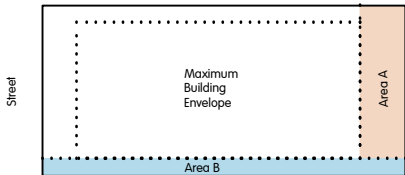


LOCAL DEVELOPMENT PLAN PROVISIONS

1. General Requirements

- 1.1 The acceptable development requirements of the *Residential Design Codes* (as amended), and the *Shire of Broome Local Planning Scheme No. 6* (as amended) are required to be satisfied, except where this Local Development Plan provides for variations.
- 1.2 Development approval is not required, but a Building Permit is required, for the construction of compliant dwelling on any lot within the area covered by this Local Development Plan.
- 1.3 Consultation with adjoining or other landowners is not required to achieve a variation to the *Residential Design Codes* (R-Codes) as provided for by this Local Development Plan.
- 1.4 Setback provisions in Clauses 3 and 4 are required to have regard to Figure 1 Breezeway Access Setback Areas.

FIGURE 1: BREEZEWAY ACCESS SETBACK AREAS



2. Dwelling Orientation

- 2.1 Where dwelling orientation is indicated on the plan, dwellings are to be oriented to address the relevant street with major openings and entry visible via this frontage.

3. Building Envelope Requirements

- 3.1 The primary purpose for the following building envelope requirements is to maintain breezeways for breeze access to dwellings throughout the development. Breezeway access setback areas are illustrated at Figure 1.
- 3.2 Minimum building setbacks, outlined in Table 1, apply to R20 east-west and north-south lots unless otherwise specified.
- 3.3 For Lots 54 and 62 Shingoro St only, minimum side setbacks of 2m (southern boundary) and 1.65m (northern boundary) apply.
- 3.4 For Lot 72 Tanami Drive a nil setback is permitted between grouped dwellings on the lot. Side setbacks to external boundaries are to meet the requirements of Table 1.
- 3.5 Ancillary dwellings and structures may be located within the building envelopes defined in Table 1 in accordance with the requirements of the R-Codes.

TABLE 1: BUILDING ENVELOPE REQUIREMENTS

Building Setback	East-West R20	North-South R20
Front (min)	3m (4m average)	
Front Carport (min)	4.5m	
Secondary Street	Per R-Codes	
Rear (min)	4m (5m average)	
Side (min) ¹	Southern boundary - 3m ² Northern boundary - Per R-Codes	1.5m (both sides)

¹ Refer Clause 3.3 for Lots 54 and 62 Shingoro St.

² Does not apply to the southern boundary of Lot 63 Shingoro St which is to be assessed as a Secondary Street per the R-Codes.

4. Breezeway Setback Requirements for Outbuildings and Ancillary Dwellings

- 4.1 The primary purpose for the following setback requirements is to provide for outbuildings and ancillary dwellings to be located within Area A and Area B to optimise breezeways as far as practicable.
- 4.2 For lots with a rear setback 5m or more in Area A, the size of structures and ancillary dwellings are defined in Table 2 adjacent.
- 4.3 For Lot 53 Shingoro St only, structures and ancillary dwellings may be located within Area B as defined in Table 2 where:
- a) A rear setback of 9m and above is provided; and
- b) The side setback to the structure meets the requirements of the R-Codes.

5. Fencing Requirements

- 5.1 Front fences within the primary street setback area are to be a maximum height of 1.2m above natural ground level.
- 5.2 Side fences behind the primary building line are to be a maximum height of 1.8m above natural ground level.

6. Passive Surveillance

- 6.1 For Lots 61 Sariago Terrace and 71 Tanami Drive, passive surveillance of the adjacent park is to be achieved by at least one major opening from a first floor habitable room with a view of the space to the specified elevation (where 2 storey development is proposed only).

7. Vehicular Access

- 7.1 For Lots 53, 63 and 79 Shingoro St vehicle access may be taken from the primary street frontage in lieu of the secondary street.

8. Lot 86 Yako Mall - Non-Residential Development Requirements

For non-residential development of Lot 86 Yako Mall, the following provisions apply:

- 8.1 Clauses 2, 3, 4 and 5, Figure 1 and Tables 1 and 2 of this Local Development Plan do not apply.
- 8.2 The development requirements for the built form 'Commercial / Mixed Use Building' at provision 5.3.8 of the Broome North Local Development Plan - Stage One do not apply.

8.3 Streetscape:

- a) The building must equally address both the Yako Mall and Shingoro Street frontages, avoiding long blank walls through the use of windows, openings, outdoor areas and roof form.
- b) Boundary fencing to Yako Mall and Shingoro Street is to be visually permeable¹ with a maximum height of 1.8 metres above natural ground level.

8.4 Setbacks:

- a) Front setbacks to Yako Mall and Shingoro Street minimum 4m.
- b) An approved shade structure(s) may be constructed within the front setback area.
- c) Setbacks to adjacent residential land to be in accordance with the side setback requirements of the R-Codes.

8.5 Vehicle and pedestrian access must be separate and clearly distinguishable.

8.6 Landscaping:

A landscaping plan including parking and service zones is to be submitted for the approval of the Shire of Broome with any development application, addressing the following requirements:

- a) Identification of a deep soil area comprising no less than 10% of the site area and with a minimum dimension of 4 metres.
- b) Tree planting in open parking areas provided at a rate of not less than one tree for every four carparking bays and spaced evenly to provide shade.
- c) Tree planting on the shared boundary between open parking areas and adjacent residential properties.
- d) To support the growth and protection of shade trees, each tree trunk is to have a minimum of 1.8 metres diameter access to water and mulch.

8.7 Waste Management:

- a) An accessible space is provided to accommodate the required number and type of waste storage bins for the development in line with Shire of Broome requirements.
- b) Bin storage area is to be screened from public view from adjacent streets and constructed of complementary style and materials to the primary building.

TABLE 2 BREEZEWAY SETBACK REQUIREMENTS

Rear Setback	5m	6m	7m	8m	9m	10m+
Maximum size of structure permitted within Area A	9m ²	15m ²	30m ²	40m ²	50m ²	60m ²
Maximum incursion into Area B (Lot 53 Shingoro St only)	nil	nil	nil	nil	1.5m	1.5m



Legend

- Subject Lots (R20)
- Subject Lots (R20) (Clause 3.3)
- Subject Lot (R20) (Clause 7 for non-residential development)
- No Vehicle Access
- Dwelling Orientation (Clause 2.1)
- Passive Surveillance (Clause 6.1)
- Vehicular Access (Clause 7.1)
- Designated Driveway Crossover¹

Existing Street Tree¹
(May only be removed with written consent from Shire of Broome)

NOTES:

¹ Landowner is responsible for costs associated with the removal and replacement (as applicable) of public infrastructure such as carparking bays, street trees, landscaping, reticulation etc. where approved by the Shire.



Planning & Development Act 2005
Local Planning Scheme No 6

Application No: 2023/59
Date: 19 September 2023



CADASTRAL INFORMATION
SOURCE: LANDGATE
YYMMDD: NA
DWG REF: NA
PROJECTION: MGA94
AERIAL PHOTOGRAPHY
SOURCE: NA
YYMMDD: NA



SIZE A3: 1:1250
0 metres 12.5 25 37.5 50 62.5

LOCAL DEVELOPMENT PLAN - STAGE 11 (AMENDMENT 1)

E	AMEND NOTES	230823	TD	DP
D	LOT 72 MODS	230703	TD	DP
C	LAYOUT	230502	TG	DP
B	MOD PROV, DWs	230421	TG	DP
A	FIRST ISSUE	221212	SB	DP
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D

Lot 9007, Bilingurr
Shire of Broome

JOB CODE DRAW NO. REV.
LAN BRO RD1208 E