



# Chinatown-Old Broome Precinct Structure Plan

SEPTEMBER 2024

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	29-08-2023	Work in Progress Draft for Client Review	NS
B	12-09-2023	Draft - Part 1 and Part 2	NS
C	31-10-2023	Final Draft - Council Consent to Advertise	NS
D	19-09-2024	Final Draft for Advertising – incorporating changes adopted by Council August 2024	NS

Project No: 44607

Project Name: Chinatown/Old Broome – 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 Chinatown-Old Broome and Cable Beach 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 Chinatown-Old Broome Precinct was required, resulting in preparation of the Chinatown-Old Broome Precinct Structure Plan. This more contemporary planning framework will guide future subdivision and development for the next 10 years and beyond.

The vision is that:

**The Chinatown-Old Broome Precinct is a place with many layers, connected visually and physically to its rich cultural heritage and natural environment. Diverse land uses, open spaces, and building types provide shade, greenery, and activity which celebrates its role as regional centre of the Kimberley.**

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

The Chinatown-Old Broome 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	133 hectares	Part One - Section 1.1
Area of each land use proposed <ul style="list-style-type: none"><li>+ Regional Centre</li><li>+ Mixed Use</li><li>+ Tourism</li><li>+ Residential R50</li><li>+ Residential R30</li><li>+ Residential R10</li><li>+ Public Purposes</li></ul>	<ul style="list-style-type: none"><li>+ 13.40 hectares</li><li>+ 16.60 hectares</li><li>+ 1 hectare</li><li>+ 11.5 hectares</li><li>+ 8.3 hectares</li><li>+ 12.7 hectares</li><li>+ 14.3 hectares</li></ul>	Part Two - Section 4.5.3 Land Use Mix
Estimated Number of Dwellings	Current: 850 dwellings Target: 2,107 dwellings	Part Two - Section 4.5.5 Residential Densities
Estimated Residential Site Density	Current: 10.9 dwellings / hectare Target: 27 dwellings / hectare <i>Note: based on 77.8 hectares of urban zoned land</i>	Part Two - Section 4.5.5 Residential Densities
Estimated Population	Interim (10 Years) Estimate: 2,867 people Ultimate Estimate: 5,688 people <i>Note: based on average household size of 2.7 people</i>	Part Two - Section 4.5.5 Residential Densities
Number of High Schools	0	
Number of Primary Schools	1	
Estimated Area and Percentage of Public Open Space given over to: <ul style="list-style-type: none"><li>+ Pocket Park</li><li>+ Local Park</li><li>+ Neighbourhood Park</li></ul>	<ul style="list-style-type: none"><li>+ 0.37 hectares (0.27%)</li><li>+ 0.72 hectares (0.54%)</li><li>+ 7.78 hectares (5.85%)</li></ul>	Part Two - Section 4.3.1 POS Network
Estimated Percentage of Natural Area	8.58 hectares (6.45%)	Part Two - Section 4.3.1 POS Network

# PART ONE: IMPLEMENTATION

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## ABBREVIATIONS

ABS	Australian Bureau of Statistics
ASS	Acid Sulfate Soils
CHRMAP	Coastal Hazard Risk Management and Adaptation Plan
COBP	Chinatown-Old Broome Precinct
COBPSP	Chinatown-Old Broome Precinct Structure Plan
EDS	Shire of Broome Economic Development Strategy 2021-26
EPA	Environmental Protection Authority
CPTED	Crime Prevention Through Environmental Design
DBCA	Department of Biodiversity, Conservation and Attractions
DPLH	Department of Planning Lands and Heritage
DWER	Department of Water and Environmental Regulation
LPP	Local Planning Policy
LCS	Local Commercial Strategy
LPS	Local Planning Strategy
LPS7	Shire of Broome Local Planning Scheme No.7
MRWA	Main Roads Western Australia
NBY	Nyama Buru Yawuru
PAW	Public Access Way
PMD	Personal Mobility Device
POS	Public Open Space
PTA	Public Transport Authority
REIWA	Real Estate Institute of Western Australia
SCP	Strategic Community Plan
SEIFA	Socio-Economic Indexes for Areas
SPP	State Planning Policy
TEC	Threatened Ecological Community
UHI	Urban Heat Island
WAPC	Western Australian Planning Commission
WMS	Water Management Strategy
WSUD	Water Sensitive Urban Design



# 01

## STRUCTURE PLAN OPERATION



# 1.1 PRECINCT STRUCTURE PLAN AREA

The Chinatown-Old Broome Precinct Structure Plan (COBPSP) shall apply to the land contained within the inner edge of the line denoting the precinct boundary as shown on **P1 - Figure 2**.

The Chinatown-Old Broome Precinct (COBP) totals an area of 133 ha.

## 1.2 OPERATION

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

### 1.2.1. SCHEME RELATIONSHIP

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

Where it is otherwise not covered, the provisions of Local Planning Scheme and State Planning Policy 7.3 - Residential Design Codes (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 COBPSP varies the development standards and requirements of the COBPSP, it will be assessed against the design principles of relevant State Planning Policy 7.0 and the objectives set out in the COBPSP.

Due regard must also be given to any adopted Local Development Plans, which shall operate in accordance with the requirements of **Section 2.3**.

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

- + Local Planning Policy 5.13 - Design Guidelines Town Centre Zone
- + Local Planning Policy 5.16 - Old Broome Development Strategy
- + Chinatown Development Strategy (2013)
- + Old Broome Development Strategy (2014)
- + Chinatown Design Guidelines

### 1.2.2. INTERPRETATIONS

The COBPSP applies the same definitions as set out in the *Planning and Development Act 2005* or *State Planning Policy 7.3 Residential Design Codes Volume 1 and Volume 2*. Unique definitions or interpretations for the COBPSP are set out as follows:

**“Activation”** refers to the degree to which people are visibly present in the streets and public places of a town centre. 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

**“Frontage Type”** refers to various frontage types set out in the COBPSP. These frontage types are used to ensure desired streetscape approaches can be met.

**“Linear Park”** refers to the proposed upgrade of the Hamersley Street Road Reserve (a concept plan to illustrate the intent is provided in Part 2).

#### MOD 8

Introduce new definition for 'Consolidated Site' as follows:

*Consolidated Site refers to any property or properties that form part of a single development application. This can include more than one site where it can be demonstrated that the properties are in sole ownership and/or that an agreement has been reached between all individual landowners who form part of the development application”.*

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 COBPSP 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 COBPSP, no variations to the R-Codes Volume 2 are proposed.

P1 - Table 1: R-Codes Volume 1 Variations

COBPSP SECTION	R-CODES VOLUME 1 - PART B		R-CODES VOLUME 1 - PART C	
	ELEMENT	VARIATION	ELEMENT	VARIATION
2.2.2 Building Height	5.1.6 Building Height	2.2.2(1-3) replaces C6	3.2 Building Height	2.2.2(1-3) replaces C3.2.1
2.2.3 Site Cover	5.1.4 Open Space	2.2.3(1) replaces C4	3.1 Site Cover	2.2.3(1) replaces C3.1.1
2.2.4 Setbacks	5.1.2 Street Setback	2.2.4(1) replaces C2.1(i) and C2.2	3.3 Street Setbacks	2.2.4(1) replaces C3.3.1
	5.1.3 Lot Boundary Setback	2.2.4(1) replaces C3.1(i)	3.4 Lot Boundary Setbacks	2.2.4(1) replaces C3.4.1
2.2.5 Streetscape	5.2.3 Street Surveillance	Additional requirements	3.6 Streetscape	Additional requirements 2.2.5(1) replaces C3.6.7
	5.2.4 Street walls and Fences	2.2.5(1) replaces C4.1		
	5.4.4 External Fixtures, Utilities and Facilities	2.2.5(1) amends C4.3 and C4.4		
2.2.7 Landscape, Deep Soil and Tree Canopy	5.3.2 Landscaping	2.2.7(3) replaces C2.2 2.2.7 (1-2) Additional requirements	1.2 Trees and Landscaping	2.2.7(3) replaces C1.2.1 and C1.2.4  2.2.7 (1-2) Additional requirements
2.2.8 Open Space and Outdoor Living Areas	5.3.1 Outdoor Living Areas	2.2.8(1-3) amends C1.1	1.1 Private Open Space	2.2.8(1-3) amends C1.1.2 and C1.1.2.
2.2.9 Car Parking and Vehicle Access	5.3.3 Parking	2.2.9(1) replaces C3.1	2.3 Parking	Additional requirements
	5.3.5 Vehicular Access	2.2.9(2-3) amends C5.1 2.2.9(4) amends C5.3 (dot point 1)	3.7 Access	Additional requirements
2.2.12 Solar Access and Natural Ventilation	NA		2.2 Solar Access and Natural Ventilation	2.2.11(4) amends C2.2.4 and C2.2.5.  2.2.11(1.5-9) Additional Requirements
2.3.3 Urban Water Management	5.3.9 Stormwater Management	2.3.3(1-5) amends C9	1.4 Water Management and Conservation	2.3.3(1-4) amends C1.4.1
3.1 Information to be Submitted	NA		2.4 Waste Management	Additional requirements

## 1.3 PURPOSE

The following objectives apply to all areas within the COBPSP area. Planning and development in the COBP shall have due regard for the following objectives.

### 1.3.1. URBAN ECOLOGY

- + Adopt an environmentally sustainable approach to development within the COBP which appropriately manages interfaces with environmentally sensitive areas including impacts of water management on Roebuck Bay.
- + Create a green urban centre supported by open spaces, streets, and development sites which promote enhanced tree canopy to lessen impacts of climate change and urban heat island effect.
- + Recognise and celebrate local Aboriginal culture, historical cultural and built heritage in the design of buildings and public spaces.
- + Ensure that the significance of Chinatown's remaining built heritage is conserved and interpreted.
- + 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 highly interconnected urban environment that links key precincts together through enhanced pedestrian and cyclist connections.
- + Ensure that new development provides lot and block configurations that are flexible and adaptable, to change with the precinct's needs over time.
- + To achieve better physical and visual connections between Chinatown-Old Broome and its natural environment; specifically the mangroves, Roebuck Bay and inter-tidal marshland.

### 1.3.3. PUBLIC REALM

- + Create high quality connected public spaces that permit a range of recreation and social activities, retain mature trees where possible, and foster high quality development along their edges.
- + Encourage an attractive urban environment through the use of high-quality design, materials, street furniture, and public art.
- + Enhance the quality and consistency of streetscapes through targeted enhancements which includes new planting and retention of existing vegetation where appropriate.
- + Ensure water sensitive urban design (WSUD) principles are better integrated into the design of the public realm.

### 1.3.4. MOVEMENT

- + Create a permeable well connected movement network that provides legible and high amenity linkages.
- + Movement network upgrades are prioritised towards enhancing the quality and safety of pedestrian and cyclist movement.
- + To enhance the public transport available to Broome residents and visitors such that it becomes a real option for travel to and from the COBP.
- + To ensure provision of end-of-trip facilities within the COBP, to support cycling as a viable mode of transport.
- + Minimise the negative impacts of car parking on the visual and functional amenity of the precinct.

### 1.3.5. LAND USE

- + Foster the provision of a balanced and diverse mix of uses which contribute to an active and interesting public and private realm, including both day and night time activities.
- + Encourage increased development intensity, through mixed use development in key precincts.
- + Promote sensitive infill development through a transition of residential densities that respond to existing character.
- + Ensure that Chinatown remains as the Central Business District and historic centre of Broome, encouraging and facilitating a broad range of employment opportunities.

### 1.3.6. BUILT FORM

- + Provide high-quality streetscapes through well considered approaches to building frontages, which ensure active street front buildings in key areas.
- + Ensure new development is responsive to place and does not detract from the existing character, particularly in Chinatown as the historic centre of Broome.
- + Building design is site and climate responsive, with buildings oriented and designed to maximise natural cross ventilation and capture cooling breezes.
- + Ensure that the design and location of outdoor living areas is responsive to climate by providing adequate shade, and is appropriate to the intended use of the occupants.
- + Ensure that the design of new buildings in Chinatown minimises the risk to life and property as a result of floods or cyclones, without adversely affecting the amenity and character of Chinatown.
- + Building design incorporates Crime Prevention Through Environmental Design (CPTED) principles and promotes safe and active spaces during both day and night.

# 1.4 STAGING

The COBPSP 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 in **P1 - Table 2 to P1 - Table 6**, noting that those actions listed as long-term, extend beyond the (initial) life of this structure plan (once operational).

P1 - Table 2: Urban Ecology Actions

PRIORITY	ACTION	RESPONSIBILITY	STAKEHOLDERS
Short	Shire to liaise with Yawuru and provide necessary support to assist with statutory implementation of the proposed Kimberley Cultural Centre. Investigations should also consider potential opportunities for parking on Carnarvon Street.	Shire of Broome	NBY
Medium	Liaise with Yawuru and other landowners to investigate options for completion of the Roebuck Bay Coastal Walk (including an interpretive path and lookouts through the mangroves) as part of the Broome Jetty to Jetty Walk.	Shire of Broome	NBY, Impacted Landowners
	Develop a strategy for the land north of Gray Street, with a view to support temporary development for residential and/or short term residential purposes, and address how the Broome Townsite Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) any public works will be designed to complement the Yawuru Conservation Estate and its natural and cultural values.	Shire of Broome	Nyamba Buru Yawuru (NBY), DPLH

P1 - Table 3: Urban Structure Actions

PRIORITY	ACTION	RESPONSIBILITY	STAKEHOLDERS
Long	Collaborate with relevant stakeholder to support long-term redevelopment of the Broome Regional Prison catalyst site. Redevelopment to consider new east-west link between Hamersley and Carnarvon Streets connecting to the proposed Kimberley Cultural Centre.	Shire of Broome	NBY and Department of Justice, DPLH

P1 - Table 4: Public Realm Actions

PRIORITY	ACTION	RESPONSIBILITY	STAKEHOLDERS
Short	Prepare a detailed concept plan for Male Oval, which considers the proposed design included in Part 2 of the COBPSP.	Shire of Broome	Impacted Landowners
	Prepare a detailed concept plan for the Hamersley Street Linear Park, which considers the proposed design included in Part 2 of the COBPSP. This should be delivered in stages and requires careful coordination of drainage and other infrastructure.	Shire of Broome	Impacted Landowners
	Prepare a Foreshore Management Plan for the Conti Foreshore, this should also include opportunities to enhance access to Bedford Park with connectivity across Hamersley Street.	Shire of Broome	Impacted Landowners
	Undertake investigations to explore opportunities to revegetate existing drainage reserves.	Shire of Broome	Impacted Landowners
Medium	Develop a street tree master plan and/or planting palette to guide delivery of street greening in the COBP, this should be undertaken in collaboration with NBY to determine appropriate species. Implementation plan should consider timing and prioritisation of streets for additional greening.	Shire of Broome	NBY

PRIORITY	ACTION	RESPONSIBILITY	STAKEHOLDERS
Ongoing	Shire to collaborate with NBY to set up framework which allows early engagement with the Yawuru Cultural Reference Group for major public realm / public art projects in the precinct.	Shire of Broome	NBY

P1 - Table 5: 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 COBP and broader Broome Townsite.	Shire of Broome	State Government, Impacted Landowners
	Undertake parking investigations and develop a Parking Management Strategy to resolve current parking issues on Hamersley Street associated with Broome Regional Prison.	Department of Justice	Shire of Broome
	Undertake parking investigations and develop a Parking Management Strategy to resolve current parking issues on Walcott Street associated with Broome Hospital.	Western Australian Country Health Service	Shire of Broome
	Street upgrades to be explored along priority pedestrian 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>+ Hamersley Street</li><li>+ Carnarvon Street</li><li>+ Frederick Street</li><li>+ Guy Street</li></ul>	Shire of Broome	Impacted Landowners
Long	Undertake investigations to confirm suitability and necessity of Anne Street extension (connecting to Hamersley Street).	Shire of Broome	Impacted Landowners
	Undertake further investigations to determine suitability of the proposed Gray Street Extension. The ultimate alignment and configuration to be confirmed and changes to be made to the structure plan where necessary.	Shire of Broome	Impacted Landowners

P1 - Table 6: Land Use and Built Form Actions

PRIORITY	ACTION	RESPONSIBILITY	STAKEHOLDERS
Long	Collaborate with relevant stakeholder to support long-term redevelopment of the Broome Regional Prison catalyst site, this will likely require both a structure plan and scheme amendment to change the zoning designation of the site to Mixed Use. Intended outcomes to be achieved as follows: <ul style="list-style-type: none"><li>+ Development must front the proposed linear park, providing a high degree of activation and passive surveillance over the park.</li><li>+ Active ground floor uses are preferred.</li><li>+ Crossovers onto Hamersley Street are to be limited, internal parking and access to be located at the rear of the site where possible.</li></ul>	Shire of Broome	NBY and Department of Justice, DPLH



# 02

## SUBDIVISION AND DEVELOPMENT REQUIREMENTS



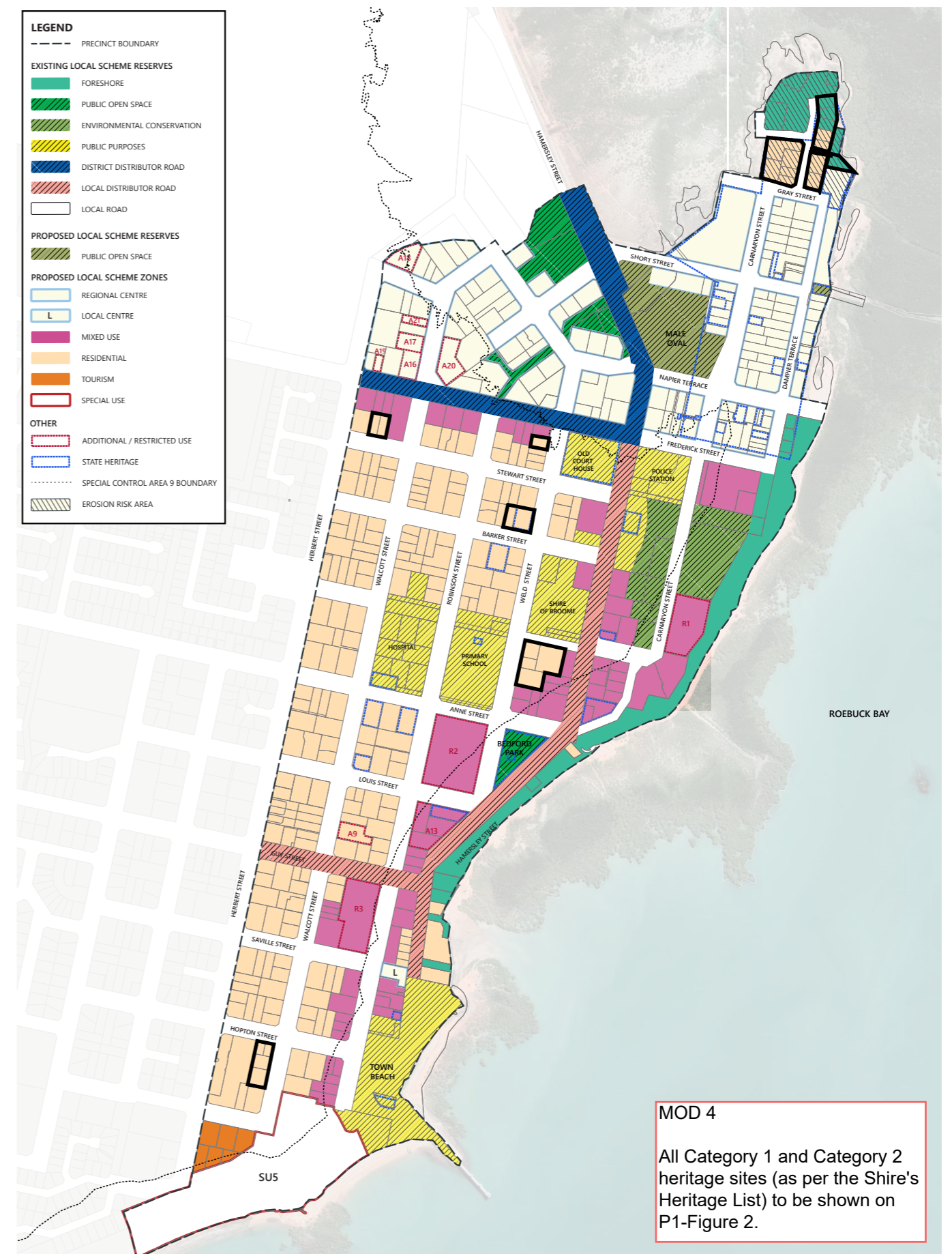
## 2.1 LAND USE ZONES AND RESERVES

### 2.1.1. LAND USE PERMISSIBILITY

1. Land use permissibility within the COBPSP shall be determined in accordance with the Zoning Table set out in the Scheme.
2. Preferred land uses shall be considered when assessing Development Applications within relevant sub-precincts as set out in **Section 3**.



*P1 - Figure 1: COBPSP - Sub-Precincts*



**P1 - Figure 2: COBPSP - Structure Plan Map**

# 2.2 GENERAL REQUIREMENTS

This section provides an overview of the development standards which apply to all subdivision and development in the COBPSP area. These standards shall be read in conjunction with the Sub-Precinct Development Requirements (Section 3).

## 2.2.1. DENSITY AND R-CODES

1. Residential density shall be in accordance with **P1 - Figure 5** and the Scheme.

## 2.2.2. BUILDING HEIGHTS

### GENERAL

1. Building heights shall comply with the minimum and maximum building heights set out in **Section 3**.
2. The Obstacle Limitation Surface for Broome International Airport must not be penetrated by any building or structure as set out in the Scheme.

### BONUS HEIGHT CRITERIA

3. A maximum height of five (5) storeys may be considered on lots zoned 'Mixed Use' at the discretion of the Shire of Broome, where it can be demonstrated that the following criteria can be met:
  - (a) The property is located on a single consolidated site, with a minimum site area of **3,500m<sup>2</sup>**; AND
  - (b) Is consistent with the objectives of both the COBPSP (**Section 1.2**) and relevant Sub-Precinct (**Section 3.1**); AND
  - (c) Can demonstrate how the design responds to Broome's climate and landscape character; AND
  - (d) Can demonstrate how the design minimises amount of hardstand at-grade parking (parking is to be delivered in undercroft and/or semi-basement solutions); AND
  - (e) Demonstrate how dwelling diversity is maximised to provide smaller dwellings for key workers; AND
  - (f) Demonstrate how existing mature vegetation can be retained and co-located with deep soil areas; AND
  - (g) Demonstrate how the design provides separation between buildings within the site; AND
  - (h) Demonstrate that the design permits winter sun (mid-day, June 21) penetration to any adjoining or adjacent residential zoned land.

### FLOOR HEIGHTS

4. To promote adaptability for future uses, any ground floor residential development in the Regional Centre or Mixed Use zone to have a first floor height of at least 4.2m.

## 2.2.3. SITE COVER

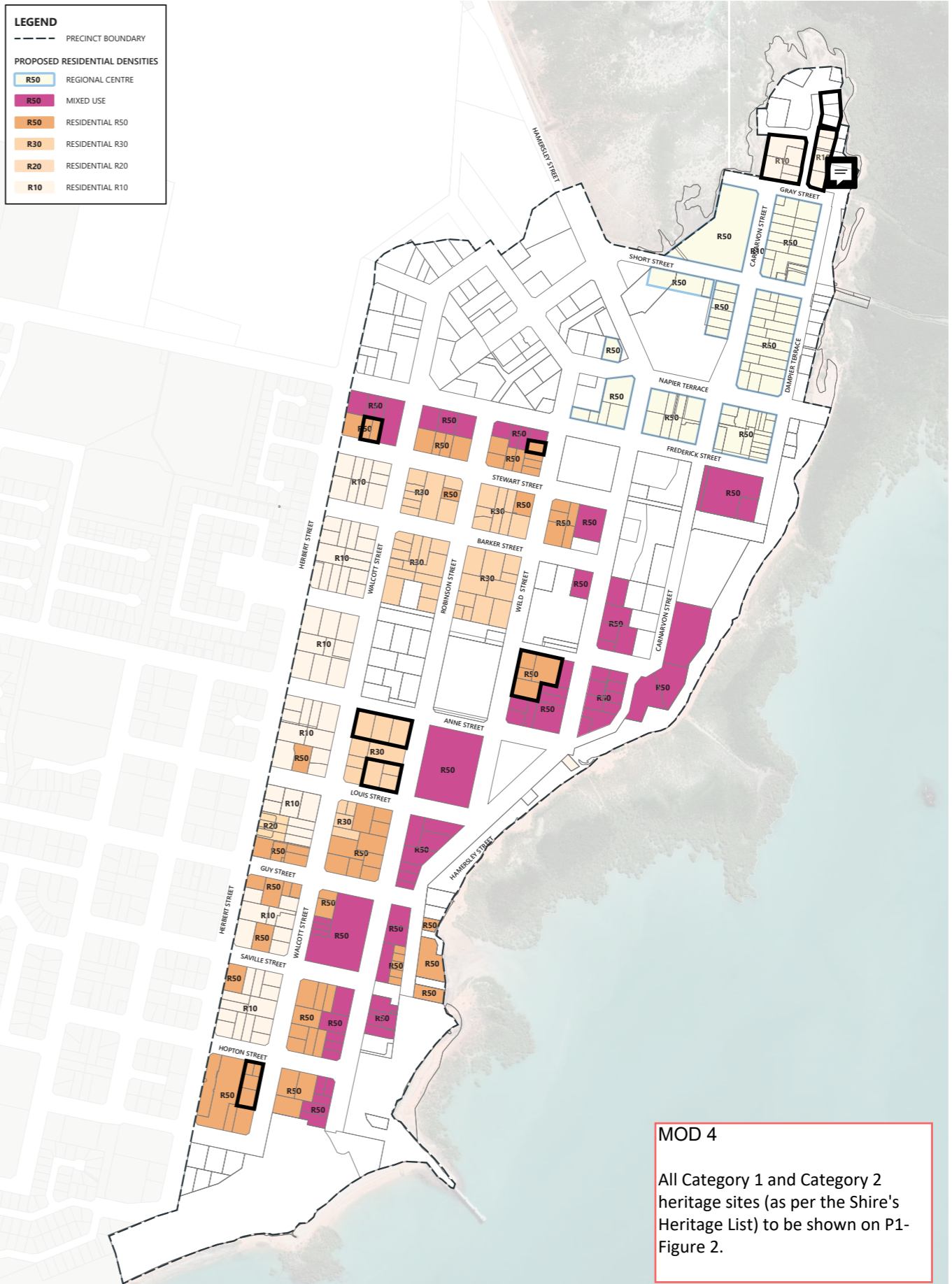
1. Development on each site does not exceed the maximum site cover percentages set out in **Section 3**.

## 2.2.4. SETBACKS

1. Setbacks shall comply with the minimum and maximum setbacks set out in **Section 3**.


## 2.2.5. STREETScape

1. Building frontages are delivered in accordance with the requirements set out in **P1 - Table 7**. Refer to the Sub-Precinct Plans in **Section 3 (P1 - Figure 6 - P1 - Figure 12)** for building frontage locations.



P1 - Figure 5: COBPSP - Residential Density Plan

FRONTAGE TYPE	REQUIREMENTS
All Frontage Types	<ul style="list-style-type: none"> <li>+ Development on corner lots must address both street frontages.</li> <li>+ 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.</li> <li>+ Utilities and service areas must not negatively impact the amenity of the public realm or adjoining properties: <ul style="list-style-type: none"> <li>- 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.</li> <li>- All service meters must be contained within development lots, and screened and integrated into the overall development.</li> <li>- Air conditioning must not be visible from the street and must not be visible above the roof line of buildings on street facing elevations.</li> </ul> </li> </ul>
Main Street	<ul style="list-style-type: none"> <li>+ Development to provide active uses at the ground floor, ensuring strong relationship between the building and the street. <ul style="list-style-type: none"> <li>- Alfresco dining and uses that open out onto the street are strongly encouraged.</li> <li>- Alfresco structures within verge areas must provide integrated public access ways through alfresco areas, at a minimum width of 2m.</li> </ul> </li> <li>+ 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 for the full length of the building frontage.</li> <li>+ Development must avoid blank walls/façades and large extents of non-operable glazing, and avoid the use of reflective or dark glazing, permanent window coverings, opaque film, signage or any device that prevents a visual connection with the street.</li> <li>+ Upper level balconies and/or windows must overlook the street and other public areas.</li> <li>+ Any onsite parking is not permitted to be located in the street setback area, and must not be visible from the public realm.</li> <li>+ Building entrances must optimise visibility and safety through being positioned in a prominent location within clear view of the street frontage, oriented towards the street with lighting.</li> <li>+ Edges of large-format retail stores or complexes must ensure that there are active frontages to all public streets with the active frontage flanked by smaller-scale premises, active uses and other features that promote street activation and passive surveillance of the street.</li> </ul>
Urban	<ul style="list-style-type: none"> <li>+ Development to front and provide an urban edge to the street. <ul style="list-style-type: none"> <li>- Alfresco dining and active uses that open out onto the street are encouraged.</li> <li>- Alfresco structures within verge areas must provide integrated public access ways through alfresco areas, at a minimum width of 2m.</li> </ul> </li> <li>+ For <b>residential development</b>, the Acceptable Outcomes set out in the following sections of the <i>R-Codes Volume 2</i> apply: <ul style="list-style-type: none"> <li>- Section 3.6 Public Domain Interface.</li> <li>- Section 3.7 Pedestrian Access and Entries.</li> </ul> </li> <li>+ For <b>non-residential development</b>, the following applies: <ul style="list-style-type: none"> <li>- Where street setbacks are provided high-quality landscaping is required to provide an attractive streetscape.</li> <li>- Onsite parking is permitted in the street setback area, however, this must be setback 3m from the street boundary and be located behind high-quality landscaping.</li> <li>- Development must avoid blank walls/façades, and large extents of non-operable glazing.</li> </ul> </li> </ul>

FRONTAGE TYPE	REQUIREMENTS
Commercial	<ul style="list-style-type: none"> <li>+ Development is encouraged to front the street with parking at the rear.               <ul style="list-style-type: none"> <li>- Where onsite parking is provided in the street setback area, it must be setback 3m from the street boundary and be located behind high-quality landscaping.</li> </ul> </li> <li>+ Awnings and verandahs are encouraged.</li> </ul>
Residential	<ul style="list-style-type: none"> <li>+ For <b>single dwellings</b>, the R-Codes Volume 1 apply.</li> <li>+ For <b>grouped and multiple dwellings</b>, the Acceptable Outcomes set out in the following sections of the <i>R-Codes Volume 2</i> apply:               <ul style="list-style-type: none"> <li>- Section 3.6 Public Domain Interface.</li> <li>- Section 3.7 Pedestrian Access and Entries.</li> </ul> </li> <li>+  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.</li> <li>+ For <b>corner lots</b>, the following applies:               <ul style="list-style-type: none"> <li>- Corner lots must include 50% of fencing to secondary street as per the primary street fencing requirements.</li> <li>- Corner dwellings must be equally articulated to both street frontages.</li> <li>- Corner dwellings must have openings to habitable rooms on each street-facing façade within the street setback area.</li> </ul> </li> <li>+ Where street setbacks are provided high-quality landscaping is required, this may be colocated with private open spaces (e.g. balconies and courtyards) to ensure good passive surveillance of streets.</li> </ul>
Laneway Edge	<ul style="list-style-type: none"> <li>+ Building design to ensure windows, balconies, and private open spaces are oriented towards the laneway to provide passive surveillance and activation (in commercial areas).</li> <li>+ Pedestrian laneways and publicly accessible courtyards must have a minimum dimension of 3m, and provide a minimum vertical clearance of 2.8m above the finished footpath level.</li> <li>+ Fencing, landscaping and other elements on the frontage must be designed in accordance with CPTED principles to eliminate opportunities for concealment.</li> </ul>
POS Edge	<ul style="list-style-type: none"> <li>+ Building design to ensure habitable rooms and private open spaces are oriented towards POS to provide passive surveillance.</li> <li>+ Where sites back onto POS, direct access from private open space is permitted.</li> <li>+ Fencing, landscaping and other elements on the frontage must be designed in accordance with CPTED principles to eliminate opportunities for concealment.</li> </ul>

1. Roof material used should be light in colour to reduce thermal heat load and have a roof pitch between 17.5 and 30 degrees.

2.2.7. LANDSCAPE AND DEEP SOIL

- 1. Significant existing tree/s that are located within the street or lot boundary setbacks are to be retained.
- 2. The removal of significant existing tree/s in the street or lot boundary setback area shall only be permitted when:
  - (a) The tree/s can be relocated to another portion of the site; OR
  - (b) The removal is supported by an arboriculture report; OR
  - (c) It can be reasonably demonstrated to the satisfaction of the Shire that the retention of the tree/s will adversely compromise the development potential of the site, and the ability of a development to meet the COBPSP objectives.
- 3. Soft landscaping and deep soil areas must be provided in accordance with the below standards and **P1 - Table 8**:
  - (a) Where possible, deep soil areas are to be co-located with existing trees for retention and/or adjoining trees, or alternatively, provided in a location that is suitable for tree growth and 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 water management response.
  - (d) In addition to the tree requirements of **P1 - Table 8**, uncovered at-grade car parking must 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.

P1 - Table 8: COBPSP Landscaping, Deep Soil and Tree Requirements

LAND USE		SOFT LANDSCAPING	MINIMUM DEEP SOIL	MINIMUM REQUIREMENT FOR TREES*
Residential Development	Single House and Grouped Dwellings	30%	10%	1 medium tree per dwelling
	Multiple Dwellings		In accordance with the SPP7.3 Residential Design Codes (Volume 2) <del>For multiple dwellings R30 and below, the deep soil area and tree canopy requirements of R40 apply.</del>	
Non-Residential Development	Regional Centre (Chinatown Sub-Precinct)	10%	10%	NA
	Regional Centre (Commercial Sub-Precinct)	20%		2 medium trees and 2 small trees per 1,000m <sup>2</sup>
	Tourism	25%		OR 1 large tree and 2 small trees per 1,000m <sup>2</sup>
	All other zones	20%		(or part thereof)

\*Tree sizes to be in accordance with those set out in Table 3.3b of SPP 7.3 Residential Design Codes (Volume 2).

INTRODUCE NEW SECTION CALLED 'VERGES'



2.2.8. 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 setback 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 setback in accordance with the setback requirements of **Section 3**.

2.2.9. CAR PARKING AND VEHICLE ACCESS

- 1. Parking within the COBP shall be provided in accordance with the ratios specified in the Scheme.
- 2. Vehicle access must be minimised and consolidated where possible. Access must not adversely impact upon street trees, amenity of the street or pedestrian connectivity.
- 3. For all residential development within the mixed use zone the following applies:
  - (a) Consolidated access is required with one crossover per frontage.
  - (b) Visitor parking must be accommodated on-site.
- 4. Any driveway must be setback a minimum of 1 metre from a side boundary to allow for sufficient area for landscaping.

2.2.10. BICYCLE PARKING AND END OF TRIP FACILITIES

- 1. For residential development, bicycle parking and end of trip facilities shall be provided in accordance with SPP 7.3 Residential Design Codes (Volume 1 or Volume 2).
- 2. For non-residential development, bicycle parking and end of trip facilities shall be provided in accordance with the Scheme.

## 2.2.11. SOLAR ACCESS AND NATURAL VENTILATION

### ALL DEVELOPMENT

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

### NON-RESIDENTIAL DEVELOPMENT

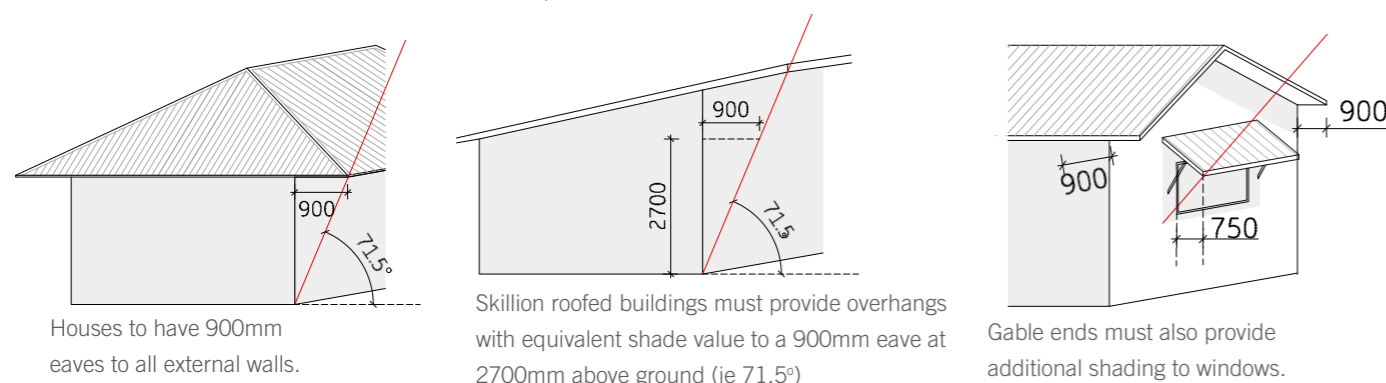
- Glazing within east and west facing walls must be shaded either by a neighbouring building, adjustable vertical shading structures or awning or similar structure or a combination of the above.
- North and south facing openings must all be provided with a horizontal fixed or moving shading device with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

### RESIDENTIAL / TOURIST DEVELOPMENT

- Buildings are oriented to:
  - Minimise major openings to dwellings/units facing west; and
  - Maximise natural cross ventilation to habitable rooms.
- Minimum eave overhang of 900mm to all walls.
  - 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 walls, or windows with a sill height less than 500mm above floor level are to be shaded by a vertical or horizontal device such as an awning, pergola, louvre or an approved alternative that is suitable to cyclonic conditions (refer **P1 - Figure 3**).
- Multiple dwellings or multi-storey tourism development / accommodation has a maximum building depth of 20m.
- Ceiling heights must be a minimum 2.7m to all habitable areas.
- Natural ventilation to the dwelling/unit is provided through demonstrating (refer **P1 - Figure 4**):
  - All habitable rooms should have a minimum 1m<sup>2</sup> openable window;
  - All windows must have a minimum openable area of 50% ;
  - Breeze paths must have a maximum length of 15m through a maximum of 3 windows, doors or other openings; and
  - Breeze paths must not crank more than 35 degrees in their passage through the house/unit plan.

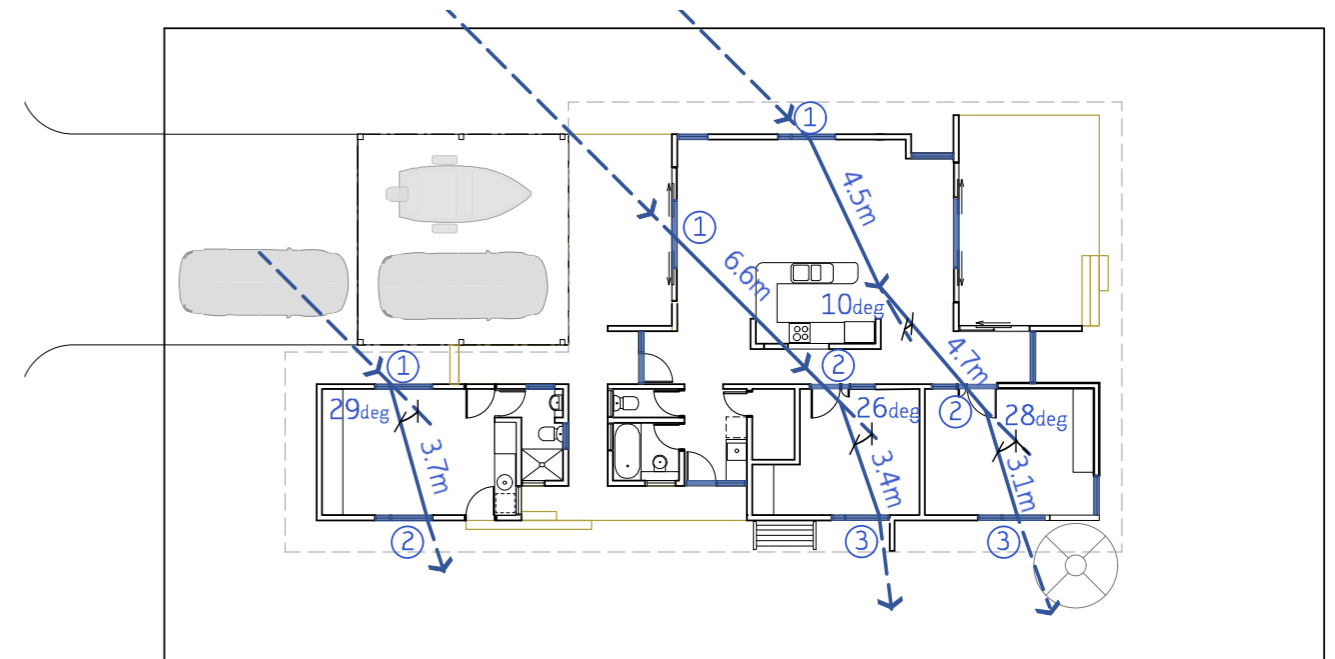
All dimensions should be clearly shown on Development Application plans.

- Balustrades must be at least 75% breeze permeable.



**P1 - Figure 3: COBPSP Shading Requirements**

Source: Broome North Design Guidelines



**P1 - Figure 4: COBPSP Natural Ventilation Requirements**

## 2.2.12. HERITAGE MANAGEMENT

- Existing heritage buildings (as shown on **P1 - Figure 2**) are to be retained and incorporated into any new development proposal. All development to be delivered in accordance with the requirements set out in Local Planning Policy 5.4 - Heritage List Development of Listed Places.
- For development within identified Aboriginal and cultural heritage areas shown on the Aboriginal Cultural Heritage Inquiry System:
  - Manage as per appropriate Regulation and Yawuru Cultural Management Plan; and
  - Engage with relevant Stakeholders including determined Native Title Holders and Knowledge Holders.

### CHINATOWN CONSERVATION AREA

- Alterations and additions to places of heritage value must enhance the established heritage value and be compatible with the design, siting, scale, built form, materials and external finishes.
- New and original developments must be able to be clearly identified as of a different development period but compatible in form, colour, materials, height, bulk, scale and relationship to adjacent heritage buildings.
- Development must conserve, maintain, enhance and reinforce the existing streetscape and the historic character of individual buildings, exhibiting architectural and roof forms, designs, street frontage widths, materials, finishes, fences and landscape settings which complement without attempting to reproduce historic buildings or their detailing.
- The colours of external surfaces visible from the street or a public space must be no more than three (excluding colours of approved signage), with a colour palette that includes at least one of the colours which has traditionally been used to paint buildings in Broome: off white, green, red or black.
- Unless varied to conform with flight path restrictions or a roof which is not visible from a public place, the roof pitch over the internal floor area must be between a minimum of 26 degrees and maximum of 40 degrees for hipped and gable roof forms. The roof pitch over the internal floor area must be a minimum of 17.5 degrees for skillion roof forms.

## 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. COASTAL PLANNING

1. Land located within Special Control Area 9 as shown on **P1 – Figure 2**, shall be required to meet the design criteria set out in the Shire’s Local Planning Policy 5.23 – Coastal Planning.
2. Properties in the Chinatown Core Sub-Precinct must all satisfy the additional criteria provided in **Section 3.1.3**.

### 2.3.3. URBAN WATER MANAGEMENT

1. All major development sites (3,500m<sup>2</sup> or greater) shall require the preparation of an Urban Water Management Plan (UWMP) prior to subdivision or development.
2. The UWMP is to be prepared by the proponent in accordance with this Precinct Structure Plan. It should demonstrate to the satisfaction of the Shire (and if required the DWER):
  - (a) How the key principles and criteria of the COBP Water Management Strategy have been met;
  - (b) How the urban structure will address water use and management; and
  - (c) Existing and required water management infrastructure.
3. The UWMP must demonstrate proof of concept including how it addresses relevant requirements of the COBPSP Water Management Strategy including consideration for the proposed:
  - (a) Water Conservation Strategy.
  - (b) Groundwater Management Strategy.
  - (c) Stormwater Management Strategy.

#### SPECIFIC REQUIREMENTS

4. No additional development is recommended within the 1% 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 400mm freeboard to the 1% AEP flood levels.
5. 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.

### 2.3.4. CONTAMINATED SITES

1. Lot 54 (2) Coghlan St is classified as ‘Contaminated – Remediation Required’ by the Department of Water and Environmental Regulation. The following restrictions on use apply:
  - (a) Other than for analytical testing or remediation, groundwater abstraction is not permitted at this site because of the nature and extent of groundwater contamination.
  - (b) The land use of the site is restricted to commercial/industrial use, which excludes sensitive uses with accessible soil such as childcare centres, kindergartens, pre-schools and primary schools. The site should not be developed for a more sensitive use such as recreational open space, residential use or childcare centres without further contamination assessment and/or remediation.
2. Lot 200 (2) Hamersley St is classified as ‘Remediated for restricted use’ by DWER. The following restrictions on use apply:
  - (a) The land use of the site is restricted to commercial/industrial land use, which excludes sensitive uses with accessible soil such as childcare centres, kindergartens, pre-schools and primary schools. The site should not be developed for a more sensitive use such as recreational open space, residential use or childcare centres without further contamination assessment and/or remediation.
  - (b) Other than for analytical testing or remediation, groundwater abstraction is not permitted at this site because of the nature and extent of groundwater contamination.
  - (c) Due to the presence of hydrocarbons in groundwater, a site-specific health and safety plan should be developed and implemented to address the risks to the health of any workers undertaking intrusive works below 3.0 metres depth (i.e. below the water table).
3. Lot 22 (19) Napier Terrace is classified as ‘Remediated for restricted use’ by DWER. The following restrictions on use apply:
  - (a) The land use of the site is restricted to commercial/industrial use with the configuration of buildings existing at the site at the time of classification. Commercial/industrial use excludes sensitive uses with accessible soil such as childcare centres, kindergartens, pre-schools and primary schools. The site should not be developed for a more sensitive use, or the existing configuration of site buildings changed, without further contamination assessment and/or remediation.
  - (b) Other than for analytical testing or remediation, groundwater abstraction is not permitted at this site because of the nature and extent of groundwater contamination.
  - (c) Due to the presence of soil and groundwater contamination beneath the site, an appropriate health safety and environmental management plan should be developed to protect site workers in the event that any subsurface excavations are carried out at the site.



# 03



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## SUB-PRECINCT DEVELOPMENT REQUIREMENTS

3.1 P1 - CHINATOWN CORE



SUB-PRECINCT INTENT

As Broome’s Regional Centre, the Chinatown Core offers a unique range of goods, services and experiences and continues to be the destination of choice for residents and tourists seeking employment, shopping and entertainment activities.

SUB-PRECINCT OBJECTIVES

- + New development ensures that the significance of Chinatown’s cultural, natural, and built heritage is conserved and interpreted.
- + A diversity of land uses promote both day and night time activities contributing to a safe and active precinct.
- + Buildings interact with the public realm to form high-quality streetscapes / public open space interfaces, which ensure generally contiguous and active street frontages.
- + Chinatown’s laneways network is enhanced and expanded to prioritise east-west pedestrian movements between Carnarvon Street and Dampier Terrace.
- + The built form scale of Chinatown maintains a human scale of development, providing interesting, well proportioned facades.

3.1.1. DEVELOPMENT REQUIREMENTS

1. In addition to the General Development Standards provided in Section 02, the provisions set out in **P1 - Table 9** shall apply to the area included within the Chinatown Sub-Precinct Plan (**P1 - Figure 6**).

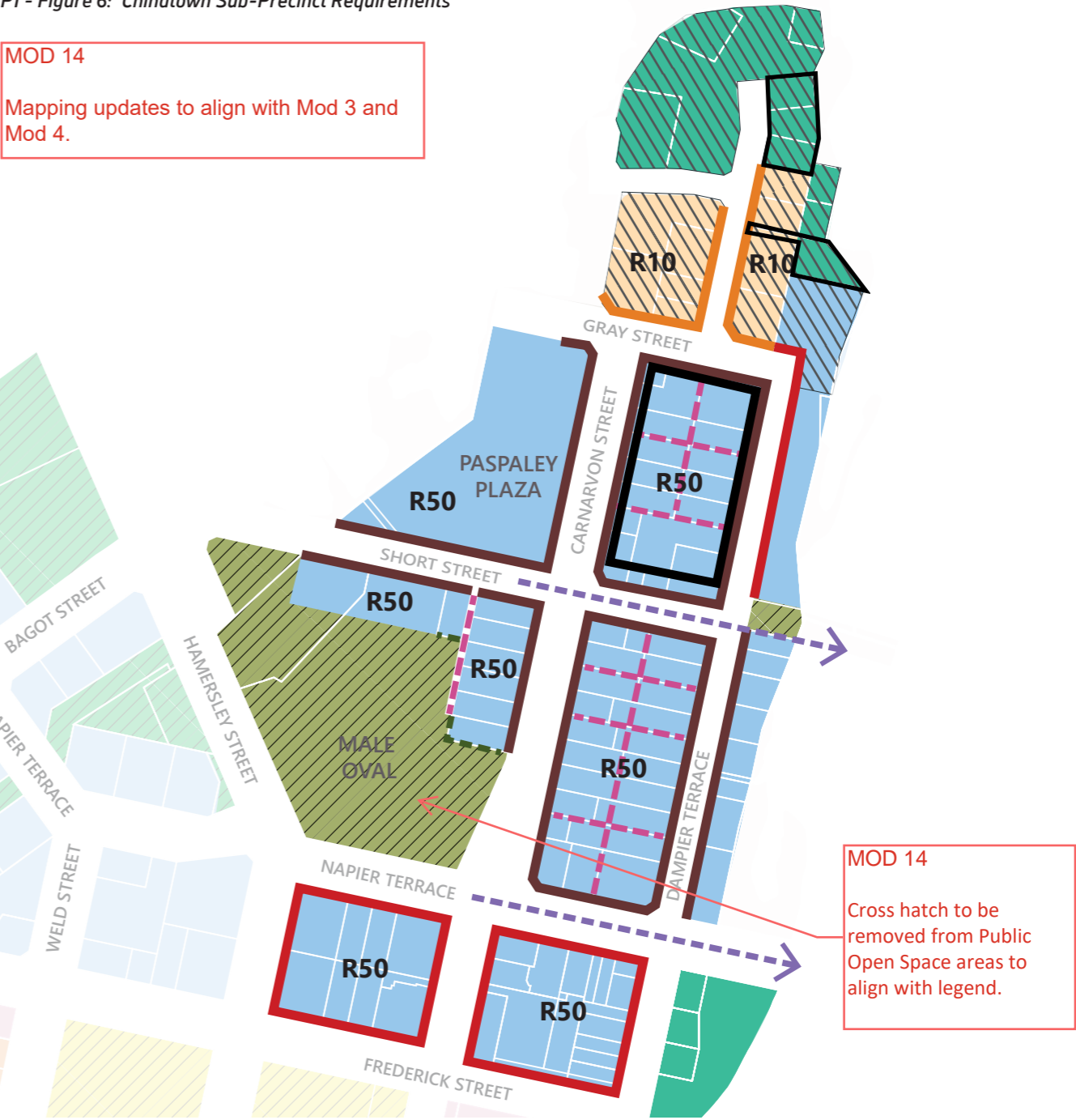
P1 - Table 9: P1 Chinatown Core Built Form Controls

ELEMENT	PROVISION	LAND USE ZONE / FRONTAGE TYPE		
		REGIONAL CENTRE MAIN STREET	REGIONAL CENTRE URBAN EDGE	RESIDENTIAL
Building Height	Maximum building height	For development within the Obstacle Limitation Surface area, refer to Schedule 7 of the Scheme For development outside of the Obstacle Limitation Surface area 3 Storeys.		
Street Setback	Minimum primary and secondary street	Nil	2m up to and including 3 storeys	7.5m
	Maximum primary and secondary street	2m	NA	NA
Lot Boundary Setbacks	Minimum lot boundary setbacks	Nil	3m up to and including 3 storeys	3m
Site Cover	Maximum site cover	75%	75%	40%
Preferred Land Use	Ground Floor	Small shops, restaurants, cafes and other uses which generate high levels of pedestrian activity	Retail, restaurants, cafes, offices, tourism development	Residential
	Upper Floors	As per ground floor and residential	As per ground floor and residential	

P1 - Figure 6: Chinatown Sub-Precinct Requirements

MOD 14

Mapping updates to align with Mod 3 and Mod 4.



MOD 14

Cross hatch to be removed from Public Open Space areas to align with legend.

LEGEND

LAND USE ZONE

- REGIONAL CENTRE
- RESIDENTIAL

RESERVES

- FORESHORE
- PUBLIC OPEN SPACE (PROPOSED)

BUILDING FRONTAGES

- PUBLIC OPEN SPACE
- LANEWAY
- MAIN STREET
- URBAN EDGE
- RESIDENTIAL

OTHER ELEMENTS

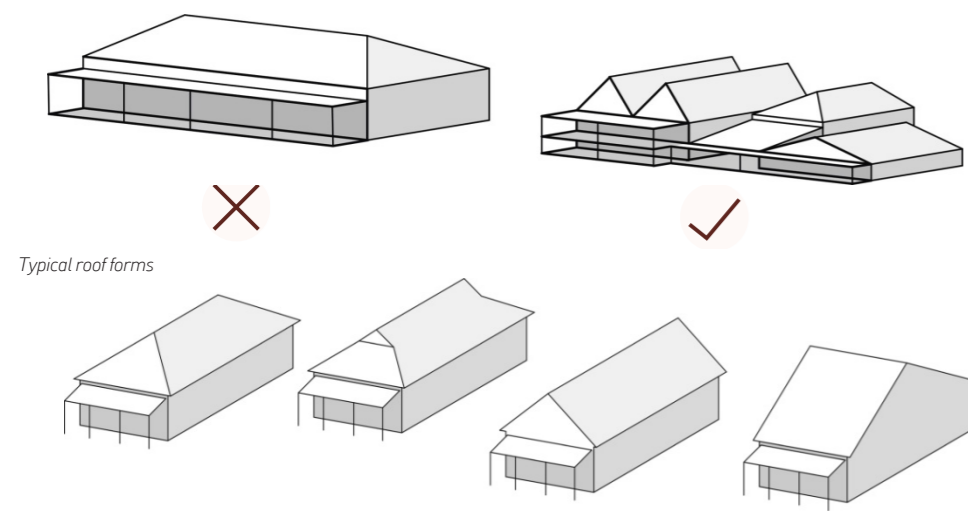
- EROSION RISK AREA
- MAINTAIN VIEWS

### 3.1.2. ROOF DESIGN

1. Large floor areas must be roofed by means of a series of smaller-scale individually roofed units that are linked to each other in order to reduce the perceived bulk of the roof form (refer **P1 - Figure 7**).
2. Typical roof forms as found on original buildings such as simple skillion, hipped and gable forms with gable facing either front or side elevations must be used for single and two storey developments (refer **P1 - Figure 7**).
3. Roof material used should be light in colour to reduce thermal heat load and have a roof pitch between 17.5 and 30 degrees.

**P1 - Figure 7: COBPSP Roof Forms**

Large roof forms should be broken down by smaller scale roof units

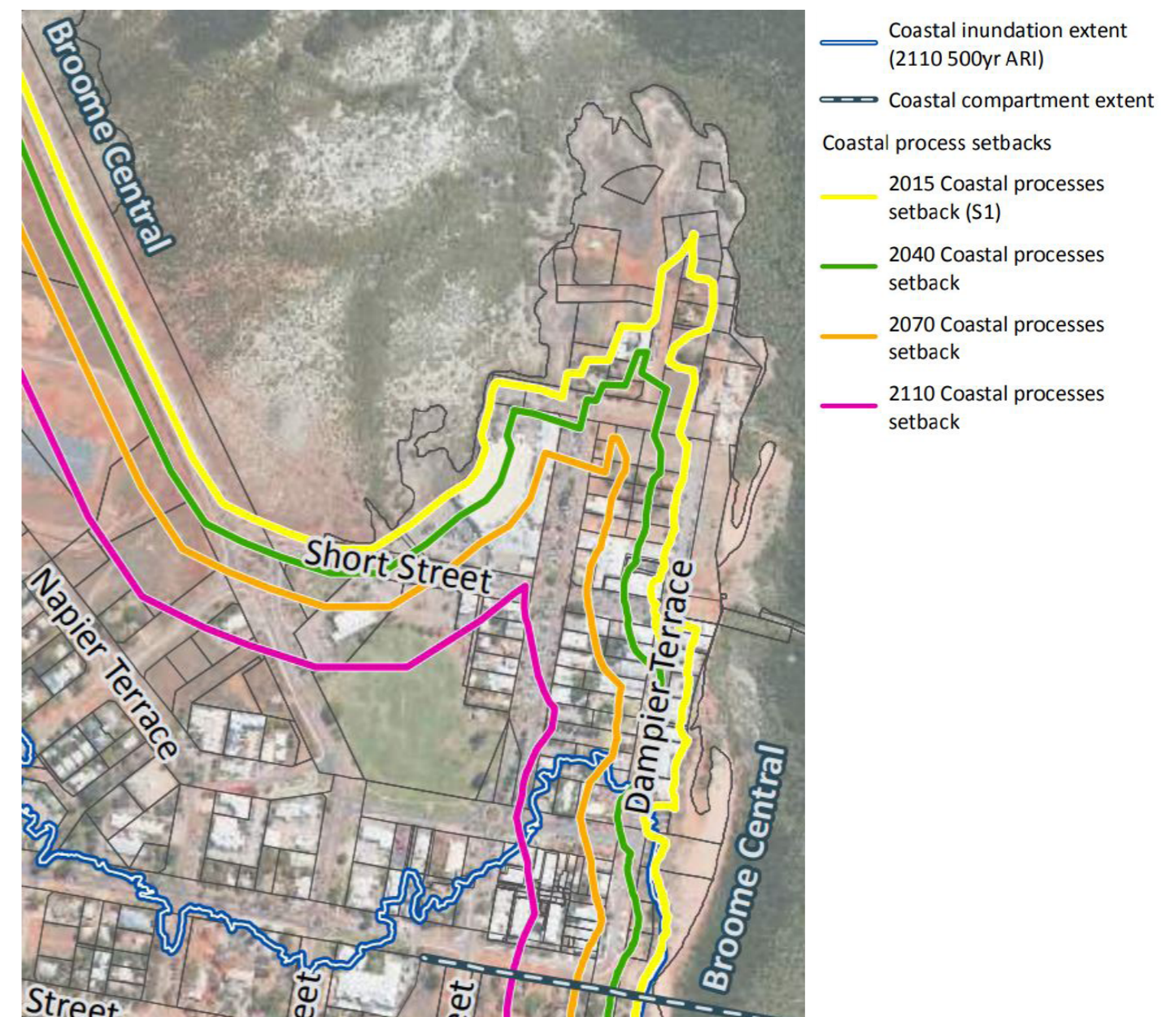


### 3.1.3. COASTAL PLANNING (CHINATOWN CORE ONLY)

1. Properties located within the Erosion Risk Area identified on **P1 - Figure 6** must satisfy the below criteria:
  - (a) No permanent structures are permitted within the coastal erosion processes setback area for the 2110 planning period (as shown on **P1 - Figure 8**).
  - (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 LPP 5.23. They must be removed once the current risk of erosion poses an unacceptable risk to a development or structure.
  - (c) Any approval is to be conditioned requiring all structures be removed at the cost of the land owner once the current risk of erosion poses a risk to a development or structure, as defined by the following triggers:
    - (i) When the distance from the most landward part of the Horizontal Shoreline Datum (HSD) to the most seaward point of a development or structure is less than the S1 allowance in the respective section of coast.
    - (ii) Where a public road is no longer available or able to provide legal access to the property.
    - (iii) When water, sewage or electricity to the lot is no longer available as they have been removed/decommissioned by the relevant authority due to coastal hazards.

- (d) In its determination of development applications for land within SCA9, a notification is to be placed on the Certificate of Title, pursuant to section 70A of the Transfer of Land Act 1893:

VULNERABLE COASTAL AREA - This lot is located in an area likely to be subject to coastal erosion and/or inundation over the 100 planning timeframe (2110).



**P1 - Figure 8: Coastal Hazard Mapping Chinatown Core**

Source: LPP 5.23 - Coastal Planning

# 3.2 P2 - HAMERSLEY STREET



## SUB-PRECINCT INTENT

Hamersley Street is established as the primary mixed use spine connecting Chinatown and Town Beach. New development and an enhanced public realm frame this important north-south link.

## SUB-PRECINCT OBJECTIVES

- + Encourage the provision of urban building frontages and land uses which promote an active interface with the public realm.
- + Protect areas of cultural and environmental significance through sensitive development.
- + Setbacks between buildings allows for adequate natural ventilation and cooling breezes to permeate through the precinct.
- + New development ensures that Old Broome’s tree canopy is enhanced through a combination of tree retention and new planting.
- + The existing verge on the eastern side of the Hamersley Street road reserve is established as a linear park, prioritising safe pedestrian and cyclist movements.
- + Facilitate coordinated redevelopment of the Broome Regional Prison site.

### 3.2.1. DEVELOPMENT REQUIREMENTS

In addition to the General Development Standards provided in Section 02, the provisions set out in **P1 - Table 10** shall apply to the area included within the Hamersley Street Sub-Precinct Plan (**P1 - Figure 9**).

P1 - Table 10: P2 Hamersley Street Built Form Controls

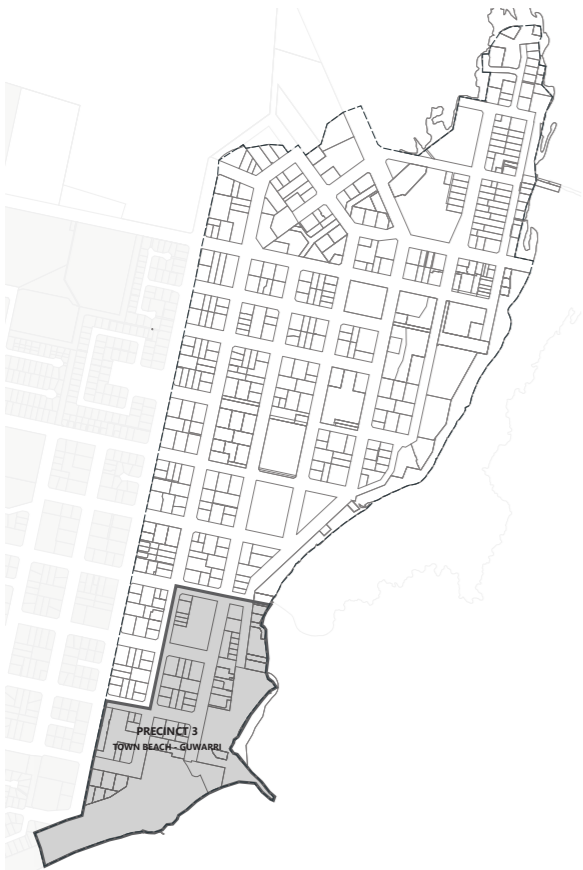
ELEMENT	PROVISION	LAND USE ZONE	
		MIXED-USE	RESIDENTIAL R50*
Building Height	Maximum building height	3 Storeys 5 storeys may be considered subject to Clause 2.2.2 (2)	2 Storeys
Street Setback	Minimum primary and secondary street	2m up to and including 3 storeys 6m above 3 storeys	3m
Lot Boundary Setbacks	Minimum lot boundary setbacks	3m up to and including 3 storeys 6m above 3 storeys	3m
Site Cover	Maximum site cover	60%	Lots less than 2,000m² = 50% Lots 2,000m² or more = 60%
Parking and Access	Crossovers	Properties on the eastern side of Hamersley Street are limited to one crossover per lot to allow establishment of a linear park on Hamersley Street. Additional crossovers may be considered on a case by case basis by the Shire of Broome, provided they do not have a detrimental impact on pedestrian amenity and existing public realm infrastructure (e.g. street trees).	

\*For R10 Built Form Controls refer to P1 - Table 13.

P1 - Figure 9: Hamersley Street Sub-Precinct Requirements



# 3.3 P3 - TOWN BEACH-GUWARRI



## SUB-PRECINCT INTENT

Town Beach-Guwarri is the southern bookend of the COBP. It is a place with significant cultural, entertainment, and recreation value. New development leverages off the major investment made into the area.

## SUB-PRECINCT OBJECTIVES

- + New mixed use development provides a diversity of uses and active ground floors which engage with the public realm.
- + Buildings incorporate urban edges which frame key streets and provide passive surveillance of the public realm.
- + Setbacks between buildings allows for adequate natural ventilation and cooling breezes to permeate through the precinct.
- + A mix of housing types are provided enabling a greater density of people living in close proximity to this important node.
- + New development ensures that Old Broome’s tree canopy is enhanced through a combination of tree retention and new planting.

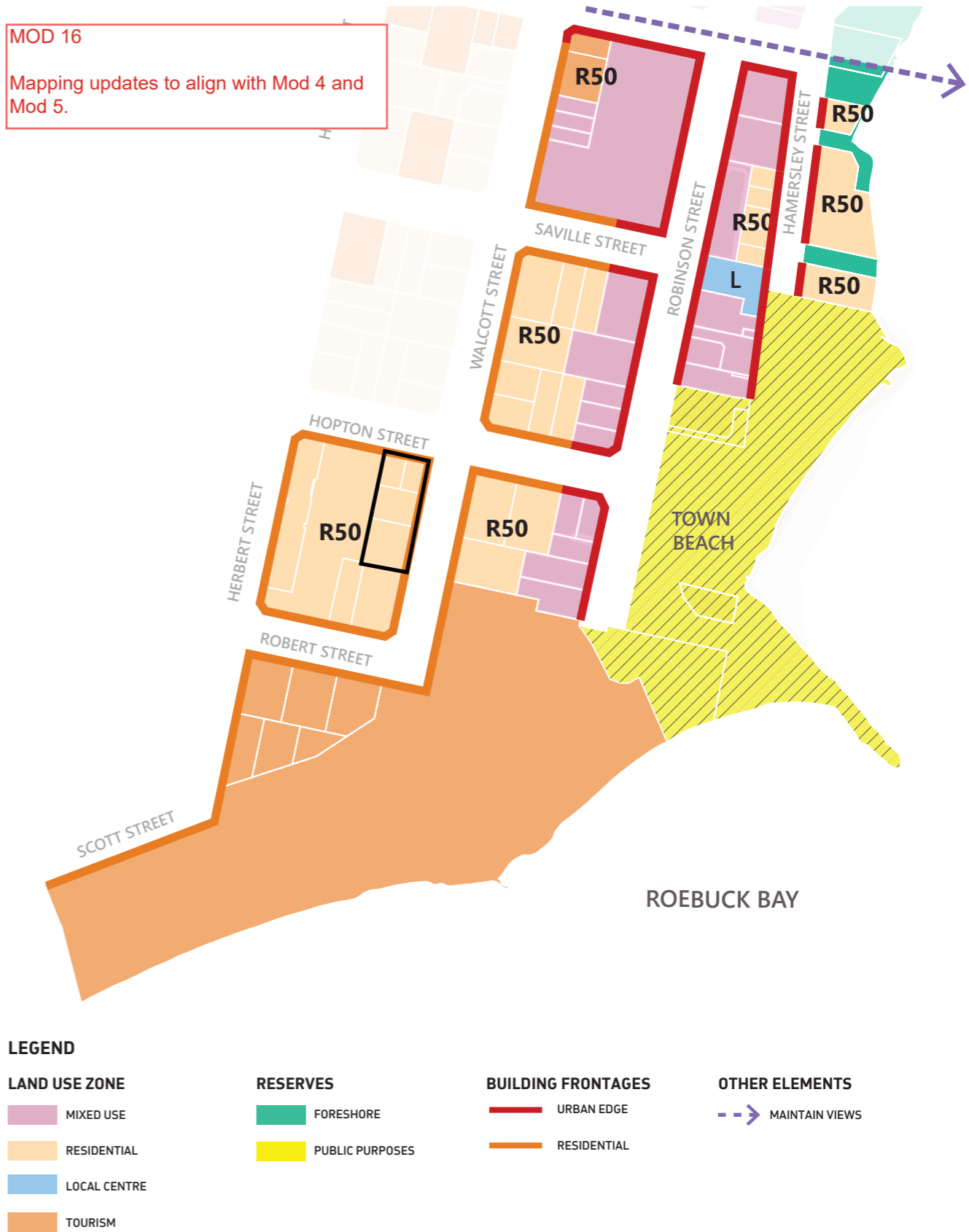
### 3.3.1. DEVELOPMENT REQUIREMENTS

In addition to the General Development Standards provided in Section 02, the provisions set out in **P1 - Table 11** shall apply to the area included within the Town Beach/Guwarri Sub-Precinct Plan (**P1 - Figure 10**).

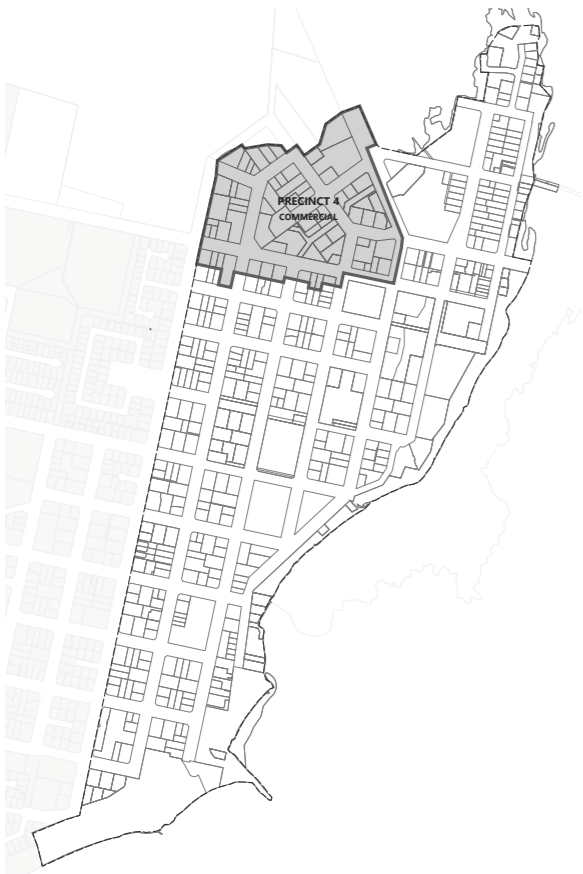
P1 - Table 11: P3 Town Beach-Guwarri Built Form Controls

ELEMENT	PROVISION	LAND USE ZONE		
		MIXED-USE	RESIDENTIAL R50	TOURISM
Building Height	Maximum building height	3 Storeys 5 storeys may be considered subject to Clause 2.2.2 (2)	2 Storeys	2 Storeys
Street Setback	Minimum primary and secondary street	2m up to and including 3 storeys. 6m above 3 storeys	3m	2m
Lot Boundary Setbacks	Minimum lot boundary setbacks	3m up to and including 3 storeys. 6m above 3 storeys 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.	3m	3m up to and including 3 storeys
	Boundary Walls	Boundary walls are permitted in accordance with the following: <ul style="list-style-type: none"><li>+ In areas coded R50 and above, walls not higher than 3.5m for two-thirds the length of the balance of the site boundary behind the front setback, to up to two site boundaries; or</li><li>+ Where both the subject site and the affected adjoining site are created in a plan of subdivision submitted concurrently for the proposed development, and the boundary walls are interfacing and of equal dimension</li></ul>		
Site Cover	Maximum site cover	60%	Lots less than 2,000m² = 50% Lots 2,000m² or more = 60%	60%

P1 - Figure 10: Town Beach Sub-Precinct Requirements



3.4 P4 - COMMERCIAL



SUB-PRECINCT INTENT

The commercial sub-precinct performs an important employment function which complements the Chinatown Core. Development includes businesses which are more car oriented, leveraging off good access from Frederick / Hamersley Streets.

SUB-PRECINCT OBJECTIVES

- + Development on Frederick Street provides an urban edge, helping to frame the western gateway into the Chinatown Core.
- + Non-residential uses are prioritised over residential uses, ensuring an employment-focussed precinct which compliments the Chinatown Core.
- + Commercial frontages ensure high-quality landscaped edges which contribute to attractive streetscapes.

3.4.1. DEVELOPMENT REQUIREMENTS

In addition to the General Development Standards provided in **Section 02**, the provisions set out in **P1 - Table 12** shall apply to the area included within the Commercial Sub-Precinct Plan (**P1 - Figure 11**).

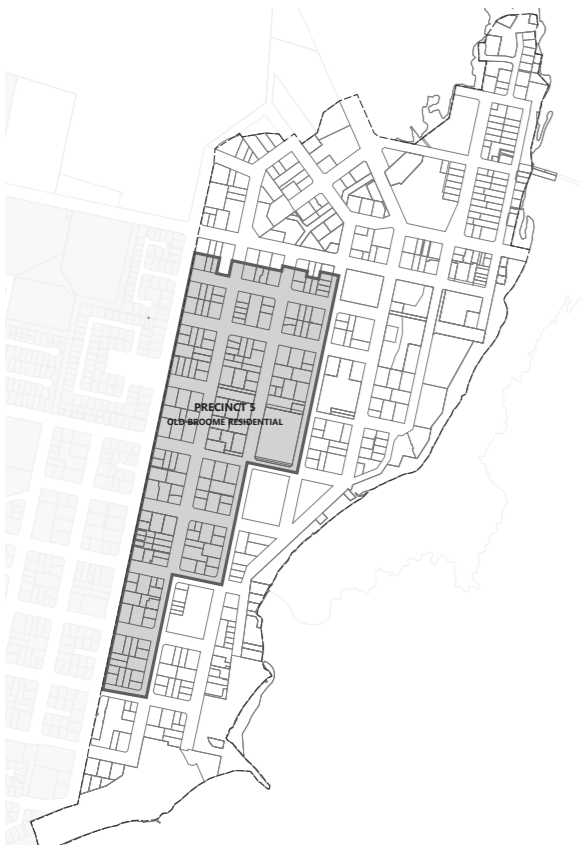
P1 - Table 12: P4 Commercial Built Form Controls

ELEMENT	PROVISION	LAND USE ZONE	
		REGIONAL CENTRE	MIXED USE
Building Height	Maximum building height	2 Storeys	3 Storeys 5 storeys may be considered subject to Clause 2.2.2 (2)
Street Setback	Minimum primary and secondary street	2m Nil setback permitted where development fronts Frederick Street.	2m up to and including 3 storeys Nil setback permitted where development fronts Frederick Street.
Lot Boundary Setbacks	Minimum lot boundary setbacks	2m	3m up to and including 3 storeys
Site Cover	Maximum site cover	70%	70%

P1 - Figure 11: Commercial Sub-Precinct Requirements



# 3.5 P5 - OLD BROOME RESIDENTIAL



## SUB-PRECINCT INTENT

Infill is approached in a sensitive way, with new residential development which respects the built and landscape character that makes Old Broome special.

## SUB-PRECINCT OBJECTIVES

- + New housing is developed across a range of residential densities to provide housing choice which meets the diverse needs of the local community.
- + Sensitive infill development is implemented to ensure the existing landscape character of Old Broome is protected.
- + Setbacks between buildings allows for adequate natural ventilation and cooling breezes to permeate through the precinct.
- + Guy Street is established as an integral east-west link, framed by urban edges which connect to Town Beach beyond.
- + New development ensures that Old Broome’s tree canopy is enhanced through a combination of tree retention and new planting.

### 3.5.1. DEVELOPMENT REQUIREMENTS

In addition to the General Development Standards provided in **Section 02**, the provisions set out in **P1 - Table 13** shall apply to the area included within the Old Broome Residential Sub-Precinct (**P1 - Figure 12**).

P1 - Table 13: P5 Old Broome Residential Built Form Controls

ELEMENT PROVISION		LAND USE ZONE		
		RESIDENTIAL R50	RESIDENTIAL R20 AND R30	RESIDENTIAL R10
Building Height	Maximum building height	2 Storeys	2 Storeys	2 Storeys
Street Setback	Minimum primary and secondary street	3m	6m	7.5m
Lot Boundary Setbacks	Minimum lot boundary setbacks	3m	3m	3m
	Boundary Walls	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.  Boundary walls are permitted in accordance with the following: <ul style="list-style-type: none"><li>+ In areas coded R40 and below, walls not higher than 3.5m, up to a maximum length of the greater of 9m or one-third the length of the balance of the site boundary behind the front setback, to up to two site boundaries; or</li><li>+ In areas coded R50 and above, walls not higher than 3.5m for two-thirds the length of the balance of the site boundary behind the front setback, to up to two site boundaries; or</li><li>+ Where both the subject site and the affected adjoining site are created in a plan of subdivision submitted concurrently for the proposed development, and the boundary walls are interfacing and of equal dimension</li></ul>		
Site Cover	Maximum site cover	Lots less than 2,000m² = 50% Lots 2,000m² or more = 60%	50%	40%

P1 - Figure 12: Old Broome Residential Sub-Precinct Requirements





# 04

## ADDITIONAL DETAILS

# 4.1 INFORMATION TO BE SUBMITTED

**P1 - Table 14** 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 14** should be read in conjunction with other relevant checklists (e.g. Shire's Development Application Checklist).

P1 - Table 14: Additional Information Requirements

DEVELOPMENT TYPE	ADDITIONAL INFORMATION / PURPOSE	APPROVAL STAGE	RESPONSIBLE AGENCY
Any Mixed Use Development	<b>Development Application Requirements</b> Prior to development occurring, a development application must provide the following information: <ul style="list-style-type: none"><li>+ <b>A design statement</b> - which demonstrates how the development responds to the character of the COBP.</li><li>+ <b>Overshadowing diagrams</b> - which show the extent of any overshadowing on adjoining properties, expressed in percentages and square metres.</li><li>+ <b>Streetscape Perspective</b> - showing proposed building/development and the two adjoining buildings either side of the development site to all street frontages. If the development site is a corner lot then the perspective should include the lot on the opposite street corner (same side of the road).</li><li>+ <b>A servicing infrastructure strategy</b> - which demonstrates how all essential utilities / infrastructure will be implemented.</li></ul>	Development Application	Shire of Broome
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 and grouped dwellings)	<b>Waste Management Plan</b> A Waste Management Plan must be submitted with each Development Application in the 'Tourist' 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
Any Development impacted by Acid Sulfate Soils	<b>Acid Sulfate Investigations / Management Plan</b> An ASS investigation should be completed prior to any ground disturbance or dewatering in following circumstances: <ul style="list-style-type: none"><li>+ The site is subject to conditional approval requiring the investigation and management of ASS.</li><li>+ For the small areas of land indicated to have a high probability of ASS occurrence at the site:<ul style="list-style-type: none"><li>- Soil or sediment disturbance of 100m3 or more in an area depicted on an ASS risk map as Class I 'high to moderate risk of ASS occurring within 3m of natural soil surface'.</li><li>- Lowering of the water table, whether temporary or permanent.</li></ul></li><li>+ Dewatering within 500m of the shoreline of Roebuck Bay to inform of appropriate effluent management measures.</li></ul> If Actual ASS (AASS) or Potential ASS (PASS) is identified, an ASS Management Plan and/or Dewatering Management Plan will be required.	Development Application	Shire of Broome and Department of Water and Environmental Regulation
All Development (excluding single and grouped 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

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Update table to include:

- New information regarding Heritage Impact Statements.

- Updated information regarding Environmental Management Plans.