

SHIRE OF BROOME

Local Planning Scheme No, 7

Updated to include AMD 1 GG 3/02/2026



Department of **Planning,
Lands and Heritage**



Original Town Planning Scheme Gazettal
28 SEPTEMBER 2023

Disclaimer

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Consultation with the respective local government authority should be made to view a legal version of the Scheme. Please advise the Department of Planning, Lands and Heritage of any errors or omissions in this document.

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SHIRE OF BROOME

LOCAL PLANNING SCHEME NO.7 – AMENDMENTS

AMD NO.	GAZETTAL DATE	UPDATED		DETAILS									
		WHEN	BY										
SCHEME	28/09/2023		HAB	New Scheme									
1	3/02/2026	24/10/2023 3/02/2026	HAB	<p>Rezone the Cable Beach Precinct Structure Plan Area to 'Urban Development' and update maps accordingly.</p> <p>Amend Clause 33 Additional site and development requirements for areas covered by structure plan or local development plan and insert Table 4: as follows.</p> <p>(a) Table 4 sets out requirements relating to development that are included in Additional site and development requirements for areas covered by structure plan or local development plans that apply in the scheme area.</p> <p>(b) The specific development standards set out under this Clause and the associated Table 4 prevail to the extent of any inconsistencies with any other standard or provision of the Scheme.</p> <p>Table 4: Additional site and development requirements for areas covered by (Precinct) structure plan, local development plan.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No</th> <th>Description of Land</th> <th>Requirement</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Chinatown – Old Broome Precinct Structure Plan (PSP) Area as shown in the Precinct Structure Plan.</td> <td> <p>(1) Subdivision and development of land is to be generally in accordance with an approved structure plan with the residential density coding as set out in the Chinatown – Old Broome Precinct Structure Plan-Residential Density Plan.</p> <p>(2) For land zoned Mixed Use, the site and development standards set out in Schedule 4 Clause 14 are replaced by the Chinatown-Old Broome Precinct Structure Plan.</p> <p>(3) In considering applications for development approval, the local government shall have regard to the Obstacle Limitation Surfaces (Schedule 7) and Australian Noise Exposure Forecast (ANEF)</p> </td> </tr> <tr> <td>2</td> <td>Cable Beach Precinct Structure Plan (PSP) Area as shown in the Precinct Structure Plan.</td> <td>(1) Subdivision and development of land is to be generally in accordance with an approved structure plan with residential density coding as set out in the</td> </tr> </tbody> </table>	No	Description of Land	Requirement	1	Chinatown – Old Broome Precinct Structure Plan (PSP) Area as shown in the Precinct Structure Plan.	<p>(1) Subdivision and development of land is to be generally in accordance with an approved structure plan with the residential density coding as set out in the Chinatown – Old Broome Precinct Structure Plan-Residential Density Plan.</p> <p>(2) For land zoned Mixed Use, the site and development standards set out in Schedule 4 Clause 14 are replaced by the Chinatown-Old Broome Precinct Structure Plan.</p> <p>(3) In considering applications for development approval, the local government shall have regard to the Obstacle Limitation Surfaces (Schedule 7) and Australian Noise Exposure Forecast (ANEF)</p>	2	Cable Beach Precinct Structure Plan (PSP) Area as shown in the Precinct Structure Plan.	(1) Subdivision and development of land is to be generally in accordance with an approved structure plan with residential density coding as set out in the
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					<p>Cable Beach Precinct Structure Plan (PSP) Residential Density Plan.</p> <p>(2) The local government will not support subdivision within the Cable Beach Precinct Structure Plan (PSP) Area to create lots less than 1 hectare in area, unless it is in accordance with an approved (precinct) structure plan.</p>
<p>Amend Part 6 – Terms Referred to in Scheme Division 1 – General definitions used in Scheme. Insert the following:</p> <p>Chinatown – Old Broome Precinct Structure Plan (PSP) means - the Precinct Structure Plan for the Chinatown - Old Broome Precinct approved by the Western Australian Planning Commission under Part 4 of the Deemed Provisions.</p> <p>Cable Beach Precinct Structure Plan (CBPSP) means - the Precinct Structure Plan for the Cable Beach Precinct approved by the Western Australian Planning Commission under Part 4 of the Deemed Provisions.</p> <p>Rezoning various land holdings and public purpose reserves within the Chinatown - Old Broome Precinct Structure Plan (PSP) Area, as follows:</p> <ul style="list-style-type: none"> (a) Rezone Lots 3092, 560, 622, 470, 448-447 Chapple Street from Regional Centre (R50) zone to Foreshore reserve. (b) Rezone Lot 349 Chapple Street from Regional Centre (R50) to Residential (R10) zone. (c) Rezone Lots 510 Napier Terrace, Lots 200 and 25 Hamersley Street, and Lots 2, 27 and 29 Frederick Street from Regional Centre to Regional Centre (R50). (d) Rezone Lot 3061 Frederick Street and Lot 52 Dampier Street from Urban Development to Mixed Use (R50) zone. (e) Rezone Lot 834, Lots 59-60 Frederick Street and Lot 1 (SN 1) Robinson Street from Mixed Use (R40) to Mixed Use (R50) zone. (f) Rezone Lots 170-171 Weld Street, Lots 172, 402, 401,3 Stewart Street and Lot 2 Robinson Street from Mixed Use (R10) to Residential (R50) zone. Rezone Lot 57 Weld Street from Mixed Use (R10) to Mixed Use (R50). (g) Rezone Lot 67 (SN 43) and Lot 102 (SN39) Frederick Street, from Mixed Use (R40) to Mixed Use (R50) zone. (h) Rezone Lots 68, 100-101 Stewart Street, and Lot 74 Herbert Street from Residential (R10) to Residential (R50) zone. (i) Rezone Lots 71-73 Frederick Street from Mixed Use / Residential (R40) to Mixed Use (R50) zone. 					

				<ul style="list-style-type: none"> (j) Rezone Lot 5 Stewart Street from Mixed Use (R40) to Mixed Use (R50) zone. (k) Rezone Lots 1 (SN 10) and 4 (SN 8) Stewart Street, Lots 2 (SN 19) Weld Street and Lots 94 and 3 Barker Street from Mixed Use (R40) to Residential (R50) zone. (l) Rezone Lot 91 Weld Street from Mixed Use (R50) to Residential (R50) zone. (m) Rezone Lots 192, 190 Stewart Street, Lots 80, 81, 102 and 101 Robinson Street, Lots 191,193 Barker Street and Lot 92 Weld Street from Mixed Use (R10) to Residential (R30) zone. (n) Rezone Lots 111-112, Lots 180-181 Walcott Street, Lot 182 Barker Street, Lot 10 (SN 18) Barker Street, Lot 86 Robinson Street and Lot 1 (SN 24) Stewart Street From Residential (R10) to Residential (R30) zone. (o) Rezone Lots 131, 270, 271, 272 Robinson Street, Lots 133, 134, 130, 304 Weld Street, and Lots 127, 301 and 305 Barker Street from Mixed Use (R 10) to Residential (R30) zone. (p) Rezone Lots 121, 122, 502, 503 Robinson Street, Lots 240-241 Barker Street, and Lots 1 (SN 13), 2 (SN 15), 3 (SN 17), 250, 251, 252, 124 Walcott Street from Residential (R10) to Residential (R30) zone. (q) Rezone Lot 137 Barker Street from Mixed Use (R40) to Mixed Use (R50) zone. (r) Rezone Lots 143, 147, Lot 2 (SN 19) and Lot 1 (SN 21) Hamersley Street, and Lot 149 Haas Street from Mixed Use (R40) to Mixed Use (R50) zone. (s) Rezone Lots 947, Lot 20 (SN 49), and Lot 21 (SN 51), Carnarvon Street from Mixed Use (R40) to Mixed Use(R50) zone. (t) Rezone Lots 1028-1031 and Lot 2 Carnarvon Street, and Lots 1 (SN 29), 682, 31, 32 Hamersley Street from Mixed Use (R40) to Mixed Use (R50) zone. (u) Rezone Lots 2 (SN 20), 280-281 Hamersley Street, Lots 3 (SN 2), 1 (SN 6), 4 (SN 8) Anne Street, and Lot 5 (SN 35) Weld Street from Mixed Use (R40) to Mixed Use (R50) zone. (v) Rezone Lot 2 (SN 2) Louis Street and Lots 213, 214, 216 Hamersley Street and Lots 215, 40-41, 22 Robinson Street from Mixed Use (R40) to Mixed Use (R50) zone. (w) 8Rezone Lots 651, Lot 3 (No. 47) and Lots 4, 650 Walcott Street from Residential (R10) to Residential (R30) zone. Rezone Lot 203 Louis Street and Lots 310 (44) & Lot 311 (46) Robinson Street from Residential (R10) to Residential (R50). (x) Rezone Lots 6 and 2 (SN 51) Walcott Street, Lot 5 Louis Street from Residential (R10) to Residential (R30) zone. (y) Rezone Lots 221, 11, 12 Walcott Street, Lots 13 and 1 (SN 4) Guy Street, Lots 2, 222, 321 and 320 Robinson Street and Lot 50 Louis Street from Residential (R10) to Residential (R50) zone.
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				<p>(z) Rezone Lot 227 Louis Street from Public Purpose reserve to Residential (R10) zone and rezone Lot 977 Walcott Street and Lot 3151 Herbert Street from Public Purpose reserve to Residential (R50) zone.</p> <p>(aa) Rezone Lot 546 Hamersley Street from Residential (R20) to Residential (R50) zone.</p> <p>(bb) Rezone Lots 70, 101-105, and 1323 Hamersley Street from Residential (R40) to Residential (R50).</p> <p>(cc) Rezone Lot 1 (SN 1) Guy Street from Residential (R20) to Residential (R50); and rezone Lot 2 Walcott Street from Residential (R10) to Residential (R50).</p> <p>(dd) Rezone Lots 30, 31 and 32 Walcott Street, and Lots 266, 3068 106, 51 Robinson Street from Mixed Use (R40) to Mixed Use (R50) zone.</p> <p>(ee) Rezone Lots 240, 4, 3146 and 3147 from Public Purpose reserve to Mixed Use (R50) zone.</p> <p>(ff) Rezone Lot 3 (SN 69) Robinson Street from Residential (R10) zone to Mixed Use (R50) zone.</p> <p>(gg) Rezone Lot 275 Saville Street from Residential (R50) to Mixed Use (R50) zone.</p> <p>(hh) Rezone Lot 279 (SN 76) Robinson Street from Residential (R30) to Mixed Use (R50) zone.</p> <p>(ii) Rezone Lots 7 (SN 78), 8 (SN 80) Robinson Street, and Lot 6 Hopton Street from Residential (R10) to Mixed Use (R50) zone.</p> <p>(jj) Rezone Lots 18-19 Saville Street, Lots 11 (SN 71), 12 (SN 75), Lot 4 (SN 79) Walcott Street, and Lot 5 (SN 8), 13, and 14 Hopton Street from Residential (R10) to Residential (R50) zone.</p> <p>(kk) Rezone Lot 3 (SN 3) Hopton Street, and Lots 4 (SN 84), Lot 5 (SN 86) Robinson Street from Mixed Use (R40) to Mixed Use (R50) zone.</p> <p>(ll) Rezone Lots 30-31 Robinson Street from Residential (R10) to Mixed Use (R50) zone.</p> <p>(mm) Rezone Lot 332 Hopton Street and Lot 335 Walcott Street from Residential (R10) to Residential (R50) zone.</p> <p>(nn) Rezone Part Lot 3 Hopton Street, Lot 26 Herbert Street, and Lots 1 (SN 2), 1226 Robert Street from Residential (R40) to Residential (R50) zone.</p> <p>(oo) Rezone Part Lot 3 and Lot 360 Hopton Street, and 361-362 Walcott Street from Mixed Use (R40) to Mixed Use (R50) zone.</p> <p>(pp) Rezone Lot 440 (SN 1) Robert Street from Public Purpose reserve to Tourism zone.</p> <p>(qq) Rezone Lot 160 (No. 33) Weld Street to 'Mixed Use (R50)'.</p> <p>(rr) Add an Additional Use (A26) to the properties located at Lot 92 (No.22) Weld Street and Lot 193 (No. 10) Barker Street.</p> <p>Amend the Scheme Map accordingly.</p>
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			<p>Amend Schedule 1 – Specified additional uses for zoned land in Scheme Area to include the following:</p> <table border="1" data-bbox="844 320 1377 728"> <thead> <tr> <th>No.</th> <th>Description of Land</th> <th>Additional Use</th> <th>Conditions</th> </tr> </thead> <tbody> <tr> <td>A26</td> <td>Lot 92 (No. 22) Weld Street and Lot 193 (No. 10) Barker Street</td> <td>Art Gallery; Cinema/theatre; Community Purpose Consulting Rooms; Market; Reception Centre; Recreation-private; Restaurant/Café; and Small bar.</td> <td>The additional use shall be considered a 'D' use – the use is not permitted unless the local government has exercised its discretion by granting development approval after giving special notice in accordance with the advertising requirements of clause 64 of the Deemed Provisions.</td> </tr> </tbody> </table> <p>Amend Schedule 4: Additional site and development requirements that apply to the scheme area, No. 13, Regional Centre zone; as follows:</p> <ul style="list-style-type: none"> (i) Delete subclause (1) and the heading “Structure and / or Local Development Plan”; (ii) Amend subclause (2) to insert “, including any approved (precinct) structure plan” after local planning framework. (iii) Delete subclause (3) and replace with the following text “The residential component of a development including mixed use is to be assessed under the applicable residential density coding. (iv) Delete subclause (5) and accompanying table, sub-heading Subdivision and subclauses (6) and (7); and renumber accordingly. <p>Amend Schedule 4: Additional site and development requirements that apply to the scheme area, No. 15 Mixed Use zone; as follows:</p> <ul style="list-style-type: none"> (i) Amend the Description of Land Use column reference Clause 15 to state ‘Mixed Use zone’ (excluding landholdings within the approved Chinatown - Old Broome Precinct structure plan (PSP) Area’. <p>(1) In clause 37 ‘Terms Used’:</p> <p>Delete the definition for “short-term accommodation”.</p> <p>Amend the general definition for “cabin” to: meaning a building that –</p> <ul style="list-style-type: none"> (a) is an individual unit other than a chalet; and (b) forms part of — <ul style="list-style-type: none"> (i) tourist and visitor accommodation; or (ii) a caravan park: <p>And</p> <ul style="list-style-type: none"> (c) if the unit forms part of a caravan park – is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 	No.	Description of Land	Additional Use	Conditions	A26	Lot 92 (No. 22) Weld Street and Lot 193 (No. 10) Barker Street	Art Gallery; Cinema/theatre; Community Purpose Consulting Rooms; Market; Reception Centre; Recreation-private; Restaurant/Café; and Small bar.	The additional use shall be considered a 'D' use – the use is not permitted unless the local government has exercised its discretion by granting development approval after giving special notice in accordance with the advertising requirements of clause 64 of the Deemed Provisions.
No.	Description of Land	Additional Use	Conditions								
A26	Lot 92 (No. 22) Weld Street and Lot 193 (No. 10) Barker Street	Art Gallery; Cinema/theatre; Community Purpose Consulting Rooms; Market; Reception Centre; Recreation-private; Restaurant/Café; and Small bar.	The additional use shall be considered a 'D' use – the use is not permitted unless the local government has exercised its discretion by granting development approval after giving special notice in accordance with the advertising requirements of clause 64 of the Deemed Provisions.								

				<p>months in any 12-month period.</p> <p>Amend the general definition for “<i>chale</i>” to: meaning a building that –</p> <ul style="list-style-type: none"> (a) is a self-contained unit that includes cooking facilities, bathroom facilities and separate living and sleeping areas; and (b) forms part of — <ul style="list-style-type: none"> (i) tourist and visitor accommodation; or (ii) a caravan park; and (c) if the unit forms part of a caravan park – is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period.” <p>(2) In clause 38 ‘Land Use Terms Used’: Delete definitions for</p> <p>“bed and breakfast accommodation”; “holiday accommodation”; “holiday house”; “motel” “serviced apartment”; and “tourist development”.</p> <p>Amend the existing land use term for “<i>road house</i>” by deleting paragraph (d) and inserting:</p> <p>(d) accommodation for guests, on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of 3 months in any 12-month period.</p> <p>Insert the definition for “<i>tourist and visitor accommodation</i>” as:</p> <ul style="list-style-type: none"> (a) means a building, or a group of buildings forming a complex, that <ul style="list-style-type: none"> (i) is wholly managed by a single person or body; and (ii) is used to provide accommodation for guests, on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of 3 months in any 12-month period; and (iii) may include on-site services and facilities for use by guests; and (iv) in the case of a single building — contains more than 1 separate accommodation unit or is capable of accommodating more than 12 people per night; and (b) includes a building, or complex of buildings, meeting the criteria in paragraph (a) that is used for self-contained serviced apartments that are regularly serviced or cleaned during the period of a guest’s stay by the owner or manager of the apartment or an agent of the owner or manager; but
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				<p>(c) does not include any of the following —</p> <ul style="list-style-type: none"> (i) an aged care facility as defined in the Land Tax Assessment Act 2002 section 38A(1); (ii) a caravan park; (iii) hosted short-term rental accommodation; (iv) a lodging-house as defined in the Health (Miscellaneous Provisions) Act 1911 section 3(1); (v) a park home park; (vi) a retirement village as defined in the Retirement Villages Act 1992 section 3(1); (vii) a road house; (viii) workforce accommodation;” <p>(3) In clause 16 ‘Zoning Table’, insert in alphabetical order the following land uses and permissibility:</p> <p>“Hosted Short-Term Rental Accommodation” designate as a ‘P’ use in zones where a single house is permissible and the Regional Centre, District Centre, Local Centre, Mixed Use and Tourism zone and ‘X’ in all other zones.</p> <p>“Unhosted Short-Term Rental Accommodation” designate as a ‘D’ use in zones where a single house is permissible and the Regional Centre, District Centre, Local Centre, Mixed Use and Tourism zones and ‘X’ use in all other zones.</p> <p>“Tourist and Visitor Accommodation” and designate as ‘P’ in the Tourism zone, ‘D’ in the Mixed Use zone, Regional Centre, and Cultural and Natural Resource Use zone, and ‘X’ in all other zones.</p> <p>(4) In clause 16 ‘Zoning Table’, delete all references to:</p> <p>“bed and breakfast accommodation”; “holiday accommodation”; “holiday house”; “motel” “serviced apartment”; and “tourist development”.</p> <p>(5) Amending Schedule 1 - Specified additional uses for zoned land in Scheme area by:</p> <p>a. Replacing A23 with the following</p> <table border="1" data-bbox="842 1715 1378 2065"> <thead> <tr> <th>No.</th> <th>Description of Land</th> <th>Additional Use</th> <th>Conditions</th> </tr> </thead> <tbody> <tr> <td>A23</td> <td>Lot 222 Lulifitz Drive as indicated on the scheme maps.</td> <td>Tourist and Visitor Accommodation</td> <td>1) The additional use shall be considered an ‘A’ use the use is not permitted unless the local government has exercised its discretion by granting development approval after giving special notice in accordance with the advertising requirements of</td> </tr> </tbody> </table>	No.	Description of Land	Additional Use	Conditions	A23	Lot 222 Lulifitz Drive as indicated on the scheme maps.	Tourist and Visitor Accommodation	1) The additional use shall be considered an ‘A’ use the use is not permitted unless the local government has exercised its discretion by granting development approval after giving special notice in accordance with the advertising requirements of
No.	Description of Land	Additional Use	Conditions									
A23	Lot 222 Lulifitz Drive as indicated on the scheme maps.	Tourist and Visitor Accommodation	1) The additional use shall be considered an ‘A’ use the use is not permitted unless the local government has exercised its discretion by granting development approval after giving special notice in accordance with the advertising requirements of									

clause 64 of the deemed provisions.

2) Total development (including the additional use) on Lot 222 Lulifitz Drive shall not exceed 10% site coverage.

(6) Amending Schedule 2 - Restricted uses for land in Scheme areas by:
Replacing R1 with the following:

No.	Description of Land	Restricted Use	Conditions
R1	Lot 947 Carnarvon Street as indicated on the Scheme maps.	Hotel/Tourist and Visitor Accommodation	As determined by the local government

Replacing R3 with the following:

No.	Description of Land	Restricted Use	Conditions
R3	Lot 51 Robinson Street as indicated on the scheme maps.	Tourist and Visitor Accommodation	As determined by the local government

(7) Amending Schedule 3 – Special use zones in Scheme area by:

Replacing SU14 with the following:

No.	Description of Land	Restricted Use	Conditions
SU 14	Lot 100 Cable Beach Road as indicated on the scheme maps.	Tourist and Visitor Accommodation As a 'D' use	As determined by the local government

Replacing SU18 with the following:

No.	Description of Land	Restricted Use	Conditions
SU 18	<p>i) Lot 238 (as indicated on scheme map) – Kennedy's Cottage.</p> <p>ii) Lot 1242 (as indicated on scheme map) – Port Smith Road.</p> <p>iii) Lot 323 (as indicated on scheme map) – Eco Beach.</p> <p>iv) Lot 89 (as indicated on scheme map) – Gumbanun.</p> <p>v) Lots 19, 21, 100 (as indicated on scheme map) – Kooljaman</p> <p>vi) Lots 1, 944 & Pt Lot 1539 Grath Highway (as indicated on</p>	<p>Low Impact Tourism</p> <p>Tourist Development</p> <p>As a 'P' use:</p> <p>Tourist - Gu Visitor Accommodation;</p> <p>Industry-primary production; Rural home business; Rural pursuit/hobby farm;</p> <p>As a 'D' use:</p> <p>Airfield</p> <p>As an 'A' use:</p> <p>Art gallery; Caretaker's dwelling; Community Purpose; Educational</p>	<p>Low Impact Tourism Special Use Zone Objectives</p> <p>1) The objectives of the Special Use Zone – Low Impact Tourism are as follows:</p> <ul style="list-style-type: none"> To establish low impact tourist land uses capable of being combined with other uses having a minimal impact upon the existing amenity and landscape

					<p>scheme map) – Eighty Mile Beach;</p> <p>vii) Barn Hill Pt Lot 730 and 358 on Plan 71878, Roebuck as indicated on the scheme maps.</p>	<p>establishment; Office Restaurant/Café; Shop; and Small bar</p> <p>As an 'I' use:</p> <p>Any use not listed is to be considered in accordance with the objectives of the special use zone and the associated development standards.</p>	<p>character of the land;</p> <ul style="list-style-type: none"> • To provide for sustainable low-impact tourist land uses that are of a high standard in terms of design and amenity, which are sympathetic to, and integrated with, the rural and/or natural attributes of the surrounding area; and • To ensure that all land uses and development have a minimal adverse impact upon the ecological and landscape values of the land and the environmental qualities of the locality. <p>2) Development standards:</p> <p>(a) Development should not adversely impact on the environmental or landscape qualities of the locality and should maximise the retention of any native vegetation on the site;</p> <p>b) Buildings and structures should be located to avoid ridgelines, escarpments or visually exposed sites when viewed from any adjoining public or private land or public roads and is situated to maximise screening of the development by vegetation and/or existing landform features;</p> <p>(c) 20m minimum primary</p>
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							<p>street setback;</p> <p>(d) 1 0m minimum side and rear boundary setback;</p> <p>(e) B uilding setback variations at the discretion of the local government having regard to any relevant local planning policies and the likely impact of the proposal on adjoining landholdings ; and</p> <p>(f) 10% maximum site coverage;</p> <p>3) Subdivision:</p> <p>(a) The local government will not support subdivision within the Special Use zone unless the subdivision is in accordance with an endorsed Structure Plan, Local Development Plan or an adopted local planning framework.</p> <p>i) The local government may support the subdivision of land in the absence of an approved structure plan, local development plan and/or layout plan, where the local government considers the proposed subdivision::</p> <p>ii) does not propose the creation of new lots.</p>
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Amending Schedule 5 – Parking Standards by:
 Replace (a) Parking for Regional Centre zone with the following:

Use and Development Class	Regional Centre zone	
	Minimum Parking Bays	Minimum bicycle bay/racks and end of trip facilities (lockers, changing rooms and showers).
Residential (all types), Residential Building, Tourist	Residential development which is to be considered in	In accordance with the R Codes and/or set out in a local planning policy.d/

and Visitor accommodation and the accommodation section of a Hotel	accordance with the R Codes unless varied by clause 26 of this scheme.	
All other use and development class.	1 bay per 25m2 of NLA	Only employee bicycle bay/raks and end of trip facilities be provided as set out I Schedule 5(b) below.

In (b) Parking All zones – Excluding Regional Centre remove the following Use and development classes:
 “Bed and breakfast accommodation”;
 “Holiday accommodation”;
 “Motel”;
 “Serviced apartment”; and
 “Tourist development”.

Insert the following ‘Use and development class within (b) Parking All zones – Excluding Regional Centre as follows:

Use and Development	Minimum Parking Bays	Minimum bicycle bay/rack and end of trip facilities (lockers, changing rooms and showers).
Hosted short-term rental accommodation	In accordance with the R-Codes. Plus 1 bay for each room accommodation guests.	In accordance with R-Codes.
Tourist and visitor accommodation	Short stay Units: 1 bay for every two keyed units. Plus 1 visitor bay for every five keyed units. Back Packers 1 bay for every 6 beds. Long stay Units: To be in accordance with Clause 26.2 of LPS7. Restaurant/Café: 1 bay per 12m2 of seating area. Commercial development: 1 car bay per 25m2 of gross lettable area. Day spas: 1.5 bays per spa/massage/treatment room with a minimum of two bays. Employee Parking: 1 bay for each restaurant, café, bar or commercial component. 1 accessible bay for every accessible keyed unit.	2 bays per 8 accommodation units. 1 space for every 4 bedrooms/accommodation units

(9) Schedule 6 – Australian Noise Exposure: Replace ‘motel, hostel’ with ‘tourist and visitor accommodation’.

PARTS

Part 1	Preliminary	sets out the Scheme title, responsible authority for implementing the Scheme, Scheme area, contents, purpose, aims and relationship to other Schemes and laws.
Part 2	Reserves	sets out the local reserves which apply in the Scheme area and related provisions.
Part 3	Zones and the use of land	sets out the zones which apply in the Scheme area and the uses which may require approval or may be prohibited.
Part 4	General development requirements	sets out the planning requirements which may apply to a particular use or development in a zone.
Part 5	Special control areas	sets out particular provisions which may apply in addition to the zone requirements.
Part 6	Terms referred to in Scheme	sets out general terms and land use definitions used in the scheme.

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Part 1 – Preliminary

1. Citation

This local planning scheme is the Shire of Broome Local Planning Scheme No 7.

2. Commencement

Under section 87(4) of the Act, this local planning scheme comes into operation on the day on which it is published in the *Gazette*.

3. Scheme revoked

The following local planning scheme is revoked -

Shire of Broome Scheme No. 6, gazettal date: 30 January 2015.

4. Notes do not form part of Scheme

Notes and instructions printed in italics, do not form part of this Scheme.

Note: The Interpretation Act 1984 section 32 makes provision in relation to whether headings form part of the written law.

5. Responsibility for Scheme

The Shire of Broome is the local government responsible for the enforcement and implementation of this Scheme and the execution of any works required to be executed under this Scheme.

6. Scheme area

This Scheme applies to the area shown on the Scheme Map.

7. Contents of Scheme

(1) In addition to the provisions set out in this document (the scheme text), this Scheme includes the following -

(a) the deemed provisions (set out in the *Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 2) including any supplemental deemed provisions outlined in Schedule A of the scheme text;

(b) the Scheme Map.

(2) This Scheme is to be read in conjunction with any local planning strategy for the Scheme area.

8. Purposes of Scheme

The purposes of this Scheme are to -

- (a) set out the local government's planning aims and intentions for the Scheme area; and
- (b) set aside land as local reserves for public purposes; and
- (c) zone land within the Scheme area for the purposes defined in this Scheme; and
- (d) control and guide development including processes for the preparation of structure plans and local development plans; and
- (e) set out procedures for the assessment and determination of development applications; and
- (f) set out procedures for contributions to be made for the costs of providing infrastructure in connection with development through development contribution plans; and
- (g) make provision for the administration and enforcement of this Scheme; and
- (h) address other matters referred to in Schedule 7 of the Act.

9. Aims of Scheme

The aims of this Scheme are –

- (a) People –
 - (i) Promote a safe, healthy and active community;
 - (ii) Support access to suitable and affordable housing and accommodation to meet all community needs;
 - (iii) Ensure an inclusive community that celebrates culture, equality, and diversity; and
 - (iv) Provide for land uses and development associated with Aboriginal heritage, traditional law and culture.
- (b) Place –
 - (i) Facilitate responsible growth and development with respect for Broome's natural and built heritage;
 - (ii) Ensure safe, affordable and well-connected transport networks for all modes;
 - (iii) Provide for well managed and appropriate community infrastructure;
 - (iv) Promote practical and sustainable growth and development and land management practices;
 - (v) Create attractive, well designed and climate responsive built environments, streetscapes and green spaces;
 - (vi) Mitigate climate change and natural disaster risks;
 - (vii) Manage and conserve the Shire's natural environment assets through responsible growth and development; and

- (viii) Ensure the preservation of Aboriginal and non-aboriginal heritage and Culturally significant areas.

(c) Prosperity –

- (i) Promote a strong, diverse and inclusive economy where all can benefit;
- (ii) Ensure timely and appropriate infrastructure to support sustainable, economic growth;
- (iii) Activate the precincts of the Broome regional centre;
- (iv) Facilitate the sustainable use and land management of the Dampier Peninsula; and
- (v) Support strategically led business growth, innovation and entrepreneurship across all identified sectors supporting the Region's economy.

(d) Performance –

- (i) Facilitate a coherent and efficient local planning framework to enable effective implementation of local and State government strategies, plans and policies; and
- (ii) Ensure a well informed and engaged community providing relevant, timely information and effective engagement in the planning and development of the Shire.

10. Relationship with local laws

Where a provision of this Scheme is inconsistent with a local law, the provision of this Scheme prevails to the extent of the inconsistency.

11. Relationship with other local planning schemes

There are no other local planning schemes of the Shire of Broome which apply to the Scheme area.

12. Relationship with region planning scheme

There are no region planning schemes which apply to the Scheme area.

Part 2 - Reserves

13. Regional Reserves

There are no regional reserves in the Scheme area.

Note: The process of reserving land under a regional and local planning scheme is separate from the process of reserving land under the Land Administration Act 1997 section 41.

14. Local reserves

(1) In this clause -

(a) **Department of Main Roads** means the department principally assisting in the administration of the *Main Roads Act 1930*;

(b) **Western Australian Road Hierarchy** means the document of that name available on the website maintained by the Department of Main Roads.

(2) Local reserves are shown on the Scheme Map according to the legend on the Scheme Map.

(3) The objectives of each local reserve are as follows -

Table 1: Reserve objectives

Reserve name	Objectives
Public Open Space	<ul style="list-style-type: none"> To set aside areas for public open space, particularly those established under the <i>Planning and Development Act 2005</i> s.152. To provide for a range of active and passive recreation uses such as recreation buildings and courts and associated car parking and drainage.
Environmental Conservation	<ul style="list-style-type: none"> To identify areas with biodiversity, conservation, and cultural values, and to protect those areas from development and subdivision. To identify and protect areas of biodiversity conservation significance within National Parks and State and other conservation reserves.
Foreshore	<ul style="list-style-type: none"> To set aside areas for foreshore reserve abutting a body of water or water course.
Primary Distributor Road	<ul style="list-style-type: none"> To set aside land required for a primary distributor road being a road classified as a Regional Distributor or Primary Distributor under the Western Australian Road Hierarchy.
District Distributor	<ul style="list-style-type: none"> To set aside land required for a district distributor road

Reserve name	Objectives
Road	being a road classified as a Distributor A or Distributor B under the <u>Western Australian Road Hierarchy</u> .
Local Distributor Road	<ul style="list-style-type: none"> To set aside land required for a local distributor road being a road classified as a Local Distributor under the <u>Western Australian Road Hierarchy</u>.
Local Road	<ul style="list-style-type: none"> To set aside land required for a local road being a road classified as an Access Road under the Western Australian Road Hierarchy.
Strategic Infrastructure	<ul style="list-style-type: none"> To set aside land required for port or airport facilities.
Public Purposes	<ul style="list-style-type: none"> To provide for a range of essential physical and community infrastructure.
Medical Services	<ul style="list-style-type: none"> Public Purposes which specifically provide for a range of essential medical services.
Infrastructure Services	<ul style="list-style-type: none"> Public Purposes which specifically provide for a range of essential infrastructure services.
Education	<ul style="list-style-type: none"> Public Purposes which specifically provide for a range of essential education facilities.
Emergency Services	<ul style="list-style-type: none"> Public Purposes which specifically provide for a range of essential emergency services.
Government Services	<ul style="list-style-type: none"> Public Purposes which specifically provide for a range of government services.
Recreational	<ul style="list-style-type: none"> Public Purposes which specifically provide for a range of public recreational facilities.
Cemetery	<ul style="list-style-type: none"> To set aside land required for a cemetery.
Car Park	<ul style="list-style-type: none"> To set aside land required for a car park.

15. Additional uses for local reserves

There are no additional uses for land in local reserves that apply to this Scheme.

Part 3 - Zones and use of land

16. Zones

- (1) Zones are shown on the Scheme Map according to the legend on the Scheme Map.
- (2) The objectives of each zone are as follows -

Table 2: Zone Objectives

Zone name	Objectives
Residential	<ul style="list-style-type: none"> • To provide for a range of housing and a choice of residential densities to meet the needs of the community. • To facilitate and encourage high quality design, built form and streetscapes throughout residential areas. • To provide for a range of non-residential uses, which are compatible with and complementary to residential development.
Rural Residential	<ul style="list-style-type: none"> • To provide for lot sizes in the range of 1 ha to 4 ha. • To provide opportunities for a range of limited rural and related ancillary pursuits on rural-residential lots where those activities will be consistent with the amenity of the locality and the conservation and landscape attributes of the land. • To set aside areas for the retention of vegetation and landform or other features which distinguish the land.
Regional Centre	<ul style="list-style-type: none"> • Provide a range of services and uses to cater for both the local and regional community, including but not limited to specialty shopping, restaurants, cafes and entertainment. • Ensure that there is provision to transition between the uses in the Regional Centre and the surrounding residential areas to ensure that the impacts from the operation of the regional centre are minimised. • Provide a broad range of employment opportunities to encourage diversity and self-sufficiency within the Centre. • Encourage high quality, pedestrian-friendly, street-orientated development that responds to and enhances the key elements of the Regional Centre, to develop areas for public interaction and support the provision of public transport. • Ensure the provision of residential opportunities within the Regional Centre including high density housing and tourist accommodation that supports the role of the regional centre and meets the needs of the community.

Zone name	Objectives
District Centre	<ul style="list-style-type: none"> • Provide a community focal point for people, services, employment and leisure that is highly accessible and do not adversely impact on adjoining residential areas. • Provide for district centres to focus on weekly needs and services for a wider district catchment. • Provide a broad range of employment opportunities to encourage diversity within the Centre. • Ensure a mix of commercial and residential development, which provides for activity and accessibility at the street level and supports the provision of public transport and pedestrian links. • Provide for a wide range of different types of residential accommodation, including high density residential, to meet the diverse needs of the community.
Local Centre	<ul style="list-style-type: none"> • Provide services for the immediate neighborhood, that are easily accessible, which do not adversely impact on adjoining residential areas. • Provide for neighbourhood and local centres to focus on the main daily household shopping and community needs. • Encourage high quality, pedestrian-friendly, street-orientated development. • Provide a focus for medium density housing. • Ensure the design and landscaping of development provides a high standard of safety, convenience and amenity and contributes towards a sense of place and community.
Mixed Use	<ul style="list-style-type: none"> • To provide for a wide variety of active uses on street level which are compatible with residential and other non-active uses on upper levels. • To allow for the development of a mix of varied but compatible land uses such as housing, offices, showrooms, amusement centres, eating establishments and appropriate industrial activities which do not generate nuisances detrimental to the amenity of the district or to the health, welfare and safety of its residents.
Service Commercial	<ul style="list-style-type: none"> • To accommodate commercial activities which, because of the nature of the business, require good vehicular access and/or large sites. • To provide for a range of wholesale sales, showrooms, trade and services which, by reason of their scale, character, operational or land requirements, are not generally appropriate in, or cannot conveniently or economically be accommodated in, the central area, shops and offices or industrial zones.

Zone name	Objectives
General Industry	<ul style="list-style-type: none"> • To provide for a broad range of industrial, service and storage activities which, by the nature of their operations, should be isolated from residential and other sensitive land uses. • To accommodate industry that would not otherwise comply with the performance standards of light industry. • Seek to manage impacts such as noise, dust and odour within the zone.
Light Industry	<ul style="list-style-type: none"> • To provide for a range of industrial uses and service industries generally compatible with urban areas, that cannot be located in commercial zones. • To ensure that where any development adjoins zoned or developed residential properties, the development is suitably set back, screened or otherwise treated so as not to detract from the residential amenity.
Rural	<ul style="list-style-type: none"> • To provide for the maintenance or enhancement of specific local rural character. • To protect broad acre agricultural activities such as cropping and grazing and intensive uses such as horticulture as primary uses, with other rural pursuits and rural industries as secondary uses in circumstances where they demonstrate compatibility with the primary use. • To maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies, to protect sensitive areas especially the natural valley and watercourse systems from damage. • To provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of sensitive land uses in the Rural zone. • To provide for a range of non-rural land uses.
Cultural and natural resource use	<ul style="list-style-type: none"> • Provide for development associated with the extraction of mineral and natural resources. • Ensure the preservation of Aboriginal heritage and culturally significant areas. • Provide for the conservation of significant landscape and environmental areas and values. • Allow for low impact tourism development including limited tourist accommodation and camping areas. • Allow land uses associated with Aboriginal heritage, traditional law and culture.

Zone name	Objectives
Rural Smallholdings	<ul style="list-style-type: none"> • To provide for lot sizes in the range of 4 ha to 40 ha. • To provide for a limited range of rural land uses where those activities will be consistent with the amenity of the locality and the conservation and landscape attributes of the land. • To set aside areas for the retention of vegetation and landform or other features which distinguish the land.
Tourism	<ul style="list-style-type: none"> • To promote and provide for tourism opportunities. • To provide for a variety of holiday accommodation styles and associated uses, including retail and service facilities where those facilities are provided in support of the tourist accommodation and are of an appropriate scale where they will not impact detrimentally on the surrounding or wider area. • To allow limited residential uses where appropriate. • To encourage the location of tourist facilities so that they may benefit from existing road services, physical service infrastructure, other tourist attractions, natural features and urban facilities.
Settlement	<ul style="list-style-type: none"> • To identify existing and proposed Aboriginal settlements and to collaboratively plan for the orderly and proper development of those places by — <ul style="list-style-type: none"> (a) requiring preparation and endorsement of a layout plan in accordance with State Planning Policy 3.2; and (b) ensuring that development accords with a layout plan.
Urban Development	<ul style="list-style-type: none"> • To provide an intention of future land use and a basis for more detailed structure planning in accordance with the provisions of this Scheme. • To provide for a range of residential densities to encourage a variety of residential accommodation. • To provide for the progressive and planned development of future urban areas for residential purposes and for commercial and other uses normally associated with residential development.
Special Use	<ul style="list-style-type: none"> • To facilitate special categories of land uses which do not sit comfortably within any other zone. • To enable the Council to impose specific conditions associated with the special use.

17. Zoning table

The zoning table for this Scheme is as follows -

Table 3 - Zoning Table

Use and Development Class	Zones														
	Residential	Rural Residential	Regional Centre	District Centre	Local Centre	Mixed Use	Service Commercial	General Industry	Light Industry	Rural	Cultural and natural resource use	Rural Smallholdings	Tourism	Settlement	Urban Development
Abattoir	X	X	X	X	X	X	X	D	X	D	X	X	X	Use permissibility to be determined with reference to the endorsed layout plan.	Refer to Clause 18(6)
Aerodrome	X	X	X	X	X	X	X	X	X	X	X	X	X		
Aged or dependent person's accommodation	D	X	D	D	D	D	X	X	X	X	X	X	X		
Agriculture – extensive	X	X	X	X	X	X	X	X	X	P	P	P	X		
Agriculture – intensive	X	D	X	X	X	X	X	X	X	P	D	D	X		
Airfield	X	X	X	X	X	X	X	X	X	D	D	X	X		
Amusement parlour	X	X	D	D	D	A	X	X	X	X	X	X	D		

Use and Development Class	Zones															
	Residential	Rural Residential	Regional Centre	District Centre	Local Centre	Mixed Use	Service Commercial	General Industry	Light Industry	Rural	Cultural and natural resource use	Rural Smallholdings	Tourism	Settlement	Urban Development	
Ancillary dwelling	P	D	X	X	X	D	X	X	X	D	D	D	X	Use permissibility to be determined with reference to the endorsed layout plan.	Refer to Clause 18(6)	
Animal establishment	X	A	X	X	X	X	X	D	D	P	D	D	X			
Animal husbandry – intensive	X	X	X	X	X	X	X	X	X	D	A	A	X			
Art gallery	X	A	P	P	P	D	X	X	X	D	D	X	P			
Bed and breakfast accommodation	DELETED BY AMD 1 GG 03/02/2026															
Betting agency	X	X	P	D	D	D	X	X	X	X	X	X	D			
Brewery	X	X	I	I	I	I	X	P	D	I	I	X	I			
Bulky goods showroom	X	X	D	D	D	X	P	X	D	X	X	X	X			
Caravan park	X	X	X	X	X	X	X	X	X	D	D	X	P			
Caretaker's dwelling	X	X	I	I	I	I	I	X	I	I	I	X	I			

Use and Development Class	Zones														
	Residential	Rural Residential	Regional Centre	District Centre	Local Centre	Mixed Use	Service Commercial	General Industry	Light Industry	Rural	Cultural and natural resource use	Rural Smallholdings	Tourism	Settlement	Urban Development
Car park	X	X	P	D	D	D	D	X	X	X	X	X	D	Use permissibility to be determined with reference to the endorsed layout plan.	Refer to Clause 18(6)
Child care premises	A	X	P	P	P	D	X	X	X	X	X	X	D		
Cinema/theatre	X	X	P	D	X	D	X	X	X	X	X	X	P		
Civic use	D	D	P	P	P	D	D	X	X	X	X	X	P		
Club premises	A	X	P	P	P	D	A	X	X	X	X	X	P		
Commercial vehicle parking	X	A	X	X	X	X	D	P	P	P	D	P	A		
Community purpose	D	X	P	P	P	D	D	X	X	X	X	X	P		
Consulting rooms	X	X	P	P	P	P	X	X	X	X	X	X	D		
Convenience store	X	X	P	P	P	D	X	X	X	X	X	X	P		
Corrective institution	X	X	X	X	X	X	X	X	X	A	A	X	X		

Use and Development Class	Zones															
	Residential	Rural Residential	Regional Centre	District Centre	Local Centre	Mixed Use	Service Commercial	General Industry	Light Industry	Rural	Cultural and natural resource use	Rural Smallholdings	Tourism	Settlement	Urban Development	
Educational establishment	A	A	D	D	D	D	D	A	D	D	D	D	D	Use permissibility to be determined with reference to the endorsed layout plan.	Refer to Clause 18(6)	
Exhibition centre	X	X	D	X	X	D	D	X	X	X	X	X	D			
Family day care	A	A	X	X	X	A	X	X	X	X	X	X	X			
Fast food outlet	X	X	D	D	D	D	P	X	X	X	X	X	D			
Fuel depot	X	X	X	X	X	X	X	P	D	X	X	X	X			
Funeral parlour	X	X	X	X	X	X	D	X	P	X	X	X	X			
Garden centre	X	A	I	I	I	I	D	D	P	D	D	A	I			
Grouped dwelling	P	X	P	P	P	D	X	X	X	X	D	X	D			
Holiday accommodation	DELETED BY AMD 1 GG 03/02/2026															

Use and Development Class	Zones														
	Residential	Rural Residential	Regional Centre	District Centre	Local Centre	Mixed Use	Service Commercial	General Industry	Light Industry	Rural	Cultural and natural resource use	Rural Smallholdings	Tourism	Settlement	Urban Development
Holiday house	DELETED BY AMD 1 GG 03/02/2026														
Home business	A	D	P	P	P	P	X	X	X	D	D	D	D		
Home occupation	D	D	P	P	P	P	X	X	X	D	D	D	D		
Home office	P	P	P	P	P	P	X	X	X	P	P	P	P		
Home store	X	A	P	P	P	D	X	X	X	D	A	D	P		
Hospital	X	X	D	X	X	D	X	X	X	X	X	X	D		
Hosted Short-Term Rental Accommodation <i>AMD 1 GG 03/02/2026</i>	P	P	P	P	P	P	X	X	X	X	X		P		
Hotel	X	X	P	X	X	D	X	X	X	X	X	X	P		
Industry	X	X	X	X	X	X	X	P	D	X	X	X	X		
Industry – cottage	A	D	D	D	D	P	D	P	P	D	D	D	D		
														Use permissibility to be determined with reference to the endorsed layout plan.	Refer to Clause 18(6)

Use and Development Class	Zones														
	Residential	Rural Residential	Regional Centre	District Centre	Local Centre	Mixed Use	Service Commercial	General Industry	Light Industry	Rural	Cultural and natural resource use	Rural Smallholdings	Tourism	Settlement	Urban Development
Industry - extractive	X	X	X	X	X	X	X	X	X	D	D	X	X		
Industry – light	X	X	A	X	X	X	D	D	P	X	X	X	X		
Industry – primary production	X	A	X	X	X	X	X	D	D	P	D	D	X		
Liquor store – large	X	X	P	D	D	X	P	X	X	X	X	X	X		
Liquor store – small	X	X	P	D	D	X	X	X	X	X	X	X	D		
Lunch bar	X	X	P	P	P	D	P	D	D	X	X	X	D		
Marina	X	X	A	X	X	X	X	X	X	X	X	X	X		
Marine filling station	X	X	X	X	X	X	A	D	A	X	A	X	X		
Market	X	A	P	D	D	A	X	X	X	X	A	X	D		
Use permissibility to be determined with reference to the endorsed layout plan.															
Refer to Clause 18(6)															

Use and Development Class	Zones														
	Residential	Rural Residential	Regional Centre	District Centre	Local Centre	Mixed Use	Service Commercial	General Industry	Light Industry	Rural	Cultural and natural resource use	Rural Smallholdings	Tourism	Settlement	Urban Development
Medical centre	X	X	D	D	D	D	X	X	X	X	X	X	D		
Mining operations	X	X	X	X	X	X	X	X	X	D	D	X	X		
Motel	DELETED BY AMD 1 GG 03/02/2026														
Motor vehicle, boat or caravan sales	X	X	X	X	X	X	P	X	D	X	X	X	X		
Motor vehicle repair	X	X	X	X	X	X	D	P	P	X	X	X	X		
Motor vehicle wash	X	X	X	D	D	X	P	P	P	X	X	X	X		
Multiple dwelling	P	X	P	P	P	D	X	X	X	X	X	X	D		
Nightclub	X	X	D	X	X	X	X	X	X	X	X	X	A		
Office	X	X	P	D	D	D	I	X	I	X	X	X	I		
Park home park	X	X	X	X	X	X	X	X	X	X	X	X	X		
														Use permissibility to be determined with reference to the endorsed layout plan.	Refer to Clause 18(6)

Use and Development Class	Zones														
	Residential	Rural Residential	Regional Centre	District Centre	Local Centre	Mixed Use	Service Commercial	General Industry	Light Industry	Rural	Cultural and natural resource use	Rural Smallholdings	Tourism	Settlement	Urban Development
Place of worship	A	A	D	P	P	A	D	X	D	X	A	X	D		
Reception centre	X	A	D	D	D	D	D	X	X	A	D	D	D	Use permissibility to be determined with reference to the endorsed layout plan.	Refer to Clause 18(6)
Recreation - private	X	A	D	D	D	D	D	X	D	D	D	D	D		
Renewable energy facility	A	A	A	A	A	A	A	A	A	A	A	A	A		
Residential building	A	X	P	X	X	D	X	X	X	X	D	X	D		
Resource recovery centre	X	X	X	X	X	X	X	A	A	A	A	X	X		
Restaurant/café	X	X	P	P	P	D	X	X	X	X	A	X	P		
Restricted premises	X	X	A	X	X	X	A	X	A	X	X	X	X		
Road house	X	X	X	X	X	X	X	X	X	A	A	X	X		
Rural home business	X	X	X	X	X	X	X	X	X	D	D	D	X		

Use and Development Class	Zones														
	Residential	Rural Residential	Regional Centre	District Centre	Local Centre	Mixed Use	Service Commercial	General Industry	Light Industry	Rural	Cultural and natural resource use	Rural Smallholdings	Tourism	Settlement	Urban Development
Rural pursuit/hobby farm	X	P	X	X	X	X	X	X	X	P	P	P	X		
Serviced apartment	DELETD BY AMD 1 GG 03/02/2026														
Service station	X	X	A	D	D	X	P	D	D	X	A	X	X		
Shop	X	X	P	P	P	D	A	X	I	X	X	X	D		
Single house	P	P	X	X	X	D	X	X	X	P	P	P	D		
Small bar	X	X	P	A	A	A	X	X	X	X	X	X	P		
Tavern	X	X	P	A	A	A	X	X	X	X	X	X	D		
Telecommunications infrastructure	A	A	A	A	A	A	A	D	D	A	A	A	A		
Tourist and Visitor Accommodation <i>AMD 1 GG 03/02/2026</i>	X	X	D	X	X	D	X	X	X	X	D	X	P		
Tourist development	DELETD BY AMD 1 GG 03/02/2026														
														Use permissibility to be determined with reference to the endorsed layout plan.	Refer to Clause 18(6)

Use and Development Class	Zones														
	Residential	Rural Residential	Regional Centre	District Centre	Local Centre	Mixed Use	Service Commercial	General Industry	Light Industry	Rural	Cultural and natural resource use	Rural Smallholdings	Tourism	Settlement	Urban Development
Trade display	X	X	X	X	X	X	P	D	P	X	X	X	X		
Trade supplies	X	X	X	X	X	X	P	D	P	X	X	X	X		
Transport depot	X	X	X	X	X	X	A	P	D	D	A	X	X	Use permissibility to be determined with reference to the endorsed layout plan.	Refer to Clause 18(6)
Tree farm	X	X	X	X	X	X	X	X	X	P	D	A	X		
Unhosted Short-Term Rental Accommodation <i>AMD 1 GG 03/02/2026</i>	D	D	D	D	D	D	X	X	X	X	X		D		
Veterinary centre	X	X	D	D	D	A	D	X	P	D	X	D	X		
Warehouse/ storage	X	X	X	X	X	X	P	P	P	X	X	X	X		
Waste disposal facility	X	X	X	X	X	X	X	A	X	A	A	X	X		
Waste storage facility	X	X	X	X	X	X	X	D	A	I	I	X	X		
Winery	X	A	X	X	X	X	X	X	D	D	D	D	X		

Use and Development Class	Zones														
	Residential	Rural Residential	Regional Centre	District Centre	Local Centre	Mixed Use	Service Commercial	General Industry	Light Industry	Rural	Cultural and natural resource use	Rural Smallholdings	Tourism	Settlement	Urban Development
Workforce accommodation	X	X	—	—	—	—	X	X	X	—	—	—	—		

18. Interpreting zoning table

- (1) The permissibility of uses of land in the various zones in the Scheme area is determined by cross-reference between the list of use classes on the left hand side of the zoning table and the list of zones at the top of the zoning table.
- (2) The symbols used in the zoning table have the following meanings -
 - P means that the use is permitted if it complies with any relevant development standards and requirements of this Scheme;
 - I means that the use is permitted if it is consequent on, or naturally attaching, appertaining or relating to the predominant use of the land and it complies with any relevant development standards and requirements of this Scheme;
 - D means that the use is not permitted unless the local government has exercised its discretion by granting development approval;
 - A means that the use is not permitted unless the local government has exercised its discretion by granting development approval after giving notice in accordance with clause 64 of the deemed provisions;
 - X means that the use is not permitted by this Scheme.

Notes for this clause:

1. The development approval of the local government may be required to carry out works on land in addition to any approval granted for the use of land. In normal circumstances 1 application is made for both the carrying out of works on, and the use of, land.
 2. Under clause 61 of the deemed provisions, certain works and uses are exempt from the requirement for development approval.
 3. Clause 67 of the deemed provisions deals with the consideration of applications for development approval by the local government. Under that clause, development approval cannot be granted for development that is a class X use in relation to the zone in which the development is located, except in certain circumstances where land is being used for a non-conforming use.
- (3) A specific use class referred to in the zoning table is excluded from any other use class described in more general terms.
 - (4) The local government may, in respect of a use that is not specifically referred to in the zoning table and that cannot reasonably be determined as falling within a use class referred to in the zoning table —
 - (a) determine that the use is consistent with the objectives of a particular zone and is therefore a use that may be permitted in the zone subject to conditions imposed by the local government; or
 - (b) determine that the use may be consistent with the objectives of a particular zone and advertise under clause 64 of the deemed provisions before considering an application for development approval for the use of the land;

or

- (c) determine that the use is not consistent with the objectives of a particular zone and is therefore not permitted in the zone.
- (5) If a use of land is identified in a zone as being a class P or class I use, the local government may not refuse an application for development approval for that use in that zone but may require works that are to be undertaken in connection with that use to have development approval.
- (6) If the zoning table does not identify any permissible uses for land in a zone the local government may, in considering an application for development approval for land within the zone, have due regard to any of the following plans that apply to the land -
 - (a) a structure plan;
 - (b) a local development plan; and
 - (c) a layout plan.

19. Additional uses

- (1) Schedule 1 sets out -
 - (a) classes of use for specified land that are additional to the classes of use that are permissible in the zone in which the land is located; and
 - (b) the conditions that apply to that additional use.
- (2) Despite anything contained in the zoning table, land that is specified in the Table to subclause (1) may be used for the additional class of use set out in respect of that land subject to the conditions that apply to that use.

Note: An additional use is a land use that is permitted on a specific portion of land in addition to the uses already permissible in that zone that applies to the land.

20. Restricted uses

- (1) Schedule 2 sets out -
 - (a) restricted classes of use for specified land that apply instead of the classes of use that are permissible in the zone in which the land is located; and
 - (b) the conditions that apply to that restricted use.
- (2) Despite anything contained in the zoning table, land that is specified in the Table to subclause (1) may be used only for the restricted class of use set out in respect of that land subject to the conditions that apply to that use.

Note: A restricted use is the only use or uses that is permitted on a specific portion of land and other uses that would otherwise be permissible in the zone are not permitted.

21. Special use zones

- (1) Schedule 3 sets out -
 - (a) special use zones for specified land that are in addition to the zones in the zoning table; and
 - (b) the classes of special use that are permissible in that zone; and
 - (c) the conditions that apply in respect of the special uses.
- (2) A person must not use any land, or any structure or buildings on land, in a special use zone except for a class of use that is permissible in that zone and subject to the conditions that apply to that use.

Note: Special use zones apply to special categories of land use which do not comfortably sit within any other zone in the Scheme.

22. Non-conforming uses

- (1) Unless specifically provided, this Scheme does not prevent -
 - (a) the continued use of any land, or any structure or building on land, for the purpose for which it was being lawfully used immediately before the commencement of this Scheme; or
 - (b) the carrying out of development on land if –
 - i. before the commencement of this Scheme, the development was lawfully approved; and
 - ii. the approval has not expired or been cancelled.
- (2) Subclause (1) does not apply if -
 - (a) the non-conforming use of the land is discontinued; and
 - (b) a period of 6 months, or a longer period approved by the local government, has elapsed since the discontinuance of the non-conforming use.
- (3) Subclause (1) does not apply in respect of a non-conforming use of land if, under Part 11 of the Act, the local government –
 - (a) purchases the land; or
 - (b) pays compensation to the owner of the land in relation to the non-conforming use.

23. Changes to non-conforming use

- (1) A person must not, without development approval -
 - (a) alter or extend a non-conforming use of land; or
 - (b) erect, alter or extend a building used for, or in conjunction with, a non-conforming use; or
 - (c) repair, rebuild, alter or extend a building used for a non-conforming use that is destroyed to the extent of 75% or more of its value; or
 - (d) change the use of land from a non-conforming use to another use that is not permitted by the Scheme.
- (2) An application for development approval for the purposes of this clause must be advertised in accordance with clause 64 of the deemed provisions.
- (3) A local government may only grant development approval for a change of use of land referred to in subclause (1)(d) if, in the opinion of the local government, the proposed use -
 - (a) is less detrimental to the amenity of the locality than the existing non-conforming use; and
 - (b) is closer to the intended purpose of the zone in which the land is situated.

24. Register of non-conforming uses

- (1) The local government may prepare a register of land within the Scheme area that is being used for a non-conforming use.
- (2) A register prepared by the local government must set out the following -
 - (a) a description of each area of land that is being used for a non-conforming use;
 - (b) a description of any building on the land;
 - (c) a description of the non-conforming use;
 - (d) the date on which any discontinuance of the non-conforming use is noted.
- (3) If the local government prepares a register under subclause (1) the local government —
 - (a) must ensure that the register is kept up-to-date; and
 - (b) must ensure that an up-to-date copy of the register is published in accordance with clause 87 of the deemed provisions.

- (3A) Subclause (3)(b) is an ongoing publication requirement for the purposes of clause 87(5)(a) of the deemed provisions.
- (4) An entry in the register in relation to land that is being used for a non-conforming use is evidence of the matters set out in the entry unless the contrary is proved.

Part 4 - General development requirements

25. R-Codes

- (1) The R-Codes, modified as set out in clause 26, are to be read as part of this Scheme.
- (2) The local government must ensure that the R-Codes are published in accordance with clause 87 of the deemed provisions.
- (2A) Subclause (2) is an ongoing publication requirement for the purposes of clause 87(5)(a) of the deemed provisions.
- (3) The coding of land for the purposes of the R-Codes is shown by the coding number superimposed on a particular area contained within the boundaries of the area shown on the Scheme Map.
- (4) The R-Codes apply to an area if —
 - (a) the area has a coding number superimposed on it in accordance with subclause (3); or
 - (b) a provision of this Scheme provides that the R-Codes apply to the area.

26. Modification of R-Codes

- (1) Residential building height for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40 -
 - (a) The deemed-to-comply requirements for building height at clause 5.1.6 C6 of Table 3: Maximum Building Height Category B of the R-Codes are modified as follows:

Building Category	Maximum total building height
	Top of hipped and pitched roof
Category B	10.5m

- (2) Residential Car Parking Requirements for all single house(s) and grouped dwellings; and special purpose dwellings in areas coded less than R40 –
- (a) The deemed-to-comply requirements for residential car parking at clause 5.3.3 C3.-of the R Codes are modified as follows:

Type of dwelling	Car parking spaces	
	Location A	Location B
1 bedroom dwelling	1	1
2+bedroom dwelling	2	2
Aged persons' dwelling	2	2
Ancillary dwelling	1	1

- (b) Where an ancillary dwelling is proposed an additional car parking may not be in a tandem configuration with the other two bays on site.
- (3) Residential car parking requirements for multiple dwellings in areas coded R40 and above, within mixed use development and activity centres.
- (a) The acceptable outcomes for residential car parking at clause A 3.9.2 and Table 3.9 Parking Ratio of the R Codes are modified as follows:

Parking types		Location A	Location B
Car Parking ¹	1 bedroom dwellings	1 bay per dwelling	1 bay per dwelling
	2+ bedroom dwellings	2 bays per dwelling	2 bays per dwelling

¹ Calculations of parking ratios shall be rounded up to the next whole number.

- (4) Residential building design and visual privacy requirements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40 -
- (a) For the purposes of administering the deemed-to-comply requirements set out in clause 5.4.1, C1.1 of the R Codes a floor level of more than 0.65m above natural ground level is to be applied.
- (5) Residential building design and outbuildings for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40:

- (a) The deemed-to-comply requirements for outbuildings at clause 5.4.3 C3 Category B of table B Large and multiple outbuildings of the R-Codes are modified as follows:
 - (i) does not exceed a wall height of 3.2m; and
 - (ii) does not exceed a ridge height of 5m.

27. State Planning Policy 3.6 to be read as part of Scheme

- (1) State Planning Policy 3.6 - Development Contributions for Infrastructure, modified as set out in clause 28, is to be read as part of this Scheme.
- (2) The local government must ensure that State Planning Policy 3.6 is published in accordance with clause 87 of the deemed provisions.

28. Modification of State Planning Policy 3.6

There are no modifications to State Planning Policy 3.6.

29. Other State planning policies to be read as part of Scheme

There are no other State planning policies that are to be read as part of the Scheme.

30. Modification of State planning policies

There are no modifications to a State planning policy that, under clause 29 is to be read as part of the Scheme.

31. Environmental conditions

There are no environmental conditions imposed under the *Environmental Protection Act 1986* that apply to this Scheme.

32. Additional site and development requirements

- (1) Schedule 4 sets out requirements relating to development that are additional to those set out in the R-Codes, precinct structure plans, local development plans or State or local planning policies.
- (2) To the extent that a requirement referred to in subclause (1) is inconsistent with a requirement in the R-Codes, a precinct structure plan, a local development plan or a State or local planning policy the requirement referred to in subclause (1) prevails.

33. Additional site and development requirements for areas covered by (precinct) structure plan, local development plan.

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No.	Description of Land	Requirement
1	Chinatown - Old Broome Precinct Structure Plan (PSP) Area as shown in the Precinct Structure Plan.	<p>(1) Subdivision and development of land is to be generally in accordance with an approved structure plan with the residential density coding as set out in the Chinatown - Old Broome Precinct Structure Plan -Residential Density Plan.</p> <p>(2) For land zoned Mixed Use, the site and development standards set out in Schedule 4 Clause 14 are replaced by the Chinatown-Old Broome Precinct Structure Plan.</p> <p>(3) In considering applications for development approval, the local government shall have regard to the Obstacle Limitation Surfaces (Schedule 7) and Australian Noise Exposure Forecast (ANEF) contours for the Broome International Airport (Schedule 6).</p>
2.	Cable Beach Precinct Structure Plan (PSP) Area as shown in the Precinct Structure Plan.	<p>(1) Subdivision and development of land is to be generally in accordance with an approved structure plan with residential density coding as set out in the Cable Beach Precinct Structure Plan (PSP)- Residential Density Plan.</p> <p>(2) The local government will not support subdivision within the Cable Beach Precinct Structure Plan (PSP) Area to create lots less than 1 hectare in area, unless it is in accordance with an approved (precinct) structure plan.</p>

34. Variations to site and development requirements

(1) In this clause -

additional site and development requirements means requirements set out in clauses 32 and 33.

(2) The local government may approve an application for a development approval that does not comply with an additional site and development requirements.

(3) An approval under subclause (2) may be unconditional or subject to any conditions the local government considers appropriate.

- (4) If the local government is of the opinion that the non-compliance with an additional site and development requirement will mean that the development is likely to adversely affect any owners or occupiers in the general locality or in an area adjoining the site of the development the local government must -
 - (a) consult the affected owners or occupiers by following one or more of the provisions for advertising applications for development approval under clause 64(4) of the deemed provisions; and
 - (b) have regard to any expressed views prior to making its determination to grant development approval under this clause.

- (5) The local government may only approve an application for development approval under this clause if the local government is satisfied that -
 - (a) approval of the proposed development would be appropriate having regard to the matters that the local government is to have regard to in considering an application for development approval as set out in clause 67(2) of the deemed provisions; and
 - (b) the non-compliance with the additional site and development requirement will not have a significant adverse effect on the occupiers or users of the development, the inhabitants of the locality or the likely future development of the locality.

35. Restrictive covenants

- (1) A restrictive covenant affecting land in the Scheme area that would have the effect of limiting the number of residential dwellings which may be constructed on the land is extinguished or varied to the extent that the number of residential dwellings that may be constructed is less than the number that could be constructed on the land under this Scheme.

- (2) If subclause (1) operates to extinguish or vary a restrictive covenant
 - (a) development approval is required to construct a residential dwelling that would result in the number of residential dwellings on the land exceeding the number that would have been allowed under the restrictive covenant; and
 - (b) the local government must not grant development approval for the construction of the residential dwelling unless it advertises the application for development approval in accordance with clause 64 of the deemed provisions.

Part 5 - Special control areas

36. Special control areas

- (1) Special control areas are marked on the Scheme Map according to the legend on the Scheme Map with a number as detailed below –
 - (a) Existing Broome International Airport Environs (SCA 1)
 - (b) Future Broome International Airport Environs (SCA 2)
 - (c) Essential Services Buffer Areas (SCA 3)
 - (d) Flood Prone Areas (SCA 4)
 - (e) Public Drinking Water Source Protection Areas (SCA 5)
 - (f) Drainage Aquifer Recharge Areas (SCA 6)
 - (g) Landscape Protection Areas (SCA 7)
 - (h) Aboriginal Communities (SCA 8)
 - (i) Coastal Hazard Risk Area (SCA 9)
- (2) The purpose, objectives and additional provisions that apply to each special control area is set out in the Schedule 8.
- (3) In respect of a Special Control Area shown on the Scheme Map, the provisions applying to the Special Control Area apply in addition to the provisions applying to any underlying zone or reserve and any general provisions of the Scheme.

Part 6 - Terms referred to in Scheme

Division 1 - General definitions used in Scheme

37. Terms used

- (1) If a word or expression used in this Scheme is listed in this clause, its meaning is as follows -

building envelope means the area of land within which all buildings and effluent disposal facilities on a lot must be contained.

cabin
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means a building that –

- (a) is an individual unit other than a chalet; and
- (b) forms part of –
 - (i) tourist and visitor accommodation; or
 - (ii) a caravan park.
- (c) if the unit forms part of a caravan park – is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period.

Cable Beach Precinct Structure Plan (CBPSP)
AMD 1 GG 03/02/2026
means - the Precinct Structure Plan for the Cable Beach Precinct approved by the Western Australian Planning Commission under Part 4 of the Deemed Provisions.

chalet
AMD 1 GG 03/02/2026
means a building that –

- (a) is a self-contained unit that includes cooking facilities, bathroom facilities and separate living and sleeping areas; and
- (b) forms part of –
 - i) tourist and visitor accommodation; or
 - (ii) a caravan park.
- (c) if the unit forms part of a caravan park – is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period.

Chinatown – Old Broome Precinct Structure Plan (PSP)
AMD 1 GG 03/02/2026
means the Precinct Structure Plan for the Chinatown - Old Broome Precinct approved by the Western Australian Planning Commission under Part 4 of the Deemed Provisions.

commencementday means the day this Scheme comes into effect under section 87(4) of the Act.

commercial vehicle	means a vehicle, whether licenced or not, that has a gross vehicle mass of greater than 4.5 tonnes including - (a) a utility, van, truck, tractor, bus or earthmoving equipment; and (b) a vehicle that is or is designed to be an attachment to a vehicle referred to in paragraph (a).
floor area	has meaning given in the Building Code.
minerals	has the meaning given in the <i>Mining Act 1978</i> section 8(1).
plot ratio	means the ratio of the floor area of a building to an area of land within the boundaries of the lot or lots on which the building is located.
precinct	means a definable area where particular planning policies, guidelines or standards apply.
predominant use	means the primary use of premises to which all other uses carried out on the premises are incidental.
retail	means the sale or hire of goods or services to the public.
short-term accommodation	DELETED BY AMD 1 GG 03/02/2026
wholesale	means the sale of goods or materials to be sold by others.

(2) A word or expression that is not defined in this Scheme -

- (a) has the meaning it has in the *Planning and Development Act 2005*; or
- (b) if it is not defined in that Act - has the same meaning as it has in the R-Codes.

Division 2 - Land use terms used in Scheme

38. Land use terms used

If this Scheme refers to a category of land use that is listed in this provision, the meaning of that land use is as follows –

abattoir	means premises used commercially for the slaughtering of animals for the purposes of consumption as food products.
aerodrome	means an area of land or water (including any buildings, installations and equipment), the use of which as an aerodrome is certified under the regulations made under the <i>Civil Aviation Act 1998</i> , being such an area intended for use wholly or partly for the arrival, departure or

	movement of aircraft.
aged or dependent person's accommodation	same meaning as it has in the R-Codes.
agriculture - extensive	means premises used for the raising of stock or crops including outbuildings and earthworks, but does not include agriculture - intensive or animal husbandry - intensive.
agriculture - intensive	means premises used for commercial production purposes, including outbuildings and earthworks, associated with any of the following - <ul style="list-style-type: none"> (a) the production of grapes, vegetables, flowers, exotic or native plants, or fruit or nuts; (b) the establishment and operation of plant or fruit nurseries; (c) the development of land for irrigated fodder production or irrigated pasture (including turf farms); (d) aquaculture.
airfield	means any premises used for purposes relating to aircraft landing, take-off and maintenance, and does not include a private airstrip incidental to agricultural and pastoral operations
amusement parlour	means premises - <ul style="list-style-type: none"> (a) that are open to the public; and (b) that are used predominantly for amusement by means of amusement machines including computers; and (c) where there are 2 or more amusement machines.
ancillary dwelling	same meaning as it has in the R-Codes.
animal establishment	means premises used for the breeding, boarding, training or caring of animals for commercial purposes but does not include animal husbandry - intensive or veterinary centre.
animal husbandry - intensive	means premises used for keeping, rearing or fattening of alpacas, beef and dairy cattle, goats, pigs, poultry (for either egg or meat production), rabbits (for either meat or fur production), sheep or other livestock in feedlots, sheds or rotational pens, but does not include agriculture - extensive.

art gallery	means premises - (a) that are open to the public; and (b) where artworks are displayed for viewing or sale.
bed and breakfast accommodation	DELETED BY AMD 1 GG 03/02/2026
betting agency	means an office or totalisator agency established under the <i>Racing and Wagering Western Australia Act 2003</i> .
brewery	means premises the subject of a producer's licence granted under the <i>Liquor Control Act 1988</i> .
bulky goods showroom	means premises - (a) used to sell by retail any of the goods and accessories of the following types that are principally used for domestic purposes - (i) automotive parts and accessories; (ii) camping, outdoor and recreation goods; (iii) electric light fittings; (iv) animal supplies including equestrian and pet goods; (v) floor and window coverings; (vi) furniture, bedding, furnishings, fabrics, manchester and homewares; (vii) household appliances, electrical goods and homeentertainment goods; (viii) party supplies; (ix) office equipment and supplies; (x) babies' and children's goods, including play equipment and accessories; (xi) sporting, cycling, leisure, fitness goods and accessories; (xii) swimming pools; or (b) used to sell goods and accessories by retail if - (i) a large area is required for the handling, display or storage of the goods; or (ii) vehicular access is required to the premises for the purpose of collection of purchased goods.
caravan park	means premises that are a caravan park as defined in the <i>Caravan Parks and Camping Grounds Act 1995</i> section 5 (1).

caretaker's dwelling	means a dwelling on the same site as a building, operation or plant, and occupied by a supervisor of that building, operation or plant.
car park	means premises used primarily for parking vehicles whether open to the public or not but does not include - (a) any part of a public road used for parking or for a taxi rank; or (b) any premises in which cars are displayed for sale.
child care premises	means premises where - (a) an education and care service as defined in the <i>Education and Care Services National Law (Western Australia)</i> Section 5(1), other than a family day care service as defined in that section, is provided; or (b) a child care service as defined in the <i>Child Care Services Act 2007</i> section 4 is provided.
cinema/theatre	means premises where the public may view a motion picture or theatrical production.
civic use	means premises used by a government department, an instrumentality of the State or the local government for administrative, recreational or other purposes.
club premises	means premises used by a legally constituted club or association or other body of persons united by a common interest.
commercial vehicle parking	means premises used for parking of one or 2 commercial vehicles but does not include - (a) any part of a public road used for parking or for a taxi rank; or (b) parking of commercial vehicles incidental to the predominant use of the land.
community purpose	means premises designed or adapted primarily for the provision of educational, social or recreational facilities or services by organisations involved in activities for community benefit.
consulting rooms	means premises used by no more than 2 health practitioners at the same time for the investigation or treatment of human injuries or ailments and for general outpatient care.
convenience store	means premises - (a) used for the retail sale of convenience goods commonly sold in supermarkets, delicatessens or newsagents; and

	<ul style="list-style-type: none"> (b) operated during hours which include, but may extend beyond, normal trading hours; and (c) the floor area of which does not exceed 300 m² net lettable area.
corrective institution	means premises used to hold and reform persons committed to it by a court, such as a prison or other type of detention facility.
educational establishment	means premises used for the purposes of providing education including premises used for a school, higher education institution, business college, academy or other educational institution.
exhibition centre	means premises used for the display, or display and sale, of materials of an artistic, cultural or historical nature including a museum.
family day care	means premises where a family day care service as defined in the <i>Education and Care Services National Law (Western Australia)</i> is provided.
fast food outlet	means premises, including premises with a facility for drive-through service, used for the preparation, sale and serving of food to customers in a form ready to be eaten: <ul style="list-style-type: none"> (a) without further preparation; and (b) primarily off the premises.
fuel depot	means premises used for the storage and sale in bulk of solid or liquid or gaseous fuel but does not include premises used - <ul style="list-style-type: none"> (a) as a service station; or (b) for the sale of fuel by retail into a vehicle for use by the vehicle.
funeral parlour	means premises used: <ul style="list-style-type: none"> (a) to prepare and store bodies for burial or cremation; and (b) to conduct funeral services.
garden centre	means premises used for the propagation, rearing and sale of plants, and the storage and sale of products associated with horticulture and gardens.
grouped dwelling	same meaning as it has in the R-Codes.
holiday accommodation	means 2 or more dwellings on one lot used to provide short term accommodation for persons other than the owner of the lot.

holiday house

DELETED BY AMD 1 GG 03/02/2026

home business

means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out a business, service or profession if the carrying out of the business, service or profession -

- (a) does not involve employing more than 2 people who are not members of the occupier's household; and
- (b) will not cause injury to or adversely affect the amenity of the neighbourhood; and
- (c) does not occupy an area greater than 50 m²; and
- (d) does not involve the retail sale, display or hire of any goods unless the sale, display or hire is done only by means of the Internet; and
- (e) does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood; and
- (f) does not involve the presence, use or calling of a vehicle more than 4.5 tonnes tare weight; and
- (g) does not involve the use of an essential service that is greater than the use normally required in the zone in which the dwelling is located.

home occupation

means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out an occupation if the carrying out of the occupation that -

- (a) does not involve employing a person who is not a member of the occupier's household; and
- (b) will not cause injury to or adversely affect the amenity of the neighbourhood; and
- (c) does not occupy an area greater than 20 m²; and
- (d) does not involve the display on the premises of a sign with an area exceeding 0.2 m²; and
- (e) does not involve the retail sale, display or hire of any goods unless the sale, display or hire is done only by means of the Internet; and
- (f) does not -
 - (i) require a greater number of parking spaces than normally required for a single dwelling; or
 - (ii) result in an increase in traffic volume in the neighbourhood; and
- (g) does not involve the presence, use or calling of a vehicle more than 4.5 tonnes tare weight; and

- (h) does not include provision for the fuelling, repair or maintenance of motor vehicles; and
- (i) does not involve the use of an essential service that is greater than the use normally required in the zone in which the dwelling is located.

home office

means a dwelling used by an occupier of the dwelling to carry out a home occupation if the carrying out of the occupation -

- (a) is solely within the dwelling; and
- (b) does not entail clients or customers travelling to and from the dwelling; and
- (c) does not involve the display of a sign on the premises; and
- (d) does not require any change to the external appearance of the dwelling.

home store

means a shop attached to a dwelling that -

- (a) has a net lettable area not exceeding 100 m²; and
- (b) is operated by a person residing in the dwelling.

hospital

means premises used as a hospital as defined in the Hospitals and Health Services Act 1927 section 2(1).

hotel

means premises the subject of a hotel licence other than a small bar or tavern licence granted under the Liquor Control Act 1988 including any betting agency on the premises.

industry

means premises used for the manufacture, dismantling, processing, assembly, treating, testing, servicing, maintenance or repairing of goods, products, articles, materials or substances and includes facilities on the premises for any of the following purposes -

- (a) the storage of goods;
- (b) the work of administration or accounting;
- (c) the selling of goods by wholesale or retail;
- (d) the provision of amenities for employees;
- (e) incidental purposes.

Industry – cottage

means a trade or light industry producing arts and crafts goods which does not fall within the definition of a home occupation and which – does not cause injury to or adversely affect the amenity of the neighbourhood; where operated in a residential zone, does not employ any person other than a member of the occupier's household; is conducted in an out-building which is compatible with the principal uses to which land in the zone in which it is located may be put; (d) does not occupy an area in excess of 50 m²; and (e) does not display a sign exceeding 0.2 m² in area.

industry - extractive	means premises, other than premises used for mining operations, that are used for the extraction of basic raw materials including by means of ripping, blasting or dredging and may include facilities for any of the following purposes - (a) the processing of raw materials including crushing, screening, washing, blending or grading; (b) activities associated with the extraction of basic raw materials including wastewater treatment, storage, rehabilitation, loading, transportation, maintenance and administration.
industry - light	means premises used for an industry where impacts on the amenity of the area in which the premises is located can be mitigated, avoided or managed.
industry - primary production	means premises used - (a) to carry out a primary production business as that term is defined in the <i>Income Tax Assessment Act 1997</i> (Commonwealth) section 995-1; or (b) for a workshop servicing plant or equipment used in primary production businesses.
liquor store - large	means premises the subject of a liquor store licence granted under the <i>Liquor Control Act 1988</i> with a net lettable area of more than 300 m ² .
liquor store - small	means premises the subject of a liquor store licence granted under the <i>Liquor Control Act 1988</i> with a net lettable area of not more than 300 m ²
lunch bar	means premises or part of premises used for the sale of takeaway food (in a form ready to be consumed without further preparation) within industrial or commercial areas.
marina	means - (a) premises used for providing mooring, fuelling, servicing, repairing, storage and other facilities for boats, including the associated sale of any boating gear or equipment; and (b) all jetties, piers, embankments, quays, moorings, offices and storerooms used in connection with the provision of those services.
marine filling station	means premises used for the storage and supply of liquid fuels and lubricants for marine craft.
market	means premises used for the display and sale of goods from stalls by independent vendors.

medical centre	means premises other than a hospital used by 3 or more health practitioners at the same time for the investigation or treatment of human injuries or ailments and for general outpatient care.
mining operations	means premises where mining operations, as that term is defined in the <i>Mining Act 1978</i> section 8(1), is carried out.
motel	DELETED BY AMD 1 GG 03/02/2026
motor vehicle, boator caravan sales	means premises used to sell or hire motor vehicles, boats or caravans.
motor vehicle repair	means premises used for or in connection with - (a) electrical and mechanical repairs, or overhauls, to vehicles other than panel beating, spray painting or chassis reshaping of vehicles; or (b) repairs to tyres other than recapping or retreading of tyres.
motor vehicle wash	means premises primarily used to wash motor vehicles.
multiple dwelling	same meaning as it has in the R-Codes.
nightclub	means premises the subject of a nightclub licence granted under the <i>Liquor Control Act 1988</i> .
office	means premises used for administration, clerical, technical, professional or similar business activities.
park home park	means premises used as a park home park as defined in the <i>Caravan Parks and Camping Grounds Regulations 1997</i> Schedule 8.
place of worship	means premises used for religious activities such as a chapel, church, mosque, synagogue or temple.
reception centre	means premises used for hosted functions on formal or ceremonial occasions.
recreation - private	means premises that are - (a) used for indoor or outdoor leisure, recreation or sport; and (b) not usually open to the public without charge.
renewable energy facility	means premises used to generate energy from a renewable energy source and includes any building or other structure used in, or relating to, the generation of energy by a renewable resource. It does not include renewable energy electricity generation where the energy produced principally supplies a domestic and/or business premises and any on selling to the grid is secondary.

residential building	same meaning as it has in the R-Codes.
recovery resource centre	means premises other than a waste disposal facility used for therecovery of resources from waste.
restaurant/cafe	means premises primarily used for the preparation, sale and serving of food and drinks for consumption on the premises by customers for whom seating is provided, including premises that are licenced under the <i>Liquor Control Act 1988</i> .
restricted premises	<p>means premises used for the sale by retail or wholesale, or the offer for hire, loan or exchange, or the exhibition, display or delivery of -</p> <ul style="list-style-type: none"> (a) publications that are classified as restricted under the <i>Classification (Publications, Films and Computer Games) Act 1995</i> (Commonwealth); and (b) materials, compounds, preparations or articles which are used or intended to be used primarily in or in connection with any form of sexual behaviour or activity; or (c) smoking-related implements.
road house <i>AMD 1 GG 03/02/2026</i>	<p>means premises that has direct access to a State road other than a freeway and which provides the services or facilities provided by a freeway service centre and may provide any of the following facilities or services -</p> <ul style="list-style-type: none"> (a) a full range of automotive repair services; (b) wrecking, panel beating and spray painting services; (c) transport depot facilities; (d) accommodation for guests, on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of 3 months in any 12-month period. (e) facilities for being a muster point in response to accidents, natural disasters and other emergencies.
rural home business	<p>means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out a business, service or profession if the carrying out of the business, service or occupation -</p> <ul style="list-style-type: none"> (a) does not involve employing more than 2 people who are not members of the occupier's household; and (b) will not cause injury to or adversely affect the amenity of the neighbourhood; and (c) does not occupy an area greater than 200 m²; and (d) does not involve the retail sale, display or hire of any goods unless the sale, display or hire is done only by means of the Internet; and

	(e) does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood; and
	(f) does not involve the presence, use or calling of more than 3 vehicles at any one time or of a vehicle more than 30 tonnes gross weight.
rural pursuit/hobbyfarm	means any premises, other than premises used for agriculture - extensive or agriculture - intensive, that are used by an occupier of the premises to carry out any of the following activities if carrying out of the activity does not involve permanently employing a person who is not a member of the occupier's household - <ul style="list-style-type: none"> (a) the rearing, agistment, stabling or training of animals; (b) the keeping of bees; (c) the sale of produce grown solely on the premises.
serviced apartment	DELETED BY AMD 1 GG 03/02/2026
service station	means premises other than premises used for a transport depot, panel beating, spray painting, major repairs or wrecking, that are used for - <ul style="list-style-type: none"> (a) the retail sale of petroleum products, motor vehicle accessories and goods of an incidental or convenience nature; or (b) the carrying out of greasing, tyre repairs and minor mechanical repairs to motor vehicles.
shop	means premises other than a bulky goods showroom, a liquor store large or a liquor store - small used to sell goods by retail, to hire goods, or to provide services of a personal nature, including hairdressing or beauty therapy services.
single house	same meaning as it has in the R-Codes.
small bar	means premises the subject of a small bar licence granted under the <i>Liquor Control Act 1988</i> .
tavern	means premises the subject of a tavern licence granted under the <i>Liquor Control Act 1988</i> .
telecommunications infrastructure	means premises used to accommodate the infrastructure used by or in connection with a telecommunications network including any line, equipment, apparatus, tower, antenna, tunnel, duct, hole, pit or other structure related to the network.
tourist development	DELETED BY AMD 1 GG 03/02/2026

tourist and visitor accommodation

AMD 1 GG 03/02/2026

- (a) means a building, or a group of buildings forming a complex, that
 - (i) is wholly managed by a single person or body; and
 - (ii) is used to provide accommodation for guests, on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of 3 months in any 12-month period; and
 - (iii) may include on-site services and facilities for use by guests; and
 - (iv) in the case of a single building — contains more than 1 separate accommodation unit or is capable of accommodating more than 12 people per night; and
- (b) includes a building, or complex of buildings, meeting the criteria in paragraph (a) that is used for self-contained serviced apartments that are regularly serviced or cleaned during the period of a guest's stay by the owner or manager of the apartment or an agent of the owner or manager; but
- (c) does not include any of the following —
 - (i) an aged care facility as defined in the *Land Tax Assessment Act 2002* section 38A(1);
 - (ii) a caravan park;
 - (iii) hosted short-term rental accommodation;
 - (iv) a lodging-house as defined in the *Health (Miscellaneous Provisions) Act 1911* section 3(1);
 - (v) a park home park;
 - (vi) a retirement village as defined in the *Retirement Villages Act 1992* section 3(1);
 - (vii) a road house;
 - (viii) workforce accommodation;

trade display

means premises used for the display of trade goods and equipment for the purpose of advertisement.

trade supplies	<p>means premises used to sell by wholesale or retail, or to hire, assemble or manufacture any materials, tools, equipment, machinery or other goods used for any of the following purposes including goods which may be assembled or manufactured off the premises -</p> <ul style="list-style-type: none"> (a) automotive repairs and servicing; (b) building including repair and maintenance; (c) industry; (d) landscape gardening; (e) provision of medical services; (f) primary production; (g) use by government departments or agencies, including local government.
transport depot	<p>means premises used primarily for the parking or garaging of 3 or more commercial vehicles including -</p> <ul style="list-style-type: none"> (a) any ancillary maintenance or refuelling of those vehicles; and (b) any ancillary storage of goods brought to the premises by those vehicles; and (c) the transfer of goods or persons from one vehicle to another.
tree farm	<p>means land used commercially for tree production where trees are planted in blocks of more than one hectare, including land in respect of which a carbon right is registered under the <i>Carbon Rights Act 2003</i> section 5.</p>
veterinary centre	<p>means premises used to diagnose animal diseases or disorders, to surgically or medically treat animals, or for the prevention of animal diseases or disorders.</p>
warehouse/ storage	<p>means premises including indoor or outdoor facilities used for</p> <ul style="list-style-type: none"> (a) the storage of goods, equipment, plant or materials; or (b) the display or the sale by wholesale of goods.
waste disposal facility	<p>means premises used -</p> <ul style="list-style-type: none"> (a) for the disposal of waste by landfill; or (b) the incineration of hazardous, clinical or biomedical waste.
waste storage facility	<p>means premises used to collect, consolidate, temporarily store or sort waste before transfer to a waste disposal facility or a resource recovery facility on a commercial scale.</p>

winery	means premises used for the production of viticultural produce and associated sale of the produce.
workforce accommodation	<p>means premises, which may include modular or relocatable buildings, used -</p> <ul style="list-style-type: none"> (a) primarily for the accommodation of workers engaged in construction, resource, agricultural or other industries on a temporary basis; and (b) for any associated catering, sporting and recreation facilities for the occupants and authorised visitors.

SCHEDULES

- Schedule A** Supplemental provisions to the deemed provisions
- Schedule 1** Additional uses
- Schedule 2** Restricted uses for land in Scheme area
- Schedule 3** Special use zones
- Schedule 4** Additional site and development requirements that apply to the scheme area
- Schedule 5** Parking standards
- Schedule 6** Australian noise exposure forecast contours
- Schedule 7** Obstacle limitation surface
- Schedule 8** Special control areas in the scheme – purpose, objectives and additional provisions.

Schedule A - Supplemental provisions to the deemed provisions

These provisions are to be read in conjunction with the deemed provisions (Schedule 2) contained in the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Addition of the following rows into the table identified under clause 61 (1) (b): for which development approval of the local government is not required.

Cl.	Column 1 Works	Column 2 Conditions
6.1	The erection of, or alterations or additions to, a single house where the R-Codes do not apply.	<ul style="list-style-type: none"> the R-Codes do not apply but a single house is a permitted ("P") use in the zone. the development standards set out in the Scheme for that particular zone are satisfied. The works are not proposed on a heritage-protected place.
6.2	the erection of any building associated with Agricultural - Extensive use of the land on a lot within the Rural zone.	<ul style="list-style-type: none"> the development standards set out in the Scheme for that particular zone are satisfied. The works are not proposed on a heritage-protected place.
7.1	the erection or extension of an outbuilding, external fixture, boundary wall or fence, patio or pergola, veranda, garage, carport or swimming pool where the R-Codes do not apply.	<ul style="list-style-type: none"> the R-Codes do not apply to the works and a single house is a permitted ("P") in the zone. the development standards set out in the Scheme for that particular zone are satisfied. The works are not proposed on a heritage-protected place.
22	the carrying out of any works on, in, over or under a street or road by a public authority acting pursuant to the provisions of any Act.	
23	the carrying out of works urgently necessary in the public safety or for the safety or security of plant or equipment or for the maintenance of essential services.	
24	any professional advertisement of 0.2m ² or less affixed to a building,	<ul style="list-style-type: none"> the sign or advertisement is not proposed to be erected or installed on a heritage-protected place unless it:

Cl.	Column 1 Works	Column 2 Conditions
	object, structure or place pertaining to an approved land use.	<ul style="list-style-type: none"> ○ Does not obscure existing signage that has an integral relationship to the land ○ Is temporary and does not damage the fabric of a building ○ Is temporarily located behind a shop window but is not internally illuminated or flashing ○ Advertises that a place is for sale or lease but does not remain on the place for more than 10 days after the place is sold or leased
25	the carrying out of any activities associated with traditional use and law.	The activities do not include the construction of a permanent structures that would otherwise require development approval.

Addition of the following uses to Clause 61(2) for which development approval of the local government is not required.

61(2)(i)	<p>the use of land in a reserve, where such land is held by the local government or vested in a public authority:</p> <ul style="list-style-type: none"> (i) for the purpose for which the land is reserved under the Scheme; or (ii) (ii) in the case of land vested in a public authority, for any purpose for which such land may be lawfully used by that authority.
61(2)(j)	in the case of land vested in a public authority, for any purpose for which such land may be lawfully used by that authority.
61(2)(k)	the use of land which is a permitted ("P") use in the zone in which that land is situated provided it does not involve the carrying out of any building or other works.

Addition of the following matters to be considered by local government under clause 67(2)

67 (2) (zc)	Any advice of the Design Review Panel.
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SCHEDULE 1 – Specified additional uses for zoned land in Scheme area

No.	Description of land	Additional Use	Conditions
A1	Lot 732 Blick Drive as indicated on the scheme maps.	Restaurant/ café 'D' use.	As determined by the local government.
A2	Lot 728 Blick Drive as indicated on the scheme maps.	Shop 'D' use.	As determined by the local government.
A3	Lot 2094 Clemenston Street as indicated on the scheme maps.	Fish curing 'A' use.	As determined by the local government.
A4	Lot 2101 Clemenston Street as indicated on the scheme maps.	Lunch bar, Shop 'D' use.	As determined by the local government.
A5	Lot 417 Lullfitz Drive as indicated on the scheme maps.	Health Centre, Natural Healing workshops, short term residential accommodation and ancillary uses and residential house 'D' use.	As determined by the local government.
A6	Lot 50 Oryx Road as indicated on the scheme maps.	A second dwelling 'D' use.	As determined by the local government.
A7	Lot 202 Frederick Street (Boulevard Shopping Centre) as indicated on the scheme maps.	Bulky goods showroom 'D' use.	As determined by the local government.
A8	Lot 3000 Broome Road, Skuthorpe as indicated on the scheme maps.	Camping and Caravan Park, Lodging House 'D' use.	(1) The predominant use of the site is to remain agricultural purposes. (2) The additional uses are to be limited to short stay accommodation by any person for no longer that three months in any twelve month period. (3) Appropriate separation buffers must be provided within this lot to address the potential for land use conflict from nearby

No.	Description of land	Additional Use	Conditions
			agricultural land uses. (4) Adequate water supply is to be provided to the additional uses.
A9	Lot 11 Walcott Street as indicated on the scheme maps.	Service Station 'A' Use	As determined by the local government.
A10	Lot 300 Lullfitz Drive as indicated on the scheme maps.	Veterinary Centre, Caretakers Dwelling 'D' use.	As determined by the local government.
A11	Lot 4 Kanagae Drive as indicated on the scheme maps.	Restaurant/ Café 'A' use.	As determined by the local government.
A12	Lot 20 Yamashita Street as indicated on the scheme maps.	Restaurant/ Café 'A' use.	As determined by the local government.
A13	Lot 213, 214 and 216 Hamersley Street and Lot 215 Louis Street as indicated on the scheme maps.	Grouped Dwellings and Multiple Dwellings 'P' use.	As determined by the local government.
A14	Lot 17 Yamashita Street as indicated on the scheme maps.	Restaurant/ Café 'A' use.	As determined by the local government.
A15	Lot 413 Yamashita Street on the scheme maps.	Animal Establishment (Zoological Gardens) 'D' use.	As determined by the local government.
A16	Lot 1 Coghlan Street as indicated on the scheme maps.	Motor Vehicle, Boat or Caravan Sales 'D' use.	As determined by the local government.
A17	Lot 1 Coghlan Street as indicated on the scheme maps.	Motor Vehicle, Boat or Caravan Sales, Motor Vehicle Repairs 'D' use.	As determined by the local government.
A18	Lot 1 Macpherson Street as indicated on the scheme maps.	Motor Vehicle, Boat or Caravan Sales, Motor Vehicle Repairs 'D' use.	As determined by the local government.

No.	Description of land	Additional Use	Conditions
A19	Lot 8 Frederick Street as indicated on the scheme maps.	Motor Vehicle, Boat or Caravan Sales 'D' use	As determined by the local government.
A20	Lot 54 Coghlan Street as indicated on the scheme maps.	Motor Vehicle, Boat or Caravan Sales 'D' use.	As determined by the local government.
A21	Lot 12 Coghlan Street as indicated on the scheme maps.	Motor Vehicle, Boat or Caravan Sales 'D' use	As determined by the local government.
A22	Lot 238 Willie Creek Road as indicated on the scheme maps.	Civic Use (Customs) 'D' use.	(1) Uses may include: Residential buildings for Responsible government agencies; and Customs activities. (2) All other conditions as determined by the local government.
A23	Lot 222 Lullfitz Drive as indicated on the scheme maps. <i>AMD 1 GG 03/02/2026</i>	Tourist and Visitor Accommodation	(1) The additional use shall be considered an 'A' use-the use is not permitted unless the local government has exercised its discretion by granting development approval after giving special notice in accordance with the advertising requirements of clause 64 of the deemed provisions. (2) Total development (including the additional use) on Lot 222 Lullfitz Drive shall not exceed 10% site coverage.
A24	Lot 302 Fairway Drive, Bilingurr as indicated on the scheme maps.	Animal Establishment (Zoological Gardens) 'A' Use	(1) The additional use shall be considered an 'A' use - the use is not permitted unless the local government has exercised its discretion by granting development approval after giving

No.	Description of land	Additional Use	Conditions
			<p>special notice in accordance with the advertising requirements of clause 64 of the deemed provisions.</p> <p>(2) Total development (including the additional use) on Lot 302 Fairway Drive shall not exceed 10% site coverage.</p> <p>(3) Any land or buildings used for the display of animals is restricted to camels only.</p>
A25	Lot 86 Shingoro Street, as indicated on the scheme maps.	Child Care	(1) The additional use shall be considered a 'P' use.
A26	Lot 92 (No.22) Weld Street and Lot 193 (No. 10) Barker Street <i>AMD 1 GG 03/02/2026</i>	Art Gallery; Cinema/Theatre; Community Purpose; Consulting Rooms; Market; Reception Centre; Recreation – private; Restaurant/café; Small bar.	The additional use shall be considered a 'D' use - the use is not permitted unless the local government has exercised its discretion by granting development approval after giving special notice in accordance with the advertising requirements of clause 64 of the Deemed Provisions.

SCHEDULE 2 – Restricted uses for land in Scheme area

No.	Description of Land	Restricted Use	Conditions
R1	Lot 947 Carnarvon Street as indicated on the scheme maps.	Hotel / Tourist and Visitor Accommodation. <i>AMD 1 GG 03/02/2026</i>	As determined by the local government.
R2	Lot 2 Louis Street as indicated on the scheme maps.	Hotel	As determined by the local government.
R3	Lot 51 Robinson Street as indicated on the scheme maps.	Tourist and Visitor Accommodation. <i>AMD 1 GG 03/02/2026</i>	As determined by the local government.

SCHEDULE 3 – Special use zones in Scheme area

No.	Description of Land	Special Use	Conditions
SU1	Lot 351 Broome Road as indicated on the scheme maps.	Crocodile Farm As a 'D' use.	(1) Development on site may include a wildlife retreat and associated tourist uses. (2) Site and Development Requirements - As determined by the local government.
SU2	Lot 100, 102 & 259 Broome Road as indicated on the scheme maps.	Aboriginal use, offices and ancillary uses As a 'D' use.	As determined by the local government.
SU3	Lot 400 Crab Creek Road (Reserve 41066) as indicated on the scheme maps.	Bird observatory As a 'D' use.	As determined by the local government.
SU4	Lot 1225 & Lot 640 Dora Street, Anne Street & Paddy Street as indicated on the scheme maps.	Aboriginal Use; Offices; Medical Rooms; Residential accommodation and associated uses. As a 'D' use.	(1) Development onsite may include: Site and Development Requirements – As determined by the local government.
SU5	Lot 555 Robinson Street (Reserve 31340) as indicated on the scheme maps.	Caravan Park As a 'D' use.	As determined by the local government.
SU6	Lot 3130 Sanctuary Road as indicated on the scheme maps.	Caravan Park As a 'D' use. 'Aged or dependent persons accommodation' and 'workforce accommodation' As a 'A' use.	As determined by the local government.
SU7	Lot 500 Wattle Drive as indicated	Caravan Park As a 'D' use.	As determined by the local government.

No.	Description of Land	Special Use	Conditions
	on the scheme maps.		
SU8	Lot 154 Willie Creek Road as indicated on the scheme maps.	Pearl Farm As a 'D' use.	(1) Uses may include: Pearl Farm and ancillary uses; Tourist Display; Office; Shop and Caretaker's accommodation. (2) Site and development requirements – As determined by local government.
SU9	Lot 224 on Deposited Plan 216717. Dampier Peninsula – Arrow Pearls as indicated on the scheme maps.	Pearl Farm As a 'D' use.	As determined by the local government
SU10	Lot 87 on Deposited Plan 213349 & Pt Lot 100 on Deposited Plan 415243, Cygnet Bay Road, Dampier Peninsula, as indicated on the scheme maps.	Pearl Farm As a 'D' use.	(1) Uses may include: a Pearl Farm and ancillary use; Tourist Development-Low Impact Tourism; Staff Accommodation and Restaurant. (2) Site and Development requirements – As determined by local government and as set out in a local development plan.

No.	Description of Land	Special Use	Conditions
SU11	Lot 136 Broome Road as indicated on the scheme maps.	Road House As a 'D' use.	(1) Uses may include: Caravan and Camping Grounds; Service Station; Convenience retail; Restaurant; Caretakers dwelling; Staff accommodation; Liquor store; Motor vehicle repairs; and Associated Uses. (2) Site and Development Requirements – As determined by the local government.
SU12	Lot 1128 Sanderling Drive as indicated on the scheme maps.	Child Care Premises As a 'D' use.	As determined by the local government.
SU13	Pt. Lot 297 on Plan No. P093256 and Pt. Reserve 20927 as indicated on the scheme maps.	Airfield As a 'D' use.	As determined by the local government.
SU14	Lot 100 Cable Beach Road as indicated on the scheme maps.	Tourist and Visitor Accommodation. <i>AMD 1 GG 03/02/2026</i> As a 'D' use.	As determined by the local government.

No.	Description of Land	Special Use	Conditions
SU15	Lot 6 Great Northern Highway as indicated on the scheme maps.	Road House As a 'D' use.	(1) Uses may include: Caravan and Camping Grounds; Service Station; Convenience retail; Restaurant; Caretakers dwelling; Staff accommodation; Liquor store; Motor vehicle repairs; and Associated Uses. (2) Site and Development Requirements – As determined by the local government.
SU16	Reserve 21709 (Barred Creek) Waterbank as indicated on the scheme maps.	Camping As a 'D' use.	As determined by the local government.

No.	Description of Land	Special Use	Conditions
SU17	Lot 1642 (Strata Lots 1-4, 7-10) Frederick Street and Lot 1343 Frederick Street as indicated on the scheme maps.	Mixed Business As a 'D' use.	<p>(1) Development shall provide a range of wholesaling, showrooms, trade and professional services which, by reason of their scale, character and operational land requirements, are not generally appropriate to, or cannot conveniently or economically be accommodated within Mixed Use or Service Commercial zones.</p> <p>(2) Site and Development Requirements As determined by the local government with due regard to the Scheme and Policy requirements.</p> <p>(3) New developments must be strategically justifiable in the context of the local planning framework.</p>
SU18	<p>(i) Lot 238 (as indicated on scheme map) – Kennedy's Cottage.</p> <p>(ii) Lot 1242 (as indicated on scheme map) – Port Smith Road.</p> <p>(iii) Lot 323 (as indicated on scheme map) – Eco Beach.</p> <p>(iv) Lot 89 (as indicated on scheme map) - Gumbarnun.</p>	<p>Low Impact Tourism</p> <p>Tourist Development</p> <p>As a 'P' use:</p> <p>Tourist and Visitor Accommodation. <i>AMD 1 GG 03/02/2026</i></p> <p>Industry – primary production; Rural home business; Rural pursuit/ hobby farm;</p> <p>As a 'D' use:</p> <p>Airfield</p>	<p>Low Impact Tourism Special Use Zone Objectives</p> <p>(1) The objectives of the Special Use Zone - Low Impact Tourism are as follows:</p> <ul style="list-style-type: none"> • To establish low impact tourist land uses capable of being combined with other uses having a minimal impact upon the existing amenity and landscape character of the land; • To provide for sustainable low-impact tourist land uses that are of a high standard in terms of design and

No.	Description of Land	Special Use	Conditions
	<p>(v) Lots 19, 21, 100 (as indicated on scheme map)- Kooljaman</p> <p>(vi) Lots 1, 944 & Pt Lot 1539 Great Northern Highway (as indicated on scheme map) – Eighty Mile Beach;</p> <p>(vii) Barn Hill Pt Lot 730 and 358 on Plan 71878, Roebuck as indicated on the scheme maps.</p>	<p>As an ‘A’ use:</p> <p>Art gallery; Caretaker’s dwelling; Community Purpose; Educational establishment; Office Restaurant/Café; Shop; and Small bar</p> <p>As an ‘I’ use</p> <p>Any use not listed is to be considered in accordance with the objectives of the special use zone and the associated development standards.</p>	<p>amenity, which are sympathetic to, and integrated with, the rural and/or natural attributes of the surrounding area; and</p> <ul style="list-style-type: none"> • To ensure that all land uses and development have a minimal adverse impact upon the ecological and landscape values of the land and the environmental qualities of the locality. <p>(2) Development standards:</p> <p>(a) Development should not adversely impact on the environmental or landscape qualities of the locality and should maximise the retention of any native vegetation on the site;</p> <p>(b) Buildings and structures should be located to avoid ridgelines, escarpments or visually exposed sites when viewed from any adjoining public or private land or public roads and is situated to maximise screening of the development by vegetation and/or existing landform features;</p> <p>(c) 20m minimum primary street setback;</p> <p>(d) 10m minimum side and rear boundary setback;</p> <p>(e) Building setback variations at the discretion of the local government having</p>

No.	Description of Land	Special Use	Conditions
			<p>regard to any relevant local planning policies and the likely impact of the proposal on adjoining landholdings; and</p> <p>(f) 10% maximum site coverage;</p> <p>(3) Subdivision:</p> <p>(a) The local government will not support subdivision within the Special Use zone unless the subdivision is in accordance with an endorsed Structure Plan, Local Development Plan or an adopted local planning framework.</p> <p>(b) The local government may support the subdivision of land in the absence of an approved structure plan, local development plan and/or layout plan, where the local government considers the proposed subdivision:</p> <p>(i) is a minor boundary adjustment and/or</p> <p>(ii) does not propose the creation of new lots.</p>

SCHEDULE 4 – Additional site and development requirements that apply to the scheme area

No.	Description of land	Requirement
1.	All Zones	<p>Car Parking</p> <p>(1) Schedule 5 sets out the requirements for parking for non-residential development, and the non-residential component of mixed-use developments for all zones.</p> <p>(2) Land within the Scheme area shall not be used or developed for any purposes unless car parking bays, bicycle racks and motorcycle bays are provided on site in accordance with Schedule 5.</p> <p>(3) Where land is to be developed or used for a purpose not mentioned in Schedule 5, or where a standard or requirement is not specified in Schedule 5, the local government shall determine in each case the required number of car parking bays, bicycle racks and motorcycle bays to be provided on the land having regard to the:</p> <ul style="list-style-type: none"> (a) nature of the proposed development; (b) number of employees or others likely to be employed or engaged in the use of the land; (c) anticipated demand for visitor parking; (d) orderly, proper and sustainable planning of the area; (e) the parking requirements under the Scheme for uses of a similar nature (if any). <p>(4) Where on any lot, different land uses have been or are to be established and those uses operate at different times to each other, the local government, upon being satisfied that the operating times will be permanent and will form the subject of conditions under which a development approval will be granted, may reduce the total number of bays required to be provided for those uses as set out under Schedule 6, or as specified by the local government, on a reciprocal use basis having regard to the greatest number of vehicles that may need to be accommodated on the land during periods of peak usage of the site.</p> <p>(5) Except as provided in sub clause (4), for developments involving a number of uses, the car parking requirement shall be the sum of the number required for each use.</p>

No.	Description of land	Requirement
		<p>(6) Except as may otherwise be approved by the local government, all parking areas shall be provided with: –</p> <ul style="list-style-type: none"> (a) a surface that will render the parking area capable of use at all times; (b) drainage and connection to a legal point of discharge; (c) surface lines or similar edging marked out to show the manner in which the parking area is to be used; and (d) landscaping of external parking areas to reduce the heat retention of paved areas is to include landscaping in the form of shade trees at the rate of every 4 consecutive bays or 12 meters, whichever is the lesser. (e) In instances where parking areas accommodate 20 vehicles or more, provision shall be made, for safe demarcated pedestrian movement through the parking areas to connect with other pedestrian movement routes in the locality. <p>(7) Pedestrian access shall be separated from car parking areas to provide safe access to and within the car parking areas.</p> <p><u>Cash payments in lieu</u></p> <p>(8) Where the local government so decides, cash payments in lieu of the provision of parking spaces on the site of any proposed development may be accepted but the cash-in-lieu payment shall not be less than the estimated cost to the owner or developer of providing and constructing the parking spaces required by the scheme plus the value, as estimated by the local government, of that area of the land which would have been occupied by the parking spaces:</p> <ul style="list-style-type: none"> (a) Payments under this clause shall be paid into a parking fund to be used for the provision and maintenance of public car parking facilities anywhere within reasonable proximity to the subject land in respect of which a cash-in-lieu arrangement is made. (b) The local government may waive or vary requirements for on-site car parking if it is satisfied that adequate constructed car parking has been provided in close proximity to the proposed development. <p>(9) Where a parking area has been provided as part of an approved development and a later application for development approval is lodged with the local government to change a use within the development to one which generates the need for additional parking, the local government may –</p>

No.	Description of land	Requirement
		<p>(a) accept a cash-in-lieu of parking in the event that the additional parking cannot be provided on site; or</p> <p>(b) require the provision of additional parking either on site or in a location nearby acceptable to the local government.</p> <p>(10) Car parking for development comprised of tourism land uses and residential development shall:</p> <p>(a) be located in an area which is separate from any car parking for commercial uses and is to be exclusively used for the residential development and tourist land uses.</p> <p>(b) Provision for buses shall be provided on site, or in close proximity to a tourist land use.</p>
2.	All Zones	<p>Obstacle Limitation Surfaces map and Australian Noise Exposure Forecast</p> <p>(1) In considering applications for development approval, due regards shall be given to:</p> <p>(a) The Obstacle Limitation Surfaces map and Australian Noise Exposure Forecast (ANEF) contours for the Broome International Airport, as contained Schedules 6 and 7 and within any an adopted local planning policy;</p> <p>(b) Australian Standards 2021-2000: Acoustics – Aircraft Noise Intrusion – Building Siting and Construction; and</p> <p>(c) Advice of the relevant State Government authorities.</p> <p>(2) All development and structures, including flood lights and cranes, shall comply with the height limitations associated with the Obstacle Limitation Surfaces. Any temporary intrusions shall receive written consent from the local government prior to erection.</p>
3.	All Zones	<p>Land use and noise control</p> <p>(1) Land uses which have the potential to generate significant adverse noise levels affecting sensitive land uses due to machinery, amplified music or announcements or any other ambient noise may be the subject of conditions which require an acoustic report to be prepared by the applicant and any noise attenuation controls recommended by the report to be implemented.</p>

No.	Description of land	Requirement
4.	All Zones	<p>Controlled access</p> <p>(1) Roads under the control of Main Roads Western Australia</p> <p>(a) Where development is proposed that requires access from a primary distributor under the control of Main Roads Western Australia, then Main Roads Western Australia are to control the location, number, size and construction standards of access points onto that road. Formal approval is required by Main Roads Western Australia in consultation with the local government prior to construction of the access.</p> <p>(2) Roads under the control of local government</p> <p>(b) Where development is proposed that requires access to district and local distributor roads and local roads under the control of the local government the local government may control the location, number, size and construction standards of these roads. Controlled access will apply to district and regional distributor roads shown on the Scheme Maps.</p>
5.	All Zones	<p>Inappropriate or incongruous development</p> <p>(1) Where, in the opinion of the local government, any proposed development, would not be in harmony with existing buildings or the landscape of the locality in which the proposed development is to be located by virtue of the use, design or appearance of the development, the colour or type of materials to be used on exposed surfaces, the height, bulk and mass of any building, the local government may:</p> <p>(a) refuse its approval for the development notwithstanding that it otherwise complies with the provisions of the Scheme; or</p> <p>(b) impose conditions on any development approval granted for the proposed development to ensure that it will be in harmony with existing buildings and the landscape quality of the locality in which the development is to be located.</p>

No.	Description of land	Requirement
6.	All Zones	<p>Landscaping and tree retention</p> <p>(1) When considering an application, the local government is to determine whether any tree has landscape significance and should be retained.</p> <p>(2) For the purpose of retaining significant trees the local government may:</p> <ul style="list-style-type: none"> (a) impose a condition on a development approval requiring trees to be retained; (b) request the Commission to impose a subdivision condition for the retention of trees and/or for additional trees to be planted on the site; (c) impose a condition requiring a modification of the development to ensure retention of significant trees. <p>(3) A landscaping plan which details the retention of existing tree/s and proposed landscaping on site and within the abutting road reserve may be required as a condition of development approval for development.</p>
7.	All Zones	<p>Management of construction sites</p> <p>(1) In addition to any requirements which may be imposed as conditions of development approval, construction sites are to be managed so as to minimise soil erosion or the degradation of any water resource due to the action of wind or water and protect as far as practicable, the natural resource values of the site and of the adjacent area. Native vegetation cleared on sites shall be mulched and redistributed on site.</p>
8.	All Zones	<p>Caretaker's dwellings</p> <ul style="list-style-type: none"> (1) A caretaker's dwelling should be incidental ('I' Use) to the predominant use on the site. (2) Unless otherwise approved, only one caretaker's dwelling is permitted on a lot and that dwelling should be on the same lot as the predominant use. (3) A caretaker's dwelling shall be limited to a maximum floor area of 100 square metres; (4) may not be used until such time as the land upon which it is to be established is developed and/or is in use for a purpose requiring oversight by a caretaker; and (5) Where the predominant use ceases, the right to use the caretakers dwelling expires.

No.	Description of land	Requirement
9.	All Zones	<p>Service Areas</p> <p>(1) All commercial, tourist and industrial developments are to make provision onsite for storage areas, bin areas and general service areas for loading and unloading of goods and these areas must be screened from view of any street. The service area and associated service vehicle movement should not conflict with on-site parking and manoeuvring of staff and patron vehicles.</p> <p>(2) On site manoeuvring space for service vehicles is to be provided in association with the service areas.</p>
10.	Mixed Use Zone, Tourism Zone, Regional Centre Zone, District Centre Zone	<p>Height of buildings</p> <p>(1) The local government's objective is to ensure development responds to the current and planned character of the Broome townsite, and to ensure the built form and amenity of the locality is maintained or enhanced.</p> <p>(2) The height development may not exceed a wall height of ten (10) metres and a building height of fourteen (14) metres unless:</p> <p>(a) the proposed variation is identified in an approved Local Development Plan, Structure Plan or Local Planning Policy; or</p> <p>(b) the local government is satisfied that the variation complies with the objectives of clause (1) and will not have a significant adverse impact upon the current and planned character of the area and nearby development having regard to the design principles set out in State Planning Policy 7.0: Design of the Built Environment and where relevant State Planning Policy 7.2: Precinct Design and State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments.</p> <p>(3) Notwithstanding the provisions of clause (2), the local government may:</p> <p>(a) require the applicant to prepare a local development plan or structure plan prior to consideration of a development application; and/or</p>

No.	Description of land	Requirement
		(b) refer the application to the Design Review Panel for review against the design principles set out in State Planning Policy 7.0: Design of the Built Environment and where relevant State Planning Policy 7.2: Precinct Design and State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments.
11.	Rural Residential Zone, Rural Smallholdings Zone, Rural Zone, Cultural and Natural resource use Zone	<p>Water Supply</p> <p>(1) The Local Government will not support subdivision or, where applicable grant development approval, unless demonstrated and sustainable water supply is to be provided in accordance with Western Australian Planning Commission policy, including State Planning Policy 2.5 Rural Planning and its associated guidelines.</p>
12.	Regional Centre Zone, Local Centre Zone, District Centre Zone, Mixed Use Zone, Tourism Zone, Service Commercial Zone and Residential Zone	<p>Urban Design</p> <p>(1) Built form is to have regard for local climatic conditions and traditional architecture features; and</p> <p>(2) Architectural features should be included in development to reduce solar penetration and increase access to prevailing breezes.</p>

No.	Description of land	Requirements						
13.	Regional Centre Zone	<p><i>AMD 1 GG 03/02/2026</i></p> <p>Site and Development Standards</p> <p>(1) All proposals for land use and development shall be generally consistent with the adopted local planning framework including any approved (precinct) structure plan and relevant design guidelines. <i>AMD 1 GG 03/02/2026</i></p> <p>(2) The residential component of a development including mixed use is to be assessed under the applicable residential density coding.</p> <p>(3) In considering applications for development approval, the local government shall have regard to the Obstacle Limitation Surfaces (Schedule 7) and Australian Noise Exposure Forecast (ANEF) contours for the Broome International Airport (Schedule 6).</p>						
14.	District Centre Zone, Local Centre Zone	<p>Structure and/or Local Development Plan</p> <p>(1) In the absence of an approved structure plan, and for the purposes of orderly and proper planning, the local government may require the preparation and adoption of a local development plan prior to consideration of a development application.</p> <p>Site and Development Standards</p> <p>(2) All proposals for land use and development shall be generally consistent with the adopted local planning framework and relevant design guidelines.</p> <p>(3) Mixed use and residential development are to be assessed under the R40 density coding of the Residential Design Codes unless otherwise provided for in the adopted local planning framework.</p> <p>(4) Where a mixed use development is proposed, the residential use shall not be permitted unless located above or behind the existing or new non-residential development on the lot(s).</p> <table border="1" data-bbox="551 1299 1877 1402"> <thead> <tr> <th data-bbox="551 1299 987 1369">Primary Street Setback (m)</th> <th data-bbox="987 1299 1429 1369">Secondary Street Setback (m)</th> <th data-bbox="1429 1299 1877 1369">Side and Rear Setbacks (m)</th> </tr> </thead> <tbody> <tr> <td colspan="3" data-bbox="551 1369 1877 1402">Mixed Use and Residential Development</td> </tr> </tbody> </table>	Primary Street Setback (m)	Secondary Street Setback (m)	Side and Rear Setbacks (m)	Mixed Use and Residential Development		
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		<p>All setbacks are to be in accordance with R-Codes unless otherwise identified in the local planning framework.</p> <p>Non-Residential Development</p> <table border="1" data-bbox="539 284 1888 355"> <tr> <td data-bbox="539 284 981 355">3</td> <td data-bbox="981 284 1435 355">3</td> <td data-bbox="1435 284 1888 355">Nil*</td> </tr> </table> <table border="1" data-bbox="539 355 1888 459"> <tr> <th data-bbox="539 355 981 392">Maximum Site Coverage</th> <th colspan="2" data-bbox="981 355 1888 392">Maximum Plot Ratio</th> </tr> <tr> <td data-bbox="539 392 981 459">50%</td> <td colspan="2" data-bbox="981 392 1888 459">N/A.</td> </tr> </table> <p>Schedule 4, Clause 10 (2) and (3) applies.</p> <p>Landscaping</p> <p>Landscaping for all development shall be provided and maintained abutting the boundary of all street frontages to a minimum depth of 3 metres from the boundary. Where a nil setback is proposed landscaping is to be provided in the adjacent road reserve.</p> <p>* Nil side and rear setbacks may be provided at the discretion of local government where supported by the adopted local planning framework.</p> <p>Subdivision</p> <p>The local government will not support subdivision within the District Centre and Local Centre zone unless it is in accordance with an approved structure plan, local development plan or adopted local planning framework.</p> <p>The local government may support the subdivision of land in the absence of an approved structure plan or local development plan, where the local government considers the proposed subdivision:</p> <ul style="list-style-type: none"> (a) is a minor boundary adjustment. (b) does not propose the creation of new lots; or (c) the new lots are considered to be consistent with the subdivision pattern in the locality. 	3	3	Nil*	Maximum Site Coverage	Maximum Plot Ratio		50%	N/A.	
3	3	Nil*									
Maximum Site Coverage	Maximum Plot Ratio										
50%	N/A.										
15.	Mixed Use Zone (excluding landholdings within the approved Chinatown – Old Broome Precinct	<p>Site and Development Standards</p> <ul style="list-style-type: none"> (1) All proposals for land use and development shall be generally consistent with the adopted local planning framework and relevant design guidelines. (2) Mixed use and residential development are to be assessed under the R40 density coding of the Residential Design Codes unless otherwise identified on the scheme maps or provided for in the adopted local planning framework. 									

No.	Description of land	Requirements																											
	Structure plan (PSP) Area AMD 1 GG 03/02/2026	<p>(3) In considering applications for development approval, the local government shall have regard to the Obstacle Limitation Surfaces (Schedule 7) and Australian Noise Exposure Forecast (ANEF) contours for the Broome International Airport (Schedule 6).</p> <table border="1" data-bbox="555 360 1859 949"> <thead> <tr> <th data-bbox="555 360 987 427">Primary Street Setback (m)</th> <th data-bbox="987 360 1420 427">Secondary Street Setback (m)</th> <th data-bbox="1420 360 1859 427">Side and Rear Setbacks (m)</th> </tr> </thead> <tbody> <tr> <td colspan="3" data-bbox="555 427 1859 464">Mixed Use and Residential Development</td> </tr> <tr> <td colspan="3" data-bbox="555 464 1859 568">All setbacks for mixed use and residential development (including residential component within mixed use development) are to be in accordance with R-Codes unless otherwise identified in the local planning framework.</td> </tr> <tr> <td colspan="3" data-bbox="555 568 1859 604">Non-Residential Development</td> </tr> <tr> <td colspan="3" data-bbox="555 604 1859 671">All setbacks are to be in accordance with R-Codes unless otherwise identified in the local planning framework</td> </tr> <tr> <th data-bbox="555 671 909 738">Maximum Site Coverage</th> <th data-bbox="909 671 1420 738">Maximum Plot Ratio</th> <th data-bbox="1420 671 1859 738">Building Height</th> </tr> <tr> <td data-bbox="555 738 909 805">55%</td> <td data-bbox="909 738 1420 805">N/A</td> <td data-bbox="1420 738 1859 805">Schedule 4, Clause 10 (2) and (3) applies.</td> </tr> <tr> <td colspan="3" data-bbox="555 805 1859 842">Landscaping</td> </tr> <tr> <td colspan="3" data-bbox="555 842 1859 949">Landscaping for all development shall be provided and maintained abutting the boundary of all street frontages to a minimum depth of 3 metres from the boundary. Where a nil setback is proposed landscaping is to be provided in the adjacent road reserve.</td> </tr> </tbody> </table>	Primary Street Setback (m)	Secondary Street Setback (m)	Side and Rear Setbacks (m)	Mixed Use and Residential Development			All setbacks for mixed use and residential development (including residential component within mixed use development) are to be in accordance with R-Codes unless otherwise identified in the local planning framework.			Non-Residential Development			All setbacks are to be in accordance with R-Codes unless otherwise identified in the local planning framework			Maximum Site Coverage	Maximum Plot Ratio	Building Height	55%	N/A	Schedule 4, Clause 10 (2) and (3) applies.	Landscaping			Landscaping for all development shall be provided and maintained abutting the boundary of all street frontages to a minimum depth of 3 metres from the boundary. Where a nil setback is proposed landscaping is to be provided in the adjacent road reserve.		
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16.	Service Commercial Zone Light Industry Zone General Industry Zone	<p>Structure and/or Local Development Plan</p> <p>(1) In the absence of an approved structure plan, and for the purposes of orderly and proper planning, the local government may require the preparation and adoption of a local development plan prior to consideration of a development application.</p> <p>Site and Development Standards</p> <table border="1" data-bbox="555 1291 1859 1428"> <thead> <tr> <th data-bbox="555 1291 987 1358">Primary Street Setback (m)</th> <th data-bbox="987 1291 1420 1358">Secondary Street Setback (m)</th> <th data-bbox="1420 1291 1859 1358">Side and Rear Setbacks (m)</th> </tr> </thead> <tbody> <tr> <td data-bbox="555 1358 987 1394">9</td> <td data-bbox="987 1358 1420 1394">4.5</td> <td data-bbox="1420 1358 1859 1394">Nil*</td> </tr> <tr> <td colspan="2" data-bbox="555 1394 1205 1428">Maximum Site Coverage</td> <td data-bbox="1205 1394 1859 1428">Maximum Plot Ratio</td> </tr> </tbody> </table>	Primary Street Setback (m)	Secondary Street Setback (m)	Side and Rear Setbacks (m)	9	4.5	Nil*	Maximum Site Coverage		Maximum Plot Ratio																		
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No.	Description of land	Requirements						
		<table border="1" data-bbox="551 213 1859 389"> <tr> <td data-bbox="551 213 1205 252">75%</td> <td data-bbox="1205 213 1859 252">N/A</td> </tr> <tr> <td colspan="2" data-bbox="551 252 1859 290">Landscaping</td> </tr> <tr> <td colspan="2" data-bbox="551 290 1859 389">Landscaping shall be provided and maintained abutting the boundary of all primary and secondary street frontages to a minimum depth of 3 metres from the boundary within the site to the satisfaction of the Shire.</td> </tr> </table> <p data-bbox="551 389 1859 427">*subject to appropriate car parking, access and loading arrangements.</p> <p data-bbox="551 459 1859 497">Subdivision</p> <p data-bbox="551 529 1859 632">(2) The local government will not support subdivision within the Service Commercial zone unless it is in accordance with an approved structure plan, local development plan or adopted local planning framework.</p> <p data-bbox="551 663 1859 766">(3) The local government will not support subdivision within the Light Industry zone where lot areas less than 2,000m² are proposed, unless it is in accordance with an approved Structure Plan, Local Development Plan or adopted local planning framework.</p> <p data-bbox="551 798 1859 900">(4) The local government will not support subdivision within the General Industry zone where lot areas less than 6,000m² are proposed, unless it is in accordance with an approved structure plan, local development plan or adopted local planning framework.</p> <p data-bbox="551 932 1859 1034">(5) The local government will not support subdivision within the Broome Road Industrial Area unless the subdivision is in accordance with an endorsed Structure Plan, Local Development Plan or adopted local planning framework.</p> <p data-bbox="551 1066 1859 1155">(6) The local government may support the subdivision of land in the absence of an approved structure plan or local development plan, where the local government considers the proposed subdivision:</p> <ul style="list-style-type: none"> <li data-bbox="600 1187 1859 1225">(a) is a minor boundary adjustment. <li data-bbox="600 1225 1859 1264">(b) does not propose the creation of new lots; <li data-bbox="600 1264 1859 1302">(c) the new lots are considered to be consistent with the subdivision pattern in the locality; and <li data-bbox="600 1302 1859 1372">(d) in relation to proposed General Industry subdivision satisfies the Commission's D.C Policy 4.1 and does not prejudice the intent of the General Industry zone. 	75%	N/A	Landscaping		Landscaping shall be provided and maintained abutting the boundary of all primary and secondary street frontages to a minimum depth of 3 metres from the boundary within the site to the satisfaction of the Shire.	
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No.	Description of land	Requirements												
17.	Tourism Zone	<p>Structure and/or Local Development Plan</p> <p>(1) In the absence of an approved structure plan, and for the purposes of orderly and proper planning, the local government may require the preparation and adoption of a local development plan prior to consideration of a development application.</p> <p>Site and Development Standards</p> <p>(2) All proposals for land use and development shall be generally consistent with the adopted local planning framework and relevant design guidelines.</p> <p>(3) The local government may approve a combination of short-term tourism accommodation uses and permanent residential use on the same site provided that it complies with the following:</p> <ul style="list-style-type: none"> (a) the tourism land use is the predominant use of the site and will occupy not less than 60% of the site area and 60% of the total number of units; (b) the scale, bulk and design of the development responds to the character and enhances the amenity of the area; (c) the residential component is integrated with both the tourism uses and management structure of the proposal; (d) the protection of residential amenity through careful design of both facilities and accommodation on the site to minimise disturbance and conflicts between land uses; (e) 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; and (f) if the development is to be staged, the residential development is not to precede tourist land use. <table border="1" data-bbox="555 1198 1863 1437"> <thead> <tr> <th data-bbox="555 1198 987 1267">Primary Street Setback (m)</th> <th data-bbox="987 1198 1420 1267">Secondary Street Setback (m)</th> <th data-bbox="1420 1198 1863 1267">Side and Rear Setbacks (m)</th> </tr> </thead> <tbody> <tr> <td colspan="3" data-bbox="555 1267 1863 1305">Mixed Use and Residential Development</td> </tr> <tr> <td colspan="3" data-bbox="555 1305 1863 1406">All setbacks for residential development (including residential component within mixed use development) are to be in accordance with R-Codes (R40) unless otherwise identified in the local planning framework and relevant design guidelines.</td> </tr> <tr> <td colspan="3" data-bbox="555 1406 1863 1437">Non-Residential Development</td> </tr> </tbody> </table>	Primary Street Setback (m)	Secondary Street Setback (m)	Side and Rear Setbacks (m)	Mixed Use and Residential Development			All setbacks for residential development (including residential component within mixed use development) are to be in accordance with R-Codes (R40) unless otherwise identified in the local planning framework and relevant design guidelines.			Non-Residential Development		
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Non-Residential Development														

No.	Description of land	Requirements						
		<p>(a) Nil side and rear setbacks adjoining Tourism Zoned land.</p> <p>(b) Buildings may be built from side boundary to side boundary for ground floor and first floor, except where required to provide access and parking.</p> <p>(c) All other setbacks are to be in accordance with R-Codes unless otherwise identified in the local planning framework and relevant design guidelines</p> <table border="1" data-bbox="555 384 1861 491"> <thead> <tr> <th data-bbox="555 384 943 421">Maximum Site Coverage</th> <th data-bbox="943 384 1413 421">Maximum Plot Ratio</th> <th data-bbox="1413 384 1861 421">Building Height</th> </tr> </thead> <tbody> <tr> <td data-bbox="555 421 943 491">55%</td> <td data-bbox="943 421 1413 491">N/A</td> <td data-bbox="1413 421 1861 491">Schedule 4, Clause 10 (2) and (3) applies.</td> </tr> </tbody> </table> <p>Landscaping</p> <p>As identified in the R-Codes unless otherwise identified in the local planning framework and relevant design guidelines.</p> <p>Subdivision</p> <p>(4) The local government will not support subdivision within the Tourism zone to create lots less than 1 hectare in area, unless it is in accordance with an approved structure plan, local development plan or adopted local planning framework.</p> <p>(5) The local government may support the subdivision of land in the absence of an approved structure plan or local development plan, where the local government considers the proposed subdivision:</p> <p>(a) is a minor boundary adjustment.</p> <p>(b) does not propose the creation of new lots; and</p> <p>(c) the new lots are considered to be consistent with the subdivision pattern in the locality.</p>	Maximum Site Coverage	Maximum Plot Ratio	Building Height	55%	N/A	Schedule 4, Clause 10 (2) and (3) applies.
Maximum Site Coverage	Maximum Plot Ratio	Building Height						
55%	N/A	Schedule 4, Clause 10 (2) and (3) applies.						
18.	Rural Residential Zone	<p>Structure and/or Local Development Plan</p> <p>(1) In the absence of an approved structure plan, and for the purposes of orderly and proper planning, the local government may require the preparation and adoption of a local development plan prior to consideration of a development application.</p> <p>Site and Development Standards</p> <p>(2) The maximum aggregate floor area of outbuilding(s) on a lot should not exceed 200m² and an outbuilding shall not exceed a wall height of 4.5 metres and a building height of 6 metres.</p>						

No.	Description of land	Requirements										
		<p>(3) An increase in the floor area or wall height and building height may be approved at the local government's discretion. When considering such an application, the local government shall have regard for; the approved land use on site and the demand for the outbuilding, and the use of the proposed outbuilding/s and any existing outbuildings, and the impact of increased floor area and an increase in the number of outbuildings on the amenity of the site and locality, and the objective and policies of the Rural Residential zone.</p> <p>(4) Existing natural vegetation shall be retained within all setback areas.</p> <p>(5) Natural vegetation may only be removed where clearing is required to provide for approved development or land use, firebreak or drainage requirements or where vegetation is dead, dangerous or diseased. All other removal of natural vegetation requires local government approval.</p> <p>(6) Reticulated water supply is required to be connected for subdivision within the Broome Townsite Rural Residential Zone area.</p> <table border="1" data-bbox="551 791 1854 895"> <thead> <tr> <th data-bbox="551 791 987 863">Primary Street Setback (m)</th> <th data-bbox="987 791 1424 863">Secondary Street Setback (m)</th> <th data-bbox="1424 791 1854 863">Side and Rear Setbacks (m)</th> </tr> </thead> <tbody> <tr> <td data-bbox="551 863 987 895">20*</td> <td data-bbox="987 863 1424 895">10*</td> <td data-bbox="1424 863 1854 895">10*</td> </tr> </tbody> </table> <p data-bbox="551 895 1854 935">*All setbacks are to be in accordance with any relevant local planning policy and/or structure plan</p> <table border="1" data-bbox="551 970 1854 1042"> <thead> <tr> <th data-bbox="551 970 1205 1010">Maximum Site Coverage</th> <th data-bbox="1205 970 1854 1010">Maximum Plot Ratio</th> </tr> </thead> <tbody> <tr> <td data-bbox="551 1010 1205 1042">10%</td> <td data-bbox="1205 1010 1854 1042">N/A</td> </tr> </tbody> </table> <p data-bbox="551 1078 719 1110">Subdivision</p> <p>(7) The local government will not support subdivision within the Rural Residential zone unless the subdivision is in accordance with an endorsed Structure Plan, Local Development Plan or and adopted local planning framework. In regard to the following areas, the local government will only support subdivision and accompanying structure planning based on the following minimum lot sizes:</p> <ul style="list-style-type: none"> (a) Twelve Mile Precinct -2 ha; (b) Coconut Wells – 4ha; (c) Lots 404 and 407 Lullfitz Drive (Bilingurr Precinct) -2ha; and (d) Wattle Drive Precinct and (balance portion of Bilingurr Precinct) -1ha 	Primary Street Setback (m)	Secondary Street Setback (m)	Side and Rear Setbacks (m)	20*	10*	10*	Maximum Site Coverage	Maximum Plot Ratio	10%	N/A
Primary Street Setback (m)	Secondary Street Setback (m)	Side and Rear Setbacks (m)										
20*	10*	10*										
Maximum Site Coverage	Maximum Plot Ratio											
10%	N/A											

No.	Description of land	Requirements										
		<p>(8) The local government may support the subdivision of land in the absence of an approved structure plan or local development plan, where the local government considers the proposed subdivision:</p> <ul style="list-style-type: none"> (a) is a minor boundary adjustment. (b) does not propose the creation of new lots; (c) the new lots are considered to be consistent with the subdivision pattern in the locality; and (d) does not prejudice the orderly and proper planning of the area. 										
19.	<p>Rural Zone</p> <p>Rural Smallholdings Zone</p> <p>Cultural and Natural resource use Zone</p>	<p>Structure and/or Local Development Plan</p> <p>(1) For the purposes of orderly and proper planning of a particular site in Rural zone, Rural Smallholdings zone or Cultural and Natural resource use Zone, the local government may require the preparation and approval of a structure plan, local development plan (depending on the scale of the development) and/or layout plan in accordance with the deemed provisions.</p> <p>Site and Development Standards</p> <p>(2) Where rural agricultural activities or other approved land uses propose the sale of produce and goods from the site to the public and/or provide an associated education centre or educational tours, then car parking shall be provided on site with the number of required car parking bays being at the local government's discretion or as set out in Schedule 5.</p> <table border="1" data-bbox="555 1038 1856 1142"> <thead> <tr> <th data-bbox="555 1038 987 1107">Primary Street Setback (m)</th> <th data-bbox="987 1038 1420 1107">Secondary Street Setback (m)</th> <th data-bbox="1420 1038 1856 1107">Side and Rear Setbacks (m)</th> </tr> </thead> <tbody> <tr> <td data-bbox="555 1107 987 1142">30</td> <td data-bbox="987 1107 1420 1142">N/A</td> <td data-bbox="1420 1107 1856 1142">20</td> </tr> </tbody> </table> <p>*Development standards to be at the discretion of the local government having regard to any relevant local planning policy and the likely impact of the proposal on adjoining landholdings.</p> <table border="1" data-bbox="555 1211 1856 1283"> <thead> <tr> <th data-bbox="555 1211 1205 1246">Maximum Site Coverage</th> <th data-bbox="1205 1211 1856 1246">Maximum Plot Ratio</th> </tr> </thead> <tbody> <tr> <td data-bbox="555 1246 1205 1283">N/A</td> <td data-bbox="1205 1246 1856 1283">N/A</td> </tr> </tbody> </table> <p>Subdivision</p>	Primary Street Setback (m)	Secondary Street Setback (m)	Side and Rear Setbacks (m)	30	N/A	20	Maximum Site Coverage	Maximum Plot Ratio	N/A	N/A
Primary Street Setback (m)	Secondary Street Setback (m)	Side and Rear Setbacks (m)										
30	N/A	20										
Maximum Site Coverage	Maximum Plot Ratio											
N/A	N/A											

No.	Description of land	Requirements
		<p>(3) The local government will not support subdivision unless the subdivision is in accordance with an endorsed Structure Plan, Local Development Plan or an adopted local planning framework.</p> <p>(4) The local government may support the subdivision of land in the absence of an approved structure plan, local development plan and/or layout plan, where the local government considers the proposed subdivision:</p> <ul style="list-style-type: none"> a) is a minor boundary adjustment; b) does not propose the creation of new lots; c) the new lots are considered to be consistent with the subdivision pattern in the locality; and d) satisfies the Commission's D.C Policy 3.4 Subdivision of Rural Land and does not prejudice the intent of the Rural and Small Holdings zones.
20.	Urban Development Zone	<p>Structure and/or Local Development Plan</p> <p>(1) The local government is not to:</p> <ul style="list-style-type: none"> (a) consider recommending subdivision; or (b) approve development of land; <p>unless a structure plan in respect of the area the subject to the application, has been prepared and endorsed pursuant to Part 4 of the deemed provisions, and the application shall be generally in accordance with the structure plan.</p> <p><i>Note: Also refer to the Planning and Development (Local Planning Schemes) Regulations 2015, Schedule 2 Deemed provisions for local planning schemes, Part 4 Structure plans.</i></p> <p>(2) Notwithstanding subclause (1) the local government may recommend subdivision or approve development without a structure plan, if in the opinion of the local government, such development is of a minor nature and will not prejudice the future structure planning of the site or zone.</p>
21.	Settlement Zone	<p>(1) Development standards shall be as per the corresponding zone as specified on the relevant Layout Plan prepared in accordance with State Planning Policy 3.2.</p>

No.	Description of land	Requirements
		(2) Where the relevant zone is not specified on the Layout Plan the development standards will be determined by the local government using the most appropriate zone standard as a guide.

SCHEDULE 5 – Parking Standards

(a) Parking for Regional Centre zone

Use and Development Class	Regional Centre Zone	
	Minimum Parking Bays	Minimum bicycle bay/racks and end of trip facilities (lockers, changing rooms and showers)
Residential (all types), Residential Building, Tourist and Visitor accommodation and the accommodation section of a Hotel.	Residential development which is to be considered in accordance with the R Codes unless varied by clause 26 of this scheme. Development providing tourist and visitor accommodation is to comply with the use class requirements set out in Schedule 5(b) below.	in accordance with the R-Codes and/or set out in a local planning policy.
All other use and development class.	1 bay per 25m ² of NLA.	Only employee bicycle bay/racks and end of trip facilities be provided as set out in Schedule 5(b) below.

(b) Parking All Zones - Excluding Regional Centre Zone

Use and Development Class	All Other Zones - Excluding Regional Centre Zone	
	Minimum Parking Bays	Minimum bicycle bay/racks and end of trip facilities (lockers, changing rooms and showers)
abattoir	As determined by the local government.	As determined by the local government.
aerodrome	As determined by the local government.	As determined by the local government.
aged or dependent person's accommodation	In accordance with the R-Codes.	In accordance with the R-Codes.
agriculture – extensive	As determined by the local government.	Not applicable.
agriculture – intensive	As determined by the local government.	Not applicable.
airfield	As determined by the local government.	Not applicable.
amusement parlour	1 bay per 25m ² of NLA.	1 bay/rack for every 50m ² NLA.
ancillary dwelling	In accordance with the R Codes.	In accordance with the R Codes.
animal establishment	As determined by the local government.	As determined by the local government.
animal husbandry - intensive	As determined by the local government.	As determined by the local government.
art gallery	1 bay per 40m ² of NLA.	1 bay/rack for every 50m ² NLA.

Use and Development Class	All Other Zones - Excluding Regional Centre Zone	
	Minimum Parking Bays	Minimum bicycle bay/racks and end of trip facilities (lockers, changing rooms and showers)
bed and breakfast accommodation	DELETED BY AMD 1 GG 03/02/2026	
betting agency	1 bay per 25m ² of NLA.	1 bay/rack for every 50m ² NLA.
brewery	1 bay per 50m ² of NLA of Brewery. 1 bay per 6m ² of drinking and dining area (if provided).	As determined by the local government.
bulky goods showroom	1 bay per 50m ² of NLA.	Visitors: 1 bay/rack per 500m ² NLA. Employees: If over 1000m ² NLA, 2 bays/racks and end of trip facilities to be provided for employees.
caravan park	A minimum of 1 bay per caravan site and 1 bay for every 2 camp sites which can be provided as part of the caravan or camp site. Plus visitor parking, of 1 bay per 20 sites with a minimum of 2 bays. All visitor bays shall be outside of any security fences/barriers.	1 bay/rack for every 4 sites.
caretaker's dwelling	2 bays.	In accordance with the R-Codes.
car park	As determined by the local government.	Not applicable.
childcare premises	<ul style="list-style-type: none"> 1 bay per 10 children the premises is designed and approved to accommodate; plus 1 bay per employee; <p>with a minimum of 5 bays required.</p>	Visitors: 1 bay/rack for every 4 employees. Employees: If more than 8 employees, 2 bays/racks and end of trip facilities to be provided for employee use.
cinema/theatre	1 bay for every 4 seats and 1 bay per employee.	1 bay/rack for every 50m ² NLA.
civic use	1 bay per 40m ² NLA.	Visitors: 1 bay/rack per 300m ² NLA.

Use and Development Class	All Other Zones - Excluding Regional Centre Zone	
	Minimum Parking Bays	Minimum bicycle bay/racks and end of trip facilities (lockers, changing rooms and showers)
	Plus 1 bay per staff member.	Employees: If over 750m ² NLA, 2 bays/racks and end of trip facilities to be provided for employee use.
club premises	1 bay for every 4 persons being accommodated.	1 bay/rack for every 50m ² NLA.
commercial vehicle parking*	As determined by the local government.	Not applicable.
community purpose	As determined by the local government.	1 bay/rack for every 50m ² NLA.
consulting rooms	4 bays for each health consultant room.	2 bays per 4 practitioners, if more than 8 practitioners, in addition, 2 bays for employees and end of trip facilities for employees use. Visitors: 1 bay/rack for every 2 practitioners. Employees: If more than 8 practitioners, 2 bays/racks and end of trip facilities to be provided for employee use.
convenience store	As determined by the local government.	As determined by the local government.
corrective institution	As determined by the local government.	As determined by the local government.
educational establishment	1 bay per staff member. Plus adequate pickup/set down areas on site; Plus provision of on-site bus standing and turning areas; If students are of driving age, adequate provision for student onsite parking at the discretion of the local government.	As determined by the local government.
exhibition centre	1 bay per 40m ² of NLA.	1 bay/rack for every 50m ² NLA.
family day care	2 bays for the dwelling, plus 2 drop off/pick up bays.	In accordance with the R-Codes.

Use and Development Class	All Other Zones - Excluding Regional Centre Zone	
	Minimum Parking Bays	Minimum bicycle bay/racks and end of trip facilities (lockers, changing rooms and showers)
fast food outlet	2 bays per 2m ² of counter area, plus 1 bay per employee. Where a drive through facility is provided, 4 stacking bays plus 1 waiting bay.	Visitors: 1 bay/rack per 25m ² of NLA. Employees: If over 150m ² NLA, 2 bays/racks and end of trip facilities to be provided for employee use.
fuel depot	1 bay per 30m ² of ancillary office floor area, with a minimum of 2 bays, Plus 1 bay per employee. Adequate parking and manoeuvring for heavy vehicles shall also be provided, at the discretion of the local government.	As determined by the local government.
funeral parlour	1 bay per 30m ² of administration and customer service area. Plus 1 bay per 4 persons capable of being accommodated for any memorial service areas. Where bodies are stored and/or prepared for service or cremation, an additional 2 bays.	As determined by the local government.
garden centre	1 bay per employee and Where selling occurs 1 bay per 50m ² of publicly accessible sales area	As determined by the local government.
grouped dwelling	In accordance with the R-Codes unless otherwise varied by clause 26.	In accordance with the R-Codes.
holiday accommodation	DELETED BY AMD 1 GG 03/02/2026	
home business	To be in accordance with the provisions of the R Codes, plus 1 bay, plus 1 bay for each employee not resident in the dwelling. Where the R Codes do not apply, as determined by the local government.	In accordance with the R-Codes.
home occupation	To be in accordance with the R Codes, or where the r codes do not apply, as determined by the local government.	In accordance with the R-Codes.
home office	To be in accordance with the R Codes, or where the R Codes do not apply, as determined by the local government.	In accordance with the R-Codes.

Use and Development Class	All Other Zones - Excluding Regional Centre Zone	
	Minimum Parking Bays	Minimum bicycle bay/racks and end of trip facilities (lockers, changing rooms and showers)
home store	1 bay per 20m ² of NLA.	In accordance with the R-Codes.
hospital	As determined by the local government.	As determined by the local government.
hosted short-term rental accommodation <i>AMD 1 GG 03/02/2026</i>	In accordance with the R-Codes. Plus 1 bay for each room accommodating guests.	In accordance with the R-Codes.
hotel	1 bay for each bedroom/accommodation unit. Plus 1 bay for each 6m ² of bar, lounge or other areas designated for the public (including function rooms), Plus 1 bay for each employee.	1 bay/rack for every 4 bedrooms/ accommodation units.
Industry industry - cottage industry- extractive industry – light industry – primary production	1 bay per 50m ² of NLA in all zones except the “General Industry” zone where 1 car bay per 100m ² of NLA shall be provided. Plus 1 bay per 30m ² of ancillary office floor area	As determined by the local government.
liquor store – large	1 bay per 25m ² NLA.	As determined by the local government.
liquor store – small	1 bay per 20m ² NLA.	As determined by the local government.
lunch bar	2 bays per 2m ² of counter area, plus 1 bay per employee. Where a drive through facility is provided, 4 stacking bays plus 1 waiting bay.	Visitors: 1 bay/rack per 25m ² of NLA. Employees: If over 150m ² NLA, 2 bays/racks and end of trip facilities to be provided for employee use.
marine filling station	As determined by the local government.	Not applicable.
market	As determined by the local government.	As determined by the local government.

Use and Development Class	All Other Zones - Excluding Regional Centre Zone	
	Minimum Parking Bays	Minimum bicycle bay/racks and end of trip facilities (lockers, changing rooms and showers)
medical centre	4 bays for each health consultant room. Plus 1 for each other employee.	Visitors: 1 bay/rack for every 2 practitioners. Employees: If more than 8 practitioners, 2 bays/racks and end of trip facilities to be provided for employee use.
mining operations	As determined by the local government.	Not applicable.
motel	DELETED BY AMD 1 GG 03/02/2026	
motor vehicle, boat or caravan sales	1 bay per 150m ² of site area allocated to vehicle display, 1 bay per 30m ² of sales/customer service area and office space, plus 2 bays per service bay, plus an additional 4 drop off bays if vehicle hire is provided.	As determined by the local government.
motor vehicle repair	1 bay per 30m ² of sales/customer service area and office space, plus 2 bays per service bay.	As determined by the local government.
motor vehicle wash	As determined by the local government.	Not applicable.
multiple dwelling	In accordance with the R Codes or as varied in clause 26 of the Scheme.	In accordance with the R-Codes.
nightclub	1 bay for each 6m ² drinking and dining area.	As determined by the local government.
office	1 bay per 30 m ² of NLA.	2 bays per 750 m ² of NLA; >750 m ² of NLA, in addition, 2 bays for employees and end of trip facilities for employees use. Visitors: 1 bay/rack per 300m ² NLA. Employees: If over 750m ² NLA, 2 bays/racks and end of trip facilities to be provided for employee use.

Use and Development Class	All Other Zones - Excluding Regional Centre Zone	
	Minimum Parking Bays	Minimum bicycle bay/racks and end of trip facilities (lockers, changing rooms and showers)
park home park	A minimum of 1 bay per park home site plus visitor parking, of 1 bay per 20 sites with a minimum of 2 bays.	1 space for every 4 park home sites
place of worship	1 bay for every 4 persons being accommodated	1 bay/rack for every 50m ² NLA.
reception centre	1 bay for every 4 persons being accommodated	1 bay/rack for every 50m ² NLA.
recreation – private	1 bay per 3 spectator seats in a sporting venue. 3 bays per tennis or squash court. 15 bays per bowling green. 1 bay per 25m ² of NLA in a gym, health club or basketball court(s), or the like. All other recreation types at the discretion of the local government.	1 bay/rack for every 50m ² NLA.
renewable energy facility	As determined by the local government	Not applicable.
residential building	1 bay per bedroom. Plus 1 bay for any caretaker/manager	In accordance with the R-Codes.
resource recovery centre	As determined by the local government.	Not applicable.
restaurant/café	1 bay per 6m ² of drinking and dining area.	Visitors: 1 bay/rack per 50m ² NLA. Employees: If over 150m ² NLA, 2 bays/racks and end of trip facilities to be provided for employee use.
restricted premises	As determined by the local government.	As determined by the local government.
road house	As determined by the local government.	Not applicable.
rural home business	1 additional bay, plus 1 bay for each employee not resident in the dwelling.	Not applicable.
rural pursuit/hobby farm	1 bay per employee. Plus 2 additional customer bays where the sale of produce grown solely on the lot is proposed.	Not applicable.
serviced apartment	DELETED BY AMD 1 GG 03/02/2026	
service station	2 vehicle standing points per fuel pump, 2 bays for every service bay and 1 bay for every employee, plus 1 bay per 20 m ² of NLA.	As determined by the local government.

Use and Development Class	All Other Zones - Excluding Regional Centre Zone	
	Minimum Parking Bays	Minimum bicycle bay/racks and end of trip facilities (lockers, changing rooms and showers)
shop	1 bay per 20 m ² of NLA.	Visitors: 1 space per 250m ² NLA. Employees: If over 500m ² NLA, 2 bays/racks and end of trip facilities to be provided for employee use.
single house	In accordance with the R Codes unless otherwise varied by clause 26 of the Scheme.	In accordance with the R-Codes.
small bar	1 bay for each 6m ² of dining and drinking area.	Visitors: 1 bay/rack for every 50m ² NLA. Employees: If over 150m ² NLA, 2 bays/racks and end of trip facilities to be provided for employees.
tavern	1 bay per 6m ² of drinking and dining area.	Visitors: 1 bay/rack for every 50m ² NLA. Employees: If over 150m ² NLA, 2 bays/racks and end of trip facilities to be provided for employees.
telecommunications infrastructure	As determined by the local government.	Not applicable.
tourist and visitor accommodation <i>AMD 1 GG 03/02/2026</i>	Short stay Units: 1 bay for every two keyed units. Plus 1 visitor bay for every five keyed units. Back Packers 1 bay for every 6 beds. Long stay Units: To be in accordance with Clause 26.2 of LPS7 Restaurant/café: 1 bay per 12m ² of seating area Commercial development: 1 car bay per 25m ² of gross lettable area.	2 bays per 8 accommodation units. 1 space for every 4 bedrooms/ accommodation units.

Use and Development Class	All Other Zones - Excluding Regional Centre Zone	
	Minimum Parking Bays	Minimum bicycle bay/racks and end of trip facilities (lockers, changing rooms and showers)
	<p>Day spas: 1.5 bays per spa/massage/treatment room with a minimum of two bays</p> <p>Employee Parking: 1 bay for each restaurant, café, bar or commercial component.</p> <p>1 accessible bay for every accessible keyed unit.</p>	
tourist development	DELETED BY AMD 1 GG 03/02/2026	
trade display	1 bay per 150m ² of outside site area allocated to trade display, 1 bay per 30m ² of indoor sales/customer service area and office space.	As determined by the local government.
trade supplies	1 bay per 50m ² of NLA.	As determined by the local government.
transport depot	<p>1 bay per 30m² of ancillary office floor area, with a minimum of 4 bays,</p> <p>Plus 1 bay per employee.</p> <p>Adequate parking and manoeuvring for heavy vehicles shall also be provided.</p>	As determined by the local government.
tree farm	As determined by the local government.	Not applicable.
veterinary centre	<p>4 bays for each treatment/consulting room,</p> <p>Plus 1 for each other employee</p>	<p>Visitors: 1 bay/rack for every 2 practitioners.</p> <p>Employees: If more than 8 practitioners, 2 bays/racks and end of trip facilities to be provided for employee use.</p>
warehouse/ storage	<p>1 bay per 100m² of NLA.</p> <p>1 bay per 30m² of ancillary office floor area.</p>	As determined by the local government.
waste disposal facility	As determined by the local government.	Not applicable.
waste storage facility	As determined by the local government.	Not applicable.

Use and Development Class	All Other Zones - Excluding Regional Centre Zone	
	Minimum Parking Bays	Minimum bicycle bay/ racks and end of trip facilities (lockers, changing rooms and showers)
winery	As determined by the local government.	As determined by the local government.
workforce accommodation	1 bay for every bedroom.	As determined by the local government.

Note: 1. 'NLA' means 'net lettable area' as defined in Planning and Development (Local Planning Schemes) Regulations 2015.

Note: 2. Floorspace areas 'open to the public' include, but are not limited to, reception areas and staff areas having a customer service function (e.g. public counter).

(c) Motorcycle Parking - All Zones

Motor Cycle bays	<p>Normally to be provided in groups according to demand and a maximum of 10% of the required number of parking bays may be provided as motorcycle bays.</p> <p>Ref: AS 2890:5 1993 and AS 2890:1 2004</p>
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(d) Parking Dimensions - Car, Motorcycle, Boat and Bicycle

Parking Type	Minimum Dimensions
ACROD Car Parking Bays	As per Australian Standard AS2890.6 2009.
Bicycle Parking Ref: AS 2890.3-1993	Length – 1.7 metres Double sided rails <ul style="list-style-type: none"> ▪ Width either side of rail – 0.6 metres. ▪ Width – if located near fence or wall – 0.9 metres. Single sided rails <ul style="list-style-type: none"> ▪ Distance from fence or wall 0.1 metres. Width of park side of rail – 0.6 metres.
Boat Parking	Length - 10 metres Width – 3.2 metres
Car Parking – not short term parking* *refer to user class 1 and 1A in AS2890:1	Width – 2.5 metres, can be reduced to 2.4 metres if parallel parking proposed. Length – parallel parking – 6 metres. Length – angle parking - 5.5 metres. Aisle width/reversing space – minimum 6m.

Parking Type	Minimum Dimensions
<p>Car Parking – Public Car Park for short term parking, including parking in the Regional Centre zone or parking bays in association with a hospital, consulting rooms/medical centre, shop and service stations land uses</p>	<p>Width – 2.6 metres, can be reduced to 2.4 metres if parallel parking proposed.</p> <p>Length – parallel parking – 6 metres.</p> <p>Length angle parking – 5.5 metres.</p> <p>Aisle width/reversing space – minimum 6 metres.</p>
<p>Car Parking – Public Car Parking within road reserves</p>	<p>Width 2.7 metres, can be reduced to 2.4 metres if parallel parking proposed.</p> <p>Length – parallel parking – 6 metres</p> <p>Length – angle parking – 5.5metres</p> <p>Aisle width – minimum 6 metres</p>

Car Parking – Residential	In accordance with the provisions of the R Codes.
Motor Cycle Parking	Width – 1.2 metres
Ref: AS 2809:5, AS 2890:1	Length – 2.5 metres

* “ACROD” means the Australian Council of Rehabilitation Organisation of Disability.

SCHEDULE 6 – AUSTRALIAN NOISE EXPOSURE

FORECAST CONTOURS

Table (a) Building Site Acceptability Based on ANEF Zones

Appendix 1 of *State Planning Policy 5.1 – Land Use Planning in the Vicinity of Perth Airport* Adapted from AS 2021- 2000, Table 2.1: Acoustics - Aircraft noise intrusion - Building siting and construction.

Building type	Forecast noise exposure level (ANEF)			
	less than 20 ANEF (Note 1)	20 to 25 ANEF (Note 2)	25 to 30 ANEF	30 to 35 ANEF
House, home unit, flat, caravan park	Acceptable	Conditionally Acceptable	Unacceptable (Note 4) (Note 5)	Unacceptable (Note 4) (Note 5)
School, university	Acceptable	Conditionally Acceptable	Unacceptable (Note 4) (Note 5)	Unacceptable (Note 4) (Note 5)
Hospital, nursing home	Acceptable	Conditionally Acceptable	Unacceptable (Note 4) (Note 5)	Unacceptable (Note 4) (Note 5)
Tourist and visitor accommodation <i>AMD 1 GG 03/02/2026</i>	Acceptable	Acceptable	Conditionally Acceptable	Unacceptable (Note 4) (Note 5)
Public building	Acceptable	Conditionally Acceptable	Conditionally Acceptable	Unacceptable (Note 4) (Note 5)
Commercial building	Acceptable	Acceptable	Conditionally Acceptable	Conditionally Acceptable
Light Industrial	Acceptable	Acceptable	Acceptable	Conditionally Acceptable
Other industrial	Acceptable	Acceptable	Acceptable	Acceptable

Notes:

- 1 The actual location of the 20 ANEF contour is difficult to define accurately, mainly because of variation in aircraft flight paths. Because of this, the procedure of Clause 2.3.2 of AS 2021 may be followed for building sites outside but near to the 20 ANEF contour.
- 2 Within 20 ANEF to 25 ANEF, some people may find that the land is not compatible with residential or educational uses. Land use authorities may consider that the incorporation of noise control features in the construction of residences or schools is appropriate.

- 3 There will be cases where a building of a particular type will contain spaces used for activities which would generally be found in a different type of building (e.g., an office in an industrial building). In these cases, Table(a) should be used to determine site acceptability, but internal design noise levels within the specific spaces should be determined by Table (b).
- 4 This standard does not recommend development in unacceptable areas. However, where the relevant planning authority determines that any development may be necessary within existing built up areas designated as unacceptable, it is recommended that such development should achieve the required ANR determined according to Clause 3.2 of AS 2021. For residences, schools etc, the effect of aircraft noise on outdoor areas associated with the buildings should be considered.
- 5 No new development shall take place in greenfield sites deemed unacceptable because such development may impact airport operations as it relates to the safe movement of aircraft as determined by CASA.

Table (b) Indoor Design Sound Levels

Appendix 2 of *State Planning Policy 5.1 – Land Use Planning in the Vicinity of Perth Airport*
 Excerpt from AS 2021: Table 3.3: *Indoor Design Sound Levels* for Determination of Aircraft Noise Reduction.*

Table 3.3 Indoor Design Sound Levels* for Determination of Aircraft Noise Reduction

Building type and activity	Indoor design sound level*, dB(A)
Houses, home units, flats, caravan parks	
Sleeping areas, dedicated lounges	50
Other habitable spaces	55
Bathrooms, toilets, laundries	60
Hotels, motels, hostels	
Relaxing, sleeping	55
Social activities	70
Service activities	75
Schools, universities	
Libraries, study areas	50
Teaching areas, assembly areas (see Note 5)	55
Workshops, gymnasias	75
Hospitals, nursing homes	
Wards, theatres, treatment and consulting rooms	50
Laboratories	65
Service areas	75
Public buildings	
Churches, religious activities	50
Theatres, cinemas, recording studios (see Note 4)	40
Court houses, libraries, galleries	50
Commercial buildings, offices and shops	
Private offices, conference rooms	55
Drafting, open offices	65
Typing, data processing	70
Shops, supermarkets, showrooms	75
Industrial	
Inspection, analysis, precision work	75
Light machinery, assembly, bench work	80

*These indoor design sound levels are not intended to be used for measurement of adequacy of construction. For measurement of the adequacy of construction against noise intrusion see Appendix C of AS 2021.

NOTES:

1. The indoor design sound levels in Column 2 are hypothesized values based on Australian experience. A design sound level is the maximum level (dB(A)) from an aircraft flyover which, when heard inside a building by the average listener, will be judged as not intrusive or annoying by that listener while carrying out the specified activity. Owing to the variability of subjective responses to aircraft noise, these figures will not provide sufficiently low interior noise levels for occupants who have a particular sensitivity to aircraft noise.

2. Some of these levels, because of the short duration of individual aircraft flyovers, exceed some other criteria published by Standards Australia for indoor background noise levels (see AS 2107).
3. The indoor design sound levels are intended for the sole purpose of designing adequate construction against aircraft noise intrusion and are not intended to be used for assessing the effects of noise. Land use planning authorities may have their own internal noise level requirements which may be used in place of the levels above.
4. For opera and concert halls and theatres, and for recording, broadcast and television studios and similar buildings where noise intrusion is unacceptable, specialist acoustic advice should always be obtained.
5. Certain activities in schools may be considered particularly noise sensitive and 50 dB(A) may be a more desirable indoor sound level to select for any teaching areas used for such activities. However, the effect of other noise sources should be considered.
6. The provisions of this Standard relating to different internal design sound levels for different indoor spaces could result in the use of different construction and materials in contiguous spaces, and require the construction of substantial barriers between habitable spaces, e.g., heavy self-closing internal doors, detracting from the amenity of the building. Therefore, consideration should be given to a uniform perimeter insulation approach.

BROOME AIRPORT ANEF 2025

AIRCRAFT	TAXI	ARRIVAL	DEPART	ANEF 10				ANEF 20				ANEF 30				ANEF 40				
				TRACK	TRACK+TRAIL	TRACK	TRACK+TRAIL													
MD-80	1	1	1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
MD-82	1	1	1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
MD-83	1	1	1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
MD-84	1	1	1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
MD-85	1	1	1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
MD-86	1	1	1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
MD-87	1	1	1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
MD-88	1	1	1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
MD-89	1	1	1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
MD-90	1	1	1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
MD-91	1	1	1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
MD-92	1	1	1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
MD-93	1	1	1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
MD-94	1	1	1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
MD-95	1	1	1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
MD-96	1	1	1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
MD-97	1	1	1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
MD-98	1	1	1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
MD-99	1	1	1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
MD-100	1	1	1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
TOTALS				38.33	2.40	27.48	3.40	18.66	2.48	19.86	2.79	2.80	23.33	28.48						



**TABLE 2.1
BUILDING SITE ACCEPTABILITY BASED ON ANEF ZONES
(To be used in conjunction with Table 3.3)**

Building type	ANEF zone of site	
	Acceptable	Unacceptable
House, house with flat	Less than 20 ANEF	Greater than 25 ANEF
Hotel, motel, hotel	Less than 20 ANEF	Greater than 30 ANEF
School, university	Less than 20 ANEF (Note 1)	Greater than 25 ANEF (Note 2)
Hospital, nursing home	Less than 20 ANEF (Note 1)	Greater than 25 ANEF (Note 1)
Public building	Less than 20 ANEF (Note 1)	Greater than 30 ANEF (Note 1)
Commercial building	Less than 25 ANEF	Greater than 35 ANEF
Light industrial	Less than 30 ANEF	Greater than 40 ANEF
Other industrial	Acceptable in all ANEF zones	

NOTES:

- The actual location of the 20 ANEF contour is defined to differ slightly from the location of the 20 ANEF contour as shown in Figure 2.1.1 due to the presence of Class 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
- Within 20 ANEF to 25 ANEF, some people may find that the land is not compatible with residential use. This is due to the proximity of the airport and the noise generated by aircraft operations.
- In the construction of residences or schools in appropriate (see also Figure A3 of Appendix A), there will be cases where a particular type of construction will be used for activities which are not typical of residential or school use. In such cases, the noise levels generated by these activities should be taken into account when determining the ANEF zone of the site.
- This Standard does not recommend development in unacceptable areas. However, where the relevant planning authority determines that any development may be necessary within existing building areas, the noise levels generated by such development should be taken into account when determining the ANEF zone of the site. For residences, schools, etc., the effect of aircraft noise on outdoor areas associated with the buildings should be considered.
- Development in unacceptable areas is not recommended. However, where development is necessary, the development should be designed to be compatible with the noise levels generated by aircraft operations.

Scale: 1:1000 @ A1, 1:1000 @ A3, 1:1000 @ A4, 1:1000 @ A5, 1:1000 @ A6, 1:1000 @ A7, 1:1000 @ A8, 1:1000 @ A9, 1:1000 @ A10, 1:1000 @ A11, 1:1000 @ A12, 1:1000 @ A13, 1:1000 @ A14, 1:1000 @ A15, 1:1000 @ A16

Broome International Airport
2025 - Noise Contour Map (Supplemental)

Scale: 1:1000 @ A1, 1:1000 @ A3, 1:1000 @ A4, 1:1000 @ A5, 1:1000 @ A6, 1:1000 @ A7, 1:1000 @ A8, 1:1000 @ A9, 1:1000 @ A10, 1:1000 @ A11, 1:1000 @ A12, 1:1000 @ A13, 1:1000 @ A14, 1:1000 @ A15, 1:1000 @ A16

North Arrow

Legend

- 20-25 ANEF
- 25-30 ANEF
- 30-35 ANEF
- 35-40 ANEF
- 40-45 ANEF

Revised: 19/08/2011

Drawn: 19/08/2011

Checked: 19/08/2011

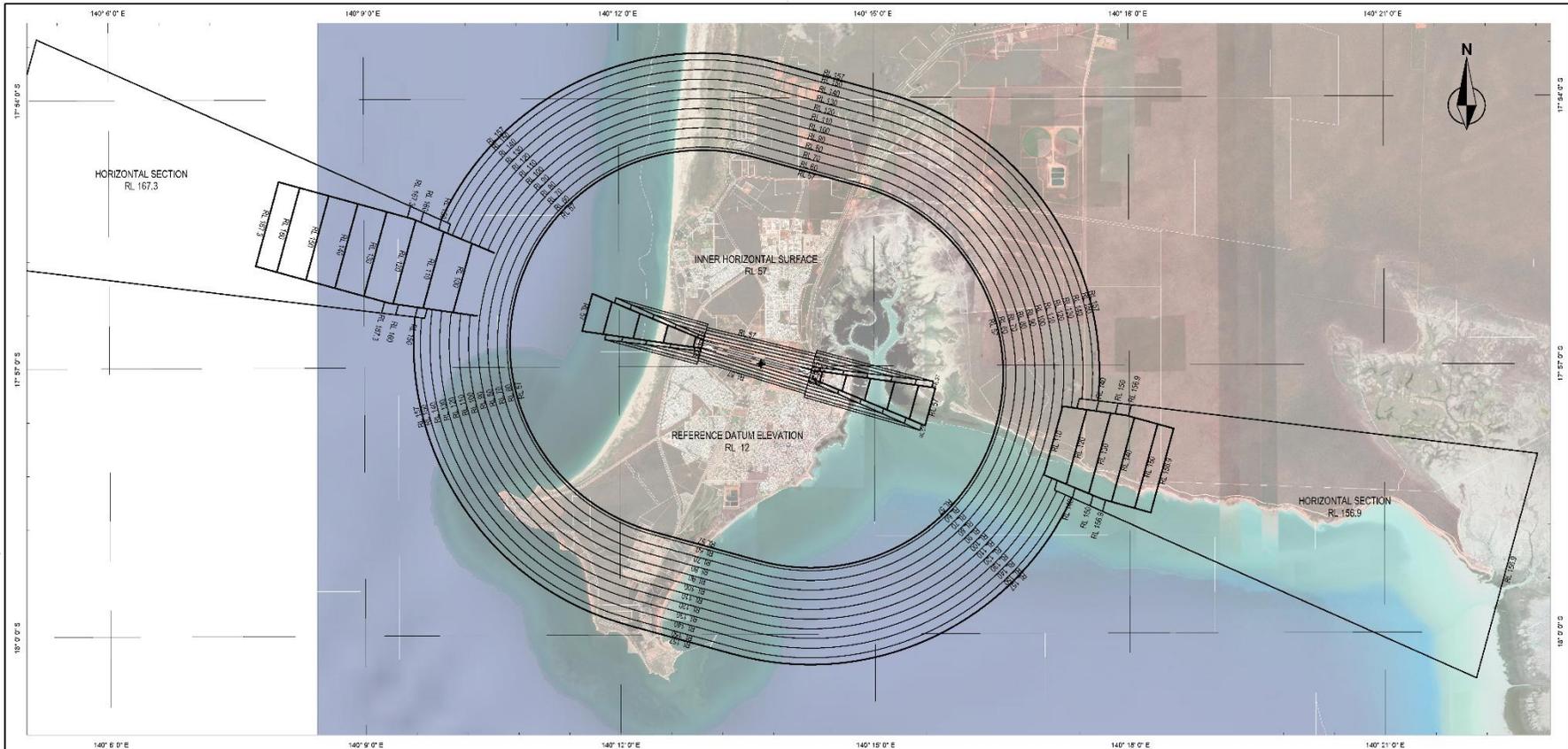
Drawn: 19/08/2011

Checked: 19/08/2011

Approved: 19/08/2011

SCHEDULE 7 – OBSTACLE LIMITATION SURFACE

- (1) **Obstacle Limitation Surface (OLS).** A surface that establishes the limit to which objects may project into the airspace associated with an aerodrome so that aircraft operations at the aerodrome may be conducted safely. Obstacle limitation surfaces consist of the following:
- a) Outer surface. A surface located in a horizontal plane above an aerodrome and its environs;
 - b) Take-off/Approach surface. An inclined plane beyond the end of a runway and preceding the threshold of a runway; and
 - c) Transitional surface. A complex surface along the side of the strip and part of the side of the approach surface, that slopes upwards and outwards to the outer surface, when provide.



BROOME AIRPORT OLS
 OBSTACLE LIMITATION SURFACE DIMENSIONS
 CO-ORDINATE ARE MGA94 ZONE 51
 ARP RL 1NA

RUNWAY 10/28
 CODE 4 INSTRUMENT - NON PRECISION
 CENTRELINE BEARING 105/285° 17' 01" (T)

TAKE OFF SURFACE
 TAKE OFF GRADE 2% (EAST) 1.6% (WEST)
 LENGTH OF INNER EDGE 180m
 DISTANCE FROM RUNWAY END 90m
 DIVERGENCE ANGLE 12.5%
 LENGTH OF TAKEOFF AREA 1500m

APPROACH SURFACE
 LENGTH OF INNER EDGE 300m
 FIRST SECTION GRADE 2.0%
 FIRST SECTION LENGTH 3300m
 SECOND SECTION GRADE 2.5%
 SECOND SECTION LENGTH 3600m
 HORIZONTAL SECTION LENGTH 8400m
 DISTANCE FROM THRESHOLD 60m
 DIVERGENCE ANGLE 15%

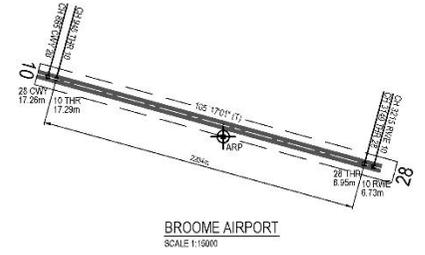
TRANSITIONAL SURFACE
 TRANSITIONAL SLOPE 14.3%
 ORIGINATES FROM 150m RUNWAY STRIP
 INNER HORIZONTAL HEIGHT 45m RADIUS 4000m
 CONICAL SLOPE 5% HEIGHT 100m

NOTES

- OLS USED FOR ASSESSMENT OF NEW STRUCTURES IN ACCORDANCE WITH PART 139 AERODROMES MOB 2020.
- GRID CO-ORDINATES TO MGA94 ZONE 51 & GEOGRAPHIC CO-ORDINATES TO WGS 84
- LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD)
- REFERENCE DATUM ELEVATION IS DERIVED AS AVERAGE HEIGHT OF THRESHOLDS ROUNDED TO NEAREST HALF METER BELOW.
- DUE TO LOCAL VARIATIONS IN THE TRANSITIONAL SURFACE OBJECTS LOCATED WITHIN THIS SURFACE MAY REQUIRE A GROUND SURVEY TO CONFIRM CLEARANCE

RUNWAY DATA

POINT	EASTING	NORTHING	LATITUDE	LONGITUDE	ELEVATION
ARP	E 418221.322	N 8019222.635	17° 59' 58.50" S	122° 13' 30.86" E	UNKNOWN
10 THR	E 417095.091	N 8019259.480	17° 59' 46.52% S	122° 13' 00.75% E	17.28m / 56ft
28 THR	E 419195.149	N 8019205.526	17° 57' 04.71% S	122° 14' 12.84% E	6.95m / 22ft



REV. DATE AMENDMENTS

REV.	DATE	AMENDMENTS
1	07/31/21	ISSUED TO CLIENT
2	28/01/21	TRIP TO BROOME TO VERIFY PROTECTED TO 1.6% SLOPE
3	13/02/21	FOR APPROVAL

XREF LIST

REF	DATE	DESCRIPTION
YBRM2101001	01/08/21	OLS MAP
YBRM2101002	01/08/21	OLS DATA
YBRM2101003	01/08/21	OLS DATA

CLIENT
 BROOME INTERNATIONAL AIRPORT

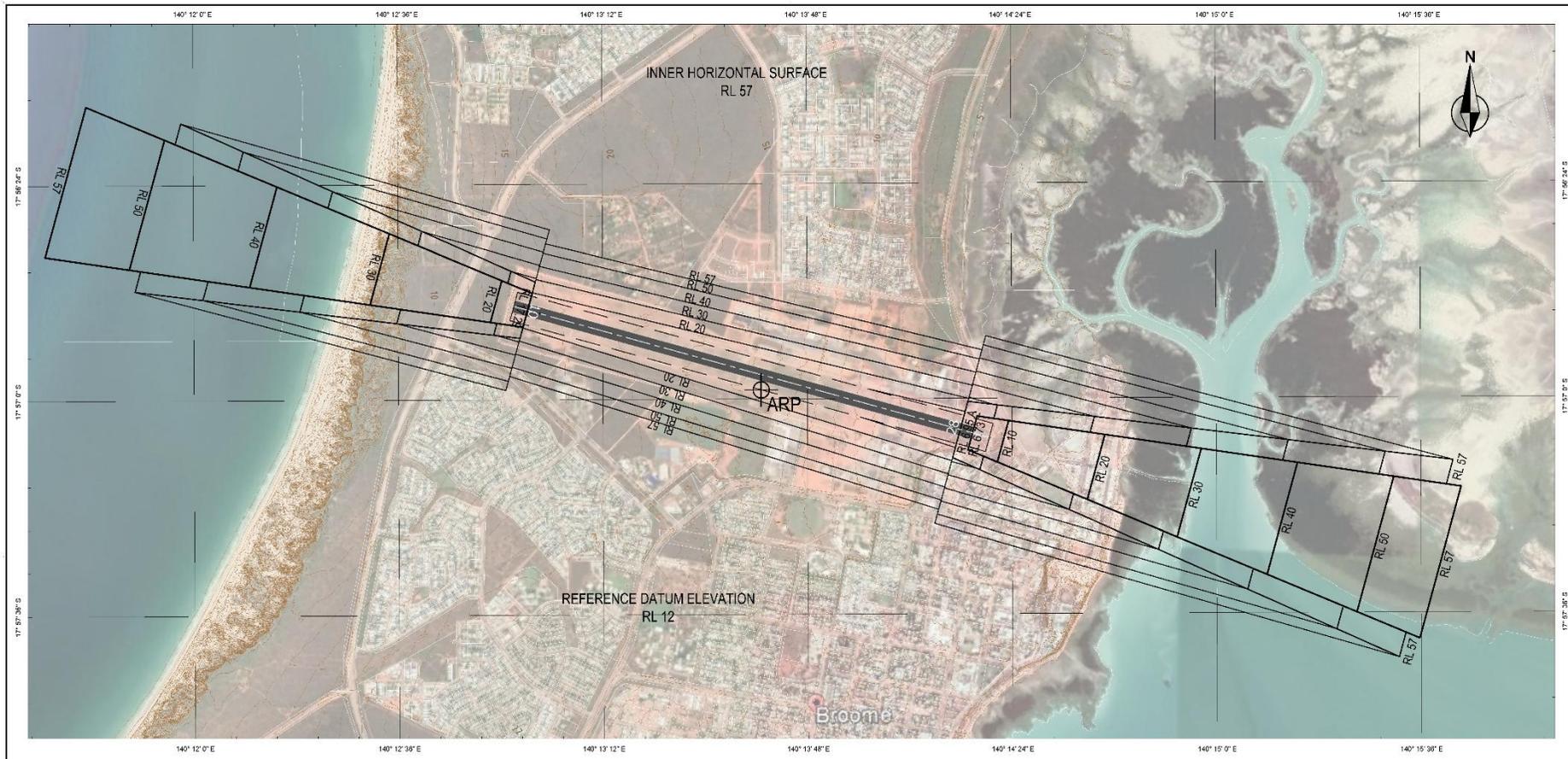
AERODROME DESIGN SERVICES
 ABN 94 612 509 669
 10/100 STATION STREET, BROOME WA 6725
 PH: 08 9152 1700 / 08 9152 800 509

DESIGN

DESIGNED	AWORKS	03.04.21
ORIGINATOR	C FRANCES	03.04.21
COMPANY	AERODROME	
APPROVED		

BROOME INTERNATIONAL AIRPORT, WA
 OBSTACLE LIMITATION SURFACE (PLANNING)
 RUNWAY 10/28 - CODE 4 NON PRECISION
 SHEET 1 of 2 - FULL LAYOUT

SCALE 200 0 400 800 1200m
 1:5000
 DRAWING No: **YBRM2101P01**
 REV: **C**



BROOME AIRPORT OLS
 OBSTACLE LIMITATION SURFACE DIMENSIONS
 CO-ORDINATE ARE MGA84 ZONE 51
 ARP RL N/A

RUNWAY 10/28
 CODE 4 INSTRUMENT - NON PRECISION
 CENTRELINE BEARING 105/285° 17' 01" (T)

TAKE OFF SURFACE
 TAKE OFF GRADE 2% (EAST) 1.6% (WEST)
 LENGTH OF INNER EDGE 180m
 DISTANCE FROM RUNWAY END 60m
 DIVERGENCE ANGLE 12.5%
 LENGTH OF TAKEOFF AREA 15000m

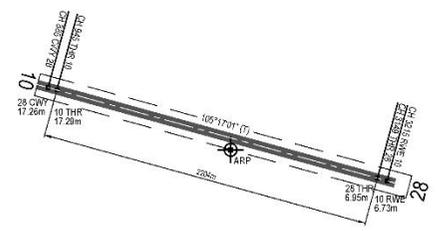
APPROACH SURFACE
 LENGTH OF INNER EDGE 300m
 FIRST SECTION GRADE 2.0%
 FIRST SECTION LENGTH 3000m
 SECOND SECTION GRADE 2.5%
 SECOND SECTION LENGTH 3600m
 HORIZONTAL SECTION LENGTH 8400m
 DISTANCE FROM THRESHOLD 65m
 DIVERGENCE ANGLE 15%
 TRANSITIONAL SLOPE 14.3%
 ORIGINATES FROM 150m RUNWAY STRIP
 INNER HORIZONTAL HEIGHT 45m RADIUS 4000m
 CONICAL SLOPE 5% HEIGHT 100m

NOTES

- OLS USED FOR ASSESSMENT OF NEW STRUCTURES IN ACCORDANCE WITH PART 136 AERODROMES/MOS 2020
- GRID CO-ORDINATES TO MGA84 ZONE 51 & GEOGRAPHIC CO-ORDINATES TO WGS-84
- LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD)
- REFERENCE DATUM ELEVATION IS DERIVED AS AVERAGE HEIGHT OF THRESHOLDS ROUNDED TO NEAREST HALF-METER BELOW
- DUE TO LOCAL VARIATIONS IN THE TRANSITIONAL SURFACE OBJECTS LOCATED WITHIN THIS SURFACE MAY REQUIRE A GROUND SURVEY TO CONFIRM CLEARANCE

RUNWAY DATA

POINT	EASTING	NORTHING	LATITUDE	LONGITUDE	ELEVATION
ARP	E 41821.322	N 801522.636	17° 50' 58.50"S	122° 13' 39.86"E	UNKNOWN
10 THR	E 417069.097	N 8015616.490	17° 50' 45.52"S	122° 13' 00.79"E	17.29m / 56ft
28 THR	E 419196.149	N 8015036.526	17° 51' 04.71"S	122° 14' 12.94"E	6.95m / 23ft



BROOME AIRPORT
 SCALE 1:15000

REV	DATE	AMENDMENTS
1	13/02/21	ISSUE FOR PERMIT
2	26/02/21	REVISION TO TAKEOFF SURFACE
3	13/02/21	REVISION TO TAKEOFF SURFACE

XREF LIST

PROJECT	DESCRIPTION
YBRM2101P01	OBSTACLE LIMITATION SURFACE (PLANNING)
YBRM2101P02	OBSTACLE LIMITATION SURFACE (PLANNING)
YBRM2101P03	OBSTACLE LIMITATION SURFACE (PLANNING)

AERODROME DESIGN SERVICES
 AEN 54 612 569 669
 10/100 WILSON STREET, BROOME WA 6725



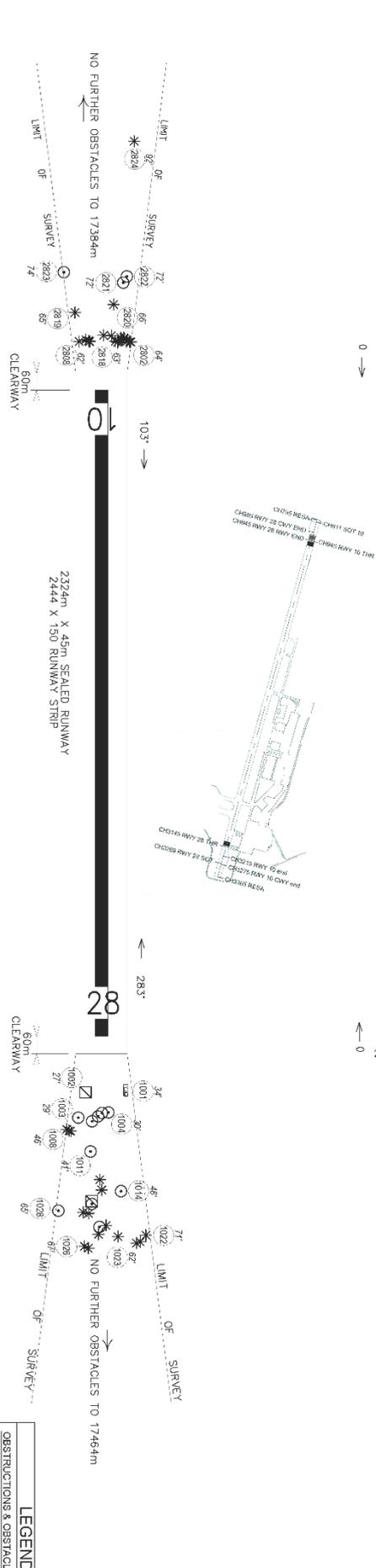
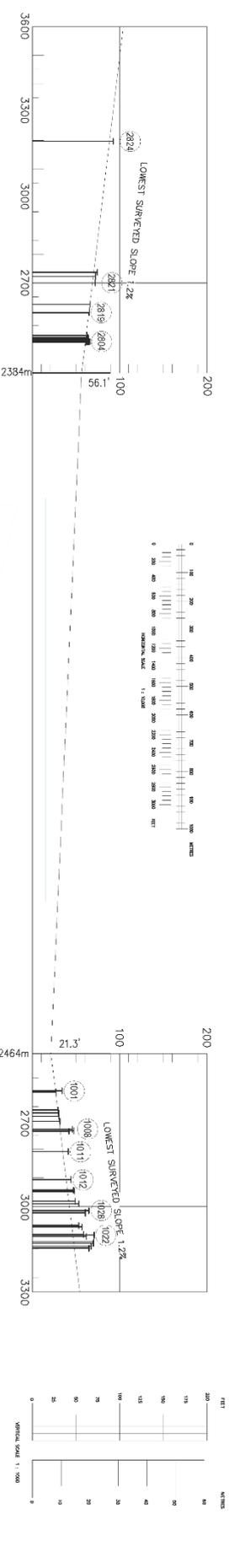
CLIENT
 BROOME INTERNATIONAL AIRPORT

DESIGNED	ORIGINATOR	COMPANY	APPROVED
ARNDIS	G. FRANCIS	AERODROM	

BROOME INTERNATIONAL AIRPORT, WA
 OBSTACLE LIMITATION SURFACE (PLANNING)
 RUNWAY 10/28 - CODE 4 NON PRECISION
 SHEET 1 of 2 - INNER LAYOUT

SCALE
 1:15,000
 0 100 200 300m

DRAWING No.	REV
YBRM2101P01	C



ID	Description	Distance from CLWY	Ht ASV from CLWY	Offset	Dist fm SOT	RL (m)	RL (ft)	Take Off Grad	MOCA4 Zone 51 E	MOCA4 Zone 51 N
1001	Truck on Rd	130.8	3.81	85.1 L	2594.6	10.34	34	2.92%	4194.65	801.6360
1002	Fence post	135.4	1.71	58.0 R	2599.4	8.24	27	1.28%	4194.33	801.4913
1003	Light	187.9	2.41	15.0 L	2681.9	8.94	29	1.22%	4195.12	801.4885
1004	Light	206.7	2.51	24.3 L	2670.7	9.04	30	1.21%	4195.22	801.4971
1005	Light	209.3	2.80	1.5 L	2672.3	9.13	30	1.25%	4195.18	801.4948
1006	Light	219.7	2.70	11.4 R	2683.7	9.23	31	1.29%	4195.26	801.4808
1007	Light	237.3	3.05	33.3 R	2701.3	9.58	31	1.28%	4195.41	801.4815
1008	Tree	265.6	7.34	121.7 R	2729.6	13.87	46	2.75%	4195.61	801.4822
1009	Tree	270.5	6.25	113.3 R	2734.5	14.46	47	2.93%	4195.48	801.4827
1010	Tree	272.8	7.93	107.6 R	2736.8	12.78	42	2.29%	4195.61	801.4827
1011	Streetlight	342.5	6.80	37.7 R	2807.5	12.50	41	1.74%	4197.42	801.4880
1012	Tree	442.5	5.97	6.0 R	2906.5	13.33	44	1.62%	4197.78	801.4880
1013	Tree	478.5	7.75	0.7 R	2946.8	14.28	47	1.62%	4197.78	801.4880
1014	Aerial	482.8	8.19	34.1 R	2996.6	14.88	49	1.63%	4198.07	801.4941
1015	ALG	517.2	8.45	33.7 R	2996.6	16.16	53	1.83%	4198.16	801.4833
1016	ALG	525.6	9.63	33.7 R	2996.6	16.16	53	1.83%	4198.16	801.4833
1017	Tree	559.2	11.97	45.3 R	3023.2	18.45	61	2.15%	4198.37	801.4811
1018	Tree	559.8	11.92	45.3 R	3023.2	18.45	61	2.13%	4198.45	801.4794
1019	Tree	602.8	9.62	18.4 L	3068.8	16.15	53	1.60%	4199.02	801.4889
1020	Tree	607.9	10.76	7.1 R	3071.9	17.50	58	1.71%	4199.01	801.4889
1021	Tree	633.6	11.27	10.9 R	3100.4	21.50	70	2.36%	4199.25	801.4825
1022	Euc Tree	633.6	15.03	155.4 L	3105.6	18.84	62	1.92%	4199.21	801.4889
1023	Euc Tree	641.6	12.31	57.4 L	3105.6	21.40	70	2.25%	4199.51	801.4889
1024	Euc Tree	641.6	14.87	135.0 L	3123.9	21.40	70	2.25%	4199.51	801.4889
1025	Euc Tree	662.0	14.77	122.6 L	3129.0	21.30	67	2.22%	4199.60	801.4945
1026	Tree	675.5	13.90	59.6 R	3139.5	20.43	65	2.08%	4199.83	801.4787
1027	Palm Tree	682.4	13.22	45.9 R	3146.4	19.75	65	1.94%	4199.83	801.4778
1028	Light Pole	550.7	13.20	150.4 R	3014.7	19.73	65	2.40%	4198.07	801.4709

ID	Description	Distance from CLWY	Ht ASV from CLWY	Offset	Dist fm SOT	RL (m)	RL (ft)	Take Off Grad	MOCA4 Zone 51 E	MOCA4 Zone 51 N
2801	Shrub	107.0	1.37	55.3 R	2481.0	18.60	61	1.28%	4198.23	801.5714
2802	Shrub	108.5	2.34	103.2 R	2482.5	19.57	64	2.16%	4198.34	801.5760
2803	Shrub	109.2	1.50	42.8 L	2483.2	18.73	61	1.57%	4198.05	801.5620
2804	Euc Shrub	109.3	2.89	67.4 R	2483.3	19.92	65	2.46%	4198.29	801.5745
2805	Shrub	109.4	1.63	51.6 L	2483.3	18.86	62	1.46%	4198.02	801.5611
2806	Shrub	109.4	2.05	98.1 R	2483.4	19.28	63	1.87%	4198.32	801.5756
2807	Shrub	109.4	1.38	58.8 R	2483.4	18.61	61	1.26%	4198.21	801.5718
2808	Shrub	109.4	1.79	77.5 L	2483.4	19.02	62	1.64%	4198.35	801.5586
2809	Shrub	110.3	1.48	40.8 L	2484.4	18.71	61	1.34%	4198.04	801.5622
2810	Shrub	110.4	2.08	48.1 R	2484.4	19.31	63	1.88%	4198.17	801.5708
2811	Shrub	112.5	1.43	45.4 L	2486.5	18.66	62	1.27%	4198.01	801.5618
2812	Shrub	115.9	1.53	54.5 L	2489.9	18.86	62	1.41%	4198.18	801.5618
2813	Shrub	117.0	1.79	72.7 R	2501.0	19.02	62	1.53%	4198.17	801.5733
2814	Shrub	119.6	1.53	76.5 R	2503.8	19.06	63	1.41%	4198.17	801.5741
2815	Shrub	122.7	2.27	77.5 R	2506.7	19.50	64	1.85%	4198.11	801.5730
2816	Shrub	123.3	2.17	77.5 R	2507.3	19.40	64	1.78%	4198.13	801.5740
2817	Shrub	130.0	1.81	34.3 R	2514.3	19.04	62	1.39%	4198.05	801.5700
2818	Shrub	132.0	1.63	7.4 R	2516.0	19.06	63	1.29%	4198.06	801.5674
2819	Shrub	132.0	2.53	92.2 L	2525.1	19.86	65	1.25%	4197.93	801.5589
2820	Shrub	211.1	2.63	41.9 R	2824.2	20.14	66	1.21%	4197.91	801.5736
2821	Power Pole	316.0	4.67	75.9 R	2700.0	21.90	72	1.48%	4197.28	801.5789
2822	Street Light	338.7	4.74	86.5 R	2722.7	21.97	72	1.40%	4197.08	801.5807
2823	Power Pole	352.9	5.41	131.4 L	2736.9	22.64	74	1.53%	4196.95	801.5589
2824	Shrub on hill	813.0	10.92	114.4 R	3197.0	28.15	92	1.34%	4192.57	801.5857

NOTES

RWY 10/28 - DECLARED DISTANCES

RWY 10 TAKE-OFF RUN AVAILABLE (TORA)	RWY 28 TAKE-OFF RUN AVAILABLE (TORA)
2004	2324
2004	2384
2004	2384
2270	2304

AERODROME OBSTACLE CHART - ICAO ANNEX 4 TYPE A (OPERATING LIMITATIONS)

BROOME INTERNATIONAL AIRPORT, AUSTRALIA

RUNWAY 10/28

NOTE: TO BE READ IN CONJUNCTION WITH CURRENT NOTAMS

BRM/001 SHEET 1 OF 1 - EDITION 1 - MARCH 2016 1:10:00 @ A2

BRM/001 SHEET 1 OF 1 - EDITION 1 - MARCH 2016 1:10:00 @ A2

BRM/001 SHEET 1 OF 1 - EDITION 1 - MARCH 2016 1:10:00 @ A2

PREPARED BY AERODROME DESIGN FOR BROOME AIRPORT SURVEYED - Aerodrome Design Pty Ltd Feb 2016 DRAWN - Airport Surveys March 2016

VERTICAL DATUM AUSTRALIAN HEIGHT DATUM

HORIZONTAL DATUM MAP GRID OF AUSTRALIA (MGA54) ZONE 51

HORIZONTAL DISTANCES ARE IN METRES

ELEVATIONS ARE IN FEET

MAGNETIC DECLINATION 2017 - 0.085° ANNUAL VARIATION AT 1st MAR 2016

AERODROME DESIGN Pty Ltd
48/151 Stirling Street

LEGEND

(181) Identification Number

4/5 Top Elevation in Feet

(*) (Tree(s) or Shrub(s))

Building of large structure

Pole, Tower, Antenna, spire etc

Spot Height

Moving Vehicle

AMENDMENT RECORD

No.	Date	Amendment
1	27/02/2016	Chart redrawn and amended BRM/001 - Dimensions & Title of Chart changed. Resurveyed and redrawn.

SCHEDULE 8 – Special control areas in Scheme area

SCA NO.	Name of area	Purpose	Objectives	Additional provisions
1.	SCA 1- Existing Broome International Airport Environs	To control use and development within proximity to the existing airport.	<ul style="list-style-type: none"> • to ensure the ongoing safe operation of the airport with compatible use and development within its operational area. 	<p>(1) In determining applications for approval of all new land uses and development, the local government shall have regard to the Australian Noise Exposure Forecast Contours in Schedule 6.</p> <p>(2) All new development including towers, antennae, and any alterations to roof lines and any increase to building heights on land must not exceed the height restrictions in the Broome Airport Obstacle Limitation Surface Plan contained in Schedule 7.</p> <p>(3) In determining applications for approval, the local government may consult the Civil Aviation Safety Authority and the operator of the airport.</p> <p>(4) In relation to advertisements above a roof line, flashing lights on buildings or land within the approach areas to the airport which are situated within SCA1, the local government may consult the Civil Aviation Safety Authority and the operator of the airport.</p>
2.	SCA 2- Future Broome International Airport Environs	To control development within proximity to the future airport site.	<ul style="list-style-type: none"> • to ensure the future airport will be able to operate at its full potential with compatible use and development within its potential operational area. 	<p>(1) In determining applications for approval of all land use and development, the local government shall have regard to Australian Noise Exposure Forecast Contours in Schedule 6 and Broome Airport Obstacle Limitation Surface Plan contained in Schedule 7.</p> <p>(2) Despite any other provisions of this Scheme, the local government must not grant development approval for any development unless it is satisfied that such development will not constitute an obstruction, hazard or potential hazard to the future</p>

SCA NO.	Name of area	Purpose	Objectives	Additional provisions
				operation of the airport and may consult with and consider the advice of the Civil Aviation Safety Authority in making such determination.

3.	SCA 3 – Essential Services Buffer Areas	<p>To ensure compatibility of land use and development with the following essential services/ infrastructure sites:</p> <ul style="list-style-type: none"> • Buckley’s Road Waste Management Facility; • Crab Creek Wastewater Treatment Plant and Refuse Recycling; • McDaniel Road Powerhouse; • Regional Resource Recovery Park. 	<ul style="list-style-type: none"> • To avoid incompatible and/or sensitive land use or development within the operational buffer. • To protect the ongoing operation of the essential services/ infrastructure sites. 	<p>(1) <u>Buckley’s Road Waste Management Facility</u></p> <p>(a) The local government may impose on any development approval, conditions for the use or development of land which is within the identified buffer boundaries and may recommend to the Commission conditions in respect of the subdivision of any such land.</p> <p>(2) <u>Crab Creek Wastewater Treatment Plant</u></p> <p>(a) Despite the provisions of the Zoning Table no residential development or caretaker’s dwelling or tourist land use is permitted within the identified buffer boundaries.</p> <p>(b) In considering an application for development approval the local government is to have regard to –</p> <ul style="list-style-type: none"> (i) whether the proposed development is compatible with odour emissions; and (ii) policies or advice including those of the Commission and the Water Corporation, the Water Corporation, Department of Water and Environmental Regulation. <p>(c) In consideration of (b)above, the local government may at its discretion refer any development application to the operator of the wastewater treatment</p>
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				<p>plant requesting their advice.</p> <p>(3) <u>McDaniel Road Power House</u></p> <p>(a) The power house generates noise which may create a nuisance to surrounding sensitive land uses. Consequently, the local government may –</p> <p>(i) impose conditions on any development approval with regard to noise attenuation for development on land which is situated within the nearby industrial area and/or the Environmental Conservation reserve; and</p> <p>(ii) limit the development within the Environmental Conservation reserve in order to minimise noise disturbance.</p> <p>(4) <u>Regional Resource Recovery Park</u></p> <p>(a) The local government may impose on any development approval, conditions for the use or development of land which is within the identified buffer boundaries and may recommend to the Commission, conditions in respect of the subdivision of any such land.</p> <p>(b) Despite the provisions of the Zoning Table no residential development or caretaker's dwelling or tourist land use is permitted within the identified buffer boundaries.</p>
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SCA NO.	Name of area	Purpose	Objectives	Additional provisions
				<p>(c) In considering an application for development approval the local government is to have regard to –</p> <p>(i) whether the proposed development is compatible with odour emissions; and</p> <p>(ii) any other relevant planning or environmental considerations or policies or advice including those of the Commission and Department of Water and Environment Regulation.</p> <p>(d) In consideration of (b) (c) above, the local government may at its discretion refer any development application to the operator of the Regional Resource Recovery Park requesting their advice.</p>
4.	SCA 4 – Flood Prone Areas	<p>To provide guidance for land use and development within Flood prone areas and manage adequate drainage.</p> <p>Potential for flooding exists within the SCA 4 areas including the following areas:</p> <p>i. Bilingurr - Lots north of Pearl Coast Road on Lullfitz Drive</p>	<ul style="list-style-type: none"> • To minimise flood damage, ensure off-site impacts on adjoining land and receiving water bodies is limited, and • to manage drainage for development. 	<p>(1) The local government may impose conditions in granting development approval for development and land use on land within the flood prone land (SCA) relating to any of the following matters-</p> <p>(a) building floor and fill levels (absolute minimum fill level to be 5.3m AHD and minimum floor level of 5.7m A;</p> <p>(b) fill or drainage requirements and financial contribution to drainage works;</p>

SCA NO.	Name of area	Purpose	Objectives	Additional provisions
		and Sands St. ii. Port Drive – lots in the southern portion of the Industry Zone; and iii. any land below 6.0m A.H.D.		(c) limitations/restrictions on filling in areas required to hold stormwater; (d) location, construction style and/or orientation of buildings on site; (e) density and site cover; landscaping and open space; (f) location and style of fencing; (g) lot access requirements; and (h) the type and location of on-site effluent disposal systems.
5.	SCA 5 - Public Drinking Water Source Protection Areas	To control land use and development which has the potential to adversely impact or prejudice the quality or quantity of water supplies for public use.	<ul style="list-style-type: none"> • To ensure the quality of public drinking water is protected from contamination from inappropriate land use or development; and • to ensure off-site impacts from stormwater are appropriately managed. 	(1) In considering an application for development approval, the local government is to have regard to- <ul style="list-style-type: none"> (a) the potential impact of the proposed development or use on the quality of the water resource; (b) the practicability and cost of any ameliorative measures proposed for the protection of the water resource; (c) the existing level of protection provided for the water resource, with reference to management of land and location of the proposed development; (d) the nature, location and performance of any existing or proposed effluent disposal system; (e) the drainage characteristics of the land, including surface and groundwater flow and the adequacy of proposed measures to manage run-off and drainage; and (f) the requirements of the WAPC and any advice

SCA NO.	Name of area	Purpose	Objectives	Additional provisions
				<p>received from the Department of Water and Environment Regulation.</p> <p>(2) The local government may:</p> <p>(a) refuse any application for development approval or impose conditions on any development approval so as to protect the resource; or</p> <p>(b) when it grants development approval, impose a condition requiring the registration of a notification under section 70A of the Transfer of Land Act 1893 on the title of the land giving notice of any limitations or constraints associated with the protection of water resources, at the applicant's cost.</p> <p><i>Note:</i> <i>There will be a general presumption against development or use of land, which is not compatible with Public Drinking Water Source Areas or which involves a significant risk to the water resource. The onus will be on the proponent of development to demonstrate that the proposed activity will not prejudice the water resource.</i></p>
6.	SCA 6 – Drainage Aquifer Recharge Areas	To control land use and development which has the potential to adversely impact the quality or quantity of water within the recharge area.	<ul style="list-style-type: none"> • To control the extent of development to ensure that drainage provisions are adequately accommodated, and • any off-site impacts of development do not adversely affect the recharge area 	<p>(1) Land situated within the Drainage Aquifer Exchange Area is required principally for the purpose of a drainage compensation area and aquifer recharge area.</p> <p>(a) The intensity of development within this area is to be limited at the</p>

SCA NO.	Name of area	Purpose	Objectives	Additional provisions
				discretion of the local government on the advice of the Department for Water and Environmental Regulation, to an extent which does not detrimentally affect the drainage and recharge purpose of the area.
7.	SCA 7 – Landscape Protection Areas	To provide guidance for land use and development within and in proximity to Landscape Protection Areas.	<ul style="list-style-type: none"> • To ensure that landscape protection areas are preserved and conserved in recognition of their environmental and ecological importance. • Landscape protection areas include the following: <ul style="list-style-type: none"> (a) Monsoon Vine Thickets; and (b) RAMSAR Sites 	<p>(1) A person must not fill, clear, drain or carry out earthworks, construct any building or levee, damage a tree, shrub, or indigenous vegetation, on land within a Landscape Protection Area except with the prior approval of the local government.</p> <p>(2) A person must not fill, clear, drain or carry out earthworks, construct any building or levee on land which has the potential for the off-site impacts to affect the Landscape Protection Area except with the prior approval of the local government.</p> <p>(3) If land the subject of a development application includes land in a Landscape Protection Area and other land outside that area the development be carried out on that part of the land which is not within the area shall, wherever possible, be carried on that part of the land which is not within the area.</p> <p>(4) The local government shall not support a subdivision application unless each allotment to be created for the purpose of the erection of a building is outside the Landscape Protection Area.</p>

SCA NO.	Name of area	Purpose	Objectives	Additional provisions
				<p>(5) The local government may grant development approval for development on land within (wholly or partly) the Landscape Protection Area where it is satisfied that:</p> <ul style="list-style-type: none"> (a) the characteristics of the land, where the development is proposed, are different from the general characteristics on which the delineation of the special control area was based; and (b) there are no other reasonable or practical alternatives in the circumstances. <p>(6) The local government shall not grant development approval for development on land within a Landscape Protection Area unless it is satisfied that:</p> <ul style="list-style-type: none"> (a) the development is essential for the reasonable economic use of the land, the provision of utility services or to reduce the risk of bushfires; and (b) the development is proposed to be carried out in a manner which minimises: <ul style="list-style-type: none"> (i) visual and scenic impact; and (ii) the risk of soil erosion (including erosion by wind); and (iii) the risk of water pollution, through increased siltation or otherwise; and (iv) the destruction of rare or locally important vegetation systems.

SCA NO.	Name of area	Purpose	Objectives	Additional provisions
				<p>(c) appropriate measures are proposed to retain parts of existing vegetation or to create offsets at the rate of two to one.</p> <p>(7) The local government may require that a statement of environmental effects be prepared to accompany a development application for development within a Landscape Protection Area or development within proximity to a Landscape Protection Area that has the potential to create off site impacts. To enable the local government to consider fully the environmental effects of the proposed development the statement of environmental effects should include:</p> <p>(a) A full description of the proposed development.</p> <p>(b) A statement of the objectives of the proposed development.</p> <p>(c) A full description of the existing environment likely to be affected by the proposed development if carried out.</p> <p>(d) An identification and analysis of the likely interactions between the proposed development and the environment.</p> <p>(e) An analysis of the likely environmental impacts or consequences of carrying out the proposed development, including the effect on:</p>

SCA NO.	Name of area	Purpose	Objectives	Additional provisions
				<ul style="list-style-type: none"> (i) the growth of native plant communities; (ii) the survival of native wildlife populations; (iii) the provision and quality of habitats for both indigenous and migratory species; and (iv) the surface and groundwater characteristics of the site on which the development is proposed to be carried out and of the surrounding area, including acidity, salinity and water quality. <p>(f) Whether adequate safeguards and rehabilitation measures have been, or will be, taken to protect the landscape protection area.</p> <p>(g) Any feasible alternatives to the carrying out of the proposed development and the reasons for choosing the latter.</p> <p>(h) The consequences of not carrying out the proposed development.</p> <p>(i) Details of any landscape protection areas surrounding the land to which the development application relates and the appropriateness of imposing conditions requiring the carrying out of works to preserve or enhance the value of those surrounding areas.</p>

SCA NO.	Name of area	Purpose	Objectives	Additional provisions
				(7) The local government may consult with the Department of Water and Environmental Regulation and the Water Corporation in regard to any proposal that may have environmental impact.
8.	SCA 8 – Aboriginal Communities	To identify existing and proposed Aboriginal settlements and to collaboratively plan for the orderly and proper development of these places.	<ul style="list-style-type: none"> • To ensure the orderly and proper development of areas within or in proximity to existing and proposed Aboriginal settlements which may be located outside of the extents of the 'Settlement' zone. 	<p>(1) Proposed development within the Aboriginal Communities SCA is to comply with a Layout Plan prepared in accordance with State Planning Policy 3.2.</p> <p>(2) In the instance that development is proposed for a place within the Aboriginal Communities SCA that does not have a Layout Plan prepared in accordance with State Planning Policy 3.2, the local government is to consider the proposal having regard to the aims of this scheme.</p>

SCA NO.	Name of area	Purpose	Objectives	Additional provisions
9.	SCA 9 – Coastal Hazard and Risk Management Adaption Area	To provide guidance for land use and development within areas subject to coastal erosion and inundation.	<ul style="list-style-type: none"> • To ensure land in the coastal zone is continuously provided for coastal foreshore management, public access, recreation and conservation; • To ensure public safety and reduce risk associated with coastal erosion and inundation; • To avoid inappropriate land use and development of land at risk from coastal erosion and inundation; • To ensure land use and development does not accelerate coastal erosion or inundation risks; or have a detrimental impact on the functions of public reserves; • To ensure that development addresses the Broome Townsite Coastal Hazard Risk Management and Adaptation Plan prepared in accordance with State Planning Policy No. 2.6 State Coastal Planning Policy (as amended) and any relevant local planning policy. 	<p>(1) In considering proposed structure plans, subdivision or development applications due regard shall be given to –</p> <ul style="list-style-type: none"> (a) Broome Townsite Coastal Hazard Risk Management and Adaptation Plan; (b) State Planning Policy 2.6 - State Coastal Planning Policy; and (c) Relevant local planning policies. <p>(2) Where subdivision or development applications are received within SCA9, the local government may require a notification pursuant to section 70A of the Transfer of Land Act 1983 to be placed on the Certificate(s) of Title of the subject land, at the cost of the landowner and to the satisfaction of the local government.</p> <p>The notification is to read as follows:</p> <p><i>“Vulnerable Coastal Area – This lot is located in an area likely to be subject to coastal erosion and/or inundation over the next 100 years”.</i></p> <p>(3) Notwithstanding the provisions of above (1) and (2) development approval is not required within SC A9 for the following development if such development is otherwise exempt from requiring development approval under the Scheme:</p> <ul style="list-style-type: none"> (a) temporary or non-permanent structures not used for human habitation. (b) extensions to an existing single, grouped or multiple

SCA NO.	Name of area	Purpose	Objectives	Additional provisions
				<p>dwelling where the net floor area of the proposed extensions is no more than 50m²; and</p> <p>(c) a change of use where no new structures are proposed.</p>

APPROVAL

COUNCIL EXECUTION OF LOCAL PLANNING SCHEME DOCUMENTS

Pursuant to Regulation 31(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the Shire of Broome submits the duly executed local planning scheme documents for endorsement

The Common Seal of the Shire of Broome was hereunto affixed in the presence of:

S MASTROLEMBO
CHIEF EXECUTIVE OFFICER

D MALE
PRESIDENT

Date: 25-7-2023

WAPC Endorsement (Regulation 32 (1))

K NEVE
**Delegated under S.16 of the Planning
and Development Act, 2005**

Date: 18/8/2023

Minister Endorsement (Regulation 32 (2))

JOHN CAREY
MINISTER FOR PLANNING

Date: 28/8/2023