

"WESTERN TRIANGLE" DEVELOPMENT PLAN

Prepared on behalf of,
and with input from

ROEBUCK ESTATE DEVELOPMENT PTY LTD

For Submission to
SHIRE OF BROOME

Revision 1
October 2009

FILE:	PLA69	
ACTION OFFICER:	MPS	
ACTION: (sign & date)	NOTED	RESPONDED
RECORD NO:	1110225 - 58853	
FURTHER REFERRAL ACTION OFFICER		Already received by E-mail / Fax
ACTION REQUIRED	NOTE or RESPOND	

DEPARTMENT OF PLANNING
06 JUL 2010
FILE SPN/0133

■ Land Use ■ Design ■ Strategy ■ Economics ■ Research

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“WESTERN TRIANGLE” DEVELOPMENT PLAN

PART 1 - STATUTORY PROVISIONS

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1. STATUTORY PROVISIONS

1.1. Citation

This "Western Triangle" Development Plan (WTDP) has been prepared in accordance with Clause 4.25.3 of Shire of Broome Town Planning Scheme No. 4 ("the Scheme") and comes into operation upon adoption by the Western Australian Planning Commission pursuant to sub-clause 4.25.3.5 (b) of the Scheme.

1.2. Components

The WTDP is in two parts:

- Part 1. Statutory Provisions;
- Part 2. Explanatory Report.

1.3. Development Plan Area

The WTDP shall apply to the land contained within the inner edge of the broken black line as depicted in Figure 1.

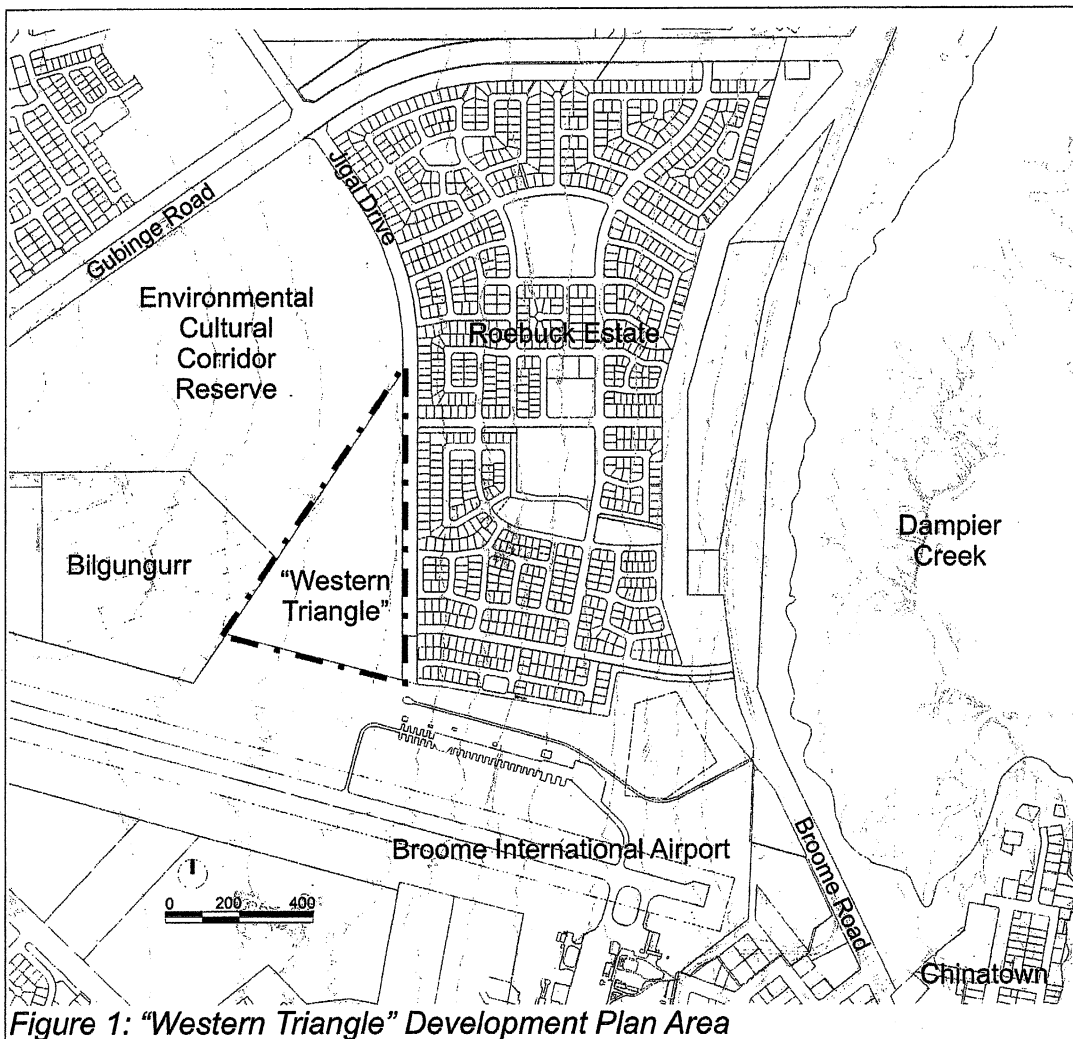


Figure 1: "Western Triangle" Development Plan Area

1.4. Land Title and Area

The land comprising the Development Plan Area is as described in Table 1.

Description	Certificate of Title Vol / Folio	Land Area
Lot 9039 on Plan 62492	2716 / 987	0.7821 ha
Lot 9038 on Plan 59296	2705 / 793	16.0600 ha
Part Lot 1653 on Plan 23563	2189 / 749	2.8436 ha

Table 1: Land Title Details

1.5. Interpretations

The words and expressions used in the WTDP shall have the same meanings as given to them in the Scheme.

1.6. Relationship with the Scheme

In the event of there being any inconsistencies or conflicts between the provisions, standards or requirements of the Scheme and the provisions, standards or requirements of the WTDP, then the provisions, standards or requirements of the WTDP shall prevail.

1.7. Objective

The objective of the WTDP is to facilitate the subdivision and development of the Development Plan Area generally in accordance with the physical plan presented as Figure A. Variations to the land use proposals illustrated in Figure A may be permitted, subject to the provisions of Clause 4.25.3.7 of the Scheme.

1.8. Land Use

The land uses permitted within the Development Plan area are:

- Residential development at the density codes indicated in Figure A.
- Public Open Space.
- Roads and paths.

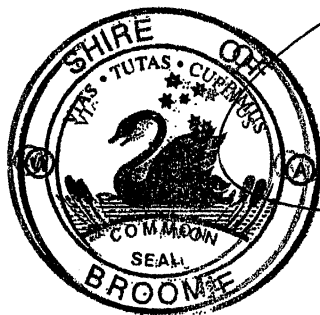
Development of these land uses shall be in accordance with the provisions applying to the nearest equivalent zones and reserves under the Scheme.

ADOPTION OF DEVELOPMENT PLAN

THE WESTERN TRIANGLE DEVELOPMENT PLAN
WAS ADOPTED BY
RESOLUTION OF THE SHIRE OF BROOME ON

15 APRIL 2010.....Date

AND THE SEAL OF THE MUNICIPALITY WAS PURSUANT
TO THE COUNCIL'S RESOLUTION HEREUNTO AFFIXED IN THE
PRESENCE OF:



[Signature]
.....
President, Shire of Broome

[Signature]
.....
Chief Executive Officer, Shire of Broome

21/2010.....Date

AND ADOPTED BY
RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON

1-8 FEB 2011.....Date

Signed for and on behalf of the Western Australian Planning Commission

[Signature]
.....

An officer of the Commission duly authorised by the Commission pursuant to Section 57 of the Western Australian Planning Commission Act 1985 for that purpose, in the presence of:

[Signature].....Witness

1-8 FEB 2011.....Date

