X	
Amusement parlour	D	X	D	D	
Ancillary dwelling	X	D	D	D	
Animal establishment	X	X	X	X	
Animal husbandry – intensive	X	X	X	X	
Art gallery	P	A	P	P	
Bed and breakfast accommodation	D	D	D	D	
Betting agency	X	X	D	D	
Brewery	I	I	I	D	
Bulky goods showroom	X	X	X	X	
Caravan park	P	P	D	X	
Caretaker's dwelling	I	I	I	I	
Car park	D	D	D	D	
Child care premises	D	D	D	D	
Cinema/theatre	D	D	D	D	
Civic use	D	X	D	D	
Club premises	D	A	D	D	
Commercial vehicle parking	A	A	A	A	
Community purpose	P	D	P	P	
Consulting rooms	D	D	D	P	
Convenience store	P	D	P	P	
Corrective institution	X	X	X	X	
Educational establishment	A	A	A	A	
Exhibition centre	D	D	D	D	
Family day care	X	X	X	X	
Fast food outlet	X	X	X	X	
Fuel depot	X	X	X	X	

USE AND DEVELOPMENT CLASS	URBAN DEVELOPMENT				RESIDENTIAL
	LOW IMPACT TOURISM	CABLE BEACH LOW	CABLE BEACH MID	CABLE BEACH HIGH	
Funeral parlour	X	X	X	X	In accordance with the Zoning Table in the Shire's Local Planning Scheme.
Garden centre	I	I	X	X	
Grouped dwelling	D*	D*	D*	D*	
Holiday accommodation	D	D	D	D	
Holiday house	X	P	P	D	
Home business	D	P	P	P	
Home occupation	D	P	P	P	
Home office	P	P	P	P	
Home store	P	P	P	D	
Hospital	X	X	X	X	
Hotel	P	P	P	P	
Industry	X	X	X	X	
Industry – cottage	X	X	X	X	
Industry - extractive	X	X	X	X	
Industry – light	X	X	X	X	
Industry – primary production	X	X	X	X	
Liquor store – large	X	X	X	A	
Liquor store – small	D	X	D	D	
Lunch bar	D	A	D	D	
Marina	X	X	X	X	
Marine filling station	X	X	X	X	
Market	A	X	A	A	
Medical centre	X	X	D	D	
Mining operations	X	X	X	X	
Motel	D	D	D	D	
Motor vehicle, boat or caravan sales	X	X	X	X	
Motor vehicle repair	X	X	X	X	
Motor vehicle wash	X	X	X	X	
Multiple dwelling	D*	D*	D*	D*	
Nightclub	X	X	A	A	
Office	I	I	I	I	
Park home park	X	X	X	X	

USE AND DEVELOPMENT CLASS	URBAN DEVELOPMENT				RESIDENTIAL
	LOW IMPACT TOURISM	CABLE BEACH LOW	CABLE BEACH MID	CABLE BEACH HIGH	
Place of worship	X	X	A	A	In accordance with the Zoning Table in the Shire's Local Planning Scheme.
Reception centre	D	D	D	D	
Recreation – private	X	A	A	A	
Renewable energy facility	X	X	X	X	
Residential building	X	D	D	D	
Resource recovery centre	X	X	X	X	
Restaurant/café	P	D	D	P	
Restricted premises	X	X	X	X	
Road house	X	X	X	X	
Rural home business	X	X	X	X	
Rural pursuit/hobby farm	X	X	X	X	
Serviced apartment	P	P	P	P	
Service station	X	X	X	X	
Shop	D	D	D	D	
Single house	X	D*	X	X	
Small bar	A	X	A	D	
Tavern	D	A	D	D	
Telecommunications infrastructure	A	A	X	X	
Tourist development	P	P	P	P	
Trade display	X	X	X	X	
Trade supplies	X	X	X	X	
Transport depot	X	X	X	X	
Tree farm	X	X	X	X	
Veterinary centre	X	X	X	X	
Warehouse/ storage	X	X	X	X	
Waste disposal facility	X	X	X	X	
Waste storage facility	X	X	X	X	
Winery	X	X	X	X	
Workforce accommodation	I	I	I	I	
NOTES	*Residential uses permitted in accordance with Section 2.1.2.				

2.1.2. RESIDENTIAL LAND USES

1. The local government may approve permanent residential development provided that it complies with the following:

(a) Development achieves the residential permissibility requirements set out in **P1 - Table 7**;

(b) Prior to subdivision or development occurring, a development application which includes both the tourism and residential components, must be provided for the entire site (see **Section 3.1**);

(c) The scale, bulk and design of the development responds to the character and enhances the amenity of the area;

(d) Development and subdivision contributes to the connectivity and legibility of the precinct identified in the urban structure requirements of **P1 - Figure 3**;

(e) The protection of residential amenity through careful design of both facilities and accommodation on the site to minimise disturbance and conflicts between land uses;

(f) If the development is to be staged, the residential development is not to precede tourism development land use; and

(g) Where strata titling is proposed, a management statement is registered at the same time the strata or survey strata plan is registered that restricts the maximum length of stay to three months in any twelve month period applied to the tourism accommodation.
2. Notwithstanding Clause 2.1.2 (1), residential development is not permitted on the following lots:

(a) Lot 2790 Cable Beach Road West, Cable Beach

(b) Lot 2791 Cable Beach Road West, Cable Beach
3. Where a proposed development has the potential to be subdivided to create 20 or more green title lots, strata lots or survey-strata lots, with each lot obtaining driveway access from a communal street, the communal street shall be publicly accessible and designed in accordance with the applicable requirements of the State Planning Framework, including but not limited to:

(a) Residential Design Codes Volume 1;

(b) Liveable Neighbourhoods; and

(c) WAPC Development Control Policies.

P1 - Table 7: CBPSP Residential Permissibility

RESIDENTIAL PERMISSIBILITY	
LOW IMPACT TOURISM SUB-PRECINCT	+ Permanent residential is not permitted.
CABLE BEACH LOW SUB-PRECINCT	<div>+ Permanent residential development must not occupy more than:<div>- 50% of the total number of units/dwellings; or</div>- 50% of the total lot area.</div> <div>+ The proportion of permanent residential development may be increased to 70% where:<div>- Public connections are provided through the site in accordance with <b>P1 - Figure 6</b>; and</div>- It can be demonstrated that residential development will not have a negative impact on the primary tourism character or amenity of the CBP.</div>
CABLE BEACH MID SUB-PRECINCT	<div>+ Permanent residential development must not occupy more than:<div>- 50% of the total number of units/dwellings; or</div>- 50% of the total lot area.</div> <div>+ The proportion of permanent residential development may be increased up to 70% where:<div>- Public connections are provided through the site in accordance with <b>P1 - Figure 6</b>;</div>- Development fronts the street providing an active interface in accordance with the streetscape requirements of <b>Section 2.2.7</b>; and</div> - It can be demonstrated that residential development will not have a negative impact on the primary tourism character or amenity of the CBP.

NOTES: Where survey strata subdivision is proposed, residential ratios are to be applied across the total parent lot area.

<sup>1</sup>In the event that existing tourism development applies for a change of use to permanent residential, development would be required to achieve the streetscape requirements, which may required upgrades and/or redevelopment of existing buildings.



## 2.2 GENERAL REQUIREMENTS

This section provides an overview of the development standards which apply to all subdivision and development in the CBPSP area.

### 2.2.1. DEVELOPMENT AND DENSITY

1. Residential density shall be in accordance with **P1 - Figure 2**.
2. ~~Tourism development in the form of freestanding units will be considered 'grouped dwellings' and must be developed in accordance with the relevant density set out in the R Codes and built form standards of the CBPSP.~~
3. ~~Multi-storey hotel/motel tourism development will be considered 'multiple dwellings' and must be developed in accordance with the relevant density and built form standards set out in the R Codes and built form standards of the CBPSP.~~

### 2.2.2. SUBDIVISION AND AMALGAMATION

1. Freehold subdivision within the urban development zone will not be supported to create lots less than 10,000m<sup>2</sup> in area. Survey strata subdivision to create lots less than 10,000m<sup>2</sup> in area may be considered, provided it is accompanied by an approved development application (see **Section 3.1**).

### 2.2.3. BUILDING HEIGHTS

#### GENERAL

1. Building heights shall comply with the minimum and maximum building heights set out in **P1 - Table 8**.
2. Development on Lots 3, 50 and 51 Coucal Street and Lots 51, 11 and 985 Millington Road must be designed so as to avoid overlooking into the Hidden Valley, and must not be visible from the Hidden Valley as it is a culturally sensitive area.
3. To promote adaptability for future uses, any ground floor residential development along the 'Primary Active Edge' (**P1 - Figure 3**) must have a minimum ground floor height of 4.2m.

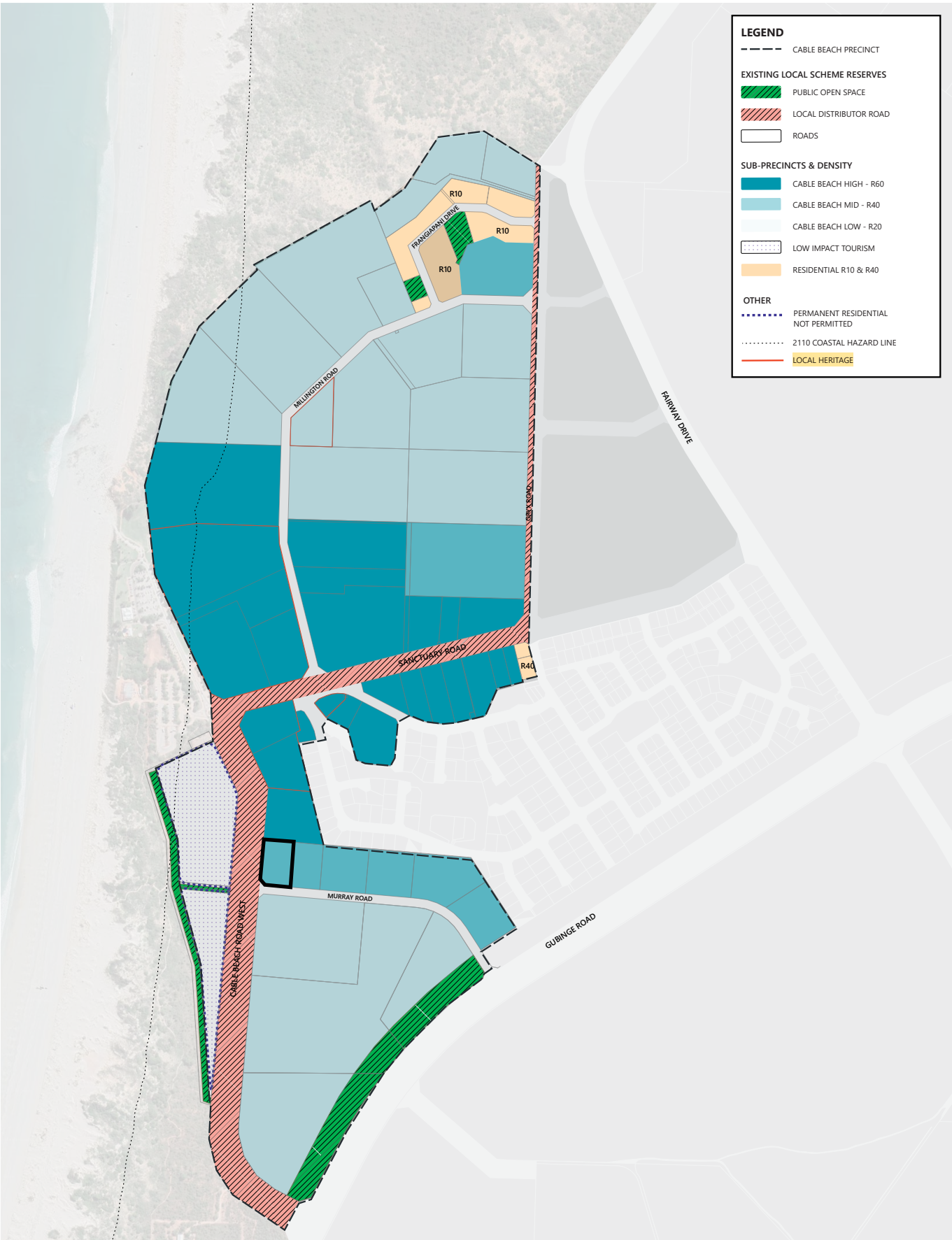
#### BONUS HEIGHT CRITERIA

4. A maximum height of five (5) storeys may be considered on lots identified as Cable Beach High Sub-Precinct (at the discretion of the Shire of Broome), where it can be demonstrated that all of the following criteria can be met:
  - (a) Is consistent with the objectives of the CBPSP (**Section 1.3**); AND
  - (b) Can demonstrate that any development above 3 storeys is set back a minimum of 10m from all property boundaries and avoids the maximum 3 storey zones identified on **P1 - Figure 3** so as not to be visible from the beach.; AND
  - (c) Can demonstrate how the design responds to Broome's climate and landscape character; AND
  - (d) Can demonstrate that the design permits winter sun (mid-day, June 21) penetration to any adjoining or adjacent residential or tourism zoned land.

### 2.2.4. SITE COVER

1. Development on each site must not exceed the maximum site cover percentages set out in **P1 - Table 8**.

P1 - Figure 2: CBPSP - Sub-Precinct and Density Plan



2.2.5. SETBACKS

1. Buildings are set back from the street boundary in accordance with the standards set out in **P1 - Table 8**.
2. Buildings are set back from lot boundaries in accordance with the standards set out in **P1 - Table 8**.
3. A fully open carport or roofed outdoor living area may encroach up to 2m into the side lot boundary setback, provided the structure does not cause any obstructions to breeze paths. i.e. no solid screens, walls, or roller doors.
4. Boundary walls are not permitted except where:

(a) Both the subject site and the affected adjoining site are created in a plan of subdivision submitted concurrently for the proposed development;

(b) The boundary walls are interfacing and of equal dimension; and

(c) It can be demonstrated that adequate natural ventilation can be achieved into the dwelling/unit and throughout the site.

P1 - Table 8: CBPSP Built Form Controls

ELEMENT	PROVISION	SUB-PRECINCTS					
		LOW IMPACT TOURISM	CABLE BEACH LOW	CABLE BEACH MID	CABLE BEACH HIGH	RESIDENTIAL	
R-Code	Relevant R-Coding	NA	R20	R40	R60	R10	R40
Building Height <i>Maximum</i>		1 storey 2 storey at area of Primary Active Edge	2 Storeys	3 Storeys	3 Storeys 5 storeys permitted subject to 2.2.3 (3)	2 Storeys	2 Storeys
Street Setback <i>Minimum primary and secondary street</i>	Commercial	Nil along Cable Beach Road West edge.	7m	2m	Nil up to 3 storeys 10m for greater than 3 storeys	7m	7m
	Tourism/Residential	6m		7m	4m up to 3 storeys 10m for greater than 3 storeys		
Lot Boundary Setbacks <i>Minimum</i>	Up to 3 storeys	6m	6m	4m	3m	3m	3m
	4 storeys and above	-	-	-	15m	-	-
Site Cover	Maximum site cover	20%	35%	35%	45%	40%	50%
Landscaping	Minimum soft landscaping	50%	35%	35%	25%	20%	20%

2.2.6. BUILT FORM CHARACTER

1. Design of buildings to demonstrate how the development achieves objectives of the CBP as set out in **Section 1.3**, as well as the sub-precinct character types described in **P1 - Table 9**.

P1 - Table 9: CBPSP Built Form Character

SUB-PRECINCTS	CHARACTER STATEMENT
Low Impact Tourism	<div>+ Low-impact tourism is a sustainable form of tourism development that is light on the landscape, respectful of the local place, community and their cultures.</div> <div>+ Development should be integrated with, and have minimal impact on the natural environment.</div> <div>+ Development to occur in a largely dispersed form, with high quality endemic landscaping to separate accommodation units and act as a visual buffer from the street.</div>
Cable Beach Low	<div>+ Low rise tourism/residential development with a dispersed built form separated by high quality landscaping that adds shade and amenity to occupants.</div> <div>+ Large buildings may be appropriate for communal facilities or related commercial development such as restaurants and cafes.</div> <div>+ Street edges should provide high quality landscaping, while allowing opportunities for casual passive surveillance from units/dwellings onto the street.</div>
Cable Beach Mid	<div>+ Development to occur in either a dispersed or consolidated form, with an emphasis on providing high quality landscaping to provide separation and a high level of amenity in between buildings.</div> <div>+ Development to provide interaction with the street through key areas such as entrances of developments, cafes/restaurants, or any recreational activities associated with the development.</div> <div>+ Street setback areas to be well landscaped, providing a balance between privacy and passive surveillance of the street.</div>
Cable Beach High	<div>+ Development provides an active and engaged frontage to the street, providing density in tourism or residential dwellings in a central location.</div> <div>+ Development should be of a more urban scale, with the height and mass of development to provide a human scale to the street.</div> <div>+ Development to provide separation between buildings that is well landscaped and consistent with a pavilion architectural style.</div> <div>+ Additional height may be considered towards the centre of the site, to ensure development does not negatively impact the amenity of adjoining lots or the streetscape.</div> <div>+ Nodes of activity along the street frontage may be interrupted by high quality landscaping, provided that the building still maintains a strong presence to the street.</div>
Residential	<div>+ Suburban characteristics with climate responsive homes in a landscape setting.</div> <div>+ Street setback areas to be well landscaped, providing a balance between privacy and interaction with the street</div>

2.2.7. STREETScape

1. Where streetscape edges are indicated on **P1 - Figure 3**, building edges to be developed in accordance with **P1 - Table 10**.
2. Where identified as a 'Prominent Corner' on **P1 - Figure 3**, design of development to demonstrate how corner elements are contributing landmarks through their architecture and use.
3. Landscaping of the adjacent road reserve is required for all new development within the CBPSP. Prior to occupation of the development, a deed of agreement between the landowner and the Shire must be prepared at the landowner's cost, under which the owner agrees to maintain the road reserve landscaping. The landowner must also lodge a caveat on the Certification of Title to notify prospective landowners of this requirement.

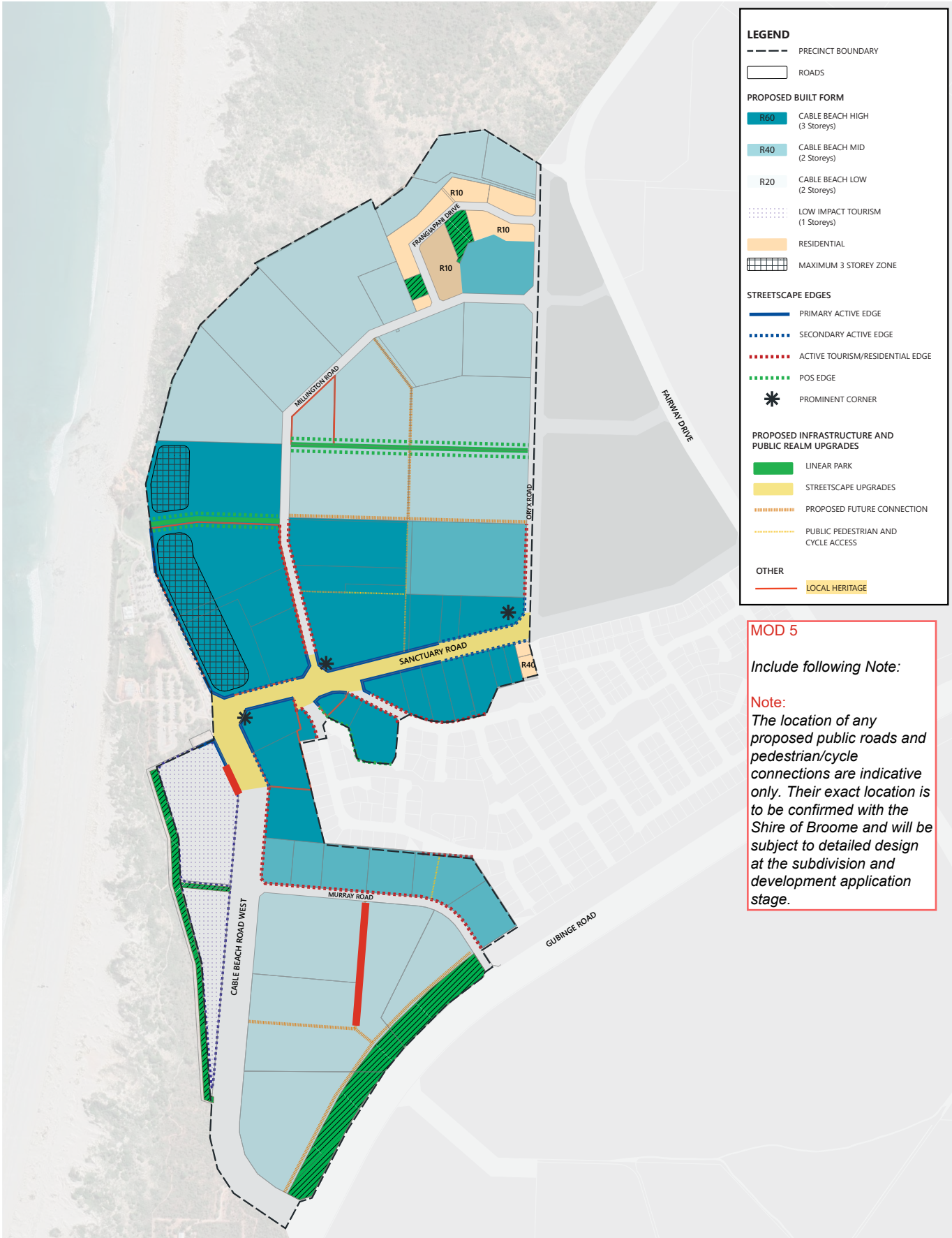
P1 - Table 10: CBPSP Streetscape Requirements

EDGE TYPE	REQUIREMENTS
All Edge Types	<div><div>+ All verandahs, awnings and other overhangs must provide a minimum vertical clearance of 2.8m above the finished footpath level, and designed to ensure they do not inhibit trees achieving full mature canopies.</div><div>+ Where new public pedestrian and cycle access is provided in accordance with <b>Section 2.2.15</b>, development must front the public ream and provide a high degree of passive surveillance.</div><div>+ Upper level balconies and/or windows must overlook the street and other public areas.</div><div>+ Solid fencing is not permitted within the primary street setback. All fences within the primary street setback area shall be no higher than 1.2m and minimum 80% permeable to allow airflow to pass through unobstructed.</div><div>+ For <b>corner lots</b>, the following applies:<div><div>- Corner lots must include 50% of fencing to secondary street as per the primary street fencing requirements.</div><div>- Corner dwellings must be equally articulated to both street frontages.</div><div>- Corner dwellings must have openings to habitable rooms on each street-facing façade within the street setback area.</div></div></div><div>+ Utilities and services areas must not negatively impact the amenity of the public realm or adjoining properties:<div><div>- Services, including air conditioning units, satellite dishes and other plant and equipment, must be located to minimise visual and acoustic impact on neighbouring properties and the street and public realm.</div><div>- All service meters must be contained within development lots, and screened and integrated into the overall development.</div><div>- Air conditioning must not be visible from the street and must not be visible above the roof line of buildings on street facing elevations.</div></div></div></div>

EDGE TYPE	REQUIREMENTS
Primary Active Edge	<div><div>+ Ground floor commercial uses are required.</div><div>+ Development to front and provide active uses at the ground floor, ensuring strong relationship between the building and the street.<div><div>- Alfresco dining and uses that open out onto the street are strongly encouraged.</div><div>- Alfresco structures within verge areas must provide integrated public access ways through alfresco areas, at a minimum width of 2m.</div></div></div><div>+ Buildings must incorporate articulation and other facade variations adjacent to street frontages and other significant public realm spaces to reduce their visual bulk and improve their appearance.</div><div>+ Development fronting the street to provide continuous weather protection and shading along footpaths through the use of awnings, colonnades and verandahs of a minimum width of 3m.</div><div>+ For <b>all development</b>, the Acceptable Outcomes set out in the following sections of the <i>R-Codes Volume 2</i> apply:<div><div>- Section 3.6 Public Domain Interface.</div><div>- Section 3.7 Pedestrian Access and Entries.</div></div></div><div>+ Where landscaping is provided within the street setback area, design must ensure the building and any alfresco areas are still able to interact with the street.</div></div>
Secondary Active Edge	<div><div>+ Ground floor commercial uses are preferred</div><div>+ Development may provide residential/tourism development at the ground floor, provided the building fronts onto the street reinforcing an urban built edge, consistent with the desired Cable Beach High Sub-Precinct character.</div><div>+ For <b>all development</b>, the Acceptable Outcomes set out in the following sections of the <i>R-Codes Volume 2</i> apply:<div><div>- Section 3.6 Public Domain Interface.</div><div>- Section 3.7 Pedestrian Access and Entries.</div></div></div><div>+ Where landscaping is provided within the street setback area, design must ensure the building and any alfresco areas are still able to interact with the street.</div></div>
Active Residential Edge	<div><div>+ For <b>all development</b>, the Acceptable Outcomes set out in the following sections of the <i>R-Codes Volume 2</i> apply:<div><div>- Section 3.6 Public Domain Interface.</div><div>- Section 3.7 Pedestrian Access and Entries.</div></div></div><div>+ Where landscaping is provided within the street setback area, design must ensure the building and any alfresco areas are still able to interact with the street.</div></div>
POS Edge	<div><div>+ Building design to ensure habitable rooms and private open spaces are oriented towards POS to provide passive surveillance.</div><div>+ Where sites back onto POS, direct access from private open space is permitted.</div><div>+ Fencing, landscaping and other elements on the frontage must be designed in accordance with CPTED principles to eliminate opportunities for concealment.</div></div>



P1 - Figure 3: CBPSP - Built Form and Streetscape Plan



2.2.8. CAR PARKING AND VEHICLE ACCESS

1. Parking within the CBP shall be provided in accordance with the ratios specified in the Scheme.
2. Car parking for all new tourist and permanent residential development must be provided within the property boundary and not be visible from the street. The use of the road reserve for car parking is at the Shire's discretion and will only be considered for guest check-in areas, and where adequate street parking is not provided to service any ancillary uses along the street edge.
3. Vehicle access must be minimised and consolidated where possible. Access must not adversely impact upon street trees, amenity of the street or pedestrian connectivity
4. Any driveway must be set back a minimum of 1m from a side boundary to allow for sufficient area for landscaping.

2.2.9. BICYCLE PARKING AND END OF TRIP FACILITIES

1. For residential development, bicycle parking and end of trip facilities shall be provided in accordance with the R-Codes.
2. For non-residential development, bicycle parking and end of trip facilities shall be provided in accordance with the Scheme.

2.2.10. LANDSCAPE, DEEP SOIL AND TREE CANOPY

1.

Significant existing trees<sup>1</sup> that are located within the street or lot boundary setback are to be retained.
2.

The removal of significant existing trees<sup>1</sup> within the street or lot boundary setback shall only be permitted when:

(a)

It can be relocated to another portion of the site OR

(b)

Is supported by an arboriculture report OR

(c)

It can be reasonably demonstrated to the satisfaction of the Shire that retention of the tree will adversely compromise the development potential of the site, impacting its ability to meet CBPSP objectives.
3.

Soft landscaping, deep soil areas are provided in accordance with **P1 - Table 11**, and the below standards:

(a)

Deep soil areas are to be co-located with existing trees for retention and/or adjoining trees (where possible), or alternatively provided in a location that is conducive to tree growth and suitable for communal open space.

(b)

Where the required deep soil areas cannot be provided due to site restrictions, planting on structure with an area equivalent to two times the shortfall in deep soil area provision is provided.

(c)

Soft landscaping is to include a variety of ground cover, shrubs and small trees, and to be integrated with the site's response to water management.

(d)

In addition to the tree requirements of **P1 - Table 11**, uncovered at-grade car parking to include shade trees planted at a minimum ratio of one small tree for every four car spaces, with the total required number of trees to be rounded up to the nearest whole number.
4.

Landscaping will be designed in accordance with CPTED principles, and allow development to take advantage of views over open space while assisting with creation of an attractive urban edge with landscaping on verge and near-verge areas to soften the appearance of buildings and provide shade.
5.

Landscaping must be designed to complement building design solutions to optimize climate-control benefits of ventilation and shading in an integrated way.
6.

For tourism, commercial, or residential development of five or more grouped or multiple dwellings, a detailed Landscaping Plan for the development and adjacent road reserve is to be provided as part of the Development Application. Installation of landscaping and reticulation must be carried out in accordance with the approved Landscaping Plan prior to occupation of the development.

P1 - Table 11: CBPSP Landscaping, Deep Soil and Tree Requirements

LAND USE		SOFT LANDSCAPING	MINIMUM DEEP SOIL	MINIMUM REQUIREMENT FOR TREES <sup>2</sup>
Residential Development	Single House and Grouped Dwellings	R20 and below - 30% R30 and above - 25%	10%	1 medium tree per dwelling
	Multiple Dwellings	20%	In accordance with the Residential Design Codes (Volume 2) For multiple dwellings R30 and below, the deep soil area and tree canopy requirements of R40 apply.	
Non-Residential Development	Low Impact Tourism Sub-Precinct	50%	10%	NA
	Cable Beach Low Sub-Precinct	35%		2 medium trees and 2 small trees per 1,000m <sup>2</sup>
	Cable Beach Mid Sub-Precinct	35%		OR
	Cable Beach High Sub-Precinct	25%		1 large tree and 2 small trees per 1,000m <sup>2</sup> (or part thereof)

NOTES:

<sup>1</sup>Significant existing tree as defined in the R-Codes.

<sup>2</sup>Tree sizes to be in accordance with those set out in Table 3.3b of the Residential Design Codes Volume 2 - Apartments.

2.2.11. OPEN SPACE AND OUTDOOR LIVING AREAS

RESIDENTIAL DEVELOPMENT

For single houses and grouped dwellings only. For multiple dwellings refer to the R-Codes.

1.

Outdoor living areas are to be provided in accordance with the R-Codes, but must provide roof cover for a minimum 16m<sup>2</sup> area with a 3m minimum dimension.
2.

Outdoor living areas are to be directly accessible from an internal living space and located:

(a)

To the east or south of the dwelling to address climatic impacts; or

(b)

Fronting the street, to provide passive surveillance and interaction with the public realm.

Outdoor living areas to the west or north of the building are limited and must be provided with adequate shading. Any covered outdoor living areas must be set back in accordance with the setback requirements of Section 3.0.

3.

Outdoor living areas are encouraged to be located fronting the street, to provide passive surveillance and interaction with the public realm. Any covered areas must be set back in accordance with the setback requirements of **Section 2.2.5**.



2.2.12. SOLAR ACCESS AND NATURAL VENTILATION

ALL DEVELOPMENT

- 1. Design of buildings should have regard for:
  - (a) Local climatic conditions and traditional architecture features; and
  - (b) Architectural features should be included in development to reduce solar penetration and increase access to prevailing breezes.

NON-RESIDENTIAL DEVELOPMENT

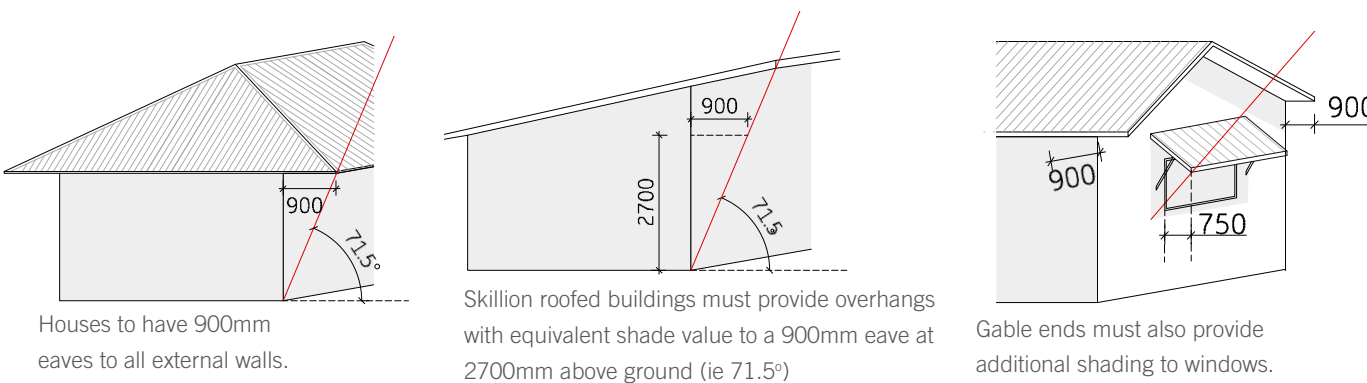
- 2. Glazing within east and west facing walls must be shaded either by a neighbouring building, adjustable vertical shading structures or awning or similar structure or a combination of the above.
- 3. North facing and south facing openings must all be provided with a horizontal fixed or moving shading device with a minimum width of 750mm.

RESIDENTIAL/TOURIST DEVELOPMENT

- 4. Buildings are oriented to:
  - (a) Minimise major openings to dwellings/units facing west; and
  - (b) Maximise natural cross ventilation to habitable rooms.

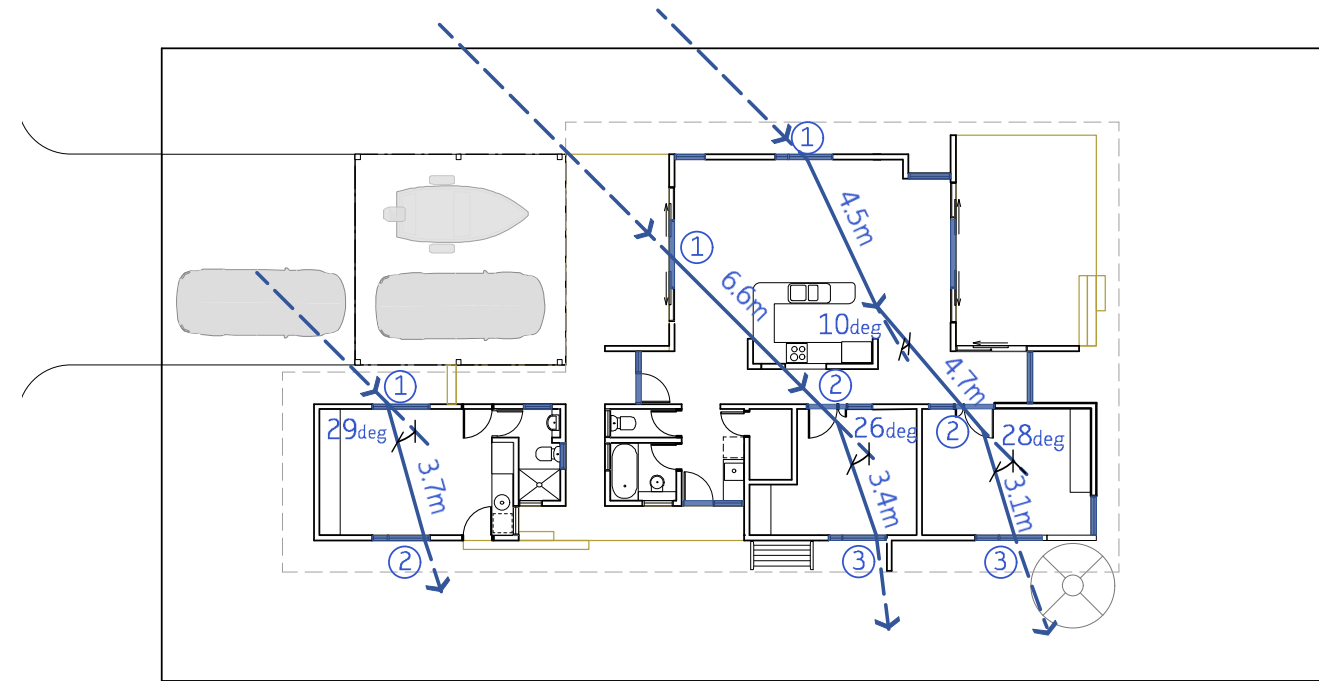
Where west facing, major openings and balconies are preferred to maximise views to the ocean as well as provide adequate shading. The use of operable louvres for major openings and balconies are encouraged to be considered in controlling solar access and subsequently, reducing the thermal heat load upon the building/ dwelling.

- 5. Development to be shaded by incorporating the following:
    - (a) Minimum eave overhang of 900mm to all walls:
    - (b) For double storey houses, all ground floor windows should be shaded by an awning of at least 900mm wide. All windows not shaded by a 900mm eave overhang, such as along gable wall, or windows with a sill height less than 500mm above floor level are to be shaded by a vertical or horizontal device e.g: awning, pergola, louvre or an approved alternative that is suitable to cyclonic conditions (refer P1 - Figure 4)
  - 6. Multiple dwellings or multi-storey tourism development/accommodation has a maximum building depth of 20m.
  - 7. Ceiling heights must be minimum 2.7m to all habitable areas.
  - 8. Natural ventilation to the dwelling/unit is provided through demonstrating (refer P1 - Figure 5):
    - (a) All habitable rooms should have a minimum 1m<sup>2</sup> openable window;
    - (b) All windows must have minimum 50% openable area;
    - (c) Breeze paths must have a maximum length of 15m through a maximum of 3 windows, doors or other openings; and
    - (d) Breeze paths must not crank more than 35 degrees in their passage through the house/unit plan.
- All dimensions should be clearly shown on Development Application plans.
- 9. Balustrades must be at least 75% breeze permeable.



P1 - Figure 4: CBPSP Shading Requirements

Source: Broome North Design guidelines



P1 - Figure 5: CBPSP Natural Ventilation Requirements

2.2.13. VISUAL PRIVACY

- 1. Tourism development that overlooks residential development must be set back to comply with the visual privacy provisions of the R-Codes.

2.2.14. HERITAGE MANAGEMENT

- 1. Existing local heritage listed buildings (as shown on P1 - Figure 1) and to managed in accordance with the requirements set out in Local Planning Policy 5.4 - Heritage List Development of Listed Places.
- 2. For development within identified Aboriginal and cultural heritage areas:
  - (a) Manage as per appropriate regulation and Yawuru Cultural Management Plan, and
  - (b) Engage with relevant stakeholders and Native Title Holders.

2.2.15. INFRASTRUCTURE REQUIREMENTS

PUBLIC OPEN SPACE

- 1. Where permanent residential development is proposed, public open space (POS) must be provided in accordance with the State planning framework including Development Control Policy 2.3 – Public Open Space in Residential Areas and Liveable Neighbourhoods.
- 2. A portion of the below lots to be vested to the local government for the purpose of public open space in accordance with the proposed linear park identified in **P1 – Figure 6**:
  - (a) Lot 1 (10) Millington Road, Cable Beach
  - (b) Lot 2 (12) Millington Road, Cable Beach
  - (c) Lot 500 (7) Millington Road, Cable Beach
  - (d) Lot 991 Millington Road, Cable Beach
  - (e) Lot 995, (45) Oryx Road, Cable Beach
  - (f) Lot 996, (13) Oryx Road, Cable Beach

Vested land to be a minimum 10m width for the length of the applicable boundary and can form part of POS requirements in **2.2.15 (1)**.

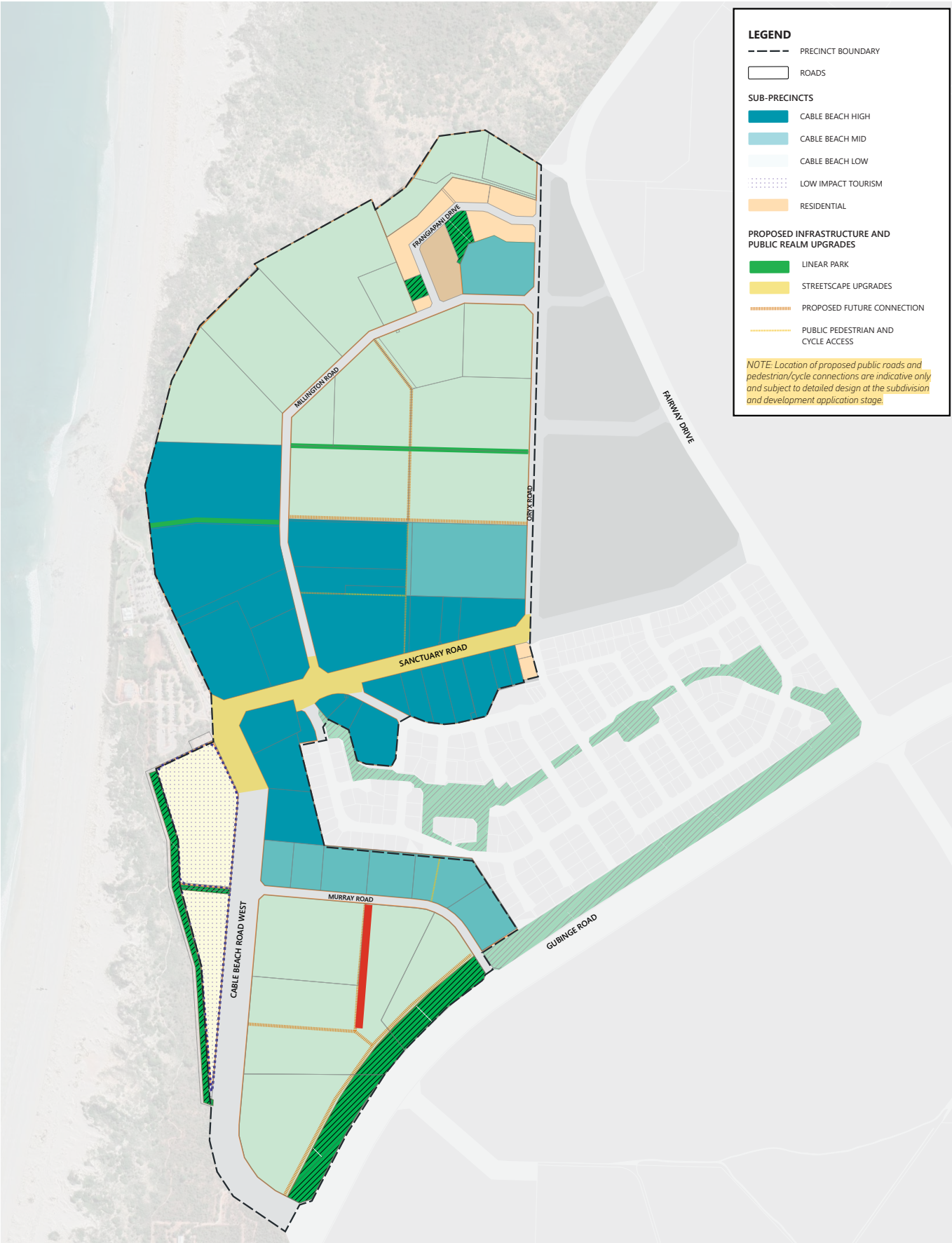
PUBLIC ROADS

- 3. Where development proposes permanent residential development for more that 50% the total number of units/dwellings and/or 50% of the total lot area, public streets and pedestrian/cycle access ways are to be provided and constructed by the landowner (to the satisfaction of the Shire of Broome) in accordance with:
  - (a) the proposed connections identified **P1 – Figure 6**; and
  - (b) the applicable requirements of the State Planning Framework, including but not limited the Residential Design Codes, Liveable Neighbourhoods, WAPC Development Control Policies.

PEDESTRIAN/CYCLE CONNECTIONS

- 4. Publicly accessible pedestrian/cycle connections are to be provided and constructed by the landowner (to the satisfaction of the Shire of Broome) in accordance with the proposed connections identified **P1 – Figure 6** and the following:
  - (a) Provided as public access easements;
  - (b) Minimum 6m width;
  - (c) Designed in accordance with the WAPC’s Safer Places By Design (Scenario 4.7 and 4.8) and accompanied by a CPTED Statement.
- 5. Where a public road is not required in accordance with **2.2.15 (3)**, these connections should be provided as pedestrian/cycle connections in accordance with **2.2.15 (4)**.

P1 - Figure 6: CBPSP - Infrastructure and Public Realm Upgrades



## 2.3 OTHER REQUIREMENTS

### 2.3.1. PUBLIC ART

1. A public art contribution is required pursuant to Local Planning Policy 5.12 – Provision of Public Art.

### 2.3.2. ENVIRONMENTAL CONSIDERATIONS

1. Land located within Special Control Area 9 as shown on **P1 – Figure 1**, shall be required to meet the design criteria set out in the Shire's Local Planning Policy 5.23 – Coastal Planning.
  - (a) Unless provision is made within the CHRMAP for protection, no permanent structures to be located within the coastal erosion processes setback area for the 2110 planning period. A copy of the coastal erosion processes affecting Broome Townsite can be located in the Broome Townsite CHRMAP.
  - (b) Structures, including residential development, that have a lifespan less than the 100-year coastal erosion planning timeframe may be permitted providing they are consistent with the CHRMAP adaptation strategies in Appendix 3 (of the Broome Townsite CHRMAP) and removed once the current risk of erosion poses an unacceptable risk to a development or structure.
2. Review asbestos registers, conduct asbestos surveys, removal and appropriate disposal if identified in buildings planned for demolition. Where asbestos is identified:
  - (a) Develop and implement an Asbestos Management Plan (AMP) and Construction Environmental Management Plan (CEMP) as required.
  - (b) Development of an EMP at development stage detailing mitigation strategies, triggers and contingency actions.
3. Development applications in the CBPSP area are to be accompanied by:
  - (a) Line of sight modelling, to determine from what locations direct and indirect light (including skyglow) would be visible from Cable Beach. Any portion of a building with line of sight from/to Cable Beach shall be designed to restrict artificial light emission as visible from the beach front; and
  - (b) Lighting Management Plan to be prepared to the satisfaction of the local government in consultation with the Department of Biodiversity, Conservation and Attractions in accordance with the Environmental Assessment Guideline for Protecting Marine Turtles from Light Impacts (EPA 2010) (or as updated) and the Commonwealth Light Pollution Guidelines for Wildlife – Including Marine Turtles, Seabirds and Migratory Shore birds (Department of the Environment and Energy and Department of Biodiversity, Conservation and Attractions, 2020) (or as updated) to ensure protection of marine turtle habitats.

### 2.3.3. URBAN WATER MANAGEMENT

1. A minimum of 3% of the site area should be suitable to absorb rainfall and act as a soakwell during high rainfall events (e.g. rain garden) .
2. Where new development proposes to discharge stormwater into the Shire's drainage system, a headworks charge will be imposed as a condition of Development Approval.
3. No additional development is recommended within the 1% annual exceedance probability (AEP) flood extents, as indicated in the flood inundation mapping included in Figure 8 of **Appendix 2**. Where new development is proposed, development to have a minimum 0.4m freeboard to the 1% AEP flood levels.
4. Where practical, development to use treated stormwater and wastewater for irrigation of landscaped areas.

### 2.3.4. BUSHFIRE MANAGEMENT

1. Any development or subdivision application submitted for lots designated as being bushfire prone under State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP 3.7), identified on the Department of Fire and Emergency Services Bushfire Prone Map, must prepare and submit a Bushfire Management Plan in accordance with the requirements of SPP3.7.





# 03

## ADDITIONAL DETAILS



### 3.1 INFORMATION TO BE SUBMITTED

**P1 - Table 12** sets out the additional information required which must be provided as part of any subdivision or development application prepared under the CBPSP, it identifies the type of study/plan, what matters the plan/study should address, and who should be consulted at the time of preparation.

The information contained in **P1 - Table 12** should be read in conjunction with other relevant checklists (e.g. Shire’s Development Application Checklist).

P1 - Table 12: Additional Information Requirements

DEVELOPMENT TYPE	ADDITIONAL INFORMATION / PURPOSE	APPROVAL STAGE	RESPONSIBLE AGENCY
Any integrated development with both a tourism and residential component	<b>Integrated Tourism / Residential Development Requirements</b> Prior to subdivision or development occurring, a development application which includes both the tourism and residential components, must provide the following information: <ul style="list-style-type: none"><li>+ A <b>design statement</b> which demonstrates how the development (including any residential or commercial component) responds to the predominant tourism character of the CBP.</li><li>+ A <b>strata management plan</b> which demonstrates how tourism and residential components of the development will be managed.</li><li>+ A <b>proposed plan of subdivision</b> which demonstrates the spatial arrangement of lots, public open space, and roads.</li><li>+ A <b>servicing infrastructure strategy</b> which demonstrates how all essential utilities / infrastructure will be implemented.</li></ul>	Development Application and Subdivision Application	Shire of Broome and Department of Planning, Lands and Heritage
All Development	<b>CPTED Statement</b> Development should demonstrate how CPTED design principles have been addressed through the design and provide a CPTED Statement in accordance with the WAPC’s Safer Places By Design.	Development Application	Shire of Broome
All Development (excluding single dwellings)	<b>Waste Management Plan</b> A Waste Management Plan must be submitted with each Development Application in the Urban Development zone setting out how waste disposal will be managed and collected from the site, unless development is considered to be of a minor nature.  Designs must have consideration for the requirements set out in the R-Codes Volume 2.	Development Application	Shire of Broome
Any Development where clearing is proposed	<b>Environmental Management Plan</b> A flora and fauna survey should be considered to ground-truth TEC occurrence within the area if clearing is proposed within the bounds of the site where remnant vegetation is found.  If the clearing of remnant vegetation within the site is planned, development of an Environmental Management Plan (EMP) at development stage will be required detailing mitigation strategies, triggers and contingency actions.  Early engagement with the Shire of Broome is required to determine if an Environmental Management Plan is required.	Development Application	Shire of Broome and Department of Water and Environmental Regulation

DEVELOPMENT TYPE	ADDITIONAL INFORMATION / PURPOSE	APPROVAL STAGE	RESPONSIBLE AGENCY
All Development (excluding single dwellings)	<b>Noise Management Plan</b>  A Noise Management Plan will be required for for both: <ul style="list-style-type: none"><li>+ Developments that have the potential to generate noise to a level that could impact amenity; and/or</li><li>+ Developments that could be impacted upon by such development generating noise</li></ul> The Noise Management Plan should demonstrate: <ul style="list-style-type: none"><li>+ How development with potential to emit significant noise (e.g. entertainment venues) must incorporate appropriate noise attenuation measures in their design to prevent noise from causing unreasonable interference with existing amenity, having regard to any adjoining residential areas.</li><li>+ How noise sensitive developments must be located and/or incorporate adequate noise attenuation measures into their design and construction to provide occupants with reasonable amenity having regard to noise sources such as entertainment premises, service areas for retail premises, and other noise generating activities.</li><li>+ How noise generating services such as air conditioning units are remotely located or utilise noise control measures to minimise impacts on adjacent properties.</li></ul>	Development Application and Building Permit	Shire of Broome
All Development	<b>Line of Sight Modelling</b>  Line of sight modelling, to determine from what locations direct and indirect light (including skyglow) would be visible from Cable Beach. Any portion of a building with line of sight from/to Cable Beach shall be designed to restrict artificial light emission as visible from the beach front  <b>Lighting Management Plan</b>  Lighting Management Plan to be prepared to the satisfaction of the local government in consultation with the Department of Biodiversity, Conservation and Attractions in accordance with the Environmental Assessment Guideline for Protecting Marine Turtles from Light Impacts (EPA 2010) (or as updated) and the Commonwealth Light Pollution Guidelines for Wildlife – Including Marine Turtles, Seabirds and Migratory Shore birds (Department of the Environment and Energy and Department of Biodiversity, Conservation and Attractions, 2020) (or as updated) to ensure protection of marine turtle habitats.	Development Application	Shire of Broome and Department of Biodiversity, Conservation and Attractions
All Development	<b>Urban Water Management Plan</b>  Sufficient information must be provided to demonstrate alignment with the proposed LWMS. This can be completed in the form of a UWMP and/or engineering drawings depending on the relative risk level. Where required, a UWMP shall be provided at both subdivision and development application stages. This will be required to address any gaps in the Local Water Management Strategy (LWMS) that relate to the proposed property.	Development Application and Subdivision Application	Shire of Broome and Department of Water and Environmental Regulation