

Consideration	Relevant Clause – LPS6	c. 67 Matters to be Considered	Officer Comment
LAND USE			
1	Scheme Aims	1.6	<p>67 (a)</p> <p>The application satisfies the following aims of the Scheme:</p> <p><i>1.6.1 Place</i></p> <p><i>(f) Safeguarding and enhancing the character and amenity of the built environment and urban spaces of the Scheme area.</i></p> <p><i>1.6.3 Prosperity</i></p> <p><i>(a) Assisting employment and economic growth and providing opportunities for the establishment of businesses;</i></p> <p><i>(b) Providing a range of tourist facilities and accommodation and protecting strategically important tourist sites.</i></p>
2	Zoning / Reserve Purpose & Objectives	2.6	<p>67 (a) & (j)</p> <p>The subject site is Identified as a ‘Local Scheme Reserve – Parks, Recreation and Drainage’ and Clause 2.6:</p> <p><i>2.6.1 Purpose</i></p> <p><i>To serve the active and passive recreation needs of the local community and allow for the development of sporting facilities and related or compatible uses including recreation buildings, car parking, and to provide for drainage areas that incorporate water sensitive urban design principles.</i></p> <p><i>2.6.2 Aims and objectives:</i></p> <p><i>(a) Protect and promote Aboriginal culture and heritage where appropriate.</i></p> <p><i>(b) Set aside areas of open space within, and in close proximity to, urban development.</i></p> <p><i>(c) Integrate open space and drainage networks to allow for effective stormwater management and recreational use.</i></p> <p><i>(d) To allow uses in accordance with the relevant Park Management Plan.</i></p> <p>The development complements the above purpose and objectives as set out in the Scheme.</p>
3	Structure Plans / LDPs / Special Control Areas	5.2.7	<p>67 (a), (d), (f), (h), (o), (p).</p> <p>The subject site is located within Special Control Area 7 – Landscape Protection Area. The following matters are to be considered in determining a development application within SCA7:</p> <p><i>5.2.7.5 The local government shall not grant development approval for development on land within a Landscape Protection Area unless it is satisfied that:</i></p> <p><i>(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</i></p>

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			<p>(b) <i>the development is proposed to be carried out in a manner which minimises:</i></p> <ul style="list-style-type: none"> <i>i. visual and scenic impact; and</i> <i>ii. the risk of soil erosion (including erosion by wind); and</i> <i>iii. the risk of water pollution, through increased siltation or otherwise; and</i> <i>iv. the destruction of rare or locally important vegetation systems; and</i> <p>(c) <i>appropriate measures are proposed to retain parts of existing vegetation or to create offsets at the rate of two to one.</i></p> <p>In relation to the above, the following is noted:</p> <ul style="list-style-type: none"> • The development is for the reasonable economic use of the land and measures are proposed to reduce the risk of bushfires. • The structures will be visually more prominent than the existing structures, however the applicant has designed the structures to be consistent with the Broome Style Architecture principles and the buildings meet with the height provisions contained in LPS6. The development is not anticipated to have a negative visual impact. • The applicant has commenced the process of undertaking the detailed design of drainage to reduce risk of erosion. This will be implemented through conditions of approval. • The risk of water pollution will be managed, and the applicant has proposed an Alternative Treatment Unit for effluent disposal that will meet with Department of Health Guidelines and prevent any adverse risks of water pollution. • The application does not propose the removal of significant areas of vegetation. The applicant engaged an environmental consultant to perform a flora and fauna survey and this will be further assessed by DWER through the clearing of native vegetation assessment. The flora and fauna survey concluded that the TEC monsoon vine thickets occur outside of the nominal clearing area. <p>The site does not fall within a Structure Plan or LDP.</p>
4	Permissibility	3.17-3.28	67 (a) As the site is a Local Scheme Reserve, the zoning table does not apply. As outlined above, the proposal is consistent with the purposes of the Local Scheme Reserve.
5	Orderly and Proper Planning	LPS / Strategies	67 (b) & (e) <u>Local Planning Strategy</u> The subject site is identified as being ‘Parks Recreation and Drainage’ under the Local Planning Strategy. The Strategy provides the following strategic direction for development of land identified as Parks, Recreation and Drainage: <i>Parks, Recreation and Drainage reserves are essentially local open space areas for formal recreation, playgrounds, health and wellbeing and serving the local community. In line with the Open Space Strategy these areas incorporate drainage functions into the open space network to allow better connectivity of formalised active open space and permeability in the urban form.</i>

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				<p><i>Low-impact tourism, such as eco-tourism may be considered by Council on an individual case by case basis.</i></p> <p>The application is consistent with the strategic direction, for ‘Parks Recreation and Drainage’ as contained in the Local Planning Strategy.</p>																																				
DEVELOPMENT																																								
6	Site and Development Requirements	Schedule 8	67 (a) & (m)	As the Shire is a Local Scheme Reserve, the Scheme does not prescribe specific site and development requirements under Part 3 or in Schedule 8.																																				
6.1	Setbacks	Schedule 8		<table border="1"> <thead> <tr> <th colspan="3">Schedule 8 – Development Standards</th> </tr> <tr> <th></th> <th>Scheme Requirement</th> <th>Proposed</th> </tr> </thead> <tbody> <tr> <td>Site Coverage (%)</td> <td>N/A</td> <td>21% of Lot 1197</td> </tr> <tr> <td>Plot Ratio</td> <td>N/A</td> <td>0.21</td> </tr> <tr> <td>Front Setback</td> <td>N/A</td> <td>400m to Port Drive</td> </tr> <tr> <td>Secondary Street Setback</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>Rear Setback</td> <td>N/A</td> <td>18m to Conservation Estate</td> </tr> <tr> <td>Side Setback</td> <td>N/A</td> <td>Nil.</td> </tr> <tr> <td>Special Conditions/Comments</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>Building Height</td> <td>Maximum 10m wall height</td> <td>7.1m max. wall height proposed.</td> </tr> <tr> <td>Service Areas</td> <td>Maximum 14m building height Provision for onsite storage areas, bin areas and general service areas for loading and unloading of goods to be screened from view of the street.</td> <td>Maximum 10.9m roof height proposed. A service area has been nominated under the veranda of Building A and loading area is provided via a driveway to the front of the Cart Storage. This area will act as the loading area for delivery of goods and services, including waste removal of skip bins. This will be screened from view of the street and general public access areas.</td> </tr> <tr> <td>Noise Control</td> <td>Land uses which have the potential to generate significant noise level due to machinery, amplified music or announcements or any other ambient noise may be subject of</td> <td>The land use is not likely to emit any significant noise. Furthermore, the closest noise sensitive premises to the site is in the form of a tourist development and is over 320m to the west.</td> </tr> </tbody> </table>	Schedule 8 – Development Standards				Scheme Requirement	Proposed	Site Coverage (%)	N/A	21% of Lot 1197	Plot Ratio	N/A	0.21	Front Setback	N/A	400m to Port Drive	Secondary Street Setback	N/A	N/A	Rear Setback	N/A	18m to Conservation Estate	Side Setback	N/A	Nil.	Special Conditions/Comments	N/A	N/A	Building Height	Maximum 10m wall height	7.1m max. wall height proposed.	Service Areas	Maximum 14m building height Provision for onsite storage areas, bin areas and general service areas for loading and unloading of goods to be screened from view of the street.	Maximum 10.9m roof height proposed. A service area has been nominated under the veranda of Building A and loading area is provided via a driveway to the front of the Cart Storage. This area will act as the loading area for delivery of goods and services, including waste removal of skip bins. This will be screened from view of the street and general public access areas.	Noise Control	Land uses which have the potential to generate significant noise level due to machinery, amplified music or announcements or any other ambient noise may be subject of	The land use is not likely to emit any significant noise. Furthermore, the closest noise sensitive premises to the site is in the form of a tourist development and is over 320m to the west.
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6.6	Density	Schedule 8																																						
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6.7	Car Parking	4.7																																						
6.8	Service Areas	4.8																																						
6.9	Noise	4.9																																						
6.10	Architecture	4.12																																						
6.11	Public Art	LPP 5.12																																						
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			<p data-bbox="1173 292 1563 480">condition which require an acoustic report to be prepared by the applicant and any noise attenuation controls recommended by the report to be implemented.</p> <p data-bbox="719 488 1010 512">Broome-style architecture</p> <p data-bbox="1173 488 1563 807">The building style of all buildings within the Scheme Area are to be low scale of building bulk and have regard for local climatic conditions and traditional architecture features, including a pitched roof, single and hipped rook, gables, colourbond roof, and predominant wall materials of colourbond or timber.</p> <p data-bbox="1173 847 1563 1007">Verandahs, shutters and similar features should be included in development to reduce solar penetration and increase access to prevailing breezes.</p> <p data-bbox="1173 1046 1563 1206">Materials of concrete, brick and zincalume or rendered walls must be painted and/or treated to reduce the impact of thermal heat load.</p> <p data-bbox="719 1238 797 1262">Access</p> <p data-bbox="1173 1238 1563 1398">Where development is proposed that requires access to roads under the control of local government the local government may control the location, number, size and</p> <p data-bbox="1585 488 2101 711">The new buildings are consistent with the building height controls under LPS6 and will be limited to 2 storeys to preserve the existing character of the Broome townsite. Also note the proposed new ground floor Finished Floor Level (RL. 27.450) is lower than the current Clubhouse FFL (RL.28.380).</p> <p data-bbox="1585 751 2101 1230">The design of the new buildings is to the typical Broome-style vernacular. The design considers local climatic conditions and features traditional Broome-style architectural elements, including hipped pyramid roofs with Colorbond Corrugated Surfmist Roof, complete verandas to all sides for shading, and louvre windows for ventilation. Fibre cement and timber vertical wall cladding panels will be predominantly used for external walls, and additional timber batten screening will be incorporated to reduce solar penetration to building facade. The blockwork Lift Shaft is proposed to have laser cut decorative (or art) screening externally.</p> <p data-bbox="1585 1238 2101 1302">No amendments to the existing access are proposed as part of this application.</p>

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			<p data-bbox="712 421 831 448">Public Art</p> <p data-bbox="1167 292 1547 416">construction standards of local roads. Controlled access will apply to arterial roads shown on the Scheme Maps.</p> <p data-bbox="1167 421 1559 775">In accordance with LPP 5.12 – Provision of Public Art development is required to contribute a monetary amount equal to half of a per cent (0.5%) of the estimated total construction costs as indicated on the application for development approval, for the development of public art work to enhance the public realm.</p> <p data-bbox="712 783 808 810">Parking</p> <p data-bbox="1167 783 1559 1038">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 9. Based on the land uses proposed 134 parking bays are required.</p> <p data-bbox="712 1305 860 1332">Landscaping</p> <p data-bbox="1167 1078 1547 1297">Landscaping of external parking areas to reduce the heat retention of paved areas is to include landscaping in the form of shade streets at the rate of every 4 consecutive bays or 12m, which ever is the lesser.</p> <p data-bbox="1167 1305 1547 1396">When considering an application, the local government is to determine whether any tree has</p> <p data-bbox="1585 421 2051 579">The estimated construction cost of construction is \$5,500,000 and therefore a contribution of \$27,500 (being 0.5%) is applicable. A condition of approval is recommended.</p> <p data-bbox="1585 783 2096 1005">Applicant has made provision for construction of 48 sealed car parking bays and 12 sealed motorcycle bays. 52 sealed parking bays provided to immediate east of development, therefore provision is made for 112 parking bays. Additional 24 overflow parking bays have been identified.</p> <p data-bbox="1585 1078 2085 1267">The application is recommended to be conditioned to require a submission of a landscaping plan, thus this provision can be addressed. Site plan shows central parking areas meeting this provision and suitable area provided on site for ratio to be maintained.</p> <p data-bbox="1585 1305 2085 1396">There are no significant trees required to be retained on the subject site. The applicant has prepared a flora and fauna survey that</p>

ATTACHMENT NO 4 - PLANNING ASSESSMENT

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				<p>landscape significance and should be retained.</p> <p>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 planning approval for developments.</p> <p>concludes area to be cleared does not contain TEC's.</p> <p>Condition of approval recommended requiring landscaping plan to be prepared. No landscaping of road reserve required in this case.</p>
Compatibility				
7	Compatibility, Amenity and Relationship with Adjoining Land	Consider Site and Development requirements	67 (m), (n), (o)	The subject development is proposed in an area that is identified as a 'Local Scheme Reserve for Parks, Recreation and Drainage', and the proposed development is consistent with the purpose of the reserve. The surrounding area is developed with a golf course or is recreation/conservation reserve. The Habitat Beach Resort is approximately 320m to the west of the development and is complementary to the proposal. From a land-use perspective the proposal is compatible with the location and setting, with the development of a scale consistent with that expected of this type of facility.
8	Built Heritage		67(k) and (w)	The site is not listed on the Shire's Municipal Inventory and is therefore not considered to have an impact upon heritage.
9	Cultural Significance		67(l)	The subject site is not known to have any cultural significance. The applicant has been engaging with Yawuru and a standard advice note regarding aboriginal heritage is recommended for incorporation into the approval.
10	Social Issues and Community Services		67(v) & (x)	The subject development is unlikely to result in a loss in community services or social issues.
11	Natural Environment & Drainage		67 (d), (o) & (q)	The development footprint is principally on an area that is already cleared of vegetation. The applicant has prepared a Flora and Fauna survey from an environmental consultant which has concluded that the clearing will not impact upon TEC's. Conditions of approval are recommended requiring submission of detailed design for stormwater to prevent any impacts this could have.
12	Natural Hazards		67(q) & (r)	Under the CHRMAP, the site is not identified as being subject to future impacts from Coastal Processes. The applicant has prepared a BAL assessment confirming that the site meets with SPP 3.7 – Planning in Bushfire Prone Area.
13	Access and Traffic		67 (s), (t) & (u)	The design of the site has provided appropriate access and movement of traffic to and from the site. Provision has been incorporated into the design to address access by older people and people with disabilities.

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14	Public Utilities		67(t)	The site has adequate access to public utilities to support this development. Onsite effluent disposal is proposed in the form and an ATU.
	Consultation			
15	Submissions & Anything Else		67 (y) & (za)	The application is consistent with the purposes of the Reserve. In accordance with LPP 8.15 – Public Consultation – Planning Matters, the application does not require public consultation. Community engagement did occur in 2016.