



# Shire of Broome Local Planning Strategy & Local Planning Scheme 7 Review

## *Community Engagement Summary*

**Hames  
SHARLEY**

With:

**SHAPE URBAN  
Franklin Planning**

Shire of  
**Broome**  
*people • place • prosperity*



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## DOCUMENT TITLE:

Shire of Broome Local Planning Strategy and Local Planning Scheme No. 7 Review - Community Engagement Summary

### Review Table

No.	Author	Reviewed by	Date	Approvals
1	A Chhabra	A Kelderman (Shape Urban)	05/10/2020	Draft for Review
2	A Chhabra	A Kelderman (Shape Urban) R Spencer (Hames Sharley)	16/10/2020	Final Draft for Council



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# 1. INTRODUCTION

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A new Shire of Broome Local Planning Strategy (LPS) and Local Planning Scheme No. 7 (LPS 7) are being prepared for the Shire, driven by the Shire community and its key stakeholders.

The production of a new Local Planning Strategy and Scheme presents an exciting opportunity for the region, to build on opportunities and help to holistically shape the future of the Shire.

In this Report, the new Local Planning Strategy and Scheme Review are collectively referred to as the 'Documents'.

The Documents provide a detailed planning framework, reflecting and facilitating the community's aspirations for the future of the Shire overall and its townsites and environs.

Together, they will shape the development of the area to accommodate projected and required growth to ensure a functioning, sustainable and viable place.

Prior to developing the Documents, the Shire sought comment and input through a series of face-to-face meetings, online feedback forms and mapping tools, as well as community workshops and drop-in information sessions. The preliminary engagement process was undertaken between July 1, 2020 and September 14, 2020.

The engagement components were thoroughly publicised on the Shire's website, via links to the website on Facebook, via direct emails and meetings as well as through newspaper ads and printed materials available at the Shire and library.

Over **500** individuals were aware of the project through these various channels, with more than **10,000** people reached in total, resulting in **760** individual comments.

Over **200** community members and agency stakeholders were directly involved in the project, either online or in person.

## 1.1 DOCUMENT PURPOSE

The objective of the engagement process has been to provide the community with an opportunity to be part of the process of developing a new LPS and LPS7. It builds upon the information gained from the community input to the Broome Growth Plan and other key planning processes.

The purpose of this report is to summarise the stakeholder engagement process, activities undertaken during consultation such as correspondence with stakeholders, information presented, and modes of engagement including online feedback and workshop sessions.

The report summarises the responses received thus far. All individual responses from the online engagement portal can be found unedited in Appendix A. Email and mail submissions can be found in Appendix B and all responses, notes and comments from the workshop sessions can be found unedited in Appendix C.

## 1.2 COMMUNICATIONS ACTIVITIES

The engagement period was widely advertised through various channels as follows:

- Media releases in the Broome Advertiser in July and August (three separate articles)
- Emails and phone calls to more than 140 people/organisations on the Shire's stakeholder database
- Two dedicated E-newsletters in July and September, with more than 680 unique opens
- Social media posts on Facebook in July and August
- Posters and surveys available and distributed at Shire facilities and businesses in Broome
- Direct stakeholder meetings with 18 Government and non-Government organisations that operate and have interest in planning activities in the Shire.

Other communications activities included Councillor and staff briefing packages and a launch video to help explain the project given the unique circumstances of COVID-19 at the start of the engagement period. The launch video included instructions to use and navigate the online tool.

### 1.3 ONLINE MAPPING AND SURVEY TOOL

Stakeholders were directed to a platform called Social Pinpoint, which is an online engagement service. A portal was set up on this website, which could be found via the Shire's website or by links directly in the various communications channels. The community could access the interactive map, fill in the survey, register for project updates or do a combination of these things (see Figure 1).

On the interactive map page stakeholders could drop pins on specific locations to tell the Shire what they liked about the area, what they would like to see kept the same, how the area could be improved or any changes they would like to see.

Pins comprised the following themes:

- Community, Culture & Environment
- Housing & Settlements
- Industrial & Infrastructure
- Open Space & Recreation
- Retail & Commercial
- Tourism & Accommodation.

These themes were derived from the key input requirements of the State Government's local planning scheme and strategy framework, and also reflect known areas of interest in the Shire. Upon dropping a pin, participants were invited to provide further comment on that theme regarding any concerns, comments or ideas for improvement.

The interactive mapping tool allowed stakeholders to add photographs to their pinned comments, and to see and respond to other people's comments. Figure 2 illustrates the user-side appearance of the portal and shows some of the pins dropped by participants.

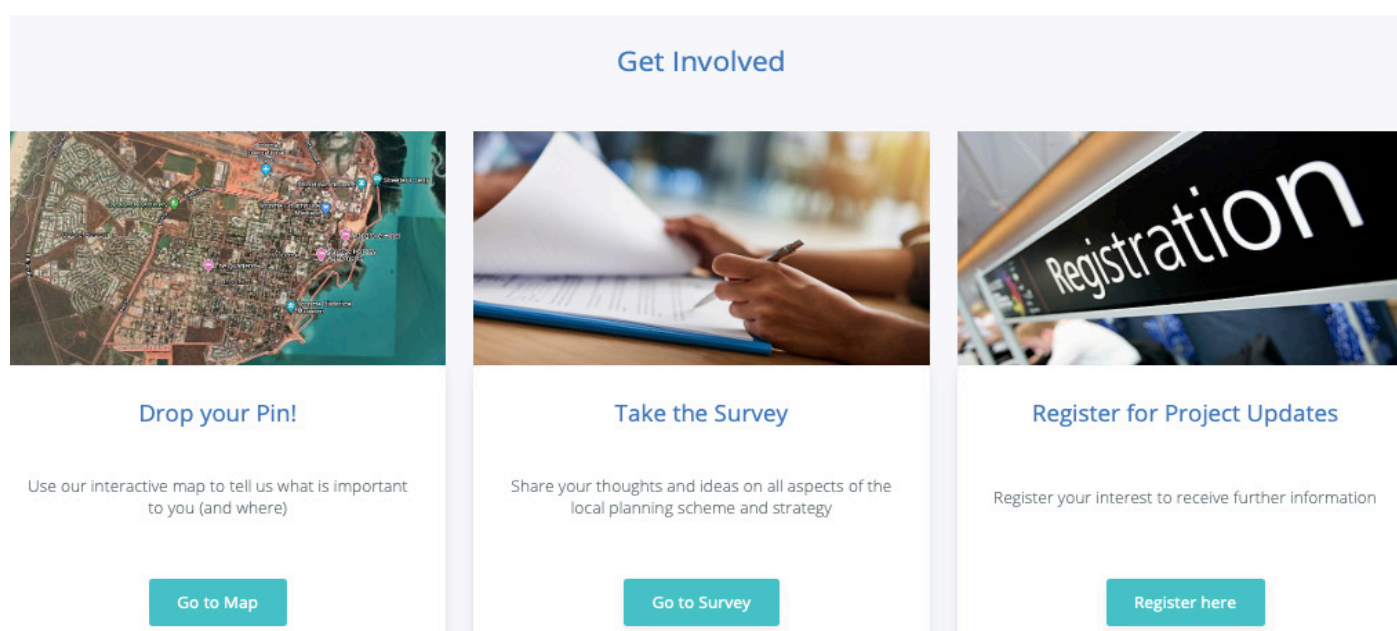


Figure 1 Links to Social Pinpoint project page on the Shire's website



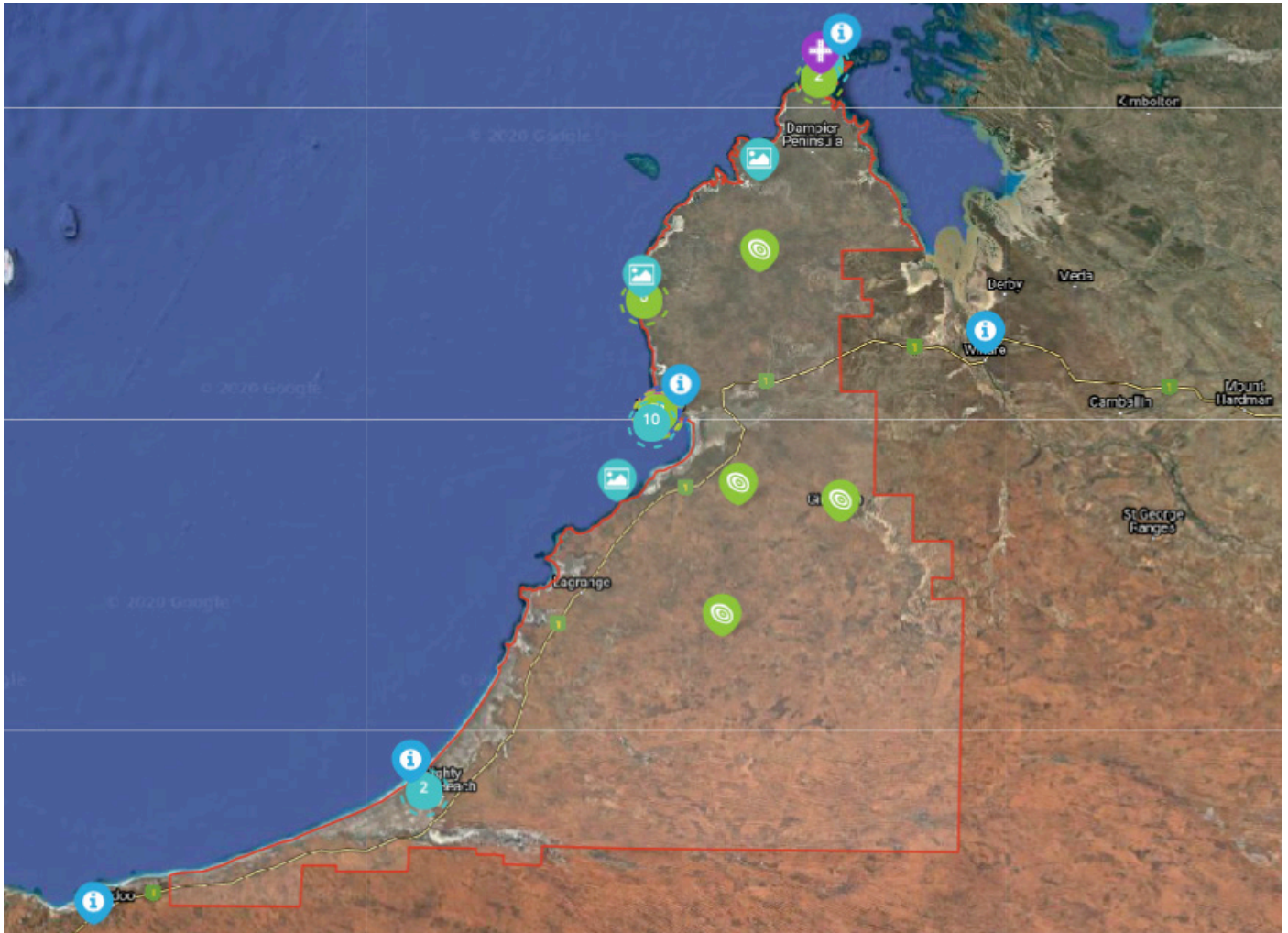


Figure 2 Social Pinpoint Interactive Mapping Tool

An overall survey was also presented for stakeholders to answer:

- Do you have any concerns, comments about or ideas to improve the type of housing or housing affordability in the Shire?
- Do you have any concerns, comments about or ideas to improve rural living and pastoral land areas?
- Do you have any concerns, comments about or ideas to improve natural resource, environmental management or protection of cultural heritage?
- Do you have any concerns, comments about or ideas to improve community facilities, recreation and open space?
- Do you have any concerns, comments about or ideas to improve retail, commercial, tourism, accommodation or industrial land, including specific precincts and nodes?
- Do you have any concerns, comments about or ideas to improve transport or servicing in the Shire?
- Do you have any other comments on the existing Town Planning Scheme 6 and the Local Planning Strategy that do not fit these themes?

The Social Pinpoint project page was open for comments from July 1, 2020 to September 14, 2020.

The project page was visited 2,073 times with 491 unique users recorded. This resulted in feedback from 119 unique stakeholders, comprising 292 comments and 183 survey responses.

The dominant theme responded to was Community, Culture and Environment with Open Space and Recreation second highest (see Figure 3).

Comments were tagged by the project team to assist in breaking down the themes and issues that stakeholders were interested in to a greater level of detail (see Figure 4), which reveals that a substantial proportion of the Community, Culture and Environment theme is specific to environmental and cultural heritage stewardship or management.

Further discussion on the feedback from the online portal can be found in Section 2. All individual responses can be found unedited in Appendix A.

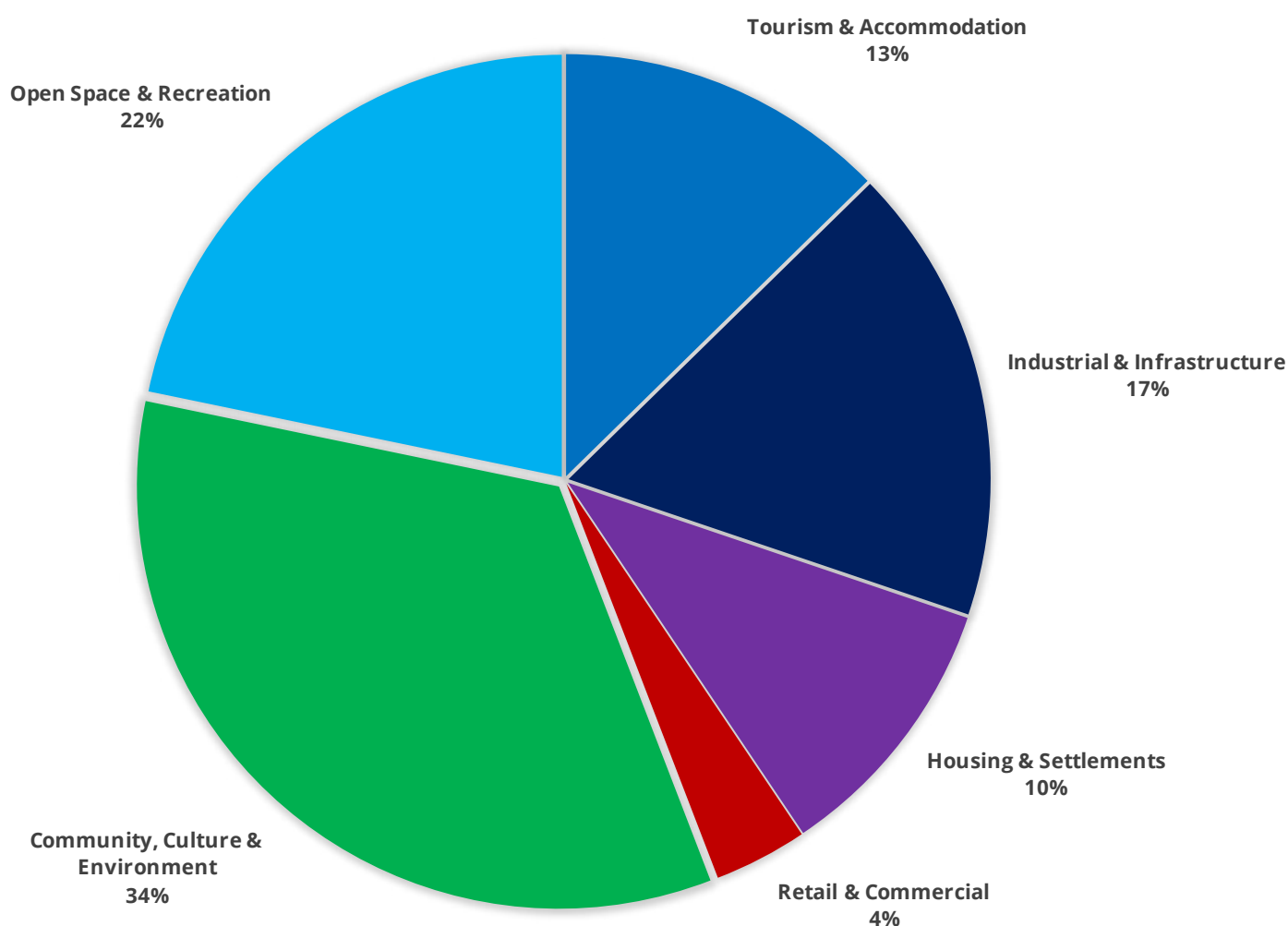


Figure 3 Comment Themes on Social Pinpoint



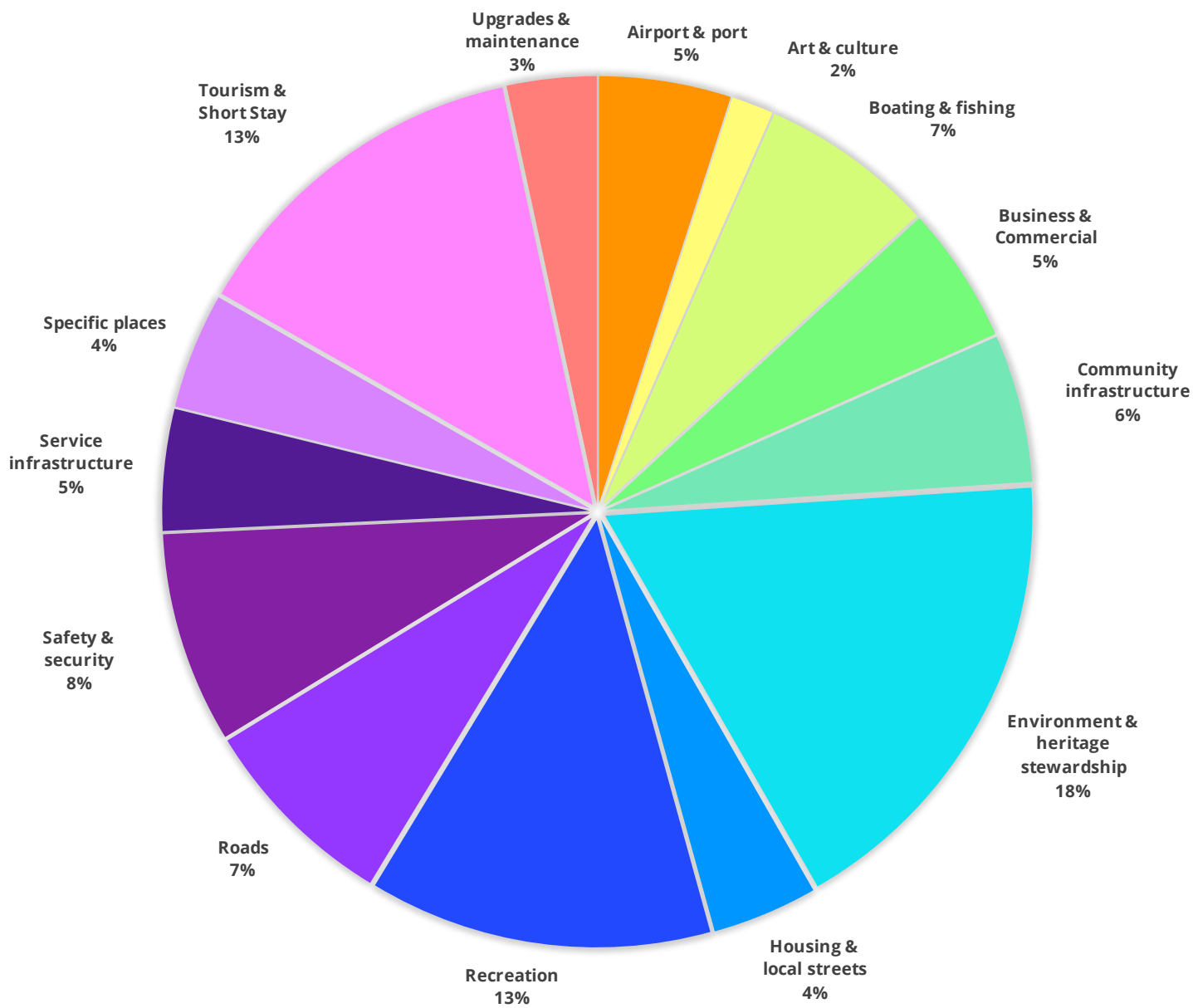


Figure 4 Sub-themes on Social Pinpoint

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## 1.4 EMAIL & MAIL SUBMISSIONS

The Shire received 19 individual stakeholder submissions by email. Of these, one was from Main Roads WA, two were from local businesses, two were from non-government organisations and two were from visitors to the Shire.

The email submissions covered the following themes:

- protection of the coastline;
- protection of priority ecological communities and threatened ecological communities and improved mapping;
- incorporation of conservation reserves into the LPS;
- James Price Point;
- low-scale development;
- short stay accommodation;
- urban renewal;
- the consolidation of commercial land use zones and enabling of flexible development standards.

Amongst these, the themes were discussed across various submissions with the following breakdown (noting that many submissions spoke to multiple themes;

- Community, Culture & Environment - ten submissions
- Housing & Settlements - six submissions
- Industrial & Infrastructure - five submissions
- Open Space and Recreation - one submission
- Retail & Commercial - four submissions
- Tourism & Accommodation - four submissions

This general ratio reflects the broader community feedback. Further discussion on these and other themes can be found in Section 2 - Summary of General Feedback and Section 3 - Agency and Stakeholder Feedback.

All email and mail submissions can be found in Appendix B.

## 1.5 STAKEHOLDER MEETINGS

Stakeholder meetings were held both in Perth and in the Shire. The following stakeholders were engaged through direct meetings:

- Department of Planning, Lands and Heritage
- Department of Transport
- Department of Communities
- Department of Justice/Department of Finance
- Development WA
- Kimberley Ports Authority
- Kimberley Development Commission
- Regional Development Australia Kimberley
- Broome International Airport
- Nyama Buru Yawuru
- Kimberley Chamber of Commerce and Industry
- Tourism WA
- Broome Visitors Centre
- West Kimberley Futures Alliance
- Bidyadanga Community
- Djaranjin Community
- Ardyaloon Community
- Main Roads WA

The Shire's Youth Advisory Council (YAC) and students from the Broome Senior High School were also engaged directly through this process.

A number of other key stakeholders and community groups were invited to participate and may have accessed the online portal directly rather than meeting with the team.

Further discussion on stakeholder feedback can be found in Section 3 - Agency and Stakeholder Feedback.

## 1.6 WORKSHOP SESSIONS

Four Workshop Sessions were held at the Civic Centre, based around key themes that had previously been identified as requiring attention. The sessions included:

- Tourism and Short Stay on Wednesday, August 5 2020;
- Environment and Heritage on Wednesday, August 5, 2020;
- Home Based Business and Working from Home on Thursday, August 6, 2020;
- Industry and Commercial on Thursday, August 6, 2020.

The workshop sessions provided an informal opportunity for community members to ask questions, make observations and provide feedback about their

local experience which would influence changes or improvements to the Documents. Feedback was provided on post-it notes and in some cases by documents provided to the project team.

Each session comprised a short presentation that described the background to the study and information about key elements of the documentation. 33 people attended these sessions.

In addition, a pop-up at the Broome Courthouse Markets was held on Saturday August 9, 2020, with approximately 23 visitors.

All responses, notes and comments from these sessions can be found unedited in Appendix C. The presentation given at the workshop sessions can be found in Appendix D.

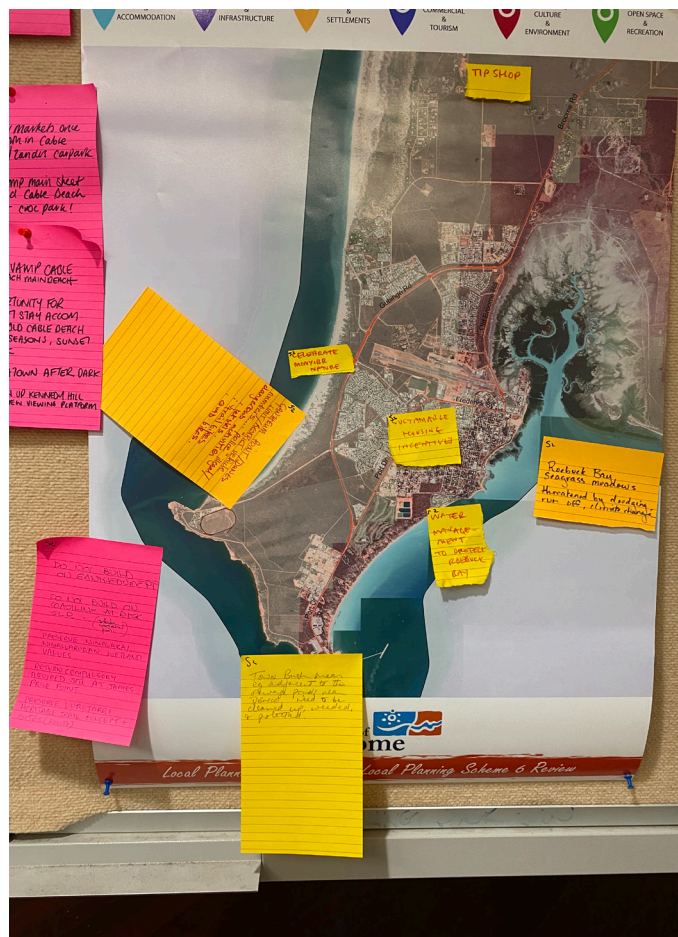


Figure 5 & 6 Images from the workshop sessions





Figure 7 Image from the workshop sessions



Figure 8 Image from the Courthouse Markets Pop-up



## 1.7 COMMUNITY UPDATES & INFORMATION SESSION

At the mid-point and at the conclusion of the engagement process, the project team prepared summary information papers describing key issues and opportunities, and provided an opportunity for the community to comment on the opportunities summarised by the project team.

The first project update was released shortly after the workshops in mid August and was communicated via a number of channels. The mid-point project update is included at Appendix E.

The final project update comprised a summary of key issues and opportunities and was prepared at the conclusion of the public engagement period. This is included in Appendix F.

At the conclusion of engagement, a community information session was held at the Broome Civic Centre on Thursday September 24.

Feedback from this session focused on Dinosaur Footprint protection, which is discussed in Section 2.

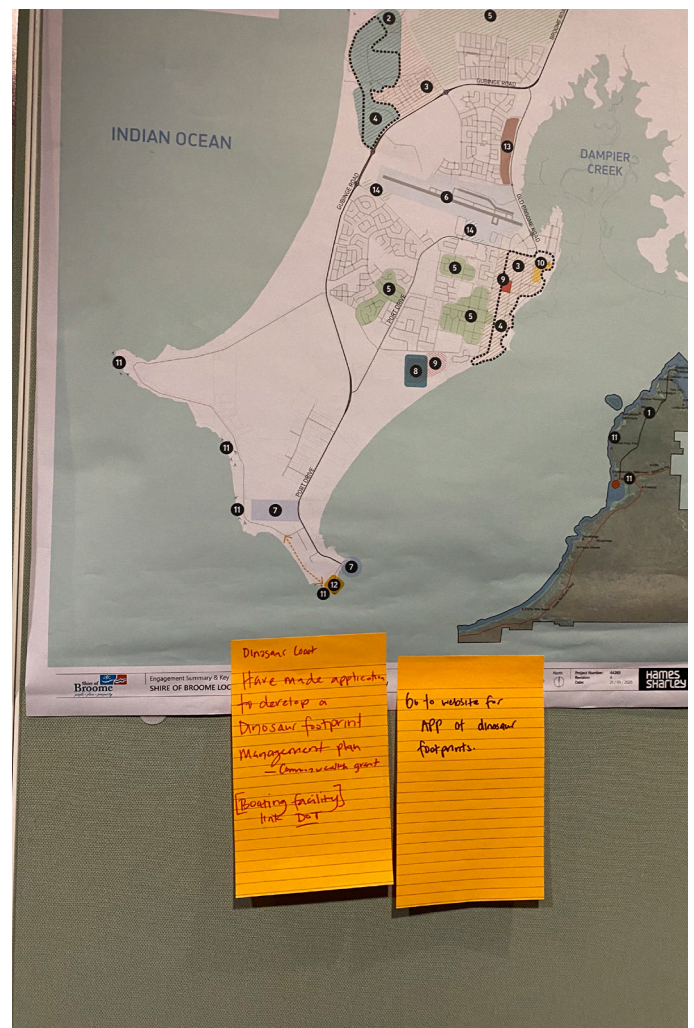
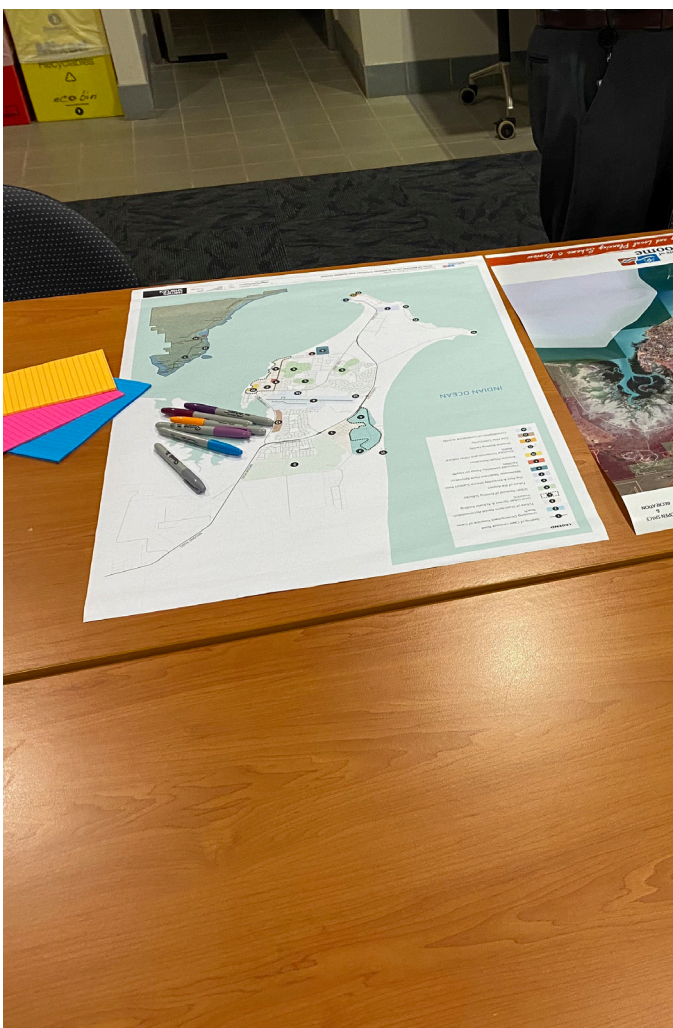


Figure 9 & 10 Image from the Information Session

## 2. SUMMARY OF GENERAL FEEDBACK

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Feedback was sought through the engagement on a number of key themes derived from the input requirements of the State Government's local planning scheme and strategy framework, and that also reflect known areas of interest in the Shire.

These themes were:

- Tourism & Accommodation
- Community, Culture & Environment
- Housing & Settlements
- Retail & Commercial
- Industry & Infrastructure
- Open Space & Recreation.

Subsequent online, email and in person feedback was consistent with these key themes, although as illustrated in Figure 4, broken down into more nuanced inputs by participants.

The online submissions and the feedback from stakeholder meetings, workshop sessions and community information sessions have been carefully analysed to understand the exact nature of each, and then the overall picture.

To get a better understanding of the issues, the basic themes have been separated and locations and threads explored further.

There are 760 submission comments considered in this section.

All of the individual comments can be found in Appendices A and C.





## 2.1 TOURISM & ACCOMMODATION

A significant number of stakeholders provided feedback relating to this theme, even when not choosing the theme specifically.

Feedback largely recognised the Shire's significance as a tourist destination associated with its natural assets and rich and diverse culture, but that there has been limited development of tourism opportunities in past years. Feedback also recognised and promoted the importance of the natural environment to tourism, noting how interlinked these two factors are.

There were four mail submissions, 39 pin submissions and 26 survey responses with multiple comments on the online portal on Tourism and Accommodation.

At the Tourism and Short Stay workshop there were 31 individual comments on tourism promotion and attractions, 10 comments regarding accommodation generally and 16 comments about Airb'n'b specifically, as well as some discussion about the arts sector in reference to tourism (six comments).

There was also discussion on infrastructure / facilities (11 comments), policy considerations (19 comments) and roads and transport (23 comments) related to this theme.

Feedback recognised the Shire as a global tourist destination and supported the attraction of additional visitors through the following means:

- exploring opportunities for development of additional tourism and accommodation areas along the coastline

- diversifying accommodation options for visitors – an additional caravan park, backpackers, hotels, short stay accommodation and holiday homes
- the development or further establishment of facilities such as a museum, art gallery, interpretive spaces for Aboriginal and environmental sites, walking trails and walking and cycle paths
- development of an overarching Tourism Strategy for the entirety of the Shire area.

The following sections detail these options further.

### 2.1.1 Sealing of Cape Leveque Road / Opening up the Peninsula for tourism

Stakeholders identified the ongoing management of Cape Leveque Road as a major concern given the increasing activity. There was a request for the road to be formalised and for secondary access roads to be sealed (it is noted this is already being investigated).

Feedback also highlighted to substantial risk to the environment and heritage along the peninsula that may result from unmanaged access. A large number of submissions and written feedback from workshops expressed concern over this aspect, whilst recognising that the opening up of the peninsula may result in substantial local Aboriginal empowerment.

The sealing of Cape Leveque Road as an enabler to additional tourism opportunities on the Dampier Peninsula will require consideration as part of the tourism, environment, culture and transport planning considerations in the Documents.

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### **2.1.2 Short Stay, Unhosted Accommodation**

The issue of short stay accommodation in tourism areas was a controversial one immediately prior to the community engagement period.

During consultation, feedback provided suggested that unhosted Airb'n'b type accommodation was a negative, contributing to the limitation of development of the Cable Beach tourism precincts whilst conversely others saw it as a contributor to being able to attract more tourists to the area. A few stakeholders also suggested it was a contributor to steeper rental prices in Broome.

There were some suggestions around regulations to provide a level playing field with commercial accommodation providers and so that a quality standard could be maintained.

With regards to Airb'n'b, there was a request for clarity around definitions, and an expectation that these types of accommodation would be registered and monitored, especially with regard to visitor behaviour.

There were some suggestions for a diversity of this type of accommodation to allow Broome to have a more progressive approach to tourism. This was linked to creating additional opportunities for new tourists to visit Broome and spend money in town on local tours, and in restaurants and shops.

Stakeholders also raised issues about the regulations imposed on existing resorts and long-term accommodation providers and requested that these be relaxed, should short stay accommodation rules be relaxed.

It was noted with a number of stakeholders that there are regulations being considered at the State level which influence the Shire's response.

### **2.1.3 Tourism Levy**

Concern was raised from tourism industry stakeholders about the lack of accountability back to those businesses that pay the levy and what services, facilities or other benefits they get, for the rates paid.

Operators outside the main Broome area raised concerns about paying the same levy as those within the Broome townsite and the fact that they do not receive the same services. There was a request for rates to be reviewed.

One stakeholder wanted to see a Destination Marketing Plan that included goals, KPIs and returns on investment that linked back to rates paid.

There were suggestions for the Shire to use the tourism levy for various improvements such as the Cable Beach, Town Beach and at Buckleys. Whilst this discussion is largely operational, it does affect the response to short stay accommodation in section 2.1.2.

### **2.1.4 Cable Beach / Foreshore development**

Making Cable Beach an all year round destination with more people and increased activity to support a wider range of community, retail and residential uses was seen by the community as highly desirable. This was echoed by a number of government and other stakeholders who have an interest in planning for the Shire.

Stakeholders identified that the development of the Cable Beach Tourist zone is limited by the existing planning framework, with few new developments occurring in recent years.

The limitation on short stay accommodation provision in the current planning framework within the Cable Beach Tourist zone was identified as a contributing issue. The 60/40 split (tourist accommodation/residential within each site) in the current LPS makes it difficult for projects to 'stack up'.

At the community information sessions and stakeholder workshops there was encouragement for implementing the Cable Beach foreshore redevelopment plans.



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### **2.1.5 Gauntheaume Point / Simpson's Beach / Reddell Beach Precinct**

While the Chinatown, Town Beach and Cable Beach tourism precincts were recognised by stakeholders as being fairly developed with some opportunities for further expansion, the south western portion of the Broome peninsula that extends from the racecourse to the golf club and to the Port was seen as a precinct that could benefit from further development of port and open space related tourism activities.

It was identified that a port tourism precinct has developed on its own accord with the following activities (amongst others):

- golf, drinks and meals at the Broome Golf Club
- Vacation Village Caravan Park
- Habitat Resort
- Broome Turf Club
- Broome Fishing Club and Restaurant
- Recreational fishing from the jetty and beaches
- Cruise ship berthing
- Sightseeing by tour operators

Suggestions to further develop this precinct included a cultural heritage centre, seafood dining experiences, botanic gardens, child entertainment venues and other recreation activities associated with the gun club, the race course, the ocean and the natural environment.

Linking the port precinct with other key tourism precincts was also seen as an opportunity for getting around Broome to be an activity in itself. Good quality paths for active recreation (cycling, scooters) was also suggested around this area.

This suggestion was, however, quite divisive, with some 59 participants down-voting various suggestions throughout the area.

There are a number of environmental and heritage constraints in this precinct, as well as limitations associated with the Port. Notwithstanding, a number of activities are ongoing in this area which have a recreational nature, which may help to support such a concept.

### **2.1.6 Tourism Strategy**

One submission noted that there are localised tourism plans for precincts in the Shire but no overarching strategy that links the precincts with development and planning objectives. They commented that an overarching strategy was initially raised in 2006 and subsequently discussed in years following but not actioned.

There was a suggestion for a strategy to be developed with strong input from the local tourism industry.

Related to this is stakeholder discussion at community workshops around the seasonality of the tourism industry and how this could be extended, and is also linked to the concept of a destination marketing plan.

### **2.1.6 Cultural Celebration**

The idea of cultural celebration as an adjunct to tourism in the Shire came up in many participant submissions and feedback at the workshops. It was strongly mentioned under the theme of Community, Culture and the Environment, however, it is also presented here.

Participants suggested that they would like to see the Shire's history, culture and heritage being celebrated through dedicated facilities and arts and other events.

This included suggestions for an art gallery, artist studio, museum and library that would attract visitors to the Shire, as well as a purpose built performing arts centre that could be used by different theatre companies, with stakeholders observing that the Civic Centre is not suitable for a number of productions and events.

It was clearly noted that this included all cultures to be celebrated in the Shire.



## 2.2 COMMUNITY, CULTURE & ENVIRONMENT

There were 10 mail submissions, 105 pin submissions and 24 survey responses with multiple comments each on the online portal on Community, Culture and Environment.

At the Environment and Heritage workshop, environment protection (88 comments), policy considerations (39 comments), renewables (16 comments), Aboriginal heritage (15 comments) and tourism promotion and attractions (12 comments) were the issues that prompted most discussion and comments. There was also discussion on waste management (nine comments), engagement (six comments and the new boating facility (four comments).

A majority of the stakeholders engaged online or in person commented on the many environmental assets within the Shire and the need for their protection and conservation particularly in the context of future planning and development – linked closely to tourism and community connectedness.

Stakeholders requested that the Shire's cultural richness be celebrated and that Aboriginal groups, sites and requirements be recognised and represented in planning.

In the Community space, feedback centred around themes of improving liveability and promoting and planning for sustainable development for the local community.

These issues are further explored in the sub-sections below.

### 2.2.1 Environmental Protection

A vast majority of stakeholders were very keen for the natural environment, coastal vistas and environmentally sensitive areas in various locations within the Shire's jurisdiction to be protected. There were 88 individual comments made in community workshops and 49 individual comments provided online specifically relating to this.

Stakeholders noted that environmental and heritage sites and features have previously been seen as barriers to economic growth rather than opportunities and 'assets' in a future oriented long term planning sense. There was a desire to see these 'asset' sites planned for in a sustainable way.

The Documents form a part of the planning system which operates in conjunction with environmental and heritage legislation. There will be a role for the Documents to clarify expectations for the protection of specific areas and to appropriately plan for permissible land uses in those areas. This will have to be limited to where state based legislation does not prevail over local planning.

Specific stakeholder feedback was received in respect of the protection of the following areas:

- Dampier Peninsula
- James Price Point
- Minyirr Park
- Lurujarri Heritage trail/Song Cycle
- Cable Beach dunes
- Entrance Point
- Roebuck Plains and Roebuck Bay
- Edgar Ranges.

These comments are discussed further below.

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### *Dampier Peninsula*

The Dampier Peninsula is seen to be a really important location for the community and one where the cultural, natural and landscape values are protected into the future. There was concern raised that if not looked after properly, it may be adversely affected and will lose its unique attraction and potential.

Protection of the area was raised again to ensure the eco-balance of Dampier Creek is maintained. Given Dampier Creek is the nursery and breeding place for many marine species there was concern that a changed eco-balance will have negative impacts on fishing, pearling and tourism industries.

### *James Price Point*

Stakeholders wanted to see this area protected, particularly the monsoon vine thickets behind the coastal dunes which are a remnant of a threatened ecological community and one of the most striking and significant ecological features of the area.

Stakeholders spoke to the diversity of vegetation and insect life in the remnant rainforest, and the contribution of this vegetation to dune stabilisation.

A couple of submissions suggested the development of an interpretive walk trail to highlight the importance and significance of the monsoon vine thickets.

### *Minyirr Park*

Stakeholders saw the walking tracks through Minyirr Park as a real asset. They appreciated the ability to walk through the bush in Minyirr Park and up over the dunes and down onto the beach.

Participants noted that the reserve forms an important wildlife corridor and should be linked to create a network of connected wildlife corridors through the town. This can be linked with a wider desire for connectivity and management along the coastline.

There was a request for planting along the paths to create a comfortable shaded walking experience and allow people to enjoy the park for longer periods through the year.

### *Lurujarri Song Cycle*

Stakeholders sought protection of the coastal area of the Lurujarri Song Cycle from Bindiangun (Yellow River) to Dampier Creek, as reflected in the Lurujarri Management Plan, the Waterbank Structure Plan, the Lurujarri Structure Plan and the Shire's municipal inventory.

Stakeholders raised concern about development within the Song Cycle Path, calling the Lurujarri Song Cycle a 'living entity'. It was noted that the Aboriginal cultural heritage for this area from Bugurregurra dating back to the Naji Naji is still strongly held, and should be protected.

### *Cable Beach dunes*

Stakeholders identified that there needs to be better management of the dune system behind Cable Beach north. There was concern raised about there being too many motorcyclists, horse riders and campers creating tracks, spreading weeds and impacting the dune system.

It is noted that considerations relating to this area were included in the Shire's recent Coastal Hazard Risk Management Adaptation Plan (CHRMAP).

### *Entrance Point*

Stakeholders described Entrance Point as a traditional meeting place, home of dreaming stories and the location for families over centuries.

They raised concern about the current Kimberley Marine Support Base (KMSB) development proposal being too significant.

There was some suggestion that the area will become a trailer park and boat retrieval facility for the Fishing Club. There was also some concern that it would obstruct access for the proposed floating jetty facility, which will have adverse effects on transport and access.





Figure 11 Excerpt, photograph submission of Entrance Point

### ***Roebuck Plains & Roebuck Bay***

Feedback was raised about the need to protect the Plains and the Bay, with stakeholders identifying that seagrass meadows in the Bay were being threatened by dredging, run off and climate change.

### ***Edgar Ranges***

Stakeholders spoke to the Edgar Range Conservation Reserve which includes spectacular ranges, deep gorges, many permanent water holes, evidence of unspoilt Aboriginal culture and spectacular scenery that includes rare endemic pandanus palms.

People were keen to see the region protected and celebrated for both cultural and tourism uses.

### ***Other***

There was a request in online feedback and in workshops for Indigenous Protected Areas to be reflected as such as in the Documents. A number of stakeholders also suggested the conservation of middens on Kennedy Hill and elsewhere.

There were also requests for signage for cultural sites along the coast (including 'no go' area signs) and information signs with public stories for all to enjoy.

It was strongly suggested that signage should include both Aboriginal and European language, and that this might provide a way for all traditional language groups to be involved throughout the Shire.

## **2.2.2 Dinosaur Footprints**

The identification of numerous dinosaur footprints in recent years was identified by stakeholders as something to value and respect, and as an opportunity for tourism.

There was a suggestion for a Dinosaur Coast Management Plan to be prepared for the national heritage listed tracks that extend for over 400 kilometres along the coastline to allow for the identification of suitable sites for public viewing, management of access to the area, and identification of facilities required in accordance with this. The Plan would also allow for sites that are not suitable either for scientific or cultural purposes to be protected.

It is noted that the not-for-profit Dinosaur Coast Management Group have advised that they will seek grant funding to support this work.

There was also a suggestion for an interpretation space to be built to educate and display footprints and significant remnants of the ancient coastal landscape.

At community workshops stakeholders discussed the establishment of a biodiversity special control area. This matter is discussed in more detail in Section 5 of this report.

## **2.2.3 Culture and Heritage**

Participants suggested that they would like to see the Shire's history, culture and heritage being celebrated through dedicated facilities and arts and other events. This included suggestions for more Aboriginal cultural events such as displaying Aboriginal music or story telling.

Indigenous groups wanted to see consultation with Aboriginal residents about the planning and development of cultural and heritage sites, and representation by Indigenous groups in the various planning activities undertaken by the Shire.

There was a desire to see Aboriginal heritage sites being placed in special management zones. This requires further consideration for reflection in the Documents.



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Further to the above and per section 2.2.1 regarding the Lurujarri Song Cycle, some participants requested that no development be allowed within the Song Cycle Path. This is extended to cultural corridors within the Shire's jurisdiction.

One submitter proposed the installation of a sign in Yawuru language to mark the traditional cultural heritage of the town, in keeping with the suggestion for the Shire's history, culture and heritage to be recognised and celebrated (and it is noted that other suggestions expanded this to other language groups at relevant locations).

At the community workshops there was a suggestion for a Reconciliation Action Plan to be developed for the whole of the Shire.

### *Other*

There was a suggestion for a memorial park to be established at the remnant tanks in bushland where cattle were watered as they were brought overland, to recognise the history and place of the cattle industry.

## **2.2.4 Community**

Stakeholder feedback centred around the importance of community centres and the services offered there, a request for a performing arts centre for the community, and sustainable planning by the Shire.

### *Community Facilities*

There was recognition of Broome Circle as a community centre with a purpose of building a stronger and more inclusive community through connecting people, encouraging collaboration, supporting initiatives and exchanging skills.

Aligned with the role Broome Circle plays there was a suggestion for the encouragement and fostering of more centres like this with services and initiative offerings such as community vegetable gardens, volunteer resource spaces, spaces for arts and crafts, community speakers, and training courses like financial management.

A separate suggestion was for a community centre that included an art gallery, museum and library, and that would attract visitors to the Shire as well.

There was also a suggestion for a purpose built performing arts centre that could be used by different theatre companies, with stakeholders observing that the Civic Centre is not suitable for a number of productions and events.

There will be a role for the Documents to consider the need for the recommended community centres and arts centre and according land use allocations.

### *Sustainable Planning*

In community workshops there were 16 individual comments on the desire for sustainable planning. There were also five separate responses online that spoke to the desire to see planning that included strategies to cope with climate change, sea level rises, storm surge increases and temperature rises.

This was framed in the context of the benefit of future planning versus remediation costs and other impacts, should early planning not be undertaken.

There was also a strong desire indicated to see renewable energy as a focus of planning. Stakeholders requested that solar power be allowed to take advantage of the climate conditions, battery storage be added or pumped hydro storage approaches be utilised so the Shire could run all year without any requirement for gas generators.

The desire for the Shire to be promoted as a sustainable place was suggested in the context of having the permissibility embedded in the Documents.

While some sustainability issues may not be direct planning matters, strategic guidance in the LPS and potential development incentives for sustainable development, could promote the sustainability initiative.

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## 2.3 HOUSING & SETTLEMENTS

There were six mail submissions, 32 pin submissions and 39 survey responses with multiple comments each on the online portal on Housing and Settlements.

Important discussion relating to this theme at the workshops and in stakeholder meetings focused on factors such as the high ratio of public housing in specific locations, the prevalence of anti-social behaviour (14 comments), the lack of supporting infrastructure in remote settlements (especially health and education), and waste management.

Generally, feedback on housing and settlements was focused on:

- sustainable development design that is suited to the Shire's context and conditions;
- density and heights – feedback reflected both support and opposition to greater densities and heights;
- development that better reflects the needs of the community, particularly in the management of social housing; and
- landscaping focus – verges and parks.

Another interesting theme that emerged from these and other stakeholder comments is a shifting transport focus and the desire to see planning for this undertaken by the Shire.

These matters are discussed further in the sub-sections below.

### 2.3.1 Sustainable Development Design

Stakeholders raised concern with the design of existing dwellings and the reliance on energy use through the year to keep homes cool. There were requests for more sustainable developments that were designed for increased air flows (north-south or east-west), maximising shade, and that used solar power and vegetation to reduce the reliance on air conditioning use.

The Documents can influence design of dwellings and associated landscaping requirements that contribute to more sustainable outcomes and reduce the reliance on energy use.

### 2.3.2 Density & Height

Stakeholders had mixed views on development density and height. Some people supported smaller block sizes and greater density, while others called for increased opportunities for larger blocks and the retention of the local feel and character of the area.

Likewise some stakeholders supported greater development heights (residential, commercial and other) while others objected to this, suggesting that taller buildings will be more vulnerable to cyclones and thus greater insurance costs.

There were specific requests for greater residential opportunities to be opened up in Cable Beach, Gantheaume Point and even near the recreational boating facility. These stakeholders wanted to see mixed use development that was progressive. One submitter wanted to see increased opportunities for larger coastal blocks such as at Waterbank.

It should be noted that whilst this matter had divergent feedback, the total amount of feedback which directly discussed either an increase or retention of existing density was not significant overall, but was skewed towards concerns about increasing height in the Shire.

### 2.3.3 Development that Reflects Local Needs

Several stakeholders wanted to see development that was more responsive to the needs of the local community, both in housing style and in the management of housing and tenants.

Concerns about anti-social behaviour in certain areas as a result of the overall ratio of public housing, the maintenance and management of that housing, and the general maintenance and care over the streetscape were consistently shared via the feedback, and were regularly up-voted by other participants

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through the portal (i.e. where another participant made comment about this issue, new participants 'agreed' - 33 up-votes on 12 direct pin submissions).

Suggestions made included making sure that housing delivered what the residents needed in a home, rather than a simple copy of south west style housing.

It was suggested that working with the community could also result in employment opportunities in both design and construction.

It is noted that the Documents have limited control over directing housing providers to work with tenants. This matter is discussed in more detail in Section 5 of this report.

#### **2.3.4 Landscaping & Greening**

Participants were very supportive of:

- equitable planning and investment in the green environment for example on Anne Street and Reid Road areas;
- maintenance of verges and parks by the Shire;
- a potential activation program for residents to feel more proud of their homes and neighbourhoods; and
- a Shire sponsored planting event - an example was referenced where a local council provided plants and mulch and the local community established the landscape.

#### **2.3.5 Shifting Transport Focus**

In responding to Housing & Settlement, Tourism & Accommodation, Industrial & Infrastructure themes, stakeholder comments reflected a shifting transport focus and a desire to see the Shire plan for this change. Overall, there were 38 comments and up-votes suggesting a mix of:

- more cycle and walking paths with bike racks at key locations;
- a bike share system or subsidisation of the price of new bicycles;
- extension of incomplete pathways including the continuation of the existing walking paths;

- planning for electric vehicles with charging stations;
- more bus services that better serviced greater areas and benefited the local community as well as tourists;
- more trails through natural areas to enable better and more managed access to sensitive locations (both environmentally and culturally sensitive).

This feedback was also heavily reflected in discussions with youth, who see cycling as a key form of independent transport, and requested more shade, shelter and places to stop and rest along paths.

The shifting transport focus is discussed in more detail in Section 5 of this report.

#### **2.3.6 Other**

At the community workshops a number of other suggestions and comments were raised for a more sustainable future for the community. These were:

- the introduction of a 'tip shop' by the Shire to allow the community to recycle goods;
- development of a Waste Reduction Strategy;
- development of a policy on the use of recycled materials in building development; and
- support for large scale renewables.

The tip-shop concept was also included in a pin submission, which received 12 up-votes.



## 2.4 INDUSTRY & INFRASTRUCTURE

There were five mail submissions, 54 pin submissions and 17 survey responses with multiple comments each on the online portal on Industry & Infrastructure.

At the Industry & Commercial workshop discussions were centred around policy considerations such as parking and oversupply (12 comments), tourism promotion and attractions (nine comments), renewables (seven comments), business operations (five comments), and the airport and port area (six comments).

Comments on each are discussed in more detail in the sub-sections below.

### 2.4.1 Broome International Airport

A large number of comments on the Industry & Infrastructure theme discussed the location or relocation of the Broome International Airport.

43 comments and up-votes or down-votes related to this issue, with the desire to see it moved slightly stronger in the feedback, typically related to noise and safety, whilst those suggesting it stay linked this to convenience and history.

Those seeking its relocation spoke to its prime location and the opportunity to redevelop the land for more sustainable facilities or development for example a solar and wind power generation and storage facility or more residential development, with an opportunity to better link Cable Beach to Chinatown by road and cycle paths.

Those in support of the airport's relocation spoke to the noise impact from helicopters taking-off and landing in the centre of Broome.

An upgraded or new airport at Djarindjin was recognised and generally supported for the above reasons and to provide long term employment for that community.

However there were also stakeholders who did not believe the airport should be moved, noting that its current location is a part of the culture of the town.

There was also support of its location on the basis of visitors being able to be in the heart of Broome without needing to travel long distances, as in other cities.

With respect to noise, stakeholders requested that the Shire work with the airport in respect of existing regulations that govern aircraft noise to reduce impacts on the community.

As discussed in Section 3, Broome International Airport have suggested that it was unlikely to move in the lifetime of the Documents but also that it was not opposed to relocation.

### 2.4.2 The Port

There was strong support for the Kimberley Marine Support Base (KMSB) from local businesses, although some feedback expressed concern for the scale of the development site.

There was also feedback in support of development of port tourism (refer section 2.1.5) and the development of a mixed use precinct at the port that included a residential component (although this suggestion was down-voted 12 times).

Other port-based feedback related to cycling paths on Port Drive and the extension of the walkway along the jetty (and for the Shire to liaise with the Port to encourage its actioning).



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### **2.4.3 Wastewater Treatment Plant & Prison Relocations**

The recently announced relocation of the wastewater treatment plant and the prison saw stakeholders keen to see sustainable redevelopment of these sites.

The relocated sites for both activities will need to be shown in the Documents with appropriate controls for development outlined.

### **2.4.4 Other**

Other feedback related to:

- the use of the Cape Leveque Road Industrial Park and queries about what the Shire was doing to encourage industrial operators to locate here. The submitter noted that the land was developed at great cost and that its intention was to move industries and associated transport here which would allow road trains and semi trailers to break down into smaller delivery vehicles prior to entering Broome (and divert freight traffic off the local roads);
- the support for exploring additional industrial land to support long-term growth, noting however that there is existing industrial land available;
- support for a focus on local job creation and local economy activation / expansion.

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## 2.5 RETAIL & COMMERCIAL

There were four mail submissions, 11 pin submissions and 26 survey responses with multiple comments each on the online portal on Retail & Commercial.

At the Industry & Commercial and Tourism & Accommodation workshops discussions were centred around policy considerations such as parking and oversupply (12 comments), tourism promotion and attractions (nine comments), renewables (seven comments), business operations (11 comments).

Feedback from local business operators reflected:

- a desire for retail activity to be consolidated;
- land use should reflect requirements – supply and demand planning should be undertaken;
- red tape reduction for small business;
- more incentives for businesses;
- more incentives for visitors to spend money; and
- a focus on local jobs and local industry.

The request for consolidation spoke to the Shire's isolation and size and the according need for a single concentrated centre for business, retail and commercial functions.

There was a request for land uses within the Seaview Commercial Precinct to be reviewed for functionality and flexibility for residential, commercial and tourism purposes.

Another submission encouraged development flexibility that enabled tourism related activities to operate under different conditions in the peak and off-peak period and that would have a flow on effect for local retail businesses.

In addition to consolidation and flexibility, local business operators were supportive of existing investments in streetscape revitalisation and supported the continuation of this programme to create safe and attractive retail and commercial spaces.

One matter that received some focus was the further development of Cable Beach. Whilst some supported this for the town's economy, a number of participants down-voted this suggestion (six) or made specific comments about it in workshops.

Some other suggestions included modifying some high traffic roads to provide better circulation in safety, particularly in Chinatown and the Frederick Street area, with one suggestion for a one-way loop in Chinatown (although this was down-voted by 6 participants).

With regard to significant development, one submission suggested revisiting an old proposal for a casino in Broome, however, this was down-voted twice in response. In addition, the previously touted marina development was also mentioned, although this was supported by one other participant but down-voted by another eight.





## 2.6 OPEN SPACE & RECREATION

There was one mail submission, 67 pin submissions and 26 survey responses with multiple comments each on the online portal on Open Space & Recreation.

At some of the workshops the new boating facility was discussed (nine comments) and numerous comments were dropped as pin-submissions on pathways (as per 2.3.5), improvements to ovals and parks throughout the town, and additional activities for youth recreation and entertainment.

The project team heard and read divergent views for the new recreational boating facility from the community and other stakeholders (support from the tourism and business community but concern from those approaching the issue from an environment and heritage perspective).

There was likewise support for more open space and recreation opportunities for the local community for increased liveability, reduced anti-social behaviour, health and wellness, local business opportunities, and as an attraction for tourists.

These matters are discussed in more detail in the sub-sections below.

### 2.6.1 Broome Boating Facility

There was support for a boating facility at Entrance Point or Reddell Beach from many stakeholders, which would attract both locals and tourists. However there were also concerns raised about the impact it would have on the natural environment and an resultant objection from other stakeholders.

One stakeholder spoke of their support for the new boating facility but was not supportive of an expanded car park that covers a lot of the beach area.

There was a desire to see safe facilities, for all experience levels, being able to be used across the vast majority of weather conditions and expectations are that it will be well utilised.

There was also an observation that this, paired with recreational fishing and tourism, present significant economic growth opportunities and should be an area of focus.

The site selected for the boating facility will need to be appropriately identified and reserved to ensure development can occur. The Documents should reflect this and the need for site-specific sensitive development as advocated for by stakeholders.

### 2.6.2 Open Space Improvements

Stakeholders noted that a number of existing parks and ovals needed improvement or to be maintained, utilised more and made more safe.

People also commented that a lack of youth spaces left young people with little to do. High school students from Broome Senior High School reiterated the need for more to do, particularly in the wet season.

In their request for these spaces to be better used, stakeholders suggested that Male Oval could be used for more music and cultural activities – especially off the concourse that leads to Carnarvon Street.

There was also a request for McMahon Oval to be turned into a cricket space with world class training and practice facilities and a club house. The submission noted that a club house could also serve the community as a recreational hub and a day care facility. A road track Formula 1 racing circuit was also proposed, causing both positive and negative responses (and some humour).

Better management of the boats mooring at Gantheaume Point was also raised as an issue requiring attention.

These matters are largely operational, and are discussed in more detail in Section 5 of this report.



# 3. AGENCY & OTHER STAKEHOLDERS

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A number of meetings were held with Government and non-Government organisations that operate and have interest in planning activities in the Shire (see section 1.5).

Through these meetings stakeholders also discussed a number of operational issues that were not of a planning nature that is also reflected in the community feedback and will be discussed in more detail in Section 5 of this report.

Given the scope of stakeholder engagement to influence and inform the planning framework Documents, this section only discusses the key planning issues raised at those meetings.

## 3.1 DEPARTMENT OF PLANNING, LANDS & HERITAGE

As the agency with responsibility for ensuring orderly planning of the state, as well as a key stakeholder related to land tenure management issues, the project team has thus far met three times with the Department of Planning, Lands and Heritage (DPLH).

It is noted that there are clear guidelines for the preparation of the Documents, however, the Planning Reform agenda of the State has resulted in some further considerations.

Key matters to be addressed include:

- Documents should comply with new elements of planning reform, where timeframes allow (drafting is expected to commence late 2020). Relevant matters under consideration by the reform are to be incorporated;
- Should follow Local Planning Scheme Regulations including standard zones, land use definitions and permissibility, and terminology improvements;
- stakeholder and community engagement is expected to be a significant driver of the new Documents;
- a need to ensure that the Documents deal with planning matters without unnecessarily expanding on issues which have more specific overriding legislation;

With regard to some of the identified key issues for the review, DPLH noted that:

- a short stay accommodation community forum was held in Broome on this issue;
- it is expected that in a post COVID world, some flexibility may be required for home based businesses.

DPLH (Lands) also acknowledged key issues associated with the sealing of the Cape Leveque Road and the Dampier Peninsula, including the need to regularise tenure for cross/access roads, roads which cross freehold, leases etc.. It was also noted that the opening of the Dampier Peninsula may result in some issues associated with visitor passes being rolled out by Aboriginal communities, and resultant liability impacts.

Further to the discussion on land tenure, it was noted that it was an election promise to divest completely of the Aboriginal Lands Trust (ALT) Estate, however, it is also recognised that it is a vast area of land and management arrangements will be a huge undertaking.

DPLH also suggested working with pastoralists on their expectations on leasehold land.

## 3.2 DEPARTMENT OF TRANSPORT

Department of Transport (DoT) expressed a preference for the new safe boating facility to be located at Entrance Point on the basis of assessment of various site options and constraints associated with each. The project team found that DoT's preference for this location is shared by stakeholders engaged and that are in support of a new facility.

Both DoT and Kimberley Ports Authority (KPA) recommend a new road be constructed to separate the different vehicle types when the Kimberley Marine Support Base (KMSB) and new recreational boating facility are in place and traffic volumes to both increase.

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DoT would also preferred to see more activity than just the fishing club and a wharf restaurant currently present. A masterplan for the area was suggested, noting KPA's control over the jurisdiction. There was also discussions about a more flexible Strategic Infrastructure/Facility zoning over the land, which will require further consideration alongside the port land.

### **3.3 DEPARTMENT OF COMMUNITIES**

The Department of Communities (DoC) is a significant landholder in the Broome townsite and has responsibility for housing and infrastructure throughout the Shire at the various settlements.

DoC noted that the renewal program which has been prepared for Broome is a longer term strategy and can only be delivered in stages. It make take 20-30 years to deliver the whole strategy.

With regard to housing, delivery of housing requires a variety of sites available as grouped dwelling sites, to respond to the feedback of housing types which suit the residents.

DoC would like to progress greater alternatives in the form of duplexes and triplexes not units or apartments. This reflect a greater need to provide for singles via one or two bed dwellings. Multi-level development is only marginally desirable for DoC.

The current R30/40 split zoning Broome North and the current R30 zoning of Old Broome is helpful to achieving the duplex and triplex outcomes on older larger lots with one house that can be redeveloped to deliver more dwellings.

DoC noted that existing Goevernment short stay accommodation development is very well used and successful – 70-80% full/occupied with no need for more at present. There may, however, be a gap for a hostel and this would help people who cannot meet the testing requirements for the Government held short stay accommodation.

DoC indicated some interest in joint ventures with Yawuru in the Cable Beach area and are also looking into transition housing to encourage longer term home ownership.

Lastly, DoC expects that existing Community Layout Plans should be referenced and included in the Documents, which will give them even greater transparency in the planning system.

### **3.4 DEPARTMENT OF JUSTICE & DEPARTMENT OF FINANCE**

The Department of Justice (DoJ) and Department of Finance (DoF) have substantial management of key sites within the main townsite of Broome, as well as a more general resonsibility for Justice and expenditure in the Shire hinterlands.

Relocation of Broome Regional Prison was identified in the Department of Justice's Custodial Infrastructure Plan (long term strategy) because there is concern around the location and condition of the current prison. DoJ noted that a greenfield site outside the centre of Broome would be best option for replacing the facility and this would be a joint project of DPLH, DoJ and DoF.

DoJ acknowledge the siting of the Prison in the centre of Broome townsite is not ideal and the facilities are ageing and require substantial maintenance (126 year old facility). The agencies are currently planning to find a new site outside of the town centre and create a business case for its scope. Funding is yet to be announced, although a five year relocation strategy is desirable.

Some land sites have been identified which may need to be reflected in the Documents.

DoJ noted that the Kimberley Juvenile Justice Strategy has raised alternative ways of dealing with detention for young people, with preferences of having them stay in-region rather than serve time in Perth facilities with the resultant community disconnect.

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An idea was suggested for station placements or remote community placements as alternative to custodial sentences (e.g. Roebuck Plains station currently has a residential adult component).

DoJ noted there is a heritage listed component to the current prison “the bull ring” which will require conservation despite it representing a very sad/distressing history.

It was suggested that a master plan to be prepared over Kennedy Hill should include the prison site, and this will be progressed by DevelopmentWA and the Department of Premier and Cabinet (DPC). This plan could include establishing a Cultural Facility/Visitor Centre which is strongly supported by the broader community. The Documents should facilitate this process.

### **3.5 DEVELOPMENT WA**

Development WA (DWA) has a role in land development in Broome and was responsible for the most recent land development of Broome North. DWA also plays a partnership role with Yawuru (section 3.10) in helping them progress some of their development intentions.

DWA supports the Yawuru proposal for bulky goods activity at the Homemaker’s Centre in Cable Beach, which is currently with the State Government for determination.

DWA noted that some amendments to the current Broome North planning framework are being progressed with the local centre rezoned to residential and district centre to be introduced along Fairway Drive and Gubinge Road, consistent with Shire’s Local Commercial Strategy (2017).

DWA also identified a current proposal for a petrol station with food services at the Broome North Industrial Area, noting that the existing signage policy would need to be relaxed to enable appropriate signage.

The availability of apartment typologies were also mentioned, with DWA encouraging of this typology, but aware of the cost constraints in the Kimberley.

With regard to social housing supply, DWA currently provide 10% of development lots to DoC, and could increase social housing supply by approximately 20% if provided to a community housing provider (e.g. Foundation Housing or Access Housing etc). DWA would generally support further partnerships with other community housing providers. Transitional housing was also considered desirable as a way to encourage improved transitions to home ownership.

Opportunities identified by DWA included:

- development of the master plan for Kennedy Hill;
- development of a Kimberley Cultural Centre potentially in the Kennedy Hill precinct;
- employment opportunities on rural and pastoral land - particularly focused on unlocking Aboriginal employment;
- management and protection of cultural heritage with more work required to work with the Traditional Owners across the shire; and
- ongoing improvements in Chinatown.

In general, DWA suggested that the planning framework needed to be flexible enough to respond to changing circumstances in the Shire, the need to better manage environmental issues especially drainage into Dampier Creek, and the need to better utilise port and industrial land.

### **3.6 KIMBERLEY PORTS AUTHORITY**

Kimberley Ports Authority (KPA) advised that it supports the existing Port zone as it captures the appropriate area and allows for it to be governed by the Port Authorities Act 1999.

KPA advised that the KMSB has been approved by the state and privately funded. The new recreational boating facility is proposed but needs final funding and approval.



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The KMSB would significantly increase trade to the Port, with the availability of industrial land a major associated positive.

KPA proposed an alternative access and entry point if both new facilities go ahead, given volumes of traffic and conflicts with industrial and freight traffic – proposes port traffic remain on Port Road and alternative access be developed at the rear via Kavite Road for recreational users.

Yawuru own the land adjacent to the industrial area to the east. KPA would like to see that land developed as a further industrial lay down area for the port and this represents an opportunity for Yawuru to extract value out of the land.

### **3.7 KIMBERLEY DEVELOPMENT COMMISSION**

In its role in identifying opportunities for investment and encouraging that investment Kimberley Development Commission (KDC) are of the view that small industries are key to the economy but that scale is an issue. An example of this is that many international tourists are seeking an Indigenous experience but the challenge is that there are different claims over the Peninsula and each operator is working separately on these.

KDC advised it is working to provide shade and toilet facilities at camping grounds in the Peninsula, which was one of the recommendations from stakeholders.

KDC spoke about the importance of focusing on implementing the Closing the Gap agreement given that 51% of the population is Indigenous. It is of the view that this can be achieved in the longer term by housing and education improvements.

### **3.8 REGIONAL DEVELOPMENT AUSTRALIA**

Regional Development Australia (RDA) noted some interest in the impact of the privately operated KMSB on the port, noting how critical the port is for regional movement of goods. RDA also noted the importance of redundancy / sharing of port access across the north of Australia.

Concerns were raised about Cape Leveque Road works and the lack of toilets, shelter or infrastructure to manage the volume of people expected or recover funds for infrastructure maintenance. RDA suggested a 'parks' type of arrangement to access the area would be good.

RDA also wanted to see:

- service spread across the region to provide better support;
- better parking between the hospital and school with both sites maximised with limited space to expand; and
- more food and beverage options at Town Beach to support activity.

### **3.9 BROOME INTERNATIONAL AIRPORT**

Broome International Airport (BIA) advised they are not opposed to relocating the airport however the cost of a new facility (estimated at \$300 million) and past and ongoing investment in the current one, mean a relocation will be some time away.

Community surveys run twice a year advise that 85% of local community members are supportive of the airport staying in its current location, although this feedback varied in the surveys, workshops and pin submissions.

Helicopter noise was raised as an ongoing issue. BIA advises it proactively manages this where it can for example helicopters are primarily operational during the day, with the airport closing at 8pm. BIA cannot stop people from flying helicopters at different hours but tries to manage this where possible.

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A Master Plan (2008) exists for the airport that provides strategic guidance. It is currently under review with BIA advising the project team that land uses are not expected to change much.

The airport is a non-conforming use under the current LPS. An Airport Development Plan (ADP) was prepared which expires in 2025. It sets the context for development and streamlines approvals, and removes the requirement to advertise all development types.

The site for the new airport to be relocated to is already within the LPS6.

BIA also advised:

- support for and active promotion of Frederick Street for Service Commercial use.
- new road connection and roundabouts off Frederick Street to service commercial areas, terminal, and fuel facilities; roads being consistent with across-town linkages, post-airport relocation.
- Gus Winkel Drive - ADP includes areas zoned for development. This will likely be managed by BIA.
- any development west of Roebuck Estate should consider an additional vehicle connection to Gubinge Drive. This will be essential longer-term to handle projected traffic volumes. It should be noted that this is not supported by Main Roads WA.
- zoning at the end of the runway needs to be carefully considered. There are also potential issues with building heights and noise at the end of the runway.
- BIA retains two residential areas west of Roebuck Estate. Separate applications for subdivision approval will be prepared - 78 lots at southern west edge of Roebuck Estate are serviced so will be released first, the northern site is not yet serviced.

### 3.10 NYAMA BURU YAWURU

Nyama Buru Yawuru (Yawuru) have met with the project team twice and are expected to be further engaged during preparation of the Documents, as they have substantial land ownership and development intentions throughout the Broome townsite.

Yawuru requested that bulky goods locations be clarified in the Local Commercial Strategy as it is currently only permitted near the Boulevard Shopping Centre. Yawuru are currently seeking approval for this activity at the Homemaker's Centre in Cable Beach east, which is currently being considered by the State Government.

Yawuru advocated for the Indigenous health and wellbeing centre that will be located on Clementson Street to be linked with Demco land and the old wastewater treatment plant site, to form a medical / health precinct. Precinct planning would be required for this to be achieved.

Yawuru also spoke to the opportunity for industrial development in collaboration with KPA - this is an investigation area in the current LPS and an Environmental Corridor in LPS6 so will likely be a longer-term proposition but needs to be appropriately represented in the Documents.

There was a request for zonings of Maringbarr and One Mile to be reconciled to enable development.

Yawuru advised that it was looking to commence master planning for the land in the precinct between China Town and Old Broome and will consider Kennedy Hill, Maringbarr and potentially Broome Regional Prison to enable a precinct-wide solution.

With regard to longer term planning, Yawuru indicated support for greater recognition of their people and land ownership in future planning documents. They also indicated a preference for stronger emphasis on drainage and urban water management is adopted in the Strategy.

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### 3.11 BROOME CHAMBER OF COMMERCE & INDUSTRY

BCCI reflects the interested of a number of businesses in the Shire, and suggested or encouraged:

- a number of businesses within the port precinct who could be relocated (as they are not port related);
- potential review of land uses allowed in the General Industry zone;
- zoning for Cable Beach area does not promote development and does not stack up with only one new resort developed in the last 10 to 15 years. BCCI promotes more flexibility including more residential in this area with shared resort / recreation facilities;
- there is a potential shortage of housing / accommodation in the short-term which could impact rental and property prices;
- more restaurants in Chinatown that are open at night would assist with its activation;
- the natural topography allows for prominent views from heights and this should be taken advantage of. For example, views to the water from 3 - 4 storeys;
- there should be the potential for taller buildings in Cable Beach;
- aged care is a major opportunity and need, and it allows people to age in place;
- home based businesses are strongly supported as incubators for new or downsizing businesses. Registration is supported to enable this. The cost of doing business is expensive, so home based businesses are a good way to foster young businesses;
- caretaker accommodation at industrial developments such as at Blue Haze would offer opportunities to live onsite. This also provides operators with security of those sites.

### 3.12 TOURISM WA

Tourism WA identified a number of opportunities for the Shire that can be taken advantage of, extending on the existing brand of 'Broome', whilst enhancing existing natural and cultural assets of the area.

They noted that:

- the amount of land in Broome is not an issue;
- paths and trails could be improved to make moving around for tourists better;
- adventure tourism opportunities are limited and could be improved;
- a casino presents an opportunity to attract greater numbers from the Asian market;
- delivering the Jetty to Jetty boardwalk behind Pearlers would be a great community and tourist asset;
- Coconut Wells could be expanded to provide more large lot lifestyle opportunities on the coastal corridor which would be attractive to tourists as well;
- health and wellness is a growth industry, and the Shire could build on this in a uniquely 'Broome' way with soap, bush medicines, Aboriginal healing;
- research suggests 70% of WA visitors want an Indigenous experience. Whilst Aboriginal tourism is in its infancy in the area, this would be a good growth area (balancing coastal and heritage factors) outside of the townsite, with a greater opportunity to build on the story or Songlines, retelling local stories;
- there are opportunities for smaller station stays (such as Eco Beach) south of Broome;
- there is an opportunity for a peak season caravan park; and
- there may be an opportunity to tap into a larger self-drive market with people reluctant to fly in a post-COVID environment.



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Tourism WA also identified that a major opportunity exists around the sealing of the Cape Leveque Road, balanced with the apparent challenges.

This includes recognition of the existing tourism product, along with the need to resolve some challenges, including pressure on existing infrastructure, the need for services for day trips including a roadhouse, vehicle repairs, tyre repairs storage of caravans and camping.

Conversely, the sealing of the road may also have an impact on the natural environment and risk associated with heritage sites and culturally important places.

Tourism WA noted an opportunity to provide things to do along the journey to make the trip more interesting and stop people speeding (with associated risks), as well as a need to more proactively address land tenure issues associated with the Peninsula access roads and stations.

Challenges identified by Tourism WA include:

- the double edged sword of the airport, which is a unique attraction but also constrains the centre of the townsite and makes it challenging to get around;
- State Policy around bushfire regulations that make it harder to develop in a more natural setting;
- the distribution of tourism nodes in the townsite of Broome being in very separate locations;
- a lack of certainty regarding the Cruise Ship sector;
- uncertainty around how long it will take to return to pre-COVID conditions for airlines (considered to be at least 4 years); and
- accommodation prices in Broome with Air B'n'B viewed as a more affordable family/large group friendly option, whilst recognising that such a use in residential zones can be disruptive.

### **3.13 BROOME VISITORS CENTRE**

The Visitors Centre noted that the seasonality of the tourist industry is a huge issue which needs to be addressed and extended to longer periods of the year. This requires a change in thinking and planning on how to attract people.

The need for cheaper accommodation in Broome was discussed, to attract additional visitors and types.

There was a request for more information signage on the approach to the town, on, walking and cycle paths and at environmental sites, all of which would benefit tourists. This reflected broader community feedback about entry signage.

The need for additional attractions in the Shire, activation of Chinatown at night and the development of Aboriginal tourism opportunities in the Dampier Peninsula were also raised.

### **3.14 WEST KIMBERLEY FUTURES ALLIANCE**

West Kimberley Futures Alliance (WKFA; previously the Broome Futures Alliance) wanted to see:

- confirmation of population projections to be able to plan appropriately for growth. It referenced reduced projection numbers compared to those in the Broome Growth Plan;
- the role of the port being defined, with throughputs and land requirements understood;
- development of pastoral, agricultural and horticultural industries. Kimberley could be the food bowl for Asia. There should be an export oriented focus, not just a local one;
- development of education facilities including a regional university facility and primary schools in Broome North;
- Aged care to support liveability with associated improvements in hospital / health;
- a diversity of accommodation being developed.

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### 3.15 BIDYADANGA

Bidyadanga is a settlement of approximately 850 people. It was noted that such a population is larger than some townsites in the south west, and that the response to such a large and growing settlement could be to treat the locality more like a town.

There was a desire for the allocation of additional land and infrastructure for housing and employment and commercial growth, with an estimated growth projection of between 2,000 to 3,000 people.

Bidyadanga noted that construction of roads and services needed to be undertaken more like a town, properly sealed and maintained, and that the ovals and shared spaces could also be improved.

They noted that the Broome 'style' of housing, street furniture and signage was supported and it would be nice if this was reflected in the settlement.

A shortage of housing and lack of quality education, health and justice services were also identified.

It was also recognised that divestment of the ALT Estate, and resolution of land tenure issues could bring about greater self-determination. Bidyadanga were highly supportive of the current DLPH process, and encouraged greater flexibility in the Documents relating to the settlement areas.

### 3.16 DJARINDJIN

Djarindjin identified a strong focus on increasing local employment opportunities, with a clear strategy to progress the airport expansion as a local business opportunity that could enable education programs, training and the creation of related businesses.

Djarindjin also noted that resolution of land tenure issues and gazettal of the town as a community could bring about greater self-determination. They also encouraged greater flexibility in the Documents relating to the settlement areas.

A shortage of housing and lack of quality education, health and justice services were also identified.

It was noted that the Camping with Custodians program is supporting a new caravan park at the Djarindjin roadhouse and that this could work in tandem with a shared community facility, although Djarindjin note they would prefer to do more than tourism on the peninsula. They expressed some concern about the opening of the Cape Leveque Road and whether access would be managed.

Djarindjin advised that the Dampier Peninsula Working Group has formed an alliance contractor group that could be a great partner in the area, to support Shire functions.

### 3.17 ARDYALOOON

The Ardyaloon community is located at the very northern extent of the Dampier Peninsula and is geographically closer to Derby than Broome. The unsealed road has been a significant constraint and it was noted that they felt disconnected from the Shire.

Ardyaloon noted that they previously (pre-COVID) has some 20-30,000 visitors per year, which is expected to double with the sealing of the road. To respond, they noted that they would like to:

- take advantage of the trochus shell hatchery by offering visitation/tours;
- develop a walking trail with Tourism WA which is mapped and shovel ready. It would be partly self-guided. Parking will be an issue, especially caravans (5-6 caravan max parking space);
- develop an idea for a barramundi hatchery which would create up to 10 all year round jobs; and
- consider a turtle hatchery.

Ardyaloon noted that they currently have no overnight accommodation, and have a significant shortage of housing (45 houses) and could not support accommodating any tourists.

In general, shortages of water and power are a key the issue for growth of housing at smaller settlements outside the community layout plan area.

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With regard to expansion of areas, they are currently looking at a 7Ha solar farm, although this is a future project. Some flexibility in the planning system would be encouraged to allow for this.

Ardyaloon noted that they support the proposed marine park, and noted that they expect a caravan park to be developed at Cygnet Bay, and expanded services at Kooljamon which they have a share in. These would complement and support visitors day-tripping to their community.

Key concerns raised were:

- a need for greater police presence on the Peninsula;
- a need to replace By Laws in the community;
- a desire to resolve land tenure issues with a complex web of ALT leases/Freehold/Special purpose leases/old pastoral leases;
- a need for closer representation on Council.

### **3.18 MAIN ROADS WA**

Main Roads WA (MRWA) provided a written submission to the process. In summary, MRWA noted:

- Reference to “a new access road to be constructed by Main Roads between Cape Leveque Road and the ‘Strategic Browse Liquefied Natural Gas (LNG) Precinct’” should be removed.

- Appropriate short/medium term solutions are in place which reflect the long term strategic planning of the relocation of Broome Airport. Specifically, that Djiagween Rd connection to Gubinge Rd is an interim solution and that access will be removed once the airport road is constructed, providing for a safer and more efficient parallel network.
- Transport objectives in the Local Planning Strategy should focus on efficiency and safety. Safety will be a key consideration for network planning and development and should therefore be an objective.
- There is a general presumption against the creation of new (or increased use of existing) accesses to regional roads.
- Appropriate recognition should be made that several routes are State Roads - Broome Road, Great Northern Highway and Broome Cape Leveque Road. A statement should be included to indicate that where a route is under the care, control and management of Main Roads WA, approval for new or upgraded access to this needs to be sought from Main Roads WA.



# 4. OTHER PLANNING RESPONSES

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Feedback from stakeholders was not limited to issues within the scope of review of the planning framework and Documents. However analysis of the submissions and comments identified those that are linked to or may influence or be influenced by planning matters and the planning framework.

They are briefly discussed here, for further consideration.

## 4.1 THE SEASONALITY OF THE TOURISM INDUSTRY

At the community workshops and through direct feedback the issue of the seasonality of the tourist season was raised as an issue and there was discussion about what could be done to get people to stay for longer or visit the Shire outside of the established tourist peak/dry season.

The planning system may not be able to convince tourists to visit during wet season, but it may provide some flexibility of land use for those who rely on tourism in the dry.

## 4.2 TOURISM PROMOTION

The need for ongoing and additional marketing of Broome and the Shire was raised by local businesses, tourist operators and the community. Stakeholder recommendations for an overarching Tourism Development Strategy and Shire facilitated Tourism Reference Committee, if implemented, would need to consider this.

## 4.3 SOCIAL SERVICES

The community noted that a variety of education, health, justice, aged care and youth services needed improvement, and whilst the planning system does not directly deliver this, this expectation indicates a need to be more flexible across a number of land uses, or even encourage some land uses through incentives.

## 4.4 ANTI-SOCIAL BEHAVIOUR

Related to social services, a number of submissions and workshop comments noted the anti-social behaviour that is experienced in Broome and the impact it has on the community and tourists. Some suggestions that were made to address this were providing additional activities, creating separate spaces for young people, increasing lighting, improving amenities, increasing local employment rates and establishing programmes that encourage people to take pride in their community.

Again, some flexibility in zoning may support this, and guidelines for precinct planning may more clearly identify mechanisms for designing out crime/anti-social behaviour (e.g. Crime Prevention Through Environmental Design - CPTED principles).

## 4.5 VEGETATION & CANOPY COVER

As noted in Section 2, a number of participants suggested ways to improve on the general aesthetic and comfort of Broome through planting programs and other mandated planning requirements. The planning system can provide some direction in this regard.

## 4.6 WALKING TRAILS

Multiple stakeholders requested that the Shire develop and maintain walking trails as a way to attract more visitors and for the local community. These are largely operational matters with budget constraints, but it is possible to build walking trails in to new development of specific precincts and through other planning and policy frameworks.

Guidelines for precinct planning may more clearly identify mechanisms for achieving these outcomes.

# 5. Non-Planning Commentary

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Stakeholders raised a number of issues that do not meet the scope of the community engagement for this project but which are considered to be significant in the context of the Shire.

They are accordingly discussed here, noting these as important issues that should be addressed through other advocacy and partnership programs.

## 5.1 URBAN RENEWAL

There was a lot of discussion about the Department of Communities Urban Renewal program. It is highly likely that there was a misunderstanding about the scope and delivery timeframe of the program, as DoC sees this as a long term proposition (20-30 years).

There are actions that can be taken in the shorter term which require clear expectations for social housing ratios in renewal development, and other more simple responses including some of the road connectivity recommendations.

This issue is strongly linked to the other matters noted in section 4.3 and 4.4. Ongoing, whole-of-Government approaches will be required.

## 5.2 JAMES PRICE POINT

There were a significant number of submissions and discussions about protecting the area. The concerns and issues are noted and understood, however cannot be resolved through this process. This is a strategic infrastructure project that will be determined at the State and Commonwealth level.

The feedback of the community is not being dismissed, rather, the Shire cannot override higher order planning and development implements.

## 5.3 ENVIRONMENTAL PROTECTION

Substantial feedback during this engagement related to environment protection, with this topic the subject of approximately 18% of the online feedback and more than 20% of the workshop and pop-up feedback.

Stakeholders suggested that previous calls to the Shire and the Government had not been heeded (with a focus on James Price Point), and noted the significance of the raw natural environment to the tourism industry in the area.

The planning system works in tandem with the State and Commonwealth environmental legislation. Whilst the Documents are able to note some areas as being environmentally sensitive or worthy of conservation, the Documents are not the appropriate mechanism for embedding protection.

Notwithstanding, the Documents can readily identify how important these aspects are to the community through the Strategy and through the objectives of the Scheme.

This feedback can also linked with suggestions for walk trails (section 4.6) and other management of access including the management of access to the Dampier Peninsula and other hinterland areas.

## 5.4 ABORIGINAL HERITAGE PROTECTION & CULTURAL RECOGNITION

Similar to environmental protection, the protection of Aboriginal heritage and the recognition of culture are governed by both State and Commonwealth legislation. There are also other constraints which include land tenure, the divestment of land and a variety of claims.

The planning system works in tandem with that State and Commonwealth legislation, and the Documents are not the appropriate mechanism for embedding protection.

Notwithstanding, the Documents can readily identify how important these aspects are to the community through the Strategy and through the objectives of the Scheme.

This feedback can also be linked with suggestions for walk trails (section 4.6), management of access to the Dampier Peninsula and other hinterland areas, appropriate language signage throughout the Shire and improved services (section 4.3, and 5.1).

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## 5.5 DINOSAUR FOOTPRINTS

The planning system works in tandem with the State and Commonwealth environmental heritage legislation, under which the Dinosaur Footprints are protected. It is also noted that the footprints occur in an area (intertidal) where the planning system has little effect. Therefore, the Documents are not the appropriate mechanism for embedding protection.

It is, however, noted that the current mapped prints are more substantial than those which are currently protected, and the Documents can recommend improved protection, recognising the importance of the footprints to the whole community.

It is noted that the Dinosaur Coast Management Group is intending to apply for grant funding for a Dinosaur Coast Management Plan.

Given the substantial feedback through the engagement regarding the protection of the dunes, the protection of the Song Cycles, the management of access through sensitive areas and the desire to see many more walk trails, it would be desirable to consolidate any coastal management plan with the other important factors affecting the coast.

This could be noted in the Strategy, but would not form part of the Scheme.

## 5.6 OPEN SPACE IMPROVEMENTS

Stakeholders noted that a number of existing parks and ovals needed improvement or to be maintained, utilised more and made more safe, and identified a lack of youth spaces.

Whilst incredibly important for improved liveability, these are operational matters largely associated with ongoing budgetary constraints. The community should advocate for improved spaces through the various means available such as during preparation of the Strategic Community Plan, preparation of relevant policies and via budget process.

## 5.7 PATHWAYS & CYCLING

There was a strong focus on enabling better active transport options in Broome, both for youth and tourists alike.

This is largely an operational matter associated with ongoing budgetary constraints, it is clear that the community would support greater accessibility supported by shade, seating and water.

The Shire should take this into consideration when undertaking upgrades to existing roads and this could also be factored into the guidelines for new development precincts.

## 5.8 OTHER

A number of other elements were identified by the community through feedback, that has limited relationship to the Documents and are largely operational/budgetary. These include:

- Improvements to a number of roads throughout the Shire that either require maintenance or safety enhancements.
- Improvements to drainage infrastructure (maintenance, environmental protection and aesthetic).
- An interest for community volunteer days to pick up rubbish or for other community activities, as well as the provision of community composting.
- An expansion of offerings by the museum to provide more interactive, fun and educational experiences.
- The provision of toilet facilities at camping sites on the Dampier Peninsula and more bins on the approaches to town and throughout the Shire.
- The provision of WiFi or the improvement of the quality of WiFi provision to be able to compete with other tourism destinations.
- Farmers market at Dampier Terrace – for the benefit of the community and to activate the space.
- A desire to encourage places for graffiti art to brighten up buildings and as an art form.

## 6. EVALUATION

Evaluating community engagement involves assessing the quality of the engagement process. It seeks to measure how well the engagement process was planned, implemented and managed and informs continuous improvement of the engagement approach.

At the commencement of the project, targets were set to ensure that the engagement process could be measured and so that the project team could assess if feedback had been received from a good cross section

of the Shire community. Table 1 provides a quick evaluation of engagement targets established at the start of the process.

Further engagement during the formal consultation phase will increase the overall awareness and individual participation which will be achieved through this project.

MEASURES OF SUCCESS	TARGET	ACHIEVED	COMMENT
Number of people aware (views on social media, website visits, document downloads etc)	4,000	10,873	This is a measure of the 'opportunity' to be engaged, and suggests the project was highly visible, meaning that communications tools were successful
Reach (total visits to the online portal)	1000+	2,073	The number of unique visitors and return visitors to the online portal showed active engagement by a good percentage of the Shire of Broome community
Number of unique individuals directly who accessed project information directly	NA	500+	No target was set for this metric, however, there were some 491 unique visitors to the online portal. In addition to this, a large number of individuals and groups received direct mail and eNews information
Number of people directly engaged by the project (submissions, attendees, social comments, emails sent/received, direct stakeholder liaison, activities complete on Social Pinpoint)	150	205	The total achieved has been derived from the unique users to the online portal, plus those people who the project team met with face-to-face or who provided direct feedback through mail submissions
Open rate on eNews / click throughs	35%	35.55%	This is relatively standard click-rate for eNews databases and comprises some 684 opened eNews communications

Table 1 Engagement Targets



# APPENDIX A

## ONLINE SURVEY & MAPPING RESPONSES

**Do you have any concerns, comments about or ideas to improve the type of housing or housing affordability in the Shire?**

I believe that equality is a key factor in aiding housing affordability. The burden on rate payers should be spread equally across all users of the system who own land as users of infrastructure. Exemptions should not be granted to people who own their own homes based on their traditional ownership, but rather concessions due to financial hardship. We all share the responsibilities as residents, and this should not just sit at the feet of the few.

Affordable housing for younger people and transitional housing should be seriously addressed.

Lobby the Housing Authority to adopt a 'salt and pepper' approach to planning their housing development. Concentrating disadvantage in pockets is promotes social dysfunction. Their current policy of segregation is tearing our community apart.

Houses should be built for the climate and outdoor living, with deep verandas.

Less groups of units, more small blocks with gardens, especially for 1/2 bed houses. Less concrete/brick around houses ( Heat traps). Better solar passive, climate clever designs (like old Broome houses). No dark roos. More affordable housing for lower income households. Build houses for those who need them, not for investment.

Community owned /Shire owned affordable rental housing offering dignity and security of rental tenure;

Rural Residential should be less focused on remote lifestyle & more focused on being able to run a business from these locations. Many non invasive activities (tradies) could operate more affordably from home instead of needing commercial premises. Include main residence, ancillary & workers. Coconut wells is wasted on the wealthy, subdivide further. Similar approach to land opposite speedway to avoid relocation. 1500m blocks with house & 120m shed backing the highway providing you accept the increased noise 10 occasions a year will sell like hotcakes

Very limited options for affordable

NRSA properties are limited

limiting independently is difficult due to high rental prices

Central locations for affordable housing

I bought my house in Mary St 25 years ago only to find I was living right next door to a Homeswest house and a large extended Indigenous family. Initially we were great friends, then the sons started drinking, fighting, threatening, playing deafening music and I had to call police many times. Based on this experience I suggest that Homeswest housing be placed outside the urban area where people can happily make noise, drink, etc. and a regular bus service be provided for them to access shops, hospital, schools. My house has been seriously devalued due to this Homeswest house.

No, but we don't want integrated public housing. We don't pay a lot of money to live here, only to be living next door to disfunction.

Yes please stop all high-density housing. Councils all over the world have realised that high-density housing creates slums as we now have in the Nightingall, Woods and Anne street areas. It has the potential to affect peoples mental and physical health and longevity while increasing crime and social isolation. Please don't allow any high rise buildings like they tried to slip by us with the Oaks fiasco.

Houses should not be built so close to the street (see corner homes in Six Seasons)

**Do you have any concerns, comments about or ideas to improve the type of housing or housing affordability in the Shire?**

Types of Housing - we should be encouraged to build housing and facilities with the environment within which we live, in mind. Housing should incorporate breezeways and shade, renewable energy supply and native gardens, not just lip service to these ideals but actual examples of these ideals. In this way we can work toward reducing energy consumption (air conditioners) whilst still maintaining our comfort levels during the hot season. We continue to build what are essential tin sheds. Metal is a huge conductor of heat so we are therefore continually needing to air-condition our building. Why don't we get more creative in our buildings up here - mud brick/ concrete, elevated housing, large verandahs and ceiling fans. This creative way of building doesn't need to be the realm of the wealthy. Especially when planning for developments that accommodate a large number of people - whether short or long term - lets move away from our tin shed mentality and look at examples around the globe where the the environment is taken into account when building more sustainable housing and facilities. The large rebates for solar (government feed in tariffs) which were a fantastic incentive for people to set up solar systems on their homes are about to end. We need local council to pressure our governments to bring back rebates as well as look at ways to upgrade our power station so we can incorporate renewable energy for the future. (Trucking gas up from the Burrup several times a day is not an answer to our power needs and it has seriously needed addressing since its development over ten years ago.

The high density of low-socio economic ("homeswest") houses in parts of old broome and old cable beach is too much. The Landlord (the Department of Housing) does nothing about the terrible tenants; complaints about violence, alcohol abuse, neglect and damage to house and street are ignored. This significantly lowers the value of so many houses, even the ones on a different street which back onto those homes. The market value is so affected by this, and yet the Valuer General keeps GRV high! This is wrong. The trend to infilling larger blocks with three or more units is especially concerning. This issue must be addressed because its almost unliveable now!

Yes, some of it needs DOH involved, but some shire only effort needed

I would like to see a focus on using empty lots in existing subdivisions rather than opening new subdivisions. For instance, the so-called Roebuck West area, with 2 speculative houses built, is a waste of time and ratepayers resources. Since before those houses were built by the landowners, trying to encourage residents, ratepayers have paid for electricity for street-lighting, landscaping and shire gardening etc.

Making sure families and Indigenous people can become home owners

Currently I don't believe affordability is an issue given the downturn in housing prices over the past 10 years, and the main issue is a lack of larger block sizes.

Landcorp and the S.o.B. need to open up more land with a reasonable price range and of larger lot sizes to make it attractive to build and move to Broome.

see my response to community facilities. plus:  
do everything you can to allow a variety of houses to be built. eg social housing, ground level apartments for older people. At the moment its all family orientated 4 x 2s. As people age there are no options to down size - yet these people provide the social fabric of the town.

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<b>Do you have any concerns, comments about or ideas to improve the type of housing or housing affordability in the Shire?</b>
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Definitely would like to see more Public Government housing. More units for young people. The shire needs to encourage all new buildings to be environmentally friendly and enforce the laws. A designated camping ground for Kimberley people.
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Stop all subdivision in old Broome and then focus on getting Broome North and Roebuck back on track with quality house packages.
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Housing Affordability is an issue and the management of behaviours in dense social housing
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Single old Homeswest houses in Old Broome on large blocks need to be sold off and money used to build two homes in outer suburbs closer to amenities such as shop, bus stop, park.
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Do you have any concerns, comments about or ideas to improve rural living and pastoral land areas?
Shire and local government need to support pastoralists to put forward submissions for funding to State government for roadside fencing grants, to save lives.
Yes
Support remote communities so they don't have the need to camp on the fringes of the town.
Reduce cattle numbers and exclude them from wetlands such as Taylor's Lagoon and Lake Champion, which are badly trampled. Require pastoralists to protect natural values of the country they are leasing.
Protect remnant bush areas, vine thickets, wetlands, river systems. Minimal withdrawal of water from river systems and aquifers. A halt to land clearing. Diversification away from cattle . Support the growth of bush food industry and eco/cultural tourism.
Limit groundwater use to ensure responsible management of this resource well within ecological limits. Be a frack free Shire
Ban Fracking Ban Fracking Ban Fracking Ban Fracking
Shire Rangers to reconduct regular visits and inspections onto Rural properties. Animal cruelty is rife on Roebuck Plains station and some 4 mile properties.
I am concerned about fracking which does potentially affect the water source for our pastoral land areas. I do not think fracking is a safe nor sustainable energy industry to be encouraging or supporting in Australia let alone the Kimberley and I would very much like the shire to relay this to our state government.
There are not enough larger, rural blocks offering a lifestyle alternative outside town. Suggestions to Landcorp during development of Broome North to include blocks of 2000sqm and above went unheeded. Rural style blocks between Broome north/Lullfitz and coconut wells would be good for the future, but not more small pokey town blocks where you can hear the neighbour's toilet flush - very poor planning has been passed through in those suburbs. Planning also needs to be made to put power and water to Coconut Wells.
Minor, but yes
Keeping it sustainable and innovative
Yes- rural living blocks are too large, and zoning needs to be restructured to allow for further subdivision, greater housing density as availability of bore water does not support landscaping of the larger areas or development of rural pursuits. They also present bushfire risk at present development levels, and rezoning would help to create a greater availability of larger blocks for those wanting greater space.
The semi-rural land around 12 Mile is already gazetted and zoned so why not open that area up and permit more people to have horticultural opportunities and lifestyle choices. Agricultural land around Skuthorpe and that new area north of the Borefields is perfect for horticultural projects and development so that is another asset that could easily be established and enjoyed. Just dont let one group or company have access to all of it, allow as many people as possible to gain access and the community will benefit big time.
More 2 to 5 acre blocks at a realistic price.
No, I do not know enough about it
Yawuru Conservation Area on Buckley's Plain needs to be fenced to protect wildlife and conservation horses from motorbike riders and hooning. This is a very special area with unique plants and numerous wildlife species plus a research family of special bred horses which are terrorised by boys on bikes.

**Do you have any concerns, comments about or ideas to improve natural resource, environmental management or protection of cultural heritage?**

As the rest of the world becomes increasingly industrialised, the Kimberley will become even more visited and revered by those wanting to visit relatively accessible natural, intact landscapes and environments where they can experience rich cultural exchanges. In contrast, no one considers Karratha a tourist town - very few locals can afford to live there unless they're employed by industry. Broome is not industrialised and visitors flock here to go camping, go on Wilderness tours, whale watching, turtle monitoring. These intact landscapes and environments must be protected for the long-term. Tourism and the reasons people keep coming here, are worth so much more to Broome than short-term industrial projects that threaten Broome as an international tourist destination.

The coastline is one of the Shire's greatest assets, there should be protected areas along the coast with significant buffers (2km) to ensure landscape values are protected and to allow for sea-level rise  
Wetlands require protection and significant buffers (2km) to protect the landscape values as well as associated vegetation.

Monsoon vine thickets should be in protected areas, with significant buffer zones.

The savannah woodlands in the Shire of Broome are amongst the most intact tropical savannah in the world and require protection.

There are few conservation reserves in the Shire. "for decades conservation areas have been recommended, including a Dampierland National Park around James Price Point.

Suggestion also for a Botanic garden in Broome to promote awareness of and value particularly for endemic flora.

Sea level rise is a reality. We need to avoid coastal development that will erode and need costly maintenance in the future.

Do not build near the coast because of sea-level rise. Never remove or level a sand dune. "dunes and mangroves protect hinterland against cyclones and tsunamis. Retain existing trees and plant native species. Retain areas of town bushland. Work with NBY to create botanical park between Clementson St and the coast when wastewater facility is moved. "the area is rich in wildlife and local trees and other plants. Eradicate Neem. Clean up rubbish regularly or provide a dumpster at corner of Clementson and turn-off to Demco beach.

As above. Increase Ranger employees, activities, programmes and training. Address illegal dumping of waste (rubbish or green waste).

RECOGNITION OF OUR GLOBALLY UNIQUE ENVIRONMENTAL AND CULTURAL HERITAGE through protection of monsoon vine thickets along the coastal plain, savannah woodlands and coastline -create development free zones /national parks in these areas in order to ensure conservation of these  
Keep any developments along the coast to discrete and ecologically sensitive low impact

The latest boating facility is ok but in THE WRONG PLACE... Why destroy that boutique beach? move it 400m west around the corner in front of the fuel tanks. We're just clutching at straws.

Beach & camping access should be maintained for all residents regardless of native title & private leases. no-one should be excluded from undertaking traditional lifestyle activities

**Do you have any concerns, comments about or ideas to improve natural resource, environmental management or protection of cultural heritage?**

Increased waste management - clean up crew  
Scheme to encourage collection of rubbish

Male Oval is a waste of space and should be developed as a Botanical Garden to showcase Kimberley plants and an art gallery.

The shire needs to do more to stop erosion. Needs a dedicated weeds team, especially for the surrounding bush and requiring people to remove weeds eg.. Leucaena, Neem, Meremia from their gardens, as this then spreads to adjacent vacant land and Shire needs to do more to plan for climate change and sea level rises. The Shire should stop spending so much money on tourist infrastructure and start concentrating on making our town a Smart, renewable energy town. We have an abundance of solar energy. Let's do our bit. Let's make ourselves a model town of sustainability- build our facilities with sustainability goals in mind.

As a member of the Broome community for the past 14 years, some of the features I really value are the natural environment. I feel we should be doing more to address issues such:

1. Unnecessary development of native bushland (Yawurus proposed development on Cable Beach Road for example)
- 2 The littering in our bush and on our beaches and parks by itinerant or homeless people.
3. Weed eradication through community efforts to physically remove weeds - not just spraying which can have negative impacts.
4. recycling - support and improve recycling within the Shire of Broome. Develop local industry out of recycling projects - E.G. what can we make out of our rubbish so we do not need to rely on costly transport. Do we have enough rubbish to burn as a power supply? Can we recycle plastic up here to make our own benches, bins, tables etc up here? Can we have a cash for rubbish deposit system (Aluminium and glass - like has existed in South Australia for decades).

Broome has so many natural resources we should be able to harness. Broome should be a work leader in setting up sustainable energy - solar, tidal, wind, rubbish... And now is the time to get stuck into these ideas when our State Government is pushing for WA to become more and more self sufficient.

Who is responsible for the Neem and Lucena Trees growing on the verge/boundary of the Rodeo Grounds, and in the bush round town? The remnant Pindan bush round town is important and it is being quickly eroded with too much burning, tracks being bulldozed through, pieces carved off for development. And none is being replaced or revegetated! This is your responsibility to protect the natural bush in the town. The open drains are not only an eyesore but a terrible problem on environmental and social levels. There are many ways to control storm water that does not involve open or piped concrete drains, such as vegetated swales and soaks, which are also useful public open space. More shade trees please, especially with footpaths and on Frederick street.

Not as far as I'm aware, based on knowledge at time of answering, as to what is planned and that I've been made aware of.

I would like the Broome Airport to be moved to the allocated land donated by the people of Broome via the Broome Shire, along with the funds to relocate by the development of Roebuck Estate, given that it divides the town in half, creates more and more air pollution, is a high risk to residential areas surrounding it and the land could be used as a community area with perhaps a canal and a tree lined boulevard with shop, places to eat and sit and children to play.

**Do you have any concerns, comments about or ideas to improve natural resource, environmental management or protection of cultural heritage?**

Today it was announced that the Broome South Wastewater Treatment Ponds will be closed after upgrades at the Broome North ponds. It would be great if:

- (a) the Broome North pond upgrades include a bird viewing platform, similar to what is at the Broome South ponds.
- (b) the Broome South ponds is rehabilitated by turning it into a recreational/natural pond feature which can continue to be used by the community as well as the many birds that visit and roost at the ponds all year round.

Protection and development need to be carefully considered as so it,Â's a benefit to most or all of the community

As per comments re Beach Access, otherwise the existing management plans in place appear to be more than adequate, noting the further restrictions to accessing the natural environment in and around Broome should be avoided at all costs.

Protect the dinosaur tracks as they will soon become a major drawcard to our state and our region. By all means get this boat ramp done but dont let the project cover any of those easily accessible tracks.

Protect our groundwater source as we do not have contingency plan or alternative source - if we permit fracking and by some chance a mistake occurs which contaminates our groundwater, our town dies within a week as without water, humans cannot exist. The minimal economic gains that may be made are not worth it for us, particularly when any oil and gas extraction would be conducted by some foreign owned company and the production would only be exported - it isnt going to be utilised in WA so it is of no interest to us.

Culturally we need to continue to promote the indigenous tourism projects and enterprises until we become the 'go-to' destination in Australia for this attraction, we have the history and we have the environment and we just need to make it a community and Kimberley attraction rather than just by and for the Yawuru people

Concerns - the lack of capacity in the Shire to manage the environment adequately eg. to mow before weeds set seed, to plant new trees. They need to employ more staff to manage what they have - particularly to address the problem of weeds in drains and on verges and unmitigated run off into Roebuck Bay. Spraying with roundup can not be the only solution. Management of trail bikes & rubbish in bushland is another major problem. There needs to be better ways of managing & protecting our open spaces. I think its too late for cultural heritage. Its all been sanitised...

Weeds are a big problem and need to try and keep them under control.

Offer inducements to people in the older areas to plant local plants to save water etc.

The rubbish that collects daily at certain places in our town is a disgrace.

Make sure that future climate change is addressed in a way that makes the town more resilient to unexpected events.

Do not continue to build stone walls in an attempt to reduce storm surge etc... they never last and end up costing ratepayers \$



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<b>Do you have any concerns, comments about or ideas to improve natural resource, environmental management or protection of cultural heritage?</b>
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The environment and natural resources of Broome are what set it apart from the cities. Visitors to Broome do not want a poor version of what they can get in the cities. Given the expense and distance of getting to Broome, we should take care and enhance the opportunities for visitors (and residents) to experience the natural beauty and resources that Broome has to offer.

\* The Kimberley is an extraordinary place. Why has Broome moved away from the beautiful plants that the Kimberley has to offer. Why not showcase our region by growing more Kimberley natives and protect the local fauna.

\* Cats and dogs should not be able to roam the streets and killing our precious fauna.

\* Green waste collections

\* Extensive recycling opportunities

\* Hard rubbish collections so that there is an opportunity for new homes to be found for items that otherwise end up in the tip.

Broome needs an Art Gallery for all artists.

**Do you have any concerns, comments about or ideas to improve community facilities, recreation and open space?**

People need to feel safe, to invest in Broome.

The Shire is doing a great thing in pursuing residents input. I trust that the listening will be put into action and a greater trust developed within the community that our say matters, rather than despondency that often appears as apathy.

It is important to examine all development proposals on a case by case basis to assess whether it is the people of Broome or a developer /business operator that will actually benefit.

**GREAT WORK WITH TOWN BEACH UPGRADE**

Leave the coast as it is. Put developments in areas that will not be subject to coastal erosion as sea levels rise.

Employ park keepers to supervise use of parks and keep them in good condition. Grow shade trees along roads. Maintain areas of town bush.

Beware of destroying the ambient, culture (historical and Indigenous) by over developing/manicuring/beautifying the area. Prohibit drinking alcohol in public spaces with adequate enforcement .

Limit off road 4wd

Maintain and extend bike paths

Offer secure bike storage options in public places

Ban cars North of rocks (or alternative limited access further up the beach, not near tourists and camels

Fish frame collection points?

Nowhere practical or affordable for sporting club functions

New area at Town Beach is fantastic

Town Beach - sunscreen dispenser

In-door cinema

Bowling alley / laser tag

The cover over netball court is great

Shade structures on beach

Floating device in ocean

Expansion of the museum

Activate the BRAC more - events for youth, cheaper ticket prices.

Tables and benches at the bus stop at the visitors centre where people congregate to wait for or meet the bus.

The library is pretty tired looking and cramped. I've seen the Baldivis library and community hub where extended family live and it's the kind of thing we need here.

I know the boat ramp issue is an on going one for Broome. We definitely need improved facilities and this doesn't have to be the Star Ship Enterprise or Taj Mahal scale of improvement. Lots of smaller communities than our have safer boat launching facilities. Why have we needed to overcomplicate the whole thing?

I cant believe the size of the new motor cross track! Wow! I hope it is a success and leads to young kids getting involved in the sport in the appropriate arena rather than up and down the streets of Cable Beach without helmets.

I am impressed there is a new skate park and again I hope this leads to young people being engaged in a sporting activity instead of loitering around our streets and causing trouble.

**Do you have any concerns, comments about or ideas to improve community facilities, recreation and open space?**

Designated Bridle paths and separate motorbike-only tracks could also be considered in northern/eastern rural areas to better manage outdoor pursuits and broaden the liveable space. The Haynes Oval Football changerooms don't cater for women, or frankly even cope very well with the current amount of mens teams. The new bike track by the BRAC ovals is going to be awesome, don't forget shade trees and mulching to prevent dust and tidying up the entrance which should include a traffic island so kids on bikes and mums with prams etc can get there safely across Frederick street. Keep Cable Beach from surf club to Ganth free of market traders (except umbrella stall) and noisy businesses like jetskis - this beach is a treasure, unlike anywhere else - don't ruin it with development. But isn't it time to move the camel trains from north of the rocks and all those cars to walk on the Ganth side?

How much DAMP/D&A testing done of the workers of these machines prior to shifts? Some heavy machinery use, in public areas, and some bad history with 'drug free' staff on shifts..... if they turn up when expected!

As above - today it was announced that the Broome South Wastewater Treatment Ponds will be closed after upgrades at the Broome North ponds. It would be great if:

(a) the Broome North pond upgrades include a bird viewing platform, similar to what is at the Broome South ponds.

(b) the Broome South ponds is rehabilitated by turning it into a recreational/natural pond feature which can continue to be used by the community as well as the many birds that visit and roost at the ponds all year round.

Broome does a great job at this

Maybe develop Reid rd Bush area to include a play area

Build a great skate park!

More cultural installations

This aspect is going amazingly well at present and the Council is to be commended on the projects and improvements over the last few years, well done.

The new Motorplex proposal is a great idea but must be properly managed to ensure that the community get the moist benefit out of it and that it becomes the attraction that fulfils the potential and provides economic benefits for many years to come. An proper and comprehensive overlay plan of the complex with layout and datum heights to permit users to adequately plan their projects would be a big benefit and ensure that the best outcome is achieved. Landcorp should be requested to provide this to us.

On another note...

Please sort out those miscreants and itinerants that camp in the open spaces in town though as that is highly unattractive to tourists and is simply unacceptable to us residents. The cost of cleaning up after them every day is an impost to ratepayers that is not maintainable and must be addressed by all authorities involved. The spectacle of dozens of those people gathered amidst their rubbish outside our tourist centre must not be permitted to continue.

Get the boat ramp built ASAP- apply direct to the Federal Government for a fast track process.

Apply for a grant for cameras at the new town beach park as should have been done in the build stage.

A community development section of council that is resourced to support and advocate for the above and is responsive in a timely manner to the changing needs of the community.

**Do you have any concerns, comments about or ideas to improve community facilities, recreation and open space?**

The public toilets in chinatown needs to be carefully planned and maybe made of aluminium and then just high pressure water cleaned. I would not use them and if I was a tourist, I would be disgusted with their state. There should also be many more trees planted along streets to provide much needed shade in the wet season.

Give us a safe boat ramp

Boating facilities and safety should be a priority! Economic diversification would also be assisted through this development, and additional management of beach traffic along the expanse of Cable Beach needs to be implemented with improved beach access. This is what Broome is about!

See above. Most park areas need posts or something round them to stop people driving on them. I have major concerns re multi use of Gantheaume Point beach -its an accident waiting to happen - cars, dogs, horses, parachutists, sand buggies, quad bikes, swimming, wind surfers etc. etc.

I think its time the Shire set aside some land to be used in the future for the development of some form of retirement village (for people who don't yet need residential aged care but don't need a big house & garden). Its needed now but a developer will not be able to afford to buy land AND build - if the Shire was able to give land that might help it happen sooner. Similarly we need land for half way housing for people escaping family violence, those leaving residential mental health care, post rehab etc. It would be easier to secure funding to build if land could be allocated/given for that purpose.

More activities for children and youth. A 50 metre pool would benefit BROOME.

Open the large jetty for fishing.

Acuktural centre and museum would benefit tourism.

Shared parks and the beach should not be places where dogs are allowed to run unleashed. There should be specific areas where animals can run without a lead.

Footpaths should not be blocked by parked cars.

stop the intrusion of motorised recreational vehicles in Minyirr Park and along the beaches.

And contain the bicycle use of rocks (which contain 130 mya dinosaur tracks) as obstacle courses

Male. Oval should be a Kimberley BotanicalPark. A great project for unemployed youth.



**Do you have any concerns, comments about or ideas to improve retail, commercial, tourism, accommodation or industrial land, including specific precincts and nodes?**

The local Broome community needs to be involved and engaged in discussions and decisions about these issues. They need to be invited to participate properly including understanding and contributing to the vision for Broome in the medium and long term. Development proposals seems to be ad hoc because without a broader understanding of what's planned and why specific precincts and nodes exist, it's impossible to comment usefully.

The Shire of Broome doesn't consult in partnership with the community. They make decisions for the community without having done broad enough or relevant or engaging enough consultation with the community. We keep asking for better consultation from the Shire but other than a recent plethora of surveys, not much changes. No Town Hall meetings of current issues or what's planned next year - so community can have input early enough to be included. Other than Shire Council meetings (which are hardly engaging!) there are no formal mechanisms for the community to raise issues and know they will be listened to and make a difference.

Development needs to be environmentally sensitive and take into account that our largely unspoiled coastline and wetlands are our greatest asset. Greed can so easily change that. Gantheaume Point if developed would become just another commercialised precinct following the Eastern States /the Gold Coast model. The recent re-zoning of the in-shore waters by the Department of Transport to allow for Personal Water Craft / Commercial operations paves the way for Jetski business to thrive at the expense of families swimming in the protected areas along the shoreline. Turing the availability of the already multi-use area into one that is more exclusively used by a smaller sector of the population. Where will families be able to swim safely other than between the flags at Cable Beach?

Anne St Precinct - Housing Authority looks set to increase the density of HA dwellings from the current density of about 75%. There appears to be a practise of knocking down a single dwelling and putting up two in its place. The area is already very dysfunctional. I know their practise is legal but surely the Shire can lobby for more socially cohesive planning from the ~Housing Authority.

Resist proposals to develop Gantheaume Point end of Cable Beach. Keep developments to existing node at northern end.

These activities need to be developed in line with a REALISTIC projection of estimated future consumers. This includes the overly large areas zoned for future housing development. When releasing land for housing/ industrial development, LEAVE some of the trees please!

again, MUST factor ecological sustainability and environmental & cultural costs into bottom line and ONLY be endorsed if viable when considering these factors

most money seems to spent on business areas. visitors come to Broome for the climate and the lifestyle -NOT the shopping and restaurants

Hard to deny the lure of Air BnB when we have no "holiday home strip". Tourist zone is too heavily weighted towards commercial aspect which is rarely appealing to developers

My concern is that the shire will not allow holiday homes in Broome, the only place on the planet. Accommodation is scarce at the busy times of the year and we want to attract more visitors, not everyone wants to stay at a resort or can afford to, they still want to come to Broome and spend their time and money. Broome needs to make this a priority to change the planning as people are going elsewhere for their holidays.

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**Do you have any concerns, comments about or ideas to improve retail, commercial, tourism, accommodation or industrial land, including specific precincts and nodes?**

More shade trees in all the car parks. Or canvas covers. More enclosed grassy areas for dog recreation. Signs to inform people that if they walk dogs on oval behind rec centre they will be fined.

There's not much the shire can do about the greedy landlords of commercial properties who set exorbitant rent levels, especially for local businesses who struggle against e-commerce. But the shire needs to stop flogging Chinatown- let the landlords there activate their own area by reducing their rents- business would flourish naturally. No amount of Ladies Nights is going to get locals to spend there more than they already do. And if you want tourists to spend there, businesses need to reduce their product prices, which they could do if they weren't trying to pay their unreasonable rents.

It seems something needs to happen with existing commercial real estate before we go developing any further. I wish the Shire had not trashed the side of Frederick street opposite the high school before filling other commercial land. That land continues to be a dustbowl where once it was semi attractive (beautiful frangipanis). I think we should plant out and care for that land - community fruit trees or native plants for everyone to enjoy. rent for retail outlets? we see so many small businesses closing shop in the various retail venues in town - how can we encourage lower rent for small businesses so we can see booming retail outlets instead of closures? Pop up shops do seem to work well and add an injection of energy and interest in other wise empty centres, but it would be wonderful to see more permanent businesses fill these holes.

I do feel that the current zoning of residential areas needs to be updated to reflect the trend of Airbnb type arrangements. People should be allowed to have holiday homes in Broome and should be allowed to rent their properties out on short term (less than three month basis if they so desire. Broome even now under Covid-19 restrictions is short of accommodation during the dry season. If the local planning scheme was amended to reflect the need for these alternative leasing arrangements it would benefit tourism and the local economy.

Why are there four light industrial areas now round town?! Ridiculous. And so many blocks/businesses are empty - why? What can the shire do to encourage businesses to merge into two/three areas and reclaim streets in the inner areas of Broome. Chinatown redevelopment is amazing, well done. But retail has changed so much that it needs to be a Destination precinct, rather than the place we went to to shop for basics. Landlords need to be capped in their commercial rents to allow specialty shops and arts to flourish even if turnover is small/tourist seasonal. Are buskers allowed in Chinatown, I never see any but love them in the city where they are on permits and managed

With native title lands, new Prison planned, shire has missed the boat on securing land, viable for proximity to vets and shire offices, to be used as purpose built shire pound. Suggested by so many, years ago, maybe including incinerator to allow 'clean' disposal and also allow retail service for cremating owned pets for a fee, earning income for shire. With movement of prison, again it's suggested that Section 95 prisoners could be used for pound services. Provides training for them for release and possibly jobs (as rangers/shire staff in their communities) when released, cheap labour (supervised) by Shire, and also educating the workers as to correct and humane treatment of animals, so fulfills many needs. Ticks so many boxes of working with community, compliance, Indigenous employment and training opportunities, as well as Education/Vocation and community spirited, with cremations as a community service.

**Do you have any concerns, comments about or ideas to improve retail, commercial, tourism, accommodation or industrial land, including specific precincts and nodes?**

I am very against where the proposed new prison appears to be allocated, down at the end of Crab Creek Road. I'm not sure if that is confirmed, but I think it is an awful area to put it, at the end of a pindan road that presumably would have to be sealed (at who's expense?) to handle staff and prison traffic and supplies etc. It encroaches on recreational land, will involve probably 24 hour lighting that will disturb roosting shorebirds, to mention a few concerns. Surely there is a location closer to the high road that would be more suitable?

The improvement and development of Cable beach precinct...with a focus on pop up opportunities locally run and owned

The introduction of a regulated and supported share accommodation or Airbnb is imperative to capture the diversity of tourist visitation accommodation needs. Families and family groups and many other travelers are seeking a more engaging, authentic and price competitive accommodation experience than what is traditionally offered by accommodation venues in Broome. The attempt in January 2020 to close down a select few of Broome's advertised Airbnbs (randomly chosen by who knows who and with whose authority to pick and choose) has meant that there is less accommodation in Broome at this very busy time (right NOW) and that means less visitors and less money spent in the town. I understand that there is a State review into shared accommodation happening across the state and to my knowledge, some recommendations have been made but final directions are yet to be formalized. For Shire to prematurely act in the interest of a select few of "squeaky wheels" suggests that it has not taken into account the economic impact to the whole town. That includes other accommodation venues, residents, share house hosts, retail stores, service industries, casual local employees and visitors. Before big structural reform and shutting down host venues, isn't it wise to conduct economic impact studies into the cost of losing the shared host accommodation venues and other Airbnb hosts in our town.

COVID19 is the opportunity to revisit a lot of the old planning regulations and start to anticipate and plan for the new wave of consumer choice and preference.

Make red tape for business permits easier, and the current efforts to promote events, re-invigorate Chinatown etc are awesome.

No real comments here, rates are massive but that is what it is.  
I believe that we have a good mix here and that the commercial and LIA aspect is going well.  
Travel costs continue to be a headache with this Covid19 providing Qantas etc an outlet to gouge again after all the work that the Shire and residents have done over the last few years to force fare prices down to a reasonable level.  
Anything the Shire can do to address this again would be appreciated.

Don't invest another cent in China town. It will be under water in 50 years time. Do not approve any more commercial nodes or developments outside existing areas.

More affordable accommodation for families and young people.  
Reduced airfares during school holidays and more flights.

Get Cable beach precinct going again and offer incentives to the major owners in this area.

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<b>Do you have any concerns, comments about or ideas to improve retail, commercial, tourism, accommodation or industrial land, including specific precincts and nodes?</b>
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While the some of the Chinatown upgrade is nice, it is less like a Chinatown than before the works began. Also, for some reason, it was decided that less carpark were a good idea in Chinatown. If you are really serious about getting visitors to Chinatown, increase parking considerably and remove timed parking restrictions. Surely we want people to be able to spend a more than 2 hours in Chinatown exploring, shopping, eating and relaxing.
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Support the establishment of a Dinosaur Interpretive Centre. make the most of the competitive edge our tracks provide both scientifically and culturally and plan ahead in a considered manner for an steady increase in dinosaur tourism
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A Dogs Home in the Industrial Area.
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Do you have any concerns, comments about or ideas to improve transport or servicing in the Shire?
<p>Would be great if the Town Bus ran earlier including in the wet season and not just to hotels and resorts so locals could catch it more often to work or shops as an alternative to cars. Maybe a local's reduced fare season card might make it more viable for locals to afford. A public campaign about catching the bus might help reduce Broome's high level of car use and dependency.</p>
<p>The vision for Broome to become a world class example of sustainability and renewable energy would increase the attractiveness to not just residents but to visitors putting us firmly on the international stage, whilst safeguarding our greatest assets, our environment and our landscape. Increase the worth of Broome: socially, environmentally and internationally.</p>
<p>We need small-bus services for locals. The present bus service follows the tourist route.</p>
<p>It would be great to have more public transport (bus routes) . Australians, especially up here, are addicted to their vehicles, maybe there could be a system of mini buses to the suburbs.</p>
<p>needs a bus where the locals live who don't have cars and transport</p>
<p>More bus routes - suburbs instead of only tourist spots            Cheap concession tickets            Bike path out to Gantheume Point            Bus route out to Gantheume</p>
<p>Smaller cheaper more regular buses.</p>
<p>The existing bus service is great - maybe an expansion of the current service to include a route along Reid Rd for example so it is accessible to locals as well as tourists?            For some reason it is nearly impossible to book a taxi to the Broome Airport in the mornings. We have nearly missed a number of flights, even after booking ahead with a number of different companies. I am not sure why this is the case, and I am not sure how the shire can assist except maybe to allow for "Uber" style companies to operate up here??</p>
<p>Broome people tend to drive everywhere. Why? It's hard getting around the whole airport to get to the shop. The bus is not suitable for workers to commute - I don't catch the bus because it doesn't offer more direct 'commuter' routes. Find out where the majority of population works and see if trial bus runs would help - we must move towards this because Broome's car population is growing. The Frederick St traffic jams are getting worse - especially at school times; the drain, the lack of parking, the lack of pedestrian crossings and the lack of footpaths all contribute. There is a clog of traffic at school times at the back of the high school through Kerr, Lyon and D'antoine. Opening Matsumoto street will help a little in that location. More bike racks please - everywhere, from shop areas, to parks, to beach and Minyirr entryways.</p>
<p>Recycling concept at Broome tip poor, and not vigorous in development. Is much improved from 7 or so years ago, but not developed rapidly enough for the times, to cope with recycling needs. So much plastic, and not enough shire supported options to recycle, and what there is requires people to be interested in watching shire website or pages. No Goolari media focus, to educate and advise as far as I've heard.</p>
<p>Allow Uber, support other evolution of business structure such as AirBnB to ensure Broome can thrive in what is a going to return to a globally competitive environment.</p>
<p>Small bus runs to BROOME north.            Continue to build safe bike tracks.</p>

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Do you have any concerns, comments about or ideas to improve transport or servicing in the Shire?
Cameras in all taxi's in Broome to protect drivers.
Housing should include access to peoples homes. In some newer areas in Broome, the roads are so narrow, or obstructed by a median strip, that parking is unavailable. Also, access to footpaths should not be denied to pedestrians by cars parked on the footpath completely blocking the paths. This presents a danger as walking on the road (particularly close to corners) is a tragedy waiting to happen. <ul style="list-style-type: none"><li>* Wider streets.</li><li>* Better visibility over roundabouts</li><li>* More parking available in Chinatown, around the hospital, and at the beach and parks, around the residential areas</li></ul>
use of bikes at high speed on walking paths esp through the natural areas.... these tracks are not dirt bike tracks
Rangers need to focus on people not dogs, especially people dumping rubbish

Do you have any other comments on the existing Town Planning Scheme 6 and the Local Planning Strategy that do not fit these themes?
The community needs to be more involved. The Shire workers come and go but many locals live here their whole lives. The Shire needs to improve the way they try to involve more people to get involved but if the community can't effect change and truly make a difference they won't see the point.
I do not want the Strategy to allow for fracking across the landscape, which would be a risk to water and destroy landscape values.
WOULD LIKE UPDATES ON DEMCO WALK WAY
Juvenile gangs involved in recent violent incidents are one result of poor planning that segregates the community. Broome can do better than this.
With so many new developments, there is a danger of losing the character of the town. The proposed developments near Entrance Point would ruin a much-loved little beach with rocks that provide rare shade. Tourists don't come here to admire car parks. We don't need four additional launching ramps.
Better management of Gantheum Point beach. I nearly got decapitated by a kite surfer. Jetskis are frequently used, as are trail bikes. Vehicles are often parked illegally beyond the allocated area. It is RARE to see a Ranger or Police visiting or enforcing the regulations in the area.
Preserving the cultural and ecological diversity that makes this Shire unique is critical. This requires a future oriented approach that factors culture and environment in the economic bottom line when considering the economic feasibility of all development. I would refer you to the IPBES papers of the UN in this regard
Light Industry requirements for sealed driveways & circulation spaces are too onerous. Picking on the little guy while transport yards send dust all through town. Instead, required only to seal crossover & 1m deep apron inside boundary gate. extensive Hardscaping is not an improvement to property standards. Vehicle wrecking/repair yards should require bigger blocks for vehicle bays. separate the min requirements ie only need minimal staff & customer bays, increase amount of wrecking/waiting bays to rear/side of property calculated by usable covered areas - irrespective of "declared service bays"
Mary St is a main pedestrian walkway for schoolchildren and hospital. Cars wiz round the corner off Herbert St, Ambulances use it as a main route, it needs a footpath and bike path urgently before a child is killed.
Don't put any infrastructure in Chinatown that the locals need to access- like the decision that put the post office there. It's hard to park, and access our basic everyday activities. It's majorly frustrating when all you need to do is dash in and check your mail, but it's impossible sometimes.
I would encourage more of this type of community engagement. The existing LPS6 is outdated and does need to be reworded and broadened to incorporate modern day land usage within the shire of Broome. Short stay accommodation within residential zones is one area for updating. Use of residential zones for housing people under a correctional services type use is not really appropriate for residential zones, but tourist accommodation is. So the wording needs to be very clear and user friendly.
Don't infill the large blocks of old Broome (that being the entire area south of Frederick street not just the 'historic' precinct.)

**Do you have any other comments on the existing Town Planning Scheme 6 and the Local Planning Strategy that do not fit these themes?**

Many things are being approved based on 'on paper' strengths, but Shire is poorly failing on long term local knowledge and connections, to know if those 'on paper' restrictions are likely to be complied with. The "Latte crowd/Latte Shire(staff)" attitude is being mentioned more and more..... for almost 10yrs now the Shire has had to justify some big wages, yet apart from some 'prettifying up', many areas failing. Kennedy Hill turnign into a joke. With all the photo's that get taken by visitors, making their way up the hil to the Mangrove, bet FB is allowing the 'sordid' area, and the lack of management thereof, to be shared globally. Ned Kelly (son of a convict, often persecuted) helmet lookout, and 'kicking out the landowners' move on K Hill, but allowing camping with tents, sit outs, lots of grog, entertainment for the Unit dwellers nearby, adding to their risk of burglary and malicious damage, but off-setting with occasional bulldozer cleanups to hide the mismanagement.....hmmm, yes, ratepayers happy about that, invested businesses (most for decades, not the few years some management staff employed for), they are thrilled at the infamous name Broome has. Outside of the paid for ads of beaches, pearls and tourism, there's the reality of how people speak of our town. It's not going well, even with our 'pretty' main street (that costs a fortune to maintain)

Only that we need to ensure that conflicting land uses are identified, highlighted and avoided where-ever possible.

The focus should be on the amenity and life of local residents & ratepayers and not the current emphasis on local businesses. We don't get consulted enough about things that impact on our lives.

Reconsider extending the port/jetty area as the cruise industry is likely to not be viable in the future. I do not support a marina.

The DCMG requests that the Planning Scheme include a Special Control Area dinosaur tracks to ensure protection into the future

All good but need adjustments above. After living in Broome for 25 years I've seen great changes and I can see how hard it is for Shire to keep up with increased population but we can have a unique town if we keep sight of our main attractions, not just beach.



Tourism & Accommodation Pins
Development of additional tourism and accommodation areas, at key points along the coastline, should be explored and include key infrastructure (such as boat ramps, all weather access, shopping and supply arrangements etc.)
"This area has had little impact from the town, as such development would be inappropriate. We need to protect areas of bush around town to help Broome maintain its natural beauty- one of its most important features. The land at the race course is under utilised. It is already cleared and could be A developers dream."
This type of large scale development is innapropriate for this area. Development is already proposed for Cable Beach.
This type of large scale development is innapropriate for an area of significant Yawuru and environmental significance. Tourists come to Broome for it's simplicity not it's development. A skywalk would detract from this areas natural beauty.
Open up the communities to greater tourism opportunities (caravan parks as a minimum, hotels would be preferable).
TOTALLY disagree. Some places just need to be left for locals. There's already too many tourists up there....
hell yes, open it up to everyone, holiday homes & fishing just like Exmouth. Keep well away from known camping spots
Walking trails need to be further established. Walking is a popoular sport overseas and having dedicated walking trails would increase tourist activity especially maongst the affluent older clientele. Walks form 2 hours to 3 days could be undertaken and perhaps even guided by local guides creating environmentally friendly, culturally appropriate tourist ventures.
There already are walking trails all throughout Minyirr Park with signs the entire way. These do not need to be developed further. Minyirr park is a protected area with environmental significance that does not need to be covered through with cement.
I agree there are enough walk trails but they are made dangerous by cyclists in the park. I don't think cyclists should be allowed to ride in Minyirr Park. Also, most of the paths over to the dunes need constant repair/ maintenance. I don't think DCBA has the resources or staff to do the constant repair work that's needed or that the Shire is monitoring their work sufficiently.
Minyirr park should be protected from development. The Shire should work with Yawuru to continue to protect Minyirr park from development.
This is the most ridiculous suggestion. Thanks for making me laugh today.
"continuing on from adjacent pin; Short Stay accommodation should be regulated so that there is a level playing field with other accommodation providers and a quality standard is maintained. This, may be in the form of a tourism accommodation levy that is paid to the shire to contribute to the money spent on tourism advertising for the town."
"The multi use footpath stops at Vacation Village Caravan Park. It should be continued all the way down to the port. Many people ride and walk to the port and it is quite unsafe with such tiny road shoulders. A multi use walk path could also service the Broome Golf Club (which is being activated with the new club house), Habitat Resort, the Gun Club and the Fishing Club, all important tourist and business activities."
Open up this area for additional tourism opportunities, hotels, attractions etc.

Tourism & Accommodation Pins
<p>Allowing short stay accommodation, such as holiday homes will provide Broome with a progressive approach to tourism and holiday accommodation options. Short stay holiday homes provide potential tourist families the opportunity to visit and stay in Broome in an environment they feel comfortable in. It creates additional opportunities for new tourist to visit Broome and spend money in the town on local tours, in restaurants and shops.</p>
<p>I don't know why people keep raising this as you can already do it legally. Heaps of people already do it. It has been so for years. Just register as a Bed and Breakfast with the Shire. Easy!</p>
<p>Not quite true, The RAC Glamping Park proposal adjacent to the race course was conceptually approved by the shire about 10 years ago</p>
<p>"I would like to see better access to this area, not a bitumen road but regular maintenance to the existing 80 Mile Beach Road and also shires short section of the Boreline Road. Not the occasional maintenance grade but resheeting with gravel. Also a return of the annual maintenance grade into station homesteads who inject a huge amount into the community."</p>
<p>Revisit the possibility of a hotel casino in Broome. This will help boost visitors and alternate employment opportunities.</p>
<p>"There is just no business case for a casino. I don't know of any town in the world with a population of 14K where there is a successful casino. The ""build it and they will come"" concept just does not work and takes a lot of marketing in a competitive market. Look at the Singapore Flights, couldn't fill four planes x 2 from a city of 5 million even with our own marketing agency, Australia's North West, doing all the marketing, using their expertise and 50% were Broome locals."</p>
<p>Remnant bush adjacent to a threatened ecological community. Any development here needs to be low impact. Definitely do not need a Casinos In Broome. Casinos create social problems. They do not improve or enrich the culture of anywhere.</p>
<p>And a whole heap of associated social problems</p>
<p>Broome already has a tourism management plan, that details the location of appropriate tourism accommodation. There are several options. Short stay accommodation is already catered for in the town planning scheme. Owners just have to meet the requirements for this (ie parking, living onsite, etc).</p>
<p>A giant Sailfish, or similar artwork at the entrance to Broome would help recognise the importance of the globally significant fishery that Broome has, which in turn delivers significant economic input to the community.</p>
<p>Development of additional tourism and accommodation areas, at key points along the coastline, should be explored and include key infrastructure (such as boat ramps, all weather access, shopping and supply arrangements etc.)</p>
<p>"I would like to see all organisations work together as a team to protect our local flora and fauna . Combat weeds and also hold house owners accountable for dispersal of weeds , including community housing</p>
<p>I agree, the rd needs to be maintained better</p>
<p>In such a hot place the walking trails need to be managed to prioritise shade and minimise trimming of branches. Having narrow walking path is much more attractive than vehicular access tracks which has been happening with increasing frequency. Alternative paths need to be developed for cyclists.</p>

Retail & Commercial Pins
we need a department store
no we dont. we need small business development and keep the big stores out. it will help encourage a unique 'broome' look and feel of as a unique shopping place and keep diversity in shopping.
We tried hard not to let Macdonalds build on that site. there were many protest meetings but no one wanted to listen. I went to Bard creek less than 24 hours after it opened and Macdonald wrappers were floating int the water.
Inclusion of larger-scale retail and commercial development opportunities in Cable Beach (may already exist).
Opening up more land for agricultural pursuits will help improve sustainability for the region and take advantage of the Kimberley climate.
Make Carnarvon St and Dampier Tce one way, so that traffic loops in one direction around Chinatown. That would free up half of the existing road space for use by pedestrians, al fresco dining, market stalls etc. Chinatown is more focused on cars than people.
This is the first thing that people see when they come into town. It is dissapointing that a Mcdonalds has been placed here and near the most vulnerable homeless groups in town. The Shire needs a public health plan to prevent this kind of fast food outlets being in central locations. Furthermore, they do not bring people into chinatown. People stay in their cars and leave and this does not create a good town centre.
"This is a problem bottle shop and is not needed in this area as there are 7 bottle shops servicing Broome. The foot traffic from its sales creates antisocial behaviour & litter scattered around local parks creating an unfriendly environment for families. There is a drive through service less the 500m away."
"More affordable bicycles. Currently if I want to buy a bike it costs \$500-1000. It would be great to see public use pay-and-go bicycle stations? - Could also see yearly ""Car-free day"" in order to look after our environment. <a href="https://en.wikipedia.org/wiki/Car-Free_Days">https://en.wikipedia.org/wiki/Car-Free_Days</a> "
Time to develop a new Broome vernacular design that is appropriate for the climate and new materials that are available today. Enough of the stultifying blind adulation for some supposed Chinatown / corrugated iron design. Surely as a community we can have confidence in our ability to design a unique and new design approach rather than relying solely on a Disneyfied version of the supposed past.
Along with the comment about the poor welcoming sign on coming into town, there just really is nothing that says "You are now in Broome!". We need a proper entry statement where you get the feeling that you have entered something special.

Open Space and Recreation Pins
Access to the beach North of the rocks needs to be improved to dual lane, and identify how to mitigate vehicles traversing a sacred area. Single lane presents risks to pedestrians where vehicles are forced to reverse on a winding road during busy times at dusk.
<p>"this whole beach and park section has become a dog turd dumping ground. wallabies , barnies , native animals all chase away by dogs off leash.</p> <p>a privilege not available to most in the major cities of this country and one I believe is taken for granted..need to do more about the cat problem too."</p>
Just develop as an open space - walking tracks, seating, shaded areas, children's playground. Or great site for a botanical garden.
Ok a safe boating ramp, but do we have to destroy so much of this area for this occur? Entrance point and reddell are some of the most rugged and pristine spots on the peninsula. These areas need to be protected.
100% support the new boat launching facility. However the expanded car park that covers a lot of the beach area and seems to be an overkill. I understand that on the really busy days the car park would be used but 98% of the time most of the extra expansion wouldn't be used. There is no reason why beach use and the boat launching facility can't co-exist.
This is a lovely little gem of a park- we need more and bigger scale.
Broome needs a lovely tropical botanic gardens like Darwin or Cairns. A lovely place for people to picnic and walk or cycle. Use recycled water. Showcase our Kimberley rainforest species.
Who is monitoring the ever increasing number of boats moored at Gantheaume Point? What are they doing with their rubbish and toilet waste? Don't say the Dept of Transport. There is 1 FTE for the whole Kimberley and he's not backfilled when he's on leave. People go to the beach to see the sea, not loads of moored boats. I think the number of moorings should be limited to 25 or 30 max.
I agree that Gantheaume beach is an accident waiting to happen. Allowing so many different types of use is just not safe. But I don't think allowing increasing vehicle access is the answer. Instead I'd recommend not allow sky diving or sand surfing on the beach at all, prohibit wind surfing and horses after 3pm and have a Ranger permanently stationed there from 4-6pm. This could be paid for by levying race horse owners for their morning use and non residents for beach access in a car.
It would be good to establish a set of corridors between the remnant bushland so that no areas end up stranded by themselves as isolated pockets.
A cycle path strategy linking all the key areas of Broome would be a huge addition to the town, it could link Cable Beach to Chinatown to the Port and then back to Cable Beach. Great asset for locals and tourists alike.
A soccer goal has been placed on this grassed open space with no consultaion. We have used this park for over 30 years. The park has developed into an important social centre and meeting place for dog walkers small groups with personal trainers and joggers. Now the park is taken over with soccer players and it is impacting on the activities of people who have used the place for a long time. The placement of the permanent goal posts shows no sensitivity to others who use the space.



Open Space and Recreation Pins
Please install seats in Solway park. We have asked a number of times. Perhaps we should have done what the soccer crew have done and just put them there? There is an aging community living in the area and many young mums. Because this is a very popular dog park it would be great to have seating . It would be a great opportunity to ask local artists to design-decorate seating.
New town beach precinct doesn't need a road through the middle cutting of amenities and creating risk to children. New road can be closed and turned into additional ball games area but still be available for food vans and vendors during events
Keep vehicles off the beach. Unless you are old, or have a disability - vehicles should not be allowed on the beach. There is a huge stretch of beach dedicated to the car - north of the rocks and that is not enough?
More benches in local parks.
Develop mcmahon oval for soccer players etc. Ensuring that the biodiversity of plants is maintained improved.
Attractive seating in Solway Park. possibly designed and or decorated by local artists.
"WOULD LIKE TO BE INFORMED OF ANY PLANS FOR THE WALK WAY FROM TOWN BEACH TO FRONT OF DEMCO ANY PLANS FOR FUTURE DEVELOPMENT IN THE FRONT OF DEMCO PARK BEING A LAND OWNER THERE IMPORTANT TO BE ENGAGED IN THIS"
We need seating around the edge of this park please. Perhaps remove soccer goal that mysteriously appeared here. Footy posts would be better.
"No to car access into Minyirr park. Would be disastrous for the health of the park"
This area is currently zoned for development as educational precinct. Considering this land is adjacent to a coastal reserve, a low impact development such as a university campus that leaves lots of native vegetation, bush areas could work well as a wildlife corridor and have minimal impact on a tourism corridor and the nearby suburb.
This area has become a huge car park on the beach. People continually push the boundary of where you can park on the beach.
Vehicle access needs to be completely removed from this car park. It is a bottle neck of cars at sunset during tourist season. Vehicle access to cable beach should be much further north.
"The Pedestrian access to cable beach should be reinstated. In a very hot town consideration should be given to shady walk ways. Making visitors walk an extra 1-2km around the cable beach club to get to the beach is not welcoming and encourages people to use cars, crowding an already crowded car parking area."
"This drainage basin could be developed into a dual use area- functioning as a drainage swale in the wet season. In the dry season it could be developed into a public open space park, with shaded picnic areas. It could function also as overflow car parking for events."

Industrial & Infrastructure Pins
A footpath is needed along Danotine and Kerr streets. Lots of kids use this road too between schools and residential college. its dangerous for people to walk at night, but its a busy street.
seal fairway road
Put a Zebra crossing outside the front gate. So many kids! So many cars.
This drain is a social problem, an eyesore, full of weeds and problems. Put in pipes and cover it over and make it a park. Look at how good the Placanica drain is with the trees the residents have planted, which also protect the blocks from erosion.
More bike racks needed, and open the gate that stops pedestrians from walking on footpath into netball/tennis court area.
why can't the sewage farm be shut down and moved. it really stinks.
It was an error to design this street without a through road to Gubinge. It really should be opened up and solve the problems of people trying to drive through anyway.
There's a big problem with parking on this street. One simple thing is repaint the lines that have faded, so cars park better without random gaps. And then formalize the verge parking towards Barker st.
open this cul de sac to allow some traffic flow and maybe it won't be such a nasty zone. the school traffic is also really bad around here, and on frederick street, and clogs up everything.
Not sure about connecting this cul-de-sac, Matsumoto is used by a lot of school kids walking home. There's also already heavy traffic from people going to buy pot in adjoining streets....
Totally agree, there needs to be a through street in this area.
The CCTV cameras, when working, are great on this street. Rather than opening up Matsumoto, it'd be nice to see it re-modelled and improved to make it safer and more pleasant for the many high school kids who walk and ride down there, and the many people
It would be nice if the major road layout in Broome was designed and maintained with an eye to its possible use in the far future for some sort of major racing event, either vehicular or cycling, even formula 1? The views would be amazing, and it could provide a lot of international exposure.
I don't know whether I agree with formula 1 racing but I like the lateral and forward thinking of the suggestion.
This section of Anne St outside Broome Primary is an accident waiting to happen. One day a kid will run out from between the parked cars on the verge where they can't be seen by passing traffic and be hit by a car. Is there any way to improve visibility and slow cars down?
Recognition of increased traffic levels among the main feeder roads should drive the ongoing destination planning (for example, Frederick Street, Old Broome Road and Guy Street probably carry enough traffic for four-lane roads etc.).
There are lighting issues all around town. However this corner is particularly bad. There's a lot of foot traffic crossing at night, kids, bikes, taxis in and out of driveways etc and it's so dark. Local residents seem to be aware and turn in very slow and use high beams but people who don,t live around here easily get caught out. I'd love to see a low energy, efficiency lighting improvement programme occurring around town. This spot needs addressing before someone gets hurt.
The bike path in this area is flood damaged

Industrial & Infrastructure Pins
The transport drivers need a toilet perhaps at the parking bay on the outskirts of town
Need to fast track the cycling path on Port Drive before someone is injured or killed. I see that it is in the long term plan.
Great area to create an artificial and botanic Park which would help attract visitors to town
Please move the airport
The airport should not be moved. It is part of the culture of the town.
<p>"Good ideas but it is private land and would be developed for more housing, like Roebuck Estate, or Broome North if it was moved. Money would do the most talking.</p> <p>Agree about bike paths and we should have a whole of community review and link bike paths to Gantheaume and the Port as well."</p>
<p>"Having the airport in the centre of town is quite unique and a tourism attraction. It also means that it is only a 5-10 minute drive from anywhere in Broome. However, the problem with noise is serious and the shire should work with the airport to minimise this, by properly implementing a friendly skies policy (which exists, but is largely ignored). Also, work with the airport to ensure that noisy helicopters approach and take off rapidly, rather than sitting in a holding pattern over the town."</p>
<p>"The friendly skies policy at the Broome Airport seems to be ignored by pilots and air traffic control. The rules state that aircraft should fly out and around the town, rather than flying over the top of residential areas. <a href="https://www.broomeair.com.au/noise-management">https://www.broomeair.com.au/noise-management</a> I also question why helicopters have to land in the middle of the runway and then taxi for several minutes to their parking area, when obviously they can land where they park. I have seen helicopters hovering over the centre of the runway for 10 minutes for no obvious reason."</p>
<p>"It added a lot to the town and is really convenient. Heaps of tourist love sitting at the cafes and comments about the planes. The survey about moving the airport that the shire did years ago was quite flawed and did not truly reflect the community attitudes. The questions were manipulated and the survey needs to be done openly again. If we got the helicopters out of town, a lot of the noise problems would be solved. Put them on Cockatoo Island or the Dampier Peninsula."</p>
<p>I think the airport in the centre of town adds a quirky dimension to Broome. Since many of the helicopters are not in town now, the airport noise has been much more community friendly. I think that we should develop the airport at Djardjin and move the helicopters there. It would be great for the community there and provide real jobs. We don't need the helicopters here as many of the FIFOS just hop off the plane and onto the helicopter and don't really add to the town any more.</p>
<p>I agree that people feel passionately about the airport being close to town but the private owners of the airport were given by the shire, the land of Roebuck Estate, to develop to generate the income needed to move the airport to the other side of crab creek. They were also gifted land there to move it to. Where has all the money they gained from the roebuck estate development gone? The airport divides our town in half and the noise pollution is such that I would not live anywhere near it.</p>
<p>I agree the airport should be moved and the land developed so that we can connect all areas of our communities. Please read my comments about money being given to the privately owned airport to move it via the development of Roebuck Estate.</p>
<p>And it's an accident waiting to happen- aircraft do have mechanical problems and crash.</p>

Industrial & Infrastructure Pins
<p>I disagree .. the airport is a danger to the community. It divides our town in half and the land could be better used to develop a community area. The noise pollution is horrendous. I am sure the people of Dampier Peninsula would not be so agreeable.</p>
<p>Brilliant suggestion. The current location of the airport is noisy, has implications for health (jet fuel fumes we can often smell). Incorporate a showcase botanic gardens here.</p>
<p>What about every other airport in the world where people have to drive hours to get to the airport? Visitors costs are not about getting from the airport to their accommodation, that lands squarely on the price they have to pay getting here and the price they pay for accommodation.</p>
<p>"I think that the airport bought the land and were given permission by the Shire to develop Roebuck Estate. It was all a private development. Someone did suggest that the airport itself doesn't pay rates though, as part of the Roebuck Estate deal. It would be good to clarify whether the airport pays rates or not, and how much for such prime real estate. The noise pollution isn't so bad just now. I guess because the helicopters are out of town."</p>
<p>"I am intrigued by comments that the airport is a danger. The reality is still the proverbial ""crossing the road is more dangerous"". I agree about the noise but you might have noticed that the noise pollution has dropped considerably since most of the helicopters moved out of town. They were the main issue. As far as Dampier Peninsula, Djarindjin Corporation put the proposal on the table for an airport at Djarindjin just earlier this year."</p>
<p>The airport in town is convenient but any major increase in flight numbers should be monitored and controlled. Already Broome has witnessed how the helicopters make a negative impact on the ambience of the town.</p>
<p>If we move the airport out of town not only do we have a major infrastructure project to build (that can be built to allow international flights) and we can then turn the existing site into a number of needed facilities. Firstly a road (and cycle paths) from Cable Beach to Chinatown that links the two areas, as well as a tram/light rail. Crucially a solar and wind power generation and storage facility which could power the town for free as well as possibly be sold to overseas markets.</p>
<p>An upgraded airport or new airport at Djarindjin would be a very good idea on many levels, increasing and more sophisticated long term employment for the community, it would add diversity and depth to the tourism offerings from Broome by spread it across greater area (think regional tourism like Margaret River), it would provide an alternative local airport for when there are issues with Broome airport such as rain or fog, instead of sending visitors to Port Hedland. Very good idea.</p>
<p>It is time to move the airport. While i agree that it is part of the broome look and feel, but it is getting too big. If there was a plane crash it would impact on residential area, The noise pollution for people who live near the airport on properties bought before the advent of mining and the subsequent helicopters and increased flights with tourism and crew changes. it is impossible to hold normal conversations with people on some days.</p>
<p>Good idea and a bike path to the Port would also be good. We have a perfect town for cycling and should really encourage it but need to ensure that facilities are safe for cyclists.</p>
<p>"Good ideas but it is private land and would be developed for more housing, like Roebuck Estate, or Broome North if it was moved. Money would do the most talking. Agree about bike paths and we should have a whole of community review and link bike paths to"</p>



Industrial & Infrastructure Pins
Open up the end of Anne street to a roundabout on Hamersley Strret to direct traffic (from Anne street) away from school frontage on Weld street
Brilliant suggestion. The current location of the airport is noisy, has implications for health (jet fuel fumes we can often smell). Incorporate a showcase botanic gardens here.
Herbert st needs the road widening for left and right hand turning traffic on to Fredrick as this is often a congestion point.
bus stop would be great and so would a bike path to make gantheaume point more accessible
Recognition of increased traffic levels among the main feeder roads should drive the ongoing destination planning (for example, Frederick Street, Old Broome Road and Guy Street probably carry enough traffic for four-lane roads etc.).
The western end of both Hopton and Robert st would serve better as a residential culdesac, built out with no passable vehicle or foot traffic. This would separate the LIA from the residential area and make the eastern side of Dora st a desirable destination to live. A good example of this is Coverley corner. There are enough main arteries going in to the town beach and Demco precinct.
Street lighting is very poor between the surf club roundabout and up the side of Cable Beach Club to Zoo Keepers - up dated and more lights need t be installed
Street lights need work, most are quite dim and do not provide adequate lighting. In a town that struggles with night crime having better lighting would make areas feel safer at night.
"We need a pedestrian (zebra) crossing on Cable Beach Road at the end of Murray Rd. This is a high traffic area with tourists crossing the road to use the footpath to visit the beach. This is an accident waiting to happen."
"The shire needs to implement a ""Tip Shop"" to enable the re-use and recycling of old goods that are currently being thrown away. Many councils offer a facility where you can drop off good items and the shire charges people a small amount to purchase these "
Put a bypass road behind the power station for traffic going straight to the port. That way the through traffic doesn't mix with tourist and residential traffic along Port Drive. It is common safety and Australian Standard safety sense to try and remove
Millions of dollars were spent developing the Cape Leveque Road Industrial Park. The intention was to entice industries, such as transport to this park. That way road trains and semi trailers could break down into smaller delivery vehicles prior to ente
"It is a shame that the walk way along the jetty has not been completed. It is such an icon of Broome to go fishing off the jetty and great for visitors to use. It took years for the current third of the walk way to be re-opened, and nothing has happened "
The drainage from Archer Street needs to be fixed so that water flows northeast along Port Drive and doesn't flood the road. This is a major source of mosquitoes every time it floods, not to mention that the water has flooded properties on the east side
More effort should be made to allow more solar power in Broome. It is just ridiculous that we have so much sunlight and no-one is allowed to add solar panels to the grid. We should be adding battery storage or pumped hydro storage of some form to the system, so that we can run all year without any requirement for gas generators. Broome has so much flat open space that could be used for a solar farm that could export electricity to indonesia, or back into the souther grid.

## Housing & Settlements Pins

There are plenty of larger sized blocks in Old Broome (the bronx) that are currently taken up by state housing....

"Wattle Downs, Lot 555, Crab Creek Rd, Broome WA. Home of the Walman Jano Yawuru clan. Proposed as semi rural residential development in 2006 for the benefit of the Yawuru community.

Included homes and blocks for residences, horticultural and agricultural activities, self sufficient in energy, water and waste management with skills training for jobs in allied industries such as building, mechanics, electrical and other trades.

The site also had caravan and camping lots for eco tourisms."

More work whould be done with families of offenders in education and training to help break the cycle of violence whether it is to public property or to other humans.

High levels of social housing in pockets of Broome create anti-social issues, such as crime, alcohol problems, domestic violence, youth failings etc. (precincts around Woods Drive, Anne Street, Kerr Street etc.). Better planning influencing the location of social housing is long overdue.

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Can Gantheaume Point have some residential development (a residential precinct), incorporating additional facilities. Maybe supporting the race track.

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Open up greater residential opportunities in Cable Beach.

Permit greater height developments (residential, commercial, and accommodation)

Increased opportunities for larger, coastal block settlements such as Waterbank.

A marina development combining the mooring of boats, with some providing adjoining residential development or services for living on board larger boats, along with some commercial / restaurant facilities, will create a dynamic activity zone and also help provide the necessary population to help the sustainability of Chinatown.

Its way past time 'The Bronx' area was upgraded. Its a disgrace for Broome to allow these areas to remain a virtual ghetto within the broader town. Both Homeswest tennants and private home-owners deserve better from the Shire and State/Federal agencies; but the area always seems to be placed in the 'too hard' basket by both the Shire . If \$6million can be found to 'upgrade' Town Beach jetty, then surely investment should be made to improve the areas where people actually live.

Residential areas and this commercial hotel area need to be separate to minimise nuisance issues from the clashing of uses, particularly noise.

## Housing & Settlements Pins

"Get rid of the lease system and convert to freehold title for TO's on their own country if they choose to live there and practice traditional lifestyles and their culture on the land of their ancestors.  
Push for changes that adequately regulate the installation and operation of sewerage and waste management systems for remote communities so they can safely deal with currently chronic issues and gain the benefits of recycled water and useful by products.  
Ensure all communities have clean and safe water supplies.  
Assist by whatever means possible remote communities to switch to generator backed solar PV systems for the collection of energy and the installation of batteries to store and distribute.  
Encourage communities to return to self sufficiency in the production of at least some food stuffs to overcome the reliance on expensive, marginally nutritious food supplied through community stores. This becomes none existent when supply lines are cut by fire, flood or weather.  
Champion the adequate distribution of high speed broad band to support the commercial transactions required by modern community businesses such as eco tourism, hospitality and allied services.  
All of these are micro business opportunities for local community members, assisted and supported by the large corporations currently struggling to meet these needs in ways that are neither financially or environmentally sustainable."

Working in active partnership with Federal, State and local Traditional Owners to secure freehold parcels of land and to provide "first home Builders" grants to assist in building appropriate housing with consent and respect using as much local expertise and labour as is necessary to deliver and train the next generation of builders, carpenters, plumbers, electricians, data technicians etc.

Please develop a comprehensive plan, along with State and Federal agencies, to change 'The Bronx' from a gehtto to a normal suburb of 'old Broome'.

It would be good to see some maintenance or refreshing of the verges and parklands throughout this area. Perhaps an activation program to encourage people to feel more proud of their homes and neighbourhoods. This could be a public health program in conjunction with Shire parks team which might enhance the amenity of the area.

One of the nice things about Broome, unlike other towns, is that we don't have any high rise development at all. It means that Broome keeps a nice low key charm. I feel that allowing taller buildings will not do anything for the amenity and feel of the town.

For the benefit of the whole community or not at all

I think Department of Housing and Council should work more collaboratively to providing resources and education to Department of Housings tenants. Known weeds such as caltrop and coffee trees should be eradicated. Pride in their housing instilled and resources to be able to clean their yards. Dead cars should be removed free of cost. Lawn mowers available to be hired at an affordable rate for low income people.

The shire should enforce their short stay policy in residential areas. The current situation is pushing up residential rental prices as there is a shortage of long term rental properties in Broome. It also means that purpose built tourism accommodation is not being improved or built, as the return on investment is being undercut by the lack of a level playing field.

## Housing & Settlements Pins

"I saw a program on Gardening Australia last night where a suburb of people beautified their area by planting along a railway track, they created not only a beautiful landscape but a bee and butterfly corridor.  
<https://iview.abc.net.au/show/gardening-australia/series/30/video/RF1805V042S00>

The council generously provided plants and mulch. I would like to see such a program instigated in the poorer areas of Broome such as woods road area and dakas street. They sent out a flyer to all residents."

I understand organizations are funded to build capacity through helping people with environmental health & tenancy support ...wouldn't mind seeing some of that in action around the back of Reid road instead of kids growing up in what looks like Beirut.

couldnt agree more..lets help people to be happy in their houses

I would like to see the playground area in the Palmer Road development removed. None of the play equipment is there as it has been burnt, at least 3 times. It attracts anti social behaviour and is rarely used because of that. The playground in chippindall is used more frequently. The sand around the area is constantly full of used needles and glass. my grandchildren are not allowed to play there.

shire needs to LEAD these agencies and COORDINATE these agencies to do their jobs. seems to be plenty for money for business and tourism. what about people who live here and have to put up this behaviours. where do shire councillors live???

Enforcing short stay rules for whole house rentals would mean that current "AirBNB" properties might return to long term rental and help reduce the cost of whole house rentals in Broome.

I am extremely worried about the Gina Reinharts of the world trying to harness our mighty Fitzroy River and do what they did to the Murray, here

I would like to see less social housing in one area, this creates slums. I would like to see aboriginal housing plans designed by aboriginals not by some bureaucrat 1,000's of miles away who has no idea how they want to live

Our house insurance is already very high due to cyclones. Taller buildings will be more vulnerable, there will be more claims and all our policies will increase in price. Its hard enough to pay the current cost - more will just render more people uninsured.

Wetland and mangrove areas need to be protected to ensure our coastline remains intact.

whats that housing department doing as the biggest landlord in town? constantly disruptive tenants allowed to carry on being noisy, drunk, violent, drugs etc it is making the neighborhood awful for everyone. too many public housing houses in one area and some bad apples spoiling it for genuine needs people. it's bad that those new public housing units are being squeezed onto one block because its going to create more problems in future like those old unit complexes do now.

There is over 75% state housing in this area, far too high a concentration. It's resulted in a precinct where anti-social behaviour is rife, and where anti-social behaviour, not being employed, drug-dealing and alcohol abuse is normalised, because it is the norm. More of this State housing should be spread to other areas. There are enormous blocks in this precinct that could be used far better.

## Housing & Settlements Pins

"some environmental health working in the area and some agencies/ individuals to help people and provide some skills to fix a tap, paint a wall, improve their gardens, sort out their dogs, fix broken down cars, improve their fencing, get rid of green waste, help to take rubbish to the tip, kids activities.

How about getting coordinated service delivery into the area to assist.

Years of neglect should be driven by shire coordination to put a rocket up the relevant agencies to do their jobs!"

This area should be re-zoned to allow for smaller block sizes and greater housing density as the original concept for the blocks cannot be supported due to the lack of availability of suitable bore water. Currently the land is underutilised, and presents a bushfire risk. There is also a lack of residential blocks in Broome of larger sizes, that could be accommodated should these existing blocks be subdivided further.

Broome's population is predicted to decrease by 7% due to COVID. Time to start planning for a no growth future.

"The design of these suburbs is terrible. Houses are built based on standard Perth style plans with upgraded insulation. Most houses in Broome north are uninhabitable unless the Air-conditioning is on. No thought has been given to design around the Broome climate.

There are great houses in Broome that are designed for the climate, with an east/west air flow with all rooms facing into an outdoor area. This should be part of the design/building regulations for broome."

I disagree that residential rental prices are being impacted by short term stay visitor accommodation. Broome has a long history of housing shortages, the situation has improved dramatically with plenty of land now available for building, the best in 30 years. COVID has impacted rentals and real estate across the state. Diversity in accommodation will bring more people to Broome not less.

if you choose to live rural or pastoral - that's your choice. everybody gets a choice.

the shire needs to take the lead. too many state and federal agencies are funded to work in Broome and the people they employ end up being passengers to the lifestyle without fulfilling their social contract and doing what they are employed to do. shire being locally based needs to put a rocket up these agency staff. housing should stay simple and innovative. Broome is an outdoor environment and housing should reflect that but as blocks have got smaller from the original old broome so has the noise factors as stereos and TVs have moved outdoors and people need to respect their neighbors in the dry and housing design should reflect this

"All new housing developments should be laid out in a solar/climate friendly way, based on solid scientific principles. ie, land allocations should be spacious enough that people can build houses to suit the climate, with shade on the north facing walls, and allowing for solar panels on the roof space.

All houses should be able to be occupied for most of the year (9 months) without the requirement for air-conditioning to make the house habitable. This is achievable.

All new houses should be re"



Community, Culture & Environment Pins
This area comes under a indigenous protected area and there should be reflected in the local planning strategy and scheme.
Yep don't change it's ramshackle culture, otherwise it looks like any old town in the country
Recognition of this area as a recreational centrepiece through the development of a master plan and provision of increased facilities and infrastructure.
Monsoon Vine Thickets
our dune system is important and valuable. make sure it does not get eroded with too many tracks, fires, development or rubbish. more weed control needed. more revegetation of native plants needed
Love the library!! Best staff. The civic centre a great asset too but consider upgrading the back of house area of the stage so that it actually includes dressing rooms and some space, because it is currently a deterrent for productions both local and visiting.
There is an extensive inter-connecting drainage network in Broome that could be used for other purposes such as bike or walk trails, or just public open space. Partnerships with residents for developing them as green belts have proven very successful in the past.
Great idea! Introducing and encouraging bike and walk trails along our drainage networks may also reduce drainage based crime. Introducing green belts could also aim to improve drainage design to reduce flow rates to reduce the volume of sediment transported during the wet. Many of the old drains are not designed to slow sediment like those in Broome North are. FYI I,Äöve seen many travellers camping in drains. Particularly the one around the airport.
The rubbish bins need to be returned to the parking bays on the Great Northern Highway. Trucks cannot access the skip bins at Goldwire and Stanley and this is increasing the rubbish load at the roadhouses
We need a sanctuary in an area of the Bay - importantly where fish breed. Scientists need to inform this but fish are known to use the area known as the ,Äöfingers,Äö for breeding.
"Entrance Point, traditional meeting place, home of dreaming stories, location for families over centuries. Recently acquired a fishing club and two boat ramps that are dangerous on tides and with wind and chop. Current proposal is too major and destroys the place as a public space, it simply becomes a trailer park and boat retrieval facility for the Fishing Club. It is also in the line of access for the proposed Floating Jetty facility which will create havoc with transport and access."
Farmers market at Dampier Terrace, activation.
And a fresh sea food market at the Port?
Let's not forget as we continue to develop Chinatown, that Broome's appeal to the tourists that have been coming here decades and many who move here, is it's natural beauty and it's slow country costal town vibe. We should prioritising finding the right balance between moving forward and preserving the natural history of the area. In designing new buildings ect we should consider working with and around the natural landscape not removing it or pushing over it. Preserve the health of the creek.
A new boating facility will add to the allure of boating for locals and tourists alike. Safe facilities, for all experience levels, and being able to be used across the vast majority of weather conditions, will be well utilised and is well overdue, either at Entrance Point or Reddell Beach.

Community, Culture & Environment Pins
A new boating facility will add to the allure of boating for locals and tourists alike. Safe facilities, for all experience levels, and being able to be used across the vast majority of weather conditions, will be well utilised and is well overdue, either at Entrance Point or Reddell Beach.
A cultural centre with museum, art gallery and library
Who owns this vacant block behind the museum? It should be given to/bought by the museum to build a new interactive building. The WA Museum in Perth is due to open later this year and it'll be interesting to see what the new infrastructure does for their ticket numbers. If our Museum could keep their existing buildings but also expand to become a large, interactive museum similar to Geraldton or a smaller scale of Perth that would be amazing! Appealing to all ages and bringing more tourists in.
these broken down and dilapidated buildings would be an ideal site for a cultural precinct for history and art. in particular the aboriginal history of Broome but also of the multicultural pearling history.
Environmental weeds are a major threat to Minyirr Park
Return the rubbish bins to the parking bays and better accountability of the contractors tasked with keeping them clean
Do community consultations properly with care, concern and patience. Opposition isn't something to be overcome, it's a necessary challenge to plans so that they provide the best outcome for the majority of the community, not just those with the loudest voices or best friends.
The white Broome Entrance sign is disappointing considering Broome has a unique rich cultural history. The entry sign would look better with indigenous or cultural artwork.
Development is not appropriate for Riddell Beach. A boat ramp is already proposed for Entrance Point. Riddell Beach and surrounding dunes and vegetation has environmental significance which should be retained.
Some bushland needs to be retained or parkland needs to be created. This will maintain the amenity of the area. It would be good to open up more high quality residential in this area to enhance the 'old' cable beach area.
It is disappointing that there is not more of a celebration of Broomes Yawuru culture and peeling history in town. Apparently Broome has the highest numbers of artists per person out of any town in Australia but who would know? There is not street art or celebration of local artists, particularly indigenous artists.
Agreed. Tully has the Big gum boot which is an iconic reference to the wettest region in Australia. the Sunshine Coast has the big pineapple with reference to the fresh fruit produced by the region. With such a long drive for tourists to get to Broome the current sign is an anticlimax.
The Shire must advocate for liquor restrictions on terms of ID requirements. If you're on the naughty list, you can't buy alcohol. This has had great success in the Northern Territory that we can learn from. This would help to activate Chinatown and make it a pleasant place to visit for dinner.
Opportunities to expand the offering at the museum to provide for more interactive, fun experiences as well as educational.
Rubbish in this area is an eyesore. Would be great to have a container deposit point near here. incentives to pick up rubbish

Community, Culture & Environment Pins
The national heritage listed Dinosaur tracks extend for over 400kms along the coastline, scientifically and culturally important a Dinosaur Coast Management Plan will identify suitable sites for public viewing, how the area is to be managed and accessed and what sort of facilities are required. Some sites are not suitable either for scientific or cultural purposes (24 instances).
Willie Creek - important and sensitive wetland area - needs protection including a buffer zone
Entrance point is a place of outstanding natural beauty and a highly popular recreational site. It should be protected from development. It is the wrong place for a car park and boat ramps.
"what's the plan for better infrastructure ? wi fi for all -hotspots? community-based solar farm? planning for electric vehicles to get around town - cars, scooters bikes - turn Broome into a green oasis - charging stations, recycling"
An art gallery would be magnificent!
The whole approach to Broome via road is a disappointment to say the least. No landscaping, no artworks, no information.....
Agreed. Broome needs some visionary thinking by its planners. There's not enough resources to do this at present so we're left with too much emphasis/time spent on mowing grass/ footy ovals
I do not think this area should be developed for industrial/commercial use. It is not zoned for this currently and the zoning should not be changed by the Minister or anyone else.
"There needs to be better management of the dune system behind cable beach north. There are too many motorcyclists, horse riders, and campers creating tracks, spreading weeds, and generally trashing the dune system. And there's some bad driver behaviour on the beach too. Too many little kids on quad bikes hooning around without appropriate parental supervision. No ranger supervision of people lighting fires and leaving them burning & full of broken glass, nails etc in the morning etc."
There is big red gubinge tree on this walk that is rare and significant. It is important, significant mixed marool crossed with Gubinge.
Please see comment at Roebuck plains. It is important that this area is not developed as it will affect the eco balance of Dampier Creek. Dampier creek is the nursery and breeding place for many fish and crustaceans. Changing the balance will have negative repercussions on fishing pearling and tourism.
Planning should be for the long term and include strategies to cope with sea level rise, storm surge increase and temperature rise.
The entrance to Broome from the new industrial estate into the junction of Gubinge/Broome road is just awful. Too many signs, none of them attractive and many old & worn (eg the industrial estate sale sign), lots of rubbish, lots of neem and other weeds clearly visible, nothing welcoming or attractive. If you want to welcome visitors to your town, this is not the way to do it.
A significant part of this coast line is likely to be inundated in the next 50 years due to climate change. Planning must consider the impact of sea level rise on all coastal adjacent areas. It is likely that ratepayers will end up bearing the cost of any remediation work required.

Community, Culture & Environment Pins
The Edgar Range Conservation Reserve was proposed decades ago and is the hidden jewell of the Shire of Broome. It includes the spectacular ranges, deep gorges and many permanent water holes. Evidence of ancient Aboriginal culture is unspoilt and the scenery is spectacular with rare endemic pandanas palms. This region should be celebrated and protected.
Build a purpose built space for TheatreKimberley's sandfly circus (who will be 20 years old soon). If designed properly it could be shared by other theatre companies such as Marugeku.
Please conserve ancient middens on these sandhills and elsewhere in Broome.
James Price Point or Walmadany is a place of outstanding natural beauty and is known around the Country for its Pindar cliffs, Monsoon vine Thickets, camping and whale watching. It deserves the highest level of protection and should be in a National Park as recommended in 1962.
James Price Point was compulsorily acquired by the WA government for one purpose only, and that can never happen. So the land should be returned to Broome people ASAP. In the meantime it is disgraceful how badly the government is managing "their" land. Weeds are spreading, roads are deteriorating, rubbish is collecting etc. They should be held to account.
<p>"Good day</p> <p>I would like to say from a true local point of view in regards to a cultural point of views, developments can go ahead but with better understanding of the cultural environment surrounding this community.</p> <p>We have stood long to protect culture and heritage in the broome and the surrounding areas for a long time. Consultation processes have been flawed for many years and it has shown with developments in high significant places destroying the integrity of heritage listed sites"</p>
Walamadany is of high significance to us local aboriginal people and should be protected with the highest of standards local state and federal
The Dampier peninsula is the jewel in the crown of the Shire of Broome. It's really important that the cultural, natural and landscape values are protected into the future. It is undoubtedly a global tourism destination however if it's not looked after properly it will lose its attraction and potential. Protected areas have been suggested for decades, the coast is very sensitive and fragile and requires significant buffer zones that should be reflected in the planning scheme.
NBY sign in Yawuru language to mark the traditional cultural heritage of the town.
IPA (Indigenous Protected Area)
Area of strong cultural and environmental significance requiring preservation.
I agree that areas where Native Title has been determined should become Indigenous Protected Areas.
The Dampier peninsula is the jewel in the crown of the Shire of Broome. It's really important that the cultural, natural and landscape values are protected into the future. It is undoubtedly a global tourism destination however if it's not looked after properly it will lose its attraction and potential. Protected areas have been suggested for decades, the coast is very sensitive and fragile and requires significant buffer zones that should be reflected in the planning scheme.
Communal use compost devices - I live in an apartment and don't have a compost bucket but would love to be able to take my veg scraps down the street and put it somewhere useful, instead of just in the bin.

Community, Culture & Environment Pins
I absolutely agree , The Edgar Rangers and surrounding country should be left as it is . Look after country and it will look after you.
The area of conservation reserves in the Shire falls well below national and international standards. This needs to be addressed by the Shire taking a proactive role in developing these conservation reserves some of which have been proposed for decades.
get the agencies that are paid to do environmental management from the feds and state to do their jobs and get shire to coordinate..
Prioritise these aspects of the local planning scheme and allocate more resources to them instead of tarding up bits of Broome for the benefit of tourists and a few businesses.
Please do not allow fracking in the shire. Please do not allow the the Edgar range to be destroyed.
Yes. Please do not allow fracking in this shire and opose it anywhere in Australia. It is a shortsighted and dangerous industry.
The Edgar Range Conservation Reserve was proposed decades ago and is the hidden jewell of the Shire of Broome. It was forgotten a decade ago when shale oil and gas was found in the region. We must protect the Edgar Range Conservation area and fracking should only occur further away into the Great Sandy Desert.
Please build a purpose built space for circus and physical and visual theatre. Our you g peopleneed a safe pkace to work that will not leave them with life long injuries.
Please conserve middens on Kennedy Hill and elsewhere.
I would be keen to have "community volunteer pick-up-rubbish events" where we can all get together for a short time and work together walking through an area to pick up the litter. This could help us get to know each other and look after our environment. Maybe it just needs someone to organise an event for people to get behind.
"Blue Body Buddha Sanctuary is an amazing open communal space for people to visit to walk or relax in the garden or view the Buddha statue. Not only does it host regular yoga and meditation sessions, it is also open for public to use for these purposes in their own time. This is a fantastic initiative which I believe is privately owned and maintained (?) We need to foster more centres like these, I would actually love to have another quiet and open space like this closer to the city/Chinatown"
It is important that this area is not debeloped as it is important for the health of dampier creek. Dampier creek is the home and nursery of many species of fish and crustacians. Upset the ballance and it will impact heavily on the fishing pearling and tohrism industry.
Would love to see more graffiti art to make boring buildings colourful
Would be nice to see more Aboriginal cultural events - e.g. displaying Aboriginal music or storytelling
Please conserve dinosaur footprints. Build an interpration space to educate and display footprints and significant remnants of the ancient coastal landscape.



## Community, Culture & Environment Pins

"Broome Circle is an amazing community centre. Just look at it's purpose:

""To build a stronger and more inclusive community through connecting people, encouraging collaboration, supporting initiatives and exchanging skills.""

We need to encourage and foster more and more of centres like these. Examples of services and initiatives from Broome Circle include community vegetable garden, volunteer resource centre, spaces for arts and craft, community speakers, financial management, the list goes on."

Riddell Beach is unique and valued as a natural resource, one of the few remaining that is fairly untouched around Broome. A boating facility would change this significantly and will detract from the unique natural values. Please consider the Entrance Point option only.

One of the most striking and significant ecological features of the James Price Point area is the monsoon vine thicket that occurs behind the coastal dunes. This little-studied remnant rainforest is only 1% of the Dampier Peninsula but is incredibly diverse, containing 25% of all plant species from the Dampier Peninsula and up to 70 species of ants. James Price Point should be celebrated and protected. It was first proposed to be a national park in the 1960s and then the 1990s.

Keep the Gantheaume Pt to Cable Beach area free of costal developmentThis natural beauty is what keeps Broome ahead of the rest in terms of other tourist towns.

Running in line with the Lurujarri Management Plan 1987, the WAPC endorsed Waterbank structure plan 2001, the DOLA endorsed Lurujarri Structure Plan 2007 and the Shires MI 2019 the coastal area of the Lurujarri Song Cycle from Bindiangun (Yellow River) to Dampier Creek needs protection

More signage for cultural sites along this coast. Including no go area signs. And information signs with public stories for all to enjoy.

Please make a concerted effort to eradicate all neem trees. at four mile they have taken over valuable swamp lands behind Milliaramara at the expense of other species. They line the highway entrance to town again at the expense of local valuable species.

instead of filling this excavated land in turn it into a wetland - botanic park. travelers can stop her to rest before going into Broome, families can picnic here.

Somewhere in this bush there are remnant of the tanks at which cattle were watered at as they were brought overland, on foot, to the meatworks. It would be a good place to have a little memorial park recognizing the history and place of the cattle industry in Broome.

we need a purpose built performing arts centre with raked seating so that the stage can be seen and heard by the audience. The civic centre is not suitable for quality spoken word theatre. it has not rigging points for contemporary productions that are more often crossovers between arts genres.

We need a purpose built performing arts centre with raked seating so that the stage can be seen and heard by the audience. The civic centre is not suitable for quality spoken word theatre. it has not rigging points for contemporary productions that are more often crossovers between arts genres.

Many locals joined local Aboriginal people to protect Walmadan (or James Price Point) from development. Many tourists come to the Kimberley to escape and experience unspoilt landscapes. Don't let Broome fall into the trap of ruining exactly why people want to come here.

Community, Culture & Environment Pins
Just love being able to walk through the bush in Minyirr Park and up over the dunes and down onto the beach. Always take visitors here and watch their faces light up. Very special - must be protected for future generations.
Many local Aboriginal people have been coming here with their families all their lives - they love this beach and don't want it covered in concrete for a boat ramp. Many non-Aboriginal people also love this beach. There needs to be inclusive broad public discussions about safety concerns and how these could be best addressed. There has been no public discussion with the Broome community about the options, the issues or possible solutions. The community needs to be involved in these decisions.
The walking tracks through Minyirr Park are a real asset for the town. Keeping shade on the paths is an important management strategy that will enable people to enjoy the park for longer periods throughout the year. This reserve forms an important wildlife corridor and should be a linked to make a network of connected wild life corridors throughout the town
keep vine thickets and the walking tracks. they are such an asset for humans and animals alike. They also provide in an incredibly important buffer against storm surges tidal waves etc.
I am concerned that fracking will be allowed in our shire or any where. I think the shire council should be strong about this and cimmit to saying no!
Conserve dinosaur footprints and fragile coast.
Unique natural places like JPP should be celebrated and protected. We must protect our unique environment and protect the freshwater that lives in these regions.
"Legislating no go areas in terms of development, creating a coastal buffer 200m from the coastline. Installing toilets at camping areas up the cost including Barred Ck, Quondong JPP"
<p>"Goolarabooloo and their followers are very concerned with any development within the Song Cycle Path. Goolarabooloo has more than 150 registered (AHA) and non registered sites along and inside this coastline, including the Lurujarri Song Cycle (LSC). Which has been proven by many to be a site and registered in 1991 and taken off the register by the Barnett Govt in 2012. No big business or large land clearing should occur within this area. The LSC is a living entity, the water that feeds it (including all inhabitants, even Broome) is living water. Life is sustainable within this area and is only sustainable outside by taking from within this area. There is much framework that has already been approved by the WAPC, DOLA, DIA, DEC, CALM, and the Broome Shir, but not actioned.</p> <p>The indigenous cultural heritage for this area from Bugurregurra dating back to the Naji Naji is kept alive today through the stories handed down through the generations and held by the Goolarabooloo families. They also have stories that connect to the Trackways along this coast. This is world heritage. And of great significance to tourism for the area. Goolarabooloos involvement in the protection of the LSC is vital. As protection of the LSC is all inclusive for the environment natural and cultural heritage."</p>
Lurujarri Heritage Trail
please eradicate neem trees. They are a weed and are taking over at the expense of local fauna.
diversity of and number of parks and wetlands. celebration of and conservation of natural prolific marsupials and birdlife
We need a quality purpose built performing arts centre suitable for use for contemporary theatre.

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### Community, Culture & Environment Pins

The local community needs to be 'consulted' in a meaningful way and more needs to be done to ensure that all community members are engaged and included in discussions and decisions in ways that work for them. Lots of people in Broome who should be included are not - eg Aboriginal people, others from diverse cultural backgrounds, young people, young families - the Shire does not actively engage them early enough and does not ask the community how they would like to be consulted and then implement this. Nor do they try innovative new ways of engaging the community eg regular Town Hall meetings, community advisory groups, formal ways for the community to be involved (other than the small numbers of Shire Councillors). The Shire does not work in partnership with the community or even encourage divergent thinking. It tells the community what it's going to do and then defends its position rather than inviting opinion and discussion. The ideal would be a co-design approach to working alongside the local community with KPIs and Outcome Results that measured how broadly and effectively it did this. There are many examples of consultation with very small numbers of people which is used to validate very large projects which many locals don't even know about. The Shire ignores community requests for better, broader consultation - 'too late', 'too hard', 'we can't keep asking the community what they want'... are all reasons that have been given.

keep vine thickets, don't build on sandunes. they are an important buffer zone against storms and tidal storm surges. sumps for storm water and home for a wide vriety of natural species of plants and animals.

A remnant of the threatened ecological community, the monsoon vine thickets. This diverse little pocket of vegetation should not be developed. It provides some dune stabilisation and could contain an interpretive walk trail as an example of MVTs.

reddell beach should not be developed. It is an amazing natural space so close to Broome. No boating facilities here - completely inappropriate.

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# APPENDIX B

## EMAIL & MAIL SUBMISSIONS



mainroads  
WESTERN AUSTRALIA

Enquiries: [REDACTED]  
Our Ref: 07/2487  
Your Ref: [REDACTED]

01 September 2020

Manager Planning and Building Services  
Shire Of Broome  
PO Box 44  
Broome WA 6725

Dear [REDACTED],

### **Shire of Broome Review of Local Planning Strategy and Preparation of new Local Planning Scheme – Request for Community Input**

Further to your correspondence of the 8 July 2020. Thank you for the opportunity to be involved in the early stages of the development of Local Planning Strategy and Scheme No. 7.

I have set out a few items, which outline what Main Roads would consider important considerations at this stage as well as addressing some issues identified in the interim engagement summary and the existing strategy.

#### **Interim Engagement Summary Paper – August 2020**

The following matters identified in the interim engagement summary may impact State Roads and engagement with Main Roads WA will be required;

- Sealing of Cape Leveque Road
- Broome airport/ Kimberley Marine Support Base
- Entrance Point Boating Facility

I appreciate the Shire of Broome's view on retaining James Price Point in the LPS 7 however the action (as it appears in LPS 6) for "a new access road to be constructed by Main Roads between Cape Leveque Road and the 'Strategic Browse Liquefied Natural Gas (LNG) Precinct'" should be removed.

Although the Shire has acknowledge that the relocation of Broome Airport is beyond the timeframe of the LPS/Strategy it is important that where short/medium term solutions are in place the long term strategic planning is still acknowledged. Specifically, that Djiagween Rd connection to Gubinge Rd is an interim solution and that access will be removed once the airport road is constructed, providing for a safer and more efficient parallel network.

#### **Local Planning Strategy**

The transport objectives in the Local Planning Strategy No. 6 (2.4.11 *Transport and Interchanges*) focus on efficiency. Safety will be a key consideration for network planning and development and should therefore be an objective.





mainroads  
WESTERN AUSTRALIA

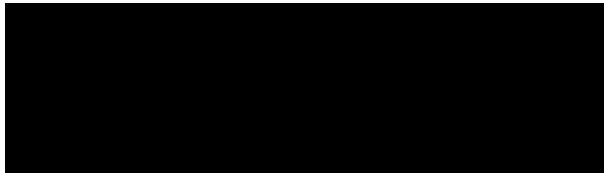
Appropriate recognition should be made that several routes are State Roads - Broome Road, Great Northern Highway and Broome Cape Leveque Road. A statement should be included to indicate that where a route is under the care, control and management of Main Roads WA, approval for new or upgraded access to this needs to be sought from Main Roads WA.

There is a general presumption against the creation of new (or increased use of existing) accesses to regional roads which, in addition to being a Main Roads policy, is supported through Development Control Policy 5.1 Regional Roads (Vehicular Access). MRWA considers that provision of access to any proposed development should be addressed at the outset of any application.

A portion of Broome Road is designated 'Control of Access' under Section 28A of the *Main Roads Act 1930* and direct access to adjacent properties will generally not be permitted.

We would appreciate the opportunity to continue involvement in the process of development of the strategy and ultimately the new local planning scheme.

If you require any further information, please contact [REDACTED]. In reply, please quote file reference 07/2487.



Kimberley Region  
Central and Northern Regions

From: [REDACTED]  
Subject: Town planning scheme review  
Date: 6 September 2020 at 11:50 am  
To: submissions submissions@broome.wa.gov.au

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DA

Hi,

With relation to the current review of the existing town planning scheme, I would like the following to be considered for the existing blocks of land zoned rural residential at Lullfitz Drive and Sands Street, whereby these blocks could be further sub-divided to a minimum of half a hectare.

There was considerable interest in this opportunity during the last review of the town planning scheme, and I believe there is still strong local support.

This would provide additional large blocks of land to the existing land portfolio within the Shire as well as providing more manageable lots of land. Most of the blocks are currently being underutilised, with the bore water in the area not being of a sufficient quality to undertake horticultural opportunities, or other rural pursuits as was the original reasoning for the current zoning.

Smaller blocks would also provide safer alternatives in terms of fire management as there is a large amount of undeveloped scrub, that is being overtaken by weed species including Neem and Coffee trees.

Please let me know if there is anything further I need to do to have this opportunity considered.

Kind regards,

[REDACTED]

**From:** [REDACTED]  
**Subject:** Mixed Use Seaview Precinct - Shire of Broome Local Planning Strategy and Scheme Review - Reminder comment period closes on 14 September 2020  
**Date:** 11 September 2020 at 3:06 pm  
**To:** submissions submissions@broome.wa.gov.au

CB

**Comment : The Seaview Commercial Precinct :**

The Precinct needs to include Office and Medical as primary uses , some of the Definitions within the Mixed Use Zoning in particular in relation to [REDACTED] are quite bizarre and will never be utilised in the Seaview mixed use zone – For Instance Funeral Parlour – Opposite Oaks Broome Resort , makes no sense. The Shire needs to consider to the changing Retail / Commercial environment of the New World - Post CV19 and Online Shopping - a true definition of Mixed Use is flexibility to cater for Commercial , Retail , Residential and Tourism Buildings that in turn cater for the greater good , also feed off each other, create amenity for each other and diversity for the Town / Shire in general.

Kind regards

[REDACTED]

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**From:** submissions [mailto:submissions@broome.wa.gov.au]  
**Sent:** Friday, 11 September 2020 2:37pm  
**Subject:** Shire of Broome Local Planning Strategy and Scheme Review - Reminder comment period closes on 14 September 2020

Dear Stakeholder,

The Shire would like to thank everyone who has taken the time to provide feedback on the Local Planning Strategy and Local Planning Scheme review. So far more than 300 people have engaged with the project in some way.

The comment period will be closing on the 14 September 2020 and if you have any further feedback or comments to contribute, you can share your views by completing the survey and interactive mapping tool available here:

<https://www.broome.wa.gov.au/Council/Media-Centre/Public-notice/Local-Planning-Strategy-Local-Planning-Scheme-6-Review>. You can also email your thoughts through to [submissions@broome.wa.gov.au](mailto:submissions@broome.wa.gov.au) by the 14 September 2020.

We would like to offer interested community members an opportunity to come along and see what the key themes and potential responses are in a drop-in session at the Shire of Broome Administration Centre between 5:30pm and 7:00pm on Thursday 24 September 2020. You can 'drop-in' at any time you like during this time and talk to a Shire staff and project team members and provide your comments on the potential responses.

We hope you can get involved to help shape Broome's future planning framework and to ensure the plans reflect the values and priorities of our community.

Regards

Kirsten Wood  
Manager Planning and Building



submissions

[submissions@broome.wa.gov.au](mailto:submissions@broome.wa.gov.au) | [www.broome.wa.gov.au](http://www.broome.wa.gov.au)

a:



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 VendorPanel

**From:** submissions

**Sent:** Monday, 24 August 2020 4:13 PM

**Subject:** Shire of Broome Local Planning Strategy and Scheme Review - Interim Engagement Summary Paper

Dear Stakeholder,

The Shire of Broome is working with the community to guide the review of the Local Planning Strategy and preparing a new Local Planning Scheme 7. The Shire would like to thank everyone who has taken the time to provide feedback to date.

Attached is an Interim Engagement Summary Paper which provides a brief summary of what we have heard to date and links this to potential planning responses. All comments received have been captured and will be considered, the attached provides a summary of key reoccurring themes.

We want to hear your thoughts on any of the comments in the attached Summary Paper and also any other opportunities or challenges you would like to see addressed through this review process.

Information on the review can also be accessed on the Shire's website here

<https://www.broome.wa.gov.au/Council/Media-Centre/Public-notice/Local-Planning-Strategy-Local-Planning-Scheme-6-Review>. You can share your comments with us by using the interactive mapping tool, completing the survey or emailing [submissions@broome.wa.gov.au](mailto:submissions@broome.wa.gov.au) by the **14th September 2020**.

We hope you can get involved to help shape Broome's future planning framework and to ensure the plans reflect the values and priorities of our community.

Regards









11 September 2020

Shire of Broome  
PO Box 44  
Broome WA 6725  
Sent by Email: [submissions@broome.wa.gov.au](mailto:submissions@broome.wa.gov.au)

Dear Sir/Madam,

**RE: SHIRE OF BROOME  
LOCAL PLANNING STRATEGY AND LOCAL PLANNING  
SCHEME 6 REVIEW**

---

This submission responds to the Shire of Broome Local Planning Strategy and Local Planning Scheme No. 6 Review and is made on behalf of Paspaley Pearls Properties Pty Ltd and Pearls Pty Ltd who are both members of the Paspaley Pearls Group (PPG).

PPG owns many land properties throughout Broome including Chinatown, old Broome and the port industrial area. These sites include undeveloped land and developed commercial, retail and industrial properties. PPG also operates a diverse range of businesses throughout Broome including industrial functions related to the pearling industry along with a luxury jewellery boutique also related to the pearling industry. PPG owns the Paspaley Plaza Shopping Centre and other retail premises in Chinatown which are leased to a wide range of retail tenancies providing a modern amenity for Broome. We anticipate such developments will continue to serve the core retail and business precinct of Broome.

PPG has had a presence in Broome for many years and has committed significant development investments throughout that time. PPG also provides significant employment opportunities for the local community.

We are pleased to participate in this initial phase of the planning review and provide relatively high level suggestions in relation to existing and future land use possibilities and development controls that may affect properties owned by PPG and the broader community.

A primary concern of PPG is that an isolated town that is the size of Broome must retain a single concentrated centre for all business, retail and commercial functions. Some previous relaxation of this approach has occurred, however it is our understanding that the present policy is for the existing Chinatown precinct to remain and be actively consolidated in that capacity. Recent streetscape revitalisation executions in Chinatown have been well received by the community and business owners and the proposed continuation of this programme is encouraged. Any proposals to extend significant commercial precincts in Cable Beach and other primarily residential and industrial areas should be discouraged and prohibited under the planning policies.



Many sites owned by PPG were purchased in reliance of their development or redevelopment potential and related zoning opportunities. As a result, we oppose any diminished land use controls that may be proposed in areas of present commercial and tourist accommodation including Chinatown and old Broome. We have recently reviewed activities which were considered and introduced in the previous Local Planning Scheme review. Reiterating our previous sentiment we encourage a direction whereby the development flexibility is at least maintained, if not relaxed to encourage tourism related activities including related accommodation. This is particularly relevant for sites that are within or close to Chinatown (old Broome) and areas that have immediate access to the foreshore of Roebuck Bay.

We oppose any direction which will undeservingly tighten existing development controls within Chinatown and the old Broome town areas. Any increased planning control restrictions will likely reduce land values and diminish investor confidence.


Global tourism is suffering severely because of the COVID 19 pandemic and Broome is likely to experience the economic effects for an extended period. As has been demonstrated in the immediate term now may be an opportunity for Broome to attract investment from domestic prospects who may not normally consider Broome. For these reasons it seems appropriate to consider new areas of domestic investment opportunity and related tourism markets. The introduction of a favourable development framework should be considered for introduction as soon as possible and with a view to sustaining levels of investment and tourism interest after a time when international travel begins to recover.

On behalf of the owners and occupiers referred to above, we submit that you review and include the opinions proposed in this letter and adopt these appropriately.

We would be pleased to contribute further to the discussion and development of these ideas and welcome contact from you for that purpose.

I look forward to your response.

Yours sincerely



**From:** [REDACTED]  
**Subject:** I200913-176187 - Local Planning Strategy and Scheme 6 Review: Submission  
**Date:** 13 September 2020 at 7:41 pm  
**To:** Shire Shire@broome.wa.gov.au

BR

Dear Sir/Madam

I am making this submission by email because I find the provided form very challenging to negotiate.

In general I think the following matters should be taken into consideration:

1. The planning strategy and scheme must take into consideration the impact of global warming and demonstrate the steps the Shire will take over the period of the strategy to implement the response to the challenges, specifically:
  - Sea level rises which are key to make some areas that are currently developed prone to regular flooding. The Shire needs to start thinking about the impact of this on land use now, as the costs of attempting to maintain current land usage will be astronomical and will likely be paid by the Shire.
  - The increase in severe storms will increase the amount of runoff into the bay, cause more erosion and likely move large amounts of sand around. The Shire needs to start planning for managing an increase in the number and intensity of higher category storms.
  - The increase in average temperatures may drastically reduce the viability of Broome and reduce the dry season tourist window. The development of Broome creates a heat island effect and more shade and less exposed concrete, and roads can help reduce this effect.
2. The coastline is one of the Shire's greatest assets – there should be protected areas along the coast with significant buffers to ensure landscape values are protected and to allow for sea-level rise
3. Wetlands require protection and significant buffers (2km) to protect the landscape values as well as associated vegetation
4. Monsoon vine thickets should be in protected areas, with significant buffer zones
5. The savannah woodlands in the Shire of Broome are amongst the most intact tropical savannah in the world and require protection
6. There are few conservation reserves in the Shire – for decades conservation areas have been recommended, including a Dampier and National Park around James Price Point.

The Council needs to recognise the globally significant conservation assets of the Shire and afford them the protection they deserve through the new Local Planning Strategy and Scheme.

Yours sincerely

[REDACTED]



13<sup>th</sup> September 2020

To Shire of Broome  
Broome.

Dear Sirs,

The future of Broome

I should like to congratulate the Shire on the excellent landscaping that has happened recently in ChinaTown. I understand more is to come, and that is welcome news. I have been a Shire resident since [REDACTED] and have seen many changes. I should like to add the following comments with regard to future planning.

We choose to live here because of the physical beauty of the place, as well as the quality of life, supplied in part by the climate and the land and sea around us, and the general facilities and shopping centres. The Shire of Broome plays a major part in preserving what we have, and providing for what we need.

So could I ask you to provide adequate protection to the land itself - the Monsoon vine thickets, the Wetlands and the Savannah Woodlands. These latter are among the most intact tropical savannah in the world, and many are contained in the Dampier Peninsula, which is soon to lose its passive protection when the road becomes totally sealed.

It would be timely too, through the new Local Planning Strategy and Scheme to create some Conservation Reserves in the Shire – say a Dampierland National Park, including James Price Point and adjacent lands.

I have expressed my concern in the past at the invasive species, Bellyache Bush, which resulted in some of it being treated. I should remind you that it is spreading fast up the track that goes past the rubbish tip to Buckleys Downs. We certainly do not need this in our gardens.

Finally I should like to say that multi-storey buildings do not fit with present beautiful township. I must voice my opposition to the notion that Broome should become at one with many other tourist towns by building large multi-storey hotels. I have long blessed the fact that the Wet Season makes it most uncomfortable for tourists to visit between December and April. Any buildings hoping to provide for tourists are likely to remain largely empty for the many months of the Wet. Hopefully the Broome Shire can recognize this in its future planning.

[REDACTED]

From: [REDACTED]  
Subject: I200913-176184 - Current local planning review - feedback  
Date: 13 September 2020 at 8:03 am  
To: Shire Shire@broome.wa.gov.au

SB

### To whom it may concern

I understand the Broome council is soliciting feedback on the future of the town and its surrounds.

I am not a resident but I have visited as a tourist and regard Broome as a place of enormous interest and value; while the hinterland and the coastal areas north and south are of national and supranational - i.e. global - importance. For their exceptional beauty, geological and archaeological significance, Indigenous cultural value and wondrous flora and fauna (including the extraordinary annual influxes of migratory birds), there is nothing to rival the surrounds of Broome. They are a national treasure, and this is reflected in Broome's popularity as a tourist destination.

A few particular points

- **I understand that James Price Point is still not fully protected. Clearly this needs to change!** Whatever alteration is necessary in the local planning strategy should be made so as to preserve this exceptional place. There have been many proposals over the years for a Dampierland National Park, going back to 1962! and repeated 1991, 2000, 2005. It is high time these plans were put into action.
- In general the coastline is an unrivalled asset and should be a protected area with significant buffers to allow for sea-level rise – a couple of kilometres.
- Ditto for wetlands & the iconic monsoon vine thickets; protection and buffer zones, please.
- Please make careful provision for areas visited by migratory birds, and support for the Broome Bird Observatory, a low-key but world-famous local attraction.
- Savannah woodlands in the shire need protection.
- Large-scale development and hotels for the super-rich should **NOT** be encouraged on the Dampier Peninsula or at Gantheaume Point. Keep it simple and open to a variety of visitors, and encourage **low-key, low-rise development with a light ecological footprint. Otherwise you stand to ruin the things that draw people to visit.**
- **Finally, fracking should not, repeat NOT, be allowed. Please, NO!** Fracking is a disaster for the environment and especially for freshwater holdings. Even if fossil fuels were not in themselves a danger to the planet, we should not allow fracking, which poisons and pollutes.

Please ensure that Broome and its surrounds are treasured and preserved as natural and cultural marvels.

Thank you.





**From:** [REDACTED]  
**Subject:** I200913-176185 - Re: Have your say on Broome's New Local Planning Scheme  
**Date:** 13 September 2020 at 10:45 am  
**To:** Shire Shire@broome.wa.gov.au

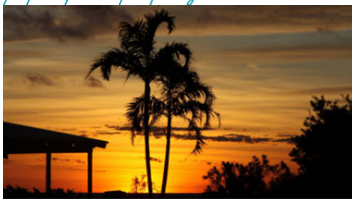
SE

How about doing upgrades on the northern end of Chinatown

Get [Outlook for iOS](#)

**From:** Shire of Broome <shire@broome.wa.gov.au>  
**Sent:** Friday, September 11, 2020 3:47:01 PM  
**To:** Steve and Audrey Parker <redgatecrt@hotmail.com>  
**Subject:** Have your say on Broome's New Local Planning Scheme

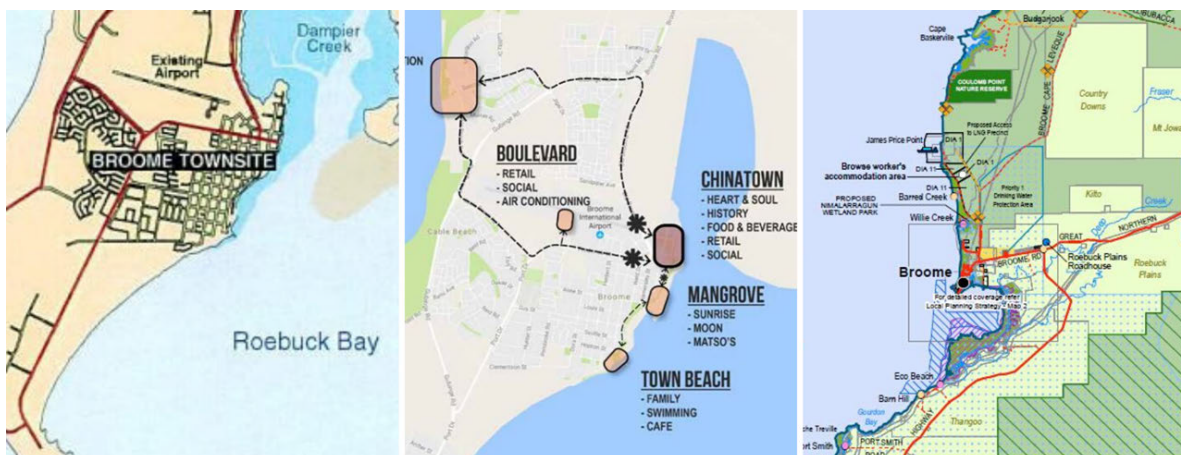
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## Welcome to the Shire of Broome newsletter

*September 2020*

# Have your say on Broome's New Local Planning Scheme



The Shire would like to thank everyone who has taken the time to provide feedback on the Local Planning Strategy and Local Planning Scheme review. So far more than 300 people have engaged with the project in some way.

The comment period will be closing on the 14 September 2020 and if you have any further feedback or



comments to contribute, you can share your views by **completing the survey and interactive mapping tool available [here](#)**.

You can also email your thoughts through to [submissions@broome.wa.gov.au](mailto:submissions@broome.wa.gov.au) by the 14 September 2020.

To provide an update on what the Shire has been hearing from the engagement to date, an Interim Engagement Summary Paper has been prepared, which is available on our website through the above link.

We want to hear your thoughts on any of the comments raised in the Summary Paper and also other opportunities or challenges you would like to see addressed through this review process.

We would like to offer interested community members an opportunity to come along and see what the key themes and potential responses are in a drop-in session at the Shire of Broome Administration Centre between 5:30pm and 7:00pm on Thursday 24 September.

You can 'drop-in' at any time you like during this time and talk to a Shire staff and project team member and provide your comments on the potential responses.



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Shire of Broome Cnr Weld and Haas Street Broome WA 6725  
PO Box 44 Broome 6725

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From: [REDACTED]  
Subject: Short Term Rental Accommodation (STRA) Broome  
Date: 14 September 2020 at 12:06 pm  
To: submissions submissions@broome.wa.gov.au

HT

H [REDACTED]

I think that over the last two years I have sent a few emails to the planning department regarding STRA restrictions in Broome, so I think that my thoughts, in some measure, have already been conveyed.

Broome Holiday Homes will be leaving Broome at the end of October 2020, as whilst the restrictions are still in place for STRA use in residential areas, then there is no point in providing a service to the town. Having just listed a further 8 properties in Exmouth over the last months, we will be returning to our base, and focusing on a town that already has a registration system with the town planning, in place.

I am aware that ASTRA representatives met with the state government representatives last Monday regarding the topic of STRA registration. And they can advise that a state managed registration system is coming for hosted and un-hosted STRA. ASTRA have also been pushing for more involvement in the drafting of the deemed planning provisions which will ultimately decide who regulates STRA, the State or LGAs. I think that LGA needs to be acutely aware that STRA is NOT a commercial use. The STRA properties are just the same as a long term residential. They are homes, short term used for business contractors, recreation of short term business tenants, health, locals who need STRA during renovations/repairs to private property, and holiday use. Short Term Rental Accommodation needs to be properly defined as SHORT TERM RESIDENTIAL USE.

To even mention Airbnb, HomeAway, Booking.com, Agoda, VRBO, and any other third party overseas booking agent, is incorrect, inaccurate, and unfounded. It would be like calling a long term residential property a Domain or a Realestate.com or a Rewa. So please do not fall into the trap of using slang to describe the use of property. Not that I am advocating that this is what you are doing, but it really needs to be firmly stamped out of a conversation. (and just as an aside, it is rumoured that Airbnb has filed for bankruptcy, so hopefully they will not be around for much longer!!).

Just some stats and info for you to think over; (taken from our Exmouth business which has been in operation 15 years)

- 78% of all our bookings across 35 - 40 homes are taken directly through our main business website.
- approx 10% are taken via Airbnb, 12% via HomeAway/Stayz
- All our homes in Exmouth have registration through the Shire of Exmouth. They are required to provide with the relevant Change of Use planning form, a Tenant Code of Conduct, a Management Plan for the upkeep of the property, A certificate of Title proving ownership, a floorplan, an emergency evacuation plan showing exit routes, fire-extinguisher location, smoke alarm location...and of course the annual fee payable to the Shire. Additionally when a new purchase. Evidence of local management and/or a caretaker within a 10min drive of the property. There is a dispute resolution process so in place for the odd time when STRA tenants are un-neighbourly in their actions.
- It is interesting to note here, that there are more requirements to operate a STRA than there is to operate a LTRA (long term) property. And if you have a problem with an un-neighbourly or antisocial long term tenant that there is very little you can do about it! Just say no!
- Both hosted STRA (i.e. those homes where owners are shared renting and residence) and unhosted STRA, have to comply with exactly the same requirements.
- Approx 40% of our bookings are for commercial purposes. i.e. contractors in town for a month, or longer, who need homes to live in whilst they conduct the employment. Many have multiple vehicles, families, pets etc, and so STRA in the form of a home is the best option. Hotels, motels and resorts are not appropriate for this purpose.
- Approx 5% of our bookings are from locals who need accommodation whilst they are getting repairs or renovations done to their own properties, or locals in between leases, or pending a purchase and settlement on a property. Again, they come with multiple vehicles, families, pets, boats etc.
- The rest of our bookings are holiday makers, locals, interstate and international. Many travelling with extended families, or driving around Australia, coming with boats, vans, pets.
- We have had two years in Broome and the market here is substantially different! (mostly due to travel restrictions in 2020). But our figures here show that nearly 75% of our bookings have been for commercial and local purposes. This is a obvious year change when restrictions for travel are lifted.

Just to be clear on

the direction STRA regulation is heading in WA. Once registration (on a state level) is introduced it will be statewide. All owners will need to register their property with the state government, who will require demonstration that the owner has sought permission

to operate as a Short Term Rental Accommodation (STRA) from their local government (LGA). Some LGAs will require property owners to complete a Development Application (DA), and some will allow STRA subject to zoning and other restrictions and/or have a local

registration system themselves. Owners will not be registered without local planning permission. Online Travel Agents (OTA's) - managers, booking portals etc will not be able to list their properties online without a registration number. ASTRA and other interested

stakeholders are still advocating for state based planning regulation which includes a new definition of STRA as a permitted residential use. This is a very tough fight as the state in principle agreed LGAs should have the right to regulate locally. The draft planning provisions are separate to registration and will be released for public comment in November before they go to Parliament.

I am sure you are well aware of most of the above information, but no harm reiterating the message.

Good luck with your new planning scheme and I hope that sometime in the future, Broome Holiday Homes may return to provide

the service which is required.

Many thanks for the opportunity to provide feedback.

Regards,

--

[REDACTED]

Business Owner

[Nga oo Reef Ho day Homes](#)

[Broome Ho day Homes](#)

[REDACTED]  
[REDACTED]



Phone – [REDACTED]

September 14, 2020

[REDACTED]  
Chief Executive Officer  
[REDACTED]  
[REDACTED]

By email: [submissions@broome.wa.gov.au](mailto:submissions@broome.wa.gov.au) ; [shire@broome.wa.gov.au](mailto:shire@broome.wa.gov.au)

Dear [REDACTED]

### **Shire of Broome – Shire of Broome Local Planning Strategy and Local Planning Scheme 7**

Thank you for the opportunity to provide comment on this very important process.

#### **Community Engagement Plan**

There are a number of questions that we seek answers to:

According to questions in parliament the Broome Growth Plan was never advertised for public comment and also the final copy neglected to mention renewable energy despite clear community requests for this (of which we have evidence). The Growth Plan also suggested 3,000 hectares of landclearing for agriculture as a means to increase the economy – no credible supporting evidence was provided for this. The Broome Growth Plan identifies agriculture and oil, gas and minerals as a focus in the 'Traded Economy' without using local knowledge nor identifying the key weaknesses in the oil, gas and minerals industries – that most of the workers are fly-in, fly-out and therefore do not benefit the local economy and that the profits of the multi-national companies involved leave the region.

In our view the Broome Growth Plan cannot be legitimately used as a guiding document –

**Question 1 - Why is the Growth Plan being used when it clearly has not been through a legitimate public consultation process and does not reflect community views?**

Broome Futures – according to the engagement plan, 'representative bodies such as the Broome Futures' have a High Impact and High Influence over the Local Planning Strategy –

**Question 2 – Who does Broome Futures represent?**

**Question 3 – Why do they have more impact and/or influence than two Ministers Hon. David Templeman & Hon. Rita Saffioti, Aboriginal community, community and environment groups?**

Broome Chamber of Commerce - according the engagement plan the Broome Chamber of Commerce will have a High Impact and High Influence over the Local Planning Strategy –

#### **Question 4 - Why does the Chamber of Commerce have more influence than community and environment groups?**

Level of engagement – the Shire has said that *‘The proposed level of engagement for this project is Involve-Collaborate.’*

#### **Question 5 – Can the Shire demonstrate that it has ‘collaborated’ with the community on this?**

##### **Consultation**

Environs Kimberley as the peak conservation group in the Kimberley has not been directly engaged in the process.

#### **Question 6 – why has the Shire not engaged with the peak conservation group in the Kimberley for this process?**

##### **Drivers of development in the Shire**

As stated in our submission for LPS 6 in 2013 -

*The Draft LPS identifies some of the most substantial drivers that will impact on the Shire in the next 10 years as being:*

- *Browse LNG development at James Price Point*
- *Potential for a naval base*

*These two key drivers are now redundant:*

- *The proponent for the project at James Price Point, Woodside and its Joint Venture partners, has pulled out of the proposal effectively ruling out any development of LNG facilities in this area and there is no environmental approval in place after the original approval was found to be illegal*
- *The potential for a naval base had been ruled out in a recent Defence white paper*

*The continued reference to these two redundant drivers in the Local Planning Strategy should be removed from the Strategy. They do not represent the future of the Shire of Broome and distract from what the likely future of Broome is to be. Further, the fact that they are currently in the Local Planning Strategy has the potential to drain Shire resources unnecessarily.*

While our submission on this was ignored, it did turn out to be the case that the key drivers identified were in fact redundant and never eventuated. It is disappointing that as stakeholders our views and submissions are continuously ignored by the Shire and we strongly suggest that if there is to be genuine consultation of the community including of those whose views are calling for the protection of the environment, then this must be recorded and reasons provided as to why submissions are ignored and more environmental protection is not warranted.

##### **Recommendation 1**

**We strongly suggest that if there is to be genuine consultation of the community including of those whose views are calling for the protection of the environment, then this must be recorded and reasons provided as to why submissions are ignored and more environmental protection is not warranted.**

## **Recommendation 2**

**That the Shire does not include references to LNG facilities at James Price Point in the Strategy given there are no project proponents and environmental approvals have been quashed.**

The Shire of Broome Townsite has considerable and important environmental values which include remnant bushland, dune systems, threatened and priority ecological communities, both on land and in the intertidal zone, threatened flora as well as National Heritage listed, internationally significant fossilised dinosaur footprints on the coast.

## **Recommendation 3**

**That the Shire includes an objective in the LPS 7 which says:**

**“To ensure the Shire protects and enhances its natural environment through the reservation of land for conservation.”**

## **Statement of Planning Policy 2**

The State Government’s *Statement of Planning Policy 2: Environment and Natural Resources Policy* states the following:

*Planning strategies, schemes and decision-making should:*

- (i) Consider mechanisms to protect areas of high biodiversity and/or conservation value, including:*
  - a. land vested in the Conservation Commission as national park, nature reserve, conservation park or other reserve, and land acquired and managed by the Department of Conservation and Land Management (CALM) pending formal reservation;*
  - b. land and waters vested in the Marine Parks and Reserves Authority as marine park, marine nature reserve or marine management area, and areas identified in the Report of the Marine Parks and Reserves Selection Working Group;*
  - c. land containing Threatened Flora or Threatened Ecological Communities (CALM database) or that which is habitat to Threatened Fauna;*
  - d. areas formally recognised as having significance for conservation or biodiversity values by the State Government as identified in management plans under the Conservation and Land Management Act (1984), the Regional Forest Agreement (1999), regional planning strategies, the Environmental Protection Authority (1976-1983) Conservation Reserves for Western Australia as recommended by the Environmental Protection Authority [Systems 1 to 12] as updated from time to time, and other relevant plans and strategies;*
  - e. Ramsar wetlands and wetlands recognised as habitat for migratory species;*
  - f. nationally significant wetlands listed in the Directory of Important Wetlands in Australia (2001);*
- (ii) Seek to avoid or minimise any adverse impacts, directly or indirectly, on areas of high biodiversity or conservation value as a result of changes in land use or development.*
- (iii) Assist in establishing a comprehensive, adequate and representative conservation reserve system throughout the State for flora, fauna habitat, landscapes, waterways, estuaries and wetlands.*



- (iv) *Safeguard and enhance linkages between terrestrial and aquatic habitats which have become isolated, including the re-establishment of habitat corridors.*
- (v) *Assist the return of areas of high biodiversity conservation value to the public estate or otherwise ensure the protection of high biodiversity conservation values through mechanisms including planning controls or conservation covenants.*
- (vi) *Support the use of management plans to protect areas of high biodiversity conservation value in the long term.*

#### **Recommendation 4**

**The LPS 7 should show how it would address the above policy through:**

- a. **Strategies to protect conservation reserves eg Coulomb Point Nature Reserve. As far as we are aware there is no management plan in place for Coulomb Point Nature Reserve. Whilst we are aware that the Shire does not have management responsibility for Coulomb Point Nature Reserve, the LPS does not have mechanisms for protection as is stated in Statement of Planning Policy 2**
- b. **The LPS 7 needs to identify the recommendations from the *Environmental Protection Authority (1976-1983) Conservation Reserves for Western Australia* reports which proposed the Dampierland National Park at James Price Point which is 112,800 ha (including Coulomb Point Nature Reserve) as well as the Edgar Ranges Nature Reserve and other conservation reserves on the Dampier Peninsula. The LPS 7 needs to be consistent with *Statement of Planning Policy 2: Environment and Natural Resources Policy*.**
- c. **The LPS 7 needs to identify the Yawuru Coastal Reserve**
- d. **The Local Planning Strategy needs to identify and protect existing environmental cultural corridors**
- e. **The Local Planning Strategy needs to identify the Nagulagun Roebuck Bay Marine Park over which Shire decision making has an influence e.g. planning decisions that limit run-off of pollutants into the Bay**

#### **Recommendation 5**

**That the Local Planning Strategy identifies environmental cultural corridors in all maps.**

#### **Recommendation 6**

**Mandorah Marsh, the proposed Edgar Range Nature Reserve, Roebuck Plains and other sensitive wetland areas should not be included as Irrigation Investigation Areas**

#### **Recommendation 7**

**Retain the Environmental Cultural Corridors in the Broome Townsite and remove the Development Investigation Areas and Future Development Areas from them**

#### **Recommendation 8**

**No Irrigation Investigation Area should be on the Dampier Peninsula, this area should be protected as it supplies Broome's groundwater, contains sensitive wetlands like Willie Creek and the Manari Road and James Price Point area should be retained for conservation in order to enhance tourism activities along the coast in this area**

#### **Recommendation 9**

Undertake a comprehensive ecological mapping survey of any future development areas to ensure that Priority and Threatened Ecological Communities, rare fauna and flora and hydrological regimes are fully understood and protected prior to any proposals to develop sites

#### **Recommendation 10**

Develop a Catchment Management Plan and stormwater management plans to protect Roebuck Bay from pollution from nutrients and sediments

#### **Recommendation 11**

The overriding objectives for Culture and Natural Resource Use Zones should be protection of biodiversity and culture.

#### **Recommendation 12**

Ensure that all priority and threatened ecological communities including Monsoon vine thickets, wetlands and rare flora are protected in 'special control areas'

#### **Recommendation 13**

The Shire recognizes the coast is one of its greatest assets - ensure that the coastal zoning covers the entire coast and is a minimum of 2km in width from the coast

#### **Recommendation 14**

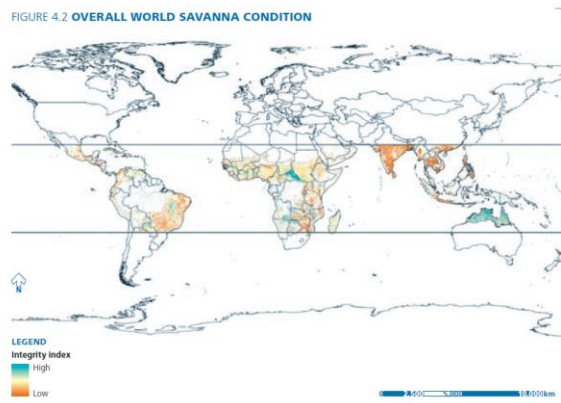
Protect Aboriginal Heritage including the Lurujarri Heritage Trail in a special control area the maps in the 'A management report for the Lurujarri Heritage Trail, Broome, Western Australia'<sup>1</sup> should be used as a basis

#### **Recommendation 15**

Base the future vision and drivers for the Shire on existing and new sustainable industries including tourism, renewable energy, sustainable community gardens and creative industries - performing arts, visual art, music, film etc.

#### **Recommendation 16**

That LPS 7 recognises that the tropical savannah in the Shire of Broome is part of the largest most intact tropical savannah on Earth<sup>2</sup> and that we have a responsibility to protect it.



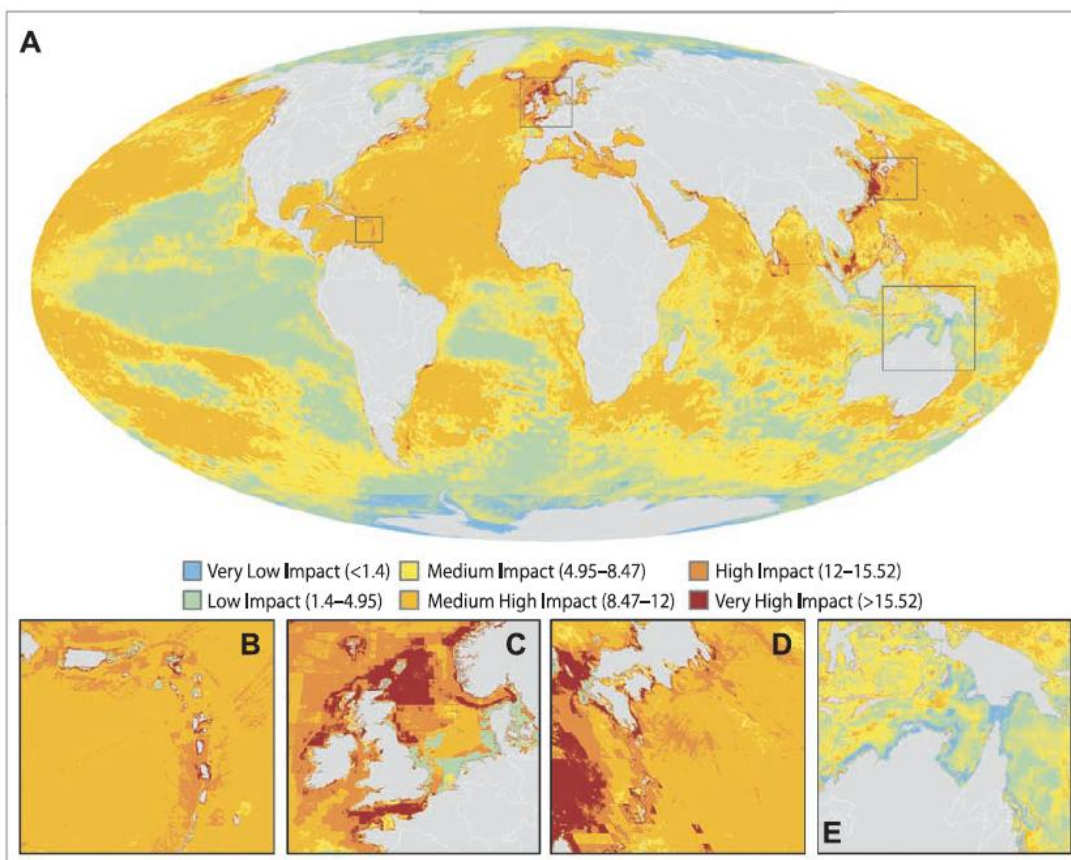
<sup>1</sup> [A management report for the Lurujarri Heritage Trail, Broome, Western Australia / Elizabeth Bradshaw and Rachel Fry](#)

<sup>2</sup> [Woinarski, J. Mackey, B. Nix, N & Traill, B. \(2007\) The nature of Northern Australia](#)

### Recommendation 17

That LPS 7 recognises the Shire of Broome coast is amongst the most least impacted in the world<sup>3</sup> and that it deserves recognition and protection

**Fig. 1.** Global map (A) of cumulative human impact across 20 ocean ecosystem types. (Insets) Highly impacted regions in the Eastern Caribbean (B), the North Sea (C), and the Japanese waters (D) and one of the least impacted regions, in northern Australia and the Torres Strait (E).



### Recommendation 18

That the Shire prohibit fracking in LPS 7

Should you require further information or clarification please do not hesitate to contact me on (08) 9192 1922.

Yours sincerely,

Executive Director

<sup>3</sup> Halpern et al (2008) A Global Map of Human Impact on Marine Ecosystems

14/9/2020

**To whom it may concern**

I understand the Broome council is soliciting feedback on the future of the town and its surrounds.

I am not a resident but I have had a marvellous visit over some weeks as a tourist and regard Broome as a place of great and unique interest and value, while the hinterland and the coastal areas nearby are globally important. For their exceptional beauty, geological and archaeological significance, Indigenous cultural value, glorious flora and stunning animal life there is nothing in the world like the surrounds of Broome. And then there is the mind blowing richnesses of the beaches with migratory birds congregating, having in some cases flown from China and Siberia, and the huge numbers of bird species in the bush nearby. The bird sanctuary outside Broome is one of the wonders of the world. Altogether Broome and its surrounds are a national and international treasure, something its citizens may not fully appreciate, being used to its wonders, but something tourists from anywhere would be overwhelmed with.

A few points

- The whole coastline is an unrivalled asset and should be a protected area with significant buffers to allow for sea-level rise – a couple of kilometres.
- The same for wetlands & the iconic monsoon vine thickets; protection and buffer zones are urgently needed.
- **The fact that James Price Point is still not fully protected needs to change.** Whatever alteration is necessary in the local planning strategy should be made so as to preserve this exceptional place. It is time the plans for a Dampierland National Park are put into action.
- Please make careful provision for areas visited by migratory birds, and give support to the Broome Bird Observatory, a low-key but world-famous local attraction. Visits there can change ones life.
- Savannah woodlands in the shire need protection.
- Large-scale development and hotels for the super-rich should **NOT** be encouraged on the Dampier Peninsula or at Gantheaume Point. It should be kept simple and open to a variety of visitors, and encourage **low-key, low-rise development with a light ecological footprint. Otherwise you stand to ruin the things that draw people to visit.**
- **Fracking** is a disaster for the environment and especially for freshwater holdings. Even if fossil fuels were not in themselves a danger to the planet, we should not allow fracking.

I beg you to do your utmost to preserve Broome and its surroundings from every sort of environmental degradation.

[REDACTED]

From: [REDACTED]  
Subject: I200914-176201 - Fwd: Planning Survey re Scheme 6 Local Planning Strategy-[REDACTED]  
Date: 14 September 2020 at 3:20 pm  
To: Shire Shire@broome.wa.gov.au

MO

Sent from my Phone

Begin forwarded message:

From: [REDACTED]  
Date: 14 September 2020 at 14:31:36 AWST  
To: [REDACTED]  
Subject: Re: Planning Survey re Scheme 6 Local Planning Strategy-[REDACTED]

On 14 Sep 2020, at 2:28 pm, [REDACTED] wrote:

<Local-Planning-Strategy-Local-Planning-Scheme-6-Review-Survey.pdf>

[REDACTED]  
[REDACTED]  
[REDACTED]

14 September, 2020

The Chief Executive Officer  
Shire of Broome  
PO Box 44  
Broome, WA, 6725

SHIRE OF BROOME LOCAL PLANNING SCHEME 7

Please accept this letter as an addition to the survey above.

[REDACTED]  
[REDACTED] completely filled and the issue of the drainage of excess storm water from the locality is now mostly directed into [REDACTED]. I would be very interested in subdivision of part of my land, as I think it would be a more manageable area in terms of the ability to fill and therefore possibly help with the huge mosquito problem that exists in the area at times. Another point that has been made is that smaller size blocks would allow for better management of the bush in relation to fires. [REDACTED] is still mostly covered in Melaleuca species, hence, may be easier to manage if divided into a smaller parcel. If there is anything I can do to help in relation to these issues, can you please contact me.

Regards,

[REDACTED]  
[REDACTED]





Doc No:  
File(s):

I200914-176214  
PLA100

Date:

14 SEP 2020

Disposal:

Shire of  
**Broome**

*Regional and Local Planning Scheme 6 Review*



## SURVEY

We would like to hear your views on what is and isn't working in the current local planning scheme. It is also important to hear your thoughts on what has changed since writing the last Local Planning Strategy and we would love to hear any new ideas you have about how to make the Shire of Broome a better place to live and do business. The survey closes on 14 August 2020.

The questions follow the same themes used in the current Local Planning Strategy and reflected in the Local Planning Scheme. Please answer the following questions if they are relevant to you (you don't have to answer every question!).

### Housing and Settlements

- 1) Housing - Do you have any concerns, comments about or ideas to improve the type of housing or housing affordability in the Shire?

*To amend Building By-laws to encourage and enable sustainable and environmental improvements, esp. Drainage, water shedding, and ratios of hard stand/cover versus. Re-charge to local aquifer.*

- 2) Rural and Pastoral Areas - Do you have any concerns, comments about or ideas to improve rural living and pastoral land areas?

*No unconventional mining techniques (fracking)  
Appropriate land use is. If you are a pastoral lease ~~that~~ then you run sheep or cattle not tourism and not mining.  
All land or lease holders to be accountable for ~~the~~ bio-mas, and bio diversity sustainability*

### Community, Culture and the Environment

- 3) Do you have any concerns, comments about or ideas to improve natural resource, environmental management or protection of cultural heritage?

*Very concerned about the destruction of heritage and nature heritage in the shire. Stop the destruction, apply the funds to police and protect. Re-invent and fund an Environmental Protection Agency that is independent and accountable.*

- 4) Do you have any concerns, comments about or ideas to improve community facilities, recreation and open space?

*Could the Open space that we have not be reduced, ~~the~~ encroached or compacted.*



## Local Planning Strategy and Local Planning Scheme 6 Review

### Business and Economy

- 5) Do you have any concerns, comments about or ideas to improve retail, commercial, tourism or industrial land, including specific precincts and nodes?

Please consider the delivery trucks when planning the future C.B.D. Please title precincts accurately, if it is mixed then call it mixed not tourist prec. i.e. Cable Beach

- 6) Do you have any concerns, comments about or ideas to improve transport or servicing in the Shire?

Move the Airport.

### Summary

- 7) Other comments on Local Planning Scheme 6 and Local Planning Strategy that do not fit these themes.

Please do not allow any further development, until the present environment disasters are appropriately dealt with. i.e. leaking Tanks at the Port, and the resulting alga blooms; Effluent breaching sand dunes and spillage into a top five RAMSAR sites in the world.

- 8) Thank you for your contribution to this important community discussion. If you would like to continue to be involved in the discussion about The Shire of Broome's Local Planning Strategy and Local Planning Scheme 7 please register your details at [here](#) or provide your details below....

First Name  Last Name

Email Address

Phone Contact



## **BTLG Occasional Paper**

### **Non-compliant and unregistered short stay letting Impacts on Broome Tourism Industry.**

*The Broome Tourism Leadership Group Inc (BTLG) is an open membership tourism association with a focus on 'listening down and talking up'. The BTLG is focused on addressing issues, identified by industry, that produce a real outcome.*

*This paper was produced by the BTLG on behalf of the Broome Accommodation Operators sub-group following sub-group meetings and requests from individual operators.*

#### **Executive Summary**

##### **Extent of illegal short stay letting in Broome**

- Approximately 196 listings on Air Bnb,
- Estimated 160 listings are non-compliant,
- 78 properties are whole premises and are not permitted uses,
- 82 properties are part-premises which require registration.

##### **Revenue diverted from tourism industry by non-compliant Air BnB listings – Broome peak season 2019**

Total 2019 revenue lost from family apartments/investors	\$2.81 million
Revenue lost per individual family apartment/investor	\$7,312 per apartment
Total 2019 revenue lost from one bedroom/studio apartments	\$1.48 million
Total 2019 revenue lost from tourism industry	\$4.29 million
Total revenue lost from tourism industry 2015-2019	\$15.59 million
Shire differential rates not collected	\$23,400

##### **Capital value impact**

- Resort/strata titled properties, some **capital values down by 50-70%**

##### **Residential Rental Property for workers - availability impact**

- Residential rental availability in 2019 is down by 50% on 2018 and down by 70% on 2014;
- Real estate data shows residential rental availability drop in dry season correlates very strongly with the number of listings on Air BnB.

## BACKGROUND

The issue of non-compliant short stay letting has been raised at tourism industry forums over the last several years.

On 18 October 2018, the BTLG arranged a meeting of the Accommodation Operators sub group and several points were raised regarding non-compliant short stay letting and more specifically Air BnB:

- *To date Air BnB has injected about 10% more rooms into the Broome market and this is significantly impacting the commercial operators;*
- *Australian Hotels Association (AHA) has been strongly campaigning against Air BnB and lobbying for a more level playing field in regard to regulations;*
- *Total bookings of 3 bedroom/family units at some tourism properties have significantly dropped over the last several years and is probably due to Air BnB properties renting out whole houses;*
- *Air BnB is probably distorting the real estate rental figures as properties are taken off residential rental and put into Air BnB, or other short stay letting; and,*
- *A letter to the Shire and State Government was agreed to request that authorities to direct the same level of compliance at the Air BnB properties as the commercial tourism properties eg, registration, swimming pool checks and compliance etc.*

Subsequently the BTLG made a written presentation - and also by invitation, a verbal presentation - to the State Legislative Council *Economics and Industry Standing Committee "Inquiry into Short Stay Accommodation"*.

## Meeting with Shire of Broome Representatives

Representation has been made to the Shire of Broome on behalf of the Accommodation Operators subgroup regarding non-compliant short stay letting and the impact on the tourism industry.

## Outcomes of Shire meeting

- Reinforced that the Shire policies clearly and explicitly prohibits whole property letting and operation of unlicensed Bed and Breakfasts in residential areas,
- Raised that the Shire had not yet taken any enforcement action of any sort,
- Provided a summary of the figures highlighting the pervasiveness of the problem,
- Identified that some current investors have queried whether legal action of some sort might be an option,
- Shire indicated that they had not acted to date as there had not been any formal complaints,
- Shire responded that there were difficulties in obtaining addresses, it was suggested that they contact Air BnB directly,
- Shire requested that the industry notify them directly of any non-compliant properties,
- Further information regarding impacts was requested by the Shire.

## INTRODUCTION

Following the meeting with the Shire, and their request for further information, this document provides an outline assessment of the impacts of Short Stay letting on the Broome Tourism Industry, on behalf of the Accommodation Operators sub group.

## Limitations

The figures used are best estimates based on knowledge of the industry, but subject to the following:

- No summary or profiling has been conducted for the tourism industry since 2006, despite several requests and funding applications by the BTLG in recent times.
- No accurate data is available from Air BnB but where possible figures have been cross checked against data from the AirDNA website.
- Air BnB data has been derived empirically from website observational analysis.

*Note: None of the data in this report should be relied upon to make any financial decisions and is only provided for illustrative purposes only.  
It is estimated that the figures are within a +/- 10% accuracy*

## Extent of non-compliant short stay letting market in Broome

- There are approximately 196 short stay listings currently on Air BnB (August 2019);
- 95 listings are whole properties for rent, sleeping 4 or more people;
- 142 properties listed also have a pool, most of which are not registered with the Shire as per the swimming pool guidelines;
- It is estimated only 20% of listings are compliant properties (including existing resorts and approved Bed and Breakfast etc.)
- Approximately 160 listings are non-compliant with Shire planning policies,
- 78 of these properties are whole premises taking 4 or more people;
- 82 properties are part-premises which require registration as a Bed and Breakfast;
- Detailed sampling of the Air BnB website was conducted in May and September 2019 and numbers have remained consistent throughout the 2019 season,
- Data from Air DNA website provides reasonable correlation with observed data;
- Sampling in 2018 identified a total of 268 listings on Air BNB;
- Nightly rates shown on Air BnB vary significantly:
  - o \$50-\$290 per night for accommodation for 1 person
  - o \$120 - \$1,100 for whole premises for 4 or more people.

## CALCULATED IMPACTS

### Summary of calculated impacts

Total 2019 revenue lost from family apartments	\$2.81 million
Revenue lost per individual family apartment/investor	\$7,312 per apartment
Total 2019 revenue lost from one bedroom apartments	\$1.48 million
Total 2019 revenue lost from tourism industry	\$4.29 million
Total revenue lost from tourism industry 2015-2019	\$15.59 million
Number of properties removed from the residential rental market	95+

## Calculations

It is difficult to obtain exact data but financial and other impacts of non-compliant short stay letting have been estimated based on the publicly available data and are shown below:

### 1. Whole premises letting (Whole premises for 4 people or more)

Assumptions:

- Number of non-compliant listings: 78
- Availability period: 6 months – 180 days (1 April – 30 September)
- Occupancy: 80%
- Average nightly rate: \$250
- Total Dry Season revenue lost by licensed tourism accommodation operators to non-compliant letting - **\$2.808 million**

- Approximate number of apartments in existing approved developments (eg resorts, accommodation houses etc.) that take 4 or more people – 384
- Revenue lost to non-compliant letting per apartment

$$\text{○ } - \$2.808 \text{ million} / 384 = \textbf{\$7,312 per unit}$$

Notes:

- The Air BnB revenue figure does not allow for income from properties that rent for the whole year so the gross figure may be substantially higher.

### 2. Part Premises letting (for 1-2 people – equivalent to a bed and breakfast).

Assumptions:

- Number of non-compliant listings: 82
- Availability period: 6 months – 180 days (1 April – 30 September)
- Occupancy: 80%
- Average nightly rate: \$125
- Total Dry Season revenue lost by licensed tourism operators and licensed Bed and Breakfast operators and to non-compliant letting - **\$1.48 million**

**Total revenue lost** to non-compliant short stay letting over 2019 - **\$4.29 million**

### 3. Total letting revenue lost over 5 years to non-compliant properties

Estimate of revenue lost on annual basis (assuming 10% annual growth 2015-2018):

2019	\$4.29 million
2018	\$4.16 million
2017	\$3.74 million
2016	\$3.37 million
2015	\$3.03 million

Total losses over 5 years - **\$15.59 million**

### 4. Shire rates - additional 12% tourism marketing levy foregone from non-compliant properties.

Assumptions:

- Number of whole premises liable for extra 12% tourism levy – 78
- Estimated minimum shire rates for a whole house - \$2,500
- Tourism levy – 12%
- Foregone marketing levy income - **\$23,400**

## **5. Scale of approved tourist development investments impacted by non-compliant letting**

### **Assumptions:**

No summary or profiling has been conducted for the tourism industry since 2006 so all data are estimates only. This lack of information creates a vacuum in data and prevents decision makers from making fully informed decisions. It is strongly recommended that this gap in data is addressed as soon as possible. The BTLG will be making application for a project to compile this information.

- Estimated number of individual investors in approved tourism developments – 780+
- Estimated current capital value of approved tourism properties - \$420 million++
- Estimated shire rates from tourism developments - \$3.41 million
- Estimated tourism marketing income collected by Shire from licensed tourism properties through 12% tourism differential levy - \$410,000

## **6. Impacts on capital values of current tourism property investments.**

- Current listings 26 August 2019
  - o 116/11 Oryx Road, 1 bed 1 bath - \$155,000
  - o 85/99 Robinson Street, 1 bed 1 bath - \$185,000
  - o 100/11 Oryx Road, 1 bed 1 bath studio - \$99,000
  - o 82/25 Millington Road, 3 bed 2 bath - \$320,000
- 82/25 Millington – units in this complex originally sold for \$690,000 - \$990,000. Current listing represents a loss of capital of 50-70%.
- Value of tourism property is directly related to income.
- Example properties are all listing below original selling price and probably well below replacement value
- No further investment will occur in any industry unless sale value is above construction value.
- Tourism property investment market would currently be classified currently as volatile and negative.

## **7. Impact on rental property availability**

Reference Figure 1 for impacts. Note the following:

- Each year shows a decrease in availability starting in March and then an uptick in September, correlating to the dry season.
- 2019 shows quite an extreme change in availability compared to the previous 4 years and anecdotally there does not seem to be any uptick in business activity to support such a significant decrease in rental availability.
- Each year since 2014 the rate of decrease and uptick has been increasing in its severity.
  - o 2014 and 2019 availability were approximately the same in January and end of February,
  - o The difference in dry season rental availability between the two years is approximately 100 properties,
  - o The number of whole properties listed on Air BnB in 2019 is approximately 100;
  - o The correlation between rental availability and the number of listings on Air BnB listings is very strong.
- The reduction of rental property availability, due to properties conducting illegal short stay letting, is impacting on the availability of workers for tourism and other industries.



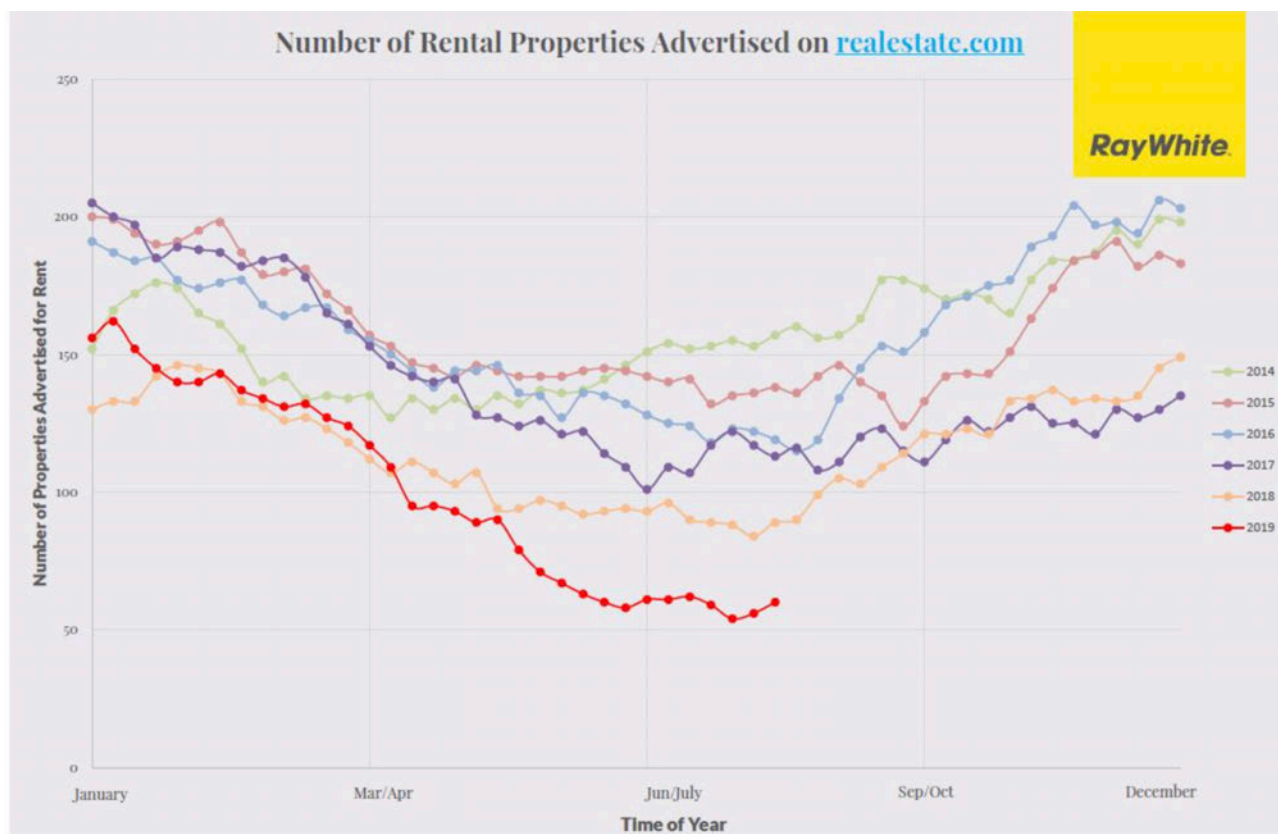


Figure 1: Ray White August Property update: 5 year rolling average on rental property availability.  
Source: <https://raywhitebroome.com.au/monthly-property-management-update>

### The Sharing Economy Myth versus a rules based Economy

The phrase “Sharing Economy” is one of the arguments put forward by proponents of non-compliant short stay properties, where mums and dads can make a little money on the side.

In reality the “Sharing Economy” is a misnomer. The “Sharing Economy” is more about personal self interest than sharing, and breaking rules for personal benefit. Sharing economy proponents making money by breaking rules that are set up for a structured economy and often free-ride off the work of others. They don’t contribute to council tourism levies or provide financial support to destination marketing activities.

Why a structured rules based economy? There are rules throughout the economy for good reason. These rules provide:

- amenity for the citizens that live in a community;
- structure and certainty for business investment; and,
- planning for the future for the benefit of the community as a whole.

Broome’s Town Planning Scheme (TPS) provides a very good example of this, where it seeks to provide structures for one of its main industries, Tourism, and at the same time a good place to live and a structure that encourages investment.

The TPS provides distinct tourism zones away from residential areas where residents can live and enjoy their amenity, without being disrupted by the constant impacts of tourist activities. Conversely prime beach side locations are set aside, as Tourism or Mixed Use Zoning, to maximise the tourist experience where tourists can stay in sought after locations with walking distance of features such as the beach or town centre. The tourism areas can have more vibrant and busy

activities that suit tourists without impacting on residents who live in the community. This structure provides the certainty for the many mum and dad and retiree investors so that they have an ongoing and viable investment in tourism properties, without the rules changing, or others achieving an unfair competitive advantage.

Through the TPS, the Shire has previously recognised the potential for product diversity outside the mainstream tourism properties and for well over a decade or more has allowed the option of Bed and Breakfasts. In 2008 there were over 50 bed and breakfast legally registered and operating successfully in Broome. They were operating successfully within the rules.

It should be noted that rules apply not just to residential areas, but also to tourism properties. Most tourism properties are not permitted to provide long term residential letting. This is to ensure that there is suitable product available to support the tourism industry, now and into the future. This rule is also to ensure that the prime real estate is not locked in the hands of the few, as residential properties, but can be enjoyed by all through tourism activities and letting.

If rules are pushed aside, the results could be significant. Residential areas could have unlimited short stay properties affecting the amenity of many areas, and conversely, tourism properties could enter the long term residential market. These tourism properties would see immediate jumps in capital values, which investors would find hard to ignore, potentially flooding the property market with hundreds of extra rental properties and properties for sale. This would cause serious drops in an already deflated property market, and more importantly, seriously impact on product that could be promoted to tourism and massively harm one of the biggest industries in Broome.

The end result of allowing unregulated holiday letting, is to end up with situations similar to Venice, Italy, where it is now too expensive for local residents to live in the city of Venice, as a majority of the residential properties are now short stay (AirBnB) rentals. This takes away the “Authentic” experience of tourists “living like the locals”.

### **Rationale for action**

There are a number of rationales for further action and most of them come down to co-ordinated planning under the Town Planning Scheme (TPS). The TPS is designed to provide a balance between residents enjoying residential amenity and land being available for commercial and tourism developments and activities:

- Current tourism developments are restricted to short stay components and not allowed to undertake long term residential letting in most circumstances, as per the Town Planning Scheme. If the Town Planning Scheme was ignored and short stay tourism properties were let out permanently to long term residents, then, in the current market, the property owners would, quite likely, quickly sell their properties to permanent residents (to recoup their investment and make a capital gain) and take a significant portion of short stay accommodation out of the tourism market, seriously affecting tourism as a whole.
- There are multiple rules and requirements that existing approved tourism developments are required to follow to comply with Shire Regulations, Planning Policies, State Legislation etc. There is not a level playing field in the tourism business if only some operators are required to comply with these requirements and others do not.

- If the non-compliant letting is left unchecked it will affect the investments of many of the 780+ investors, who are mainly mum and dad and retiree investors, that own properties in approved developments. Once a locality gets a name as a bad investment it can take many years to shake off that image and will result in deferring or preventing new investment.

### **The way forward?**

‘Holiday Home Letting’ as it is called in some other local municipalities, is an issue Australia wide, for many of the reasons outlined in this paper. Other localities are allocating appropriate resources and tackling the problem head-on in different ways:

- Byron Bay council has passed a decision to impose \$6000 fines on the owners of unauthorised holidays lets in Byron Bay;
- City of Busselton Shire is expected to spend approximately \$100,000 this financial year ensuring compliance with regulations. This includes employing two part time compliance officers.

The NSW and Tasmanian state governments have both recently introduced new legislation to require all short stay letting to register, placing the onus on AirBNB and other short stay letting platforms, to ensure that all properties that are listed on their platforms have the required approvals, before accepting the listings. This approach has the support of the Tourism Accommodation Australia industry group.

### **And In Broome?**

The Broome Shire has not taken any action to date against non-compliant short stay letting properties even though the Shire acknowledges it has been aware of the problem for several years. The Shire cites the main reasons for its lack of action to date are:

- No formal complaint has been received about any specific property, and
- It is difficult to find property addresses from online platforms as they are hidden until a booking is made.

The Shire has requested that they be advised of any known listings on Air BnB or other online platforms and they will follow up on the information.

Shire contact details are: [shire@broome.gov.au](mailto:shire@broome.gov.au) or [ceo@broome.gov.au](mailto:ceo@broome.gov.au) .

However given the size of the investment in the tourism industry; the number of investors involved; and, the amount of rates contributed by the mum and dad and retire investors, it would be hoped that the Shire would allocate an increasing and proportionate amount of resources to addressing the issue of non-compliant short stay letting. It is up to the

## SUMMARY

1. The effects of non-compliant short term letting on existing tourism businesses in Broome is significant in financial terms.
2. Existing investments are seeing impacts on income and capital values that negatively impact on the likelihood of further investment in the industry in Broome.
3. Up to \$4.29 million dollars in income is being taken out of the industry.
4. Capital losses of up to 70% are not likely to show any recovery until this issue is addressed.
5. Real impacts are being felt in the real estate rental market which is deleterious for attracting key workers.
6. The issue needs to urgently be addressed so Broome wants to be a good place to invest.

### *Disclaimer:*

*The information in this paper has been compiled from multiple sources where the accuracy cannot be verified. Where there is no available data, best estimates have been used. The information is for discussion purposes only and should not be relied upon for making financial or other decisions*



[removed]

Submissions Officer  
C/O Shire of Broome  
PO Box 45  
Broome  
WA 6725

Please find attached my submission regarding the local planning strategy and scheme review. The submission is of some length but I have tried to be as constructive as possible. I believe that the planning of Broome is too important to let opportunities pass us by especially when we have such opportunities in front of us.

My background previously was in environmental consulting within the mining industry. Too many times I have seen actions taken, where decisions were made on the run without considering the whole context. It always ended up costing considerably more to rectify the mistakes than it would have to make the correct decision in the first place. Many of these mistakes had implications and effects tens of years into the future. We have the chance to avoid this scenario.

I put my comments and rationale forward as per the attached submission. Please do not hesitate to contact me if you have any questions and also note that I am prepared to actively assist in any further review roles, if my background may offer some benefit.

Yours sincerely,

[removed]

# Local Planning Strategy and Scheme Review

## Town Planning Scheme 7

### Shire of Broome

## Summary

*“Broome has bounced backed from the near death experience following the Ansett collapse in September 2001 to now, where the competition in the airline industry has extended the peak season from March to mid October. This is likely to increase even further into the wet season. To maintain this momentum Broome must continually round out the tourism experience that it provides to the guests that make up our tourism industry.”*

This is something that I wrote in 2007 in a submission to the Shire. It just goes to prove that if we don't learn from our mistakes, we are doomed to repeat them.

Find below a summary of each of the key points raised

#### **Development of a Tourism Strategy – see also Annex 1**

Tourism is the major non-government industry of Broome and has been for more than 30 years. There is a glaring omission that there is no overarching Tourism Strategy that covers the whole of the Broome shire. Such a strategy would bring together and integrate development plans such as the ones for Town Beach, Chinatown and Cable Beach. There is a lot more to Tourism in Broome than just these 3 locales. This is more imperative than ever with the impending completion of sealing of the Cape Leveque road.

#### **Under - developed Tourism Node – see also Annex 2**

The ‘Gantheaume Point/ Simpsons Beach / Reddell Beach Tourism Precinct (Port Precinct)’ is an example of an area that has many tourism activities operating within it. However, the area is not covered under a location specific plan or a broader Tourism Strategy. The information attached outlines the tourism activities that are occurring, and how they could be integrated throughout the whole shire, instead of isolated developments.

#### **Gubinge Road Extension – heavy through vehicle bypass – see also Annex 3**

The greater port area has been undergoing sporadic development over the last 20 years with only little regard for infrastructure development, safety considerations and amenity planning to accommodation expansion needs. Most planning has focussed on making roads bigger rather than looking at the overall structure. If the floating jetty proceeds, there will be a significant increase in through traffic to the port that will have major safety concerns. A proposed new alignment is suggested that would serve Broome well for the next 50 years.

#### **Short Stay Accommodation – Attachment 1**



This issue has been discussed at length. See the accompanying file: "*Air Bnb and unlicensed short stay letting impacts on Broome Tourism Industry Sep 19.pdf*".

#### **Data Based Decision making – Annex 4**

Whilst this planning scheme is out for review, there is a paucity of information about the profile of industries of the shire. This is especially so with the Tourism Industry. There is no accurate data that identifies the amount of capital invested, industry turnover, number of people employed, amount of mobile capital, number of guests, profiles, types of businesses etc.

This lack of data means that decisions are being made when people are not fully informed in many situations, and this will affect the effectiveness of strategic plans.

#### **Differential rates**

Currently properties that are zoned business or tourism are charge a differential rate. Whilst this originally had the purpose of providing funds to market Broome, this reason has become blurred. Funds are allocated without reference to the rate payers that provided those tagged funds and there is no transparency and effectiveness of how the funds are used. A significant amount is given to Australia's North West for destination marketing and yet they do not have a specific and ongoing marketing strategy for Broome. Let alone specific and measurable goals for success. The Shire has been remiss in not pursuing transparency and, above all, accountability for the effectiveness of funds spent.

The way the differential rate misses so many industries also needs to be reviewed. Many tour operators work out of their house, registered bed and breakfast properties do not pay any levy and the Shire makes no effort to enforce regulation and payment by unlicensed short stay properties.

Given that tourism is such a major industry in Broome, is it not time to think about a levy on all rate payers in Broome and the formation of a Broome specific local tourist organisation, that is both transparent and accountable?

#### **Broome Airport Relocation – not required**

Much "noise" has been made about the potential relocation of the Broome airport. Issues have been raised about noise and other aspects but most of this has improved considerably with the relocation of the majority of the helicopters to alternate sites. This highlights the significant amenity improvements for the town if the helicopters were permanently relocated out of Broome at Djarindjin, or an alternate location. The approach of relocating the helicopters but keeping the airport in its current location would have multiple benefits:

- The current location of the airport is beneficial to the tourism industry and provides a quirkiness to the town,
- Guests comment frequently about the enjoyability of having the airport close to town,
- Jobs would be provided to the alternate location,
- Having an alternate airport would provide a good safety alternative if another airport was needed for emergency or diversionary purposes.

### **Need to focus on utilising existing assets, not just new construction**

It is imperative that economic development strategies do not just focus on construction style activities for the sake of employment, rather than ones with a substantial rate of return. The need for construction should be driven by economic activity that initiates and requires construction.

This is a theme that needs to permeate the town planning scheme and strategies.

The “build it and they will come” mindset is strong amongst those that are not personally footing the bill.

For example, the China Town revitalisation will not bring any new tourists to Broome, contrary to popular thought bubbles. The works did a major freshen up of tired and worn infrastructure but no tourist is going to come to Broome to see the new Chintatown. The construction activity came and went and now we need another construction activity to keep people employed. And so the cycle goes on. Government money spent on projects to prop up private companies.

However an alternate view is that if we maximise an activity such as tourism, a commercial asset will become worn (eg accommodation) and then need updating or major refurbishing. This economic activity is then funded by private industry to maintain a private asset but also significantly keeps support industries such as local construction, transport and supply industries active.

Quick calculations to support this approach s(see previous point about data sourcing which would certainly support this argument if we had the data):

- Accommodation in Broome approx. 1700 rooms
- Built in two major stages 1995-2000 and 2005 -2009.
- First stage is around 20 years old and needs refurbishing, say half or 850 rooms, that would take around 5-7 years to complete,
- Second stage buildings would then be 5-7 years older and also need refurbishing as soon as stage 1 is finished.
- When this is completed the cycle would start again, but however it would all be funded by successful businesses using private money.
- Estimated ongoing refurbishment costs 1700 rooms x \$15k = \$25,500,000 per refurbishment cycle. That is quite a sustainable economy without building anything new.

This would set up a major sustainable economy for Broome.

However the Covid recovery plan is based significantly around building new things with government money – up to \$100 Million. If a small fraction of that, say \$1 million per year was put forward to encourage Broome tourism and cheap flights, the multiplier effect would be enormous. However we only give a pittance to supporting cheap flights and good destination marketing.

This is a mindset activity that needs to feed into strategic thinking as there is currently too much focus on build and build. We need current assets and infrastructure to operate at high utilisation levels to get a sustainable economy for Broome instead of the boom and bust of infrastructure building activity (and oil and gas and mining for that matter!).

### **Expansive tourism**

[removed]. There needs to be scope in the TPS for temporary and expansive tourist activities that can come and go with the seasons and tourism demand. We have this in some ways with the markets and tours side of the industry, where no huge capital outlay or commitment is required from stall holders or tour operators and they can follow the tourist season around the country or shut up shop in the quiet times.

The next level which needs to be incorporated into planning strategies is also to allow and cater for temporary, but substantive activities, that can come and go with the activity of the tourist season. For example a seven storey inflatable water slide was operating at the Ascot Racecourse in Perth over Perth summer. This could be easily relocated to Broome each dry season as an entertainment activity, as could many other activities like it. A temporary structure like the water slide negates the need to construct a purpose built, expensive to operate permanent style water park.

There is a need to encourage planning and facilitation in the planning scheme and strategies that looks outside the box so that they incorporate into the seasonality of the life we have here in Broome.

## Annex 1

### DEVELOPMENT OF SUSTAINABLE TOURISM STRATEGY

Tourism is the dominant non-government industry in Broome and has been for 30 or more years. It is quite surprising that there is no overarching Tourism Development Strategy for the Shire. There are currently a number of isolated and specific strategies such as for Town Beach or Cable Beach.

However this leaves huge gaps in the planning scheme where there is no guiding strategy in place in relation to tourism activities. For example what Tourism principles cover 12 Mile, the Dampier Peninsula or the Port Area when planning application are made in this area.

The formulation of such a tourism development strategy must have strong input from the tourism industry in Broome and it is unfair to expect the Shire to be totally responsible for this role. The Shire is encouraged to facilitate the formation of a Tourism Reference Committee that can actively use the experience of its members to review issues and compile reports that would reduce some of the workload on the Shire.

The Committee could act as a forum to address many of the tourism related issues that are currently being thrown before the shire and respond using much of the data already compiled by Australia's North West and the Broome Visitor's Centre. Neither of these bodies currently have a role to look at the broader development of tourism in Broome. Australia's North West is only a marketing organisation and Broome Visitors' Centre is a guests servicing organisation.

## Annex 2

### UNDER - DEVELOPED TOURISM NODE

#### *Under - developed Tourism Node – The ‘Gantheaume Point/ Simpsons Beach / Reddell Beach Tourism Precinct (Port Precinct)’*

This is an example of an area within the bounds of the Shire that would benefit from a whole of Shire Tourism Strategy, to facilities integration into the rest of the town.

There are four major tourist nodes/precincts in Broome (see Figure 1):

- *China Town* which is fairly mature, focussing on retailing, dining, entertainment and financial activities with some accommodation facilities. This area has limited scope for further development especially given the recent amount of funds spent on it recently as part of the Chinatown Revitalisation,
- *Town Beach* has had significant money spent on it recently to enhance the predominantly open space activities of this locality ;
- *Cable Beach* is moderately developed and has scope for future expansion. Most facilities are focussed on provision of accommodation with minor entertainment and lesser retail facilities.
- *Gantheaume Point / Simpson’s Beach / Reddell Beach Precinct* which refers to the south western portion of the Broome peninsula that extends from the racecourse to the golf club and to the Port. This area has much to offer the future development of Broome, especially through open space tourism activities. It already has a substantial base of tourism and recreational facilities which are outlined below. This region has significant capacity to expand as a multi-use composite area comprising open space recreation, tourism and port/industrial activities. The integration of the industrial requirements of the port with other recreational and commercial activities can follow the very successful Port of Fremantle and Port of Darwin experiences as models.

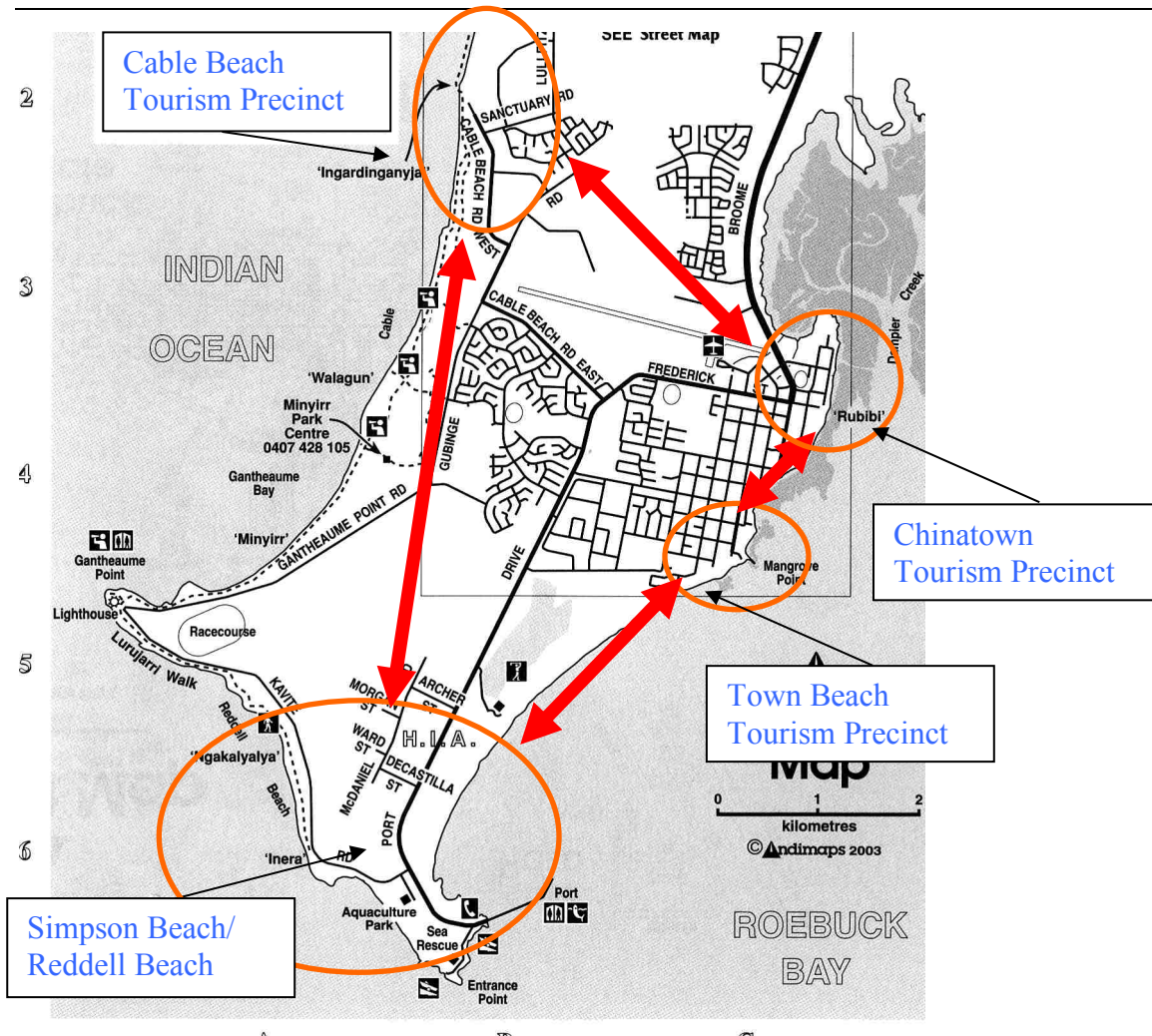


Figure 1: Schematic outline of tourism development in Broome showing the four tourism precincts.

#### Port Tourism Precinct - Current Tourism Activities.

Whether by design or default the Port Tourism Precinct has developed on its own accord but is not properly acknowledged. It is naturally the next area of Broome to develop tourism related activities. The following tourism activities are currently carried out in the Port Tourism Precinct:

- Golf, drinks and meals at Broome Golf Club which is in the midst of a major \$6 million redevelopment,
- Vacation Village Caravan Park,
- Habitat Resort
- Pistol Club,
- Hovercraft base,
- Broome Turf Club,
- Turtle Bay Kayaking and Ecotours,
- Wharf Restaurant,
- Broome Fishing Club and Restaurant,
- Recreational fishing from the jetty and beaches,



- Boat launching,
- Cruise ship berthing,
- Swimming and beach walking,
- Charter and scenic boat tours,
- Fishing boat hire,
- Beach weddings and functions,
- Sight seeing by day tour operators, and
- Walking and riding to the Port along Port Drive.

### Open Space Tourism

Future development of the Port Tourism Precinct should be based on open space tourism activities which could include:

- A theme park along the lines of Water Bomb Park in Bali – this would provide an ideal family entertainment experience that allows people to get wet even if they can not swim during the high risk stinger/wet season;
- A cultural heritage centre that builds on the indigenous and pearling heritage of the region;
- A wharf dining area specialising in seafood;
- Kimberley Botanic Garden, this has huge iconic potential to develop into an ethno-ornothological botanic garden that brings forth many of the bush tucker plants of the peninsula and Kimberley region, as well as building on the rich bird life of the Roebuck region;
- An indoor non-electronic child entertaining area such as Timeout, Playworld etc.
- A reptile and wildlife park incorporated with the current wildlife carers network;
- Horse riding associated with the race course;
- Go kart track in the middle of the race course;
- Underwater observatory;
- A new caravan park at the gun club;
- And the potential list goes on.

### Linking The Port Tourism Precinct To The Other Tourism Nodes

The development of the three tourism nodes provides an exceptional opportunity to make travelling around Broome an entertainment activity itself and fits in with the Town Planning Scheme objective of incorporating sympathetic activities into open space areas and reserves. The opportunities include:

- Chinatown to Town Beach to Port Area
  - Construction of a cultural and ecological walking from China Town to the Port that goes along Roebuck Bay and the dunes (a jetty to jetty walk).
  - A shared bike and footpath along or near Port Drive. This would be a continuation of the existing footpath that stops at Vacation Village, and would also compliment the major redevelopment of the Golf Club.
- Port to Cable Beach
  - An extension of Minyirr Park from Cable Beach to the Port again building on cultural and ecological values;
  - A shared bike/footpath horse track along Gubinge Drive to Cable Beach.
- Cable Beach to Chinatown
  - A bike/walking path already exists between these two nodes and is used extensively.

- The section of road in front of the High School is extremely ugly and an eye sore and a blight for people using this major thoroughfare. The Frangipanis should have been replaced in this area, as per assurances given by the Broome Shire to the residents of Broome.

## **DEVELOPING THE PORT TOURISM PRECINCT**

The proposed Port Tourism Precinct is composed of the area which is controlled by the Shire (Port Drive General Industrial Area) and an area controlled by the Port Authority (Port area). Both of these areas have their specific land use issues and tourism opportunities and identified in previous Town Planning Schemes and development proposals.

### **Relocation Of Non-Port Related Industry – The BIG Tourism Opportunity**

The 'Cape Leveque Road Estate' has been planned as far back as 2005 or earlier. The planned intention was to relocate industries from the current Port Drive General Industrial Area to the Cape Leveque Road Estate. Industries that would be targeted are those that do not need to be near the Port area such as transport, where road trains and semi-trailers could be broken down outside of the city bounds and goods placed into smaller delivery vehicles. However, to date, there is little planning that has been conducted towards the Port area in general and its ongoing development has been severely neglected

This Port Drive General Industrial Area can be clearly identified as an area that can accommodate open space tourism activities such as those outlined previously. This means that as industry relocates to the new industrial area there will be tourism industries ready to move in and fill the void. It should be clearly stated that the shire actively encourages industry to move to the new industrial estate.

This is an area that the shire can actively encourage by the development of an additional use in the Town Planning Scheme of 'industry compatible tourism activity' for tourist ventures in the industrial area.

### **Port and Tourism**

The shire does not have the jurisdiction to control the development of land at the port. The port has a requirement to manage the land under its control for the interest of the Port users. One of the issues that needs to be confronted is that whilst the Port has a strong focus on industrial activity, it is also inextricably linked to the tourism activities of Broome. The Port has it needs so that it can efficiently carry out its business activities, but it also has realised that it is also in the business of tourism. It has already partly changed its direction by building the pedestrian access along the side of the jetty, services cruise ships and charter boats. This tourism approach has the potential to provide significant new business opportunities for the Port.

The Fremantle Port, Docklands in Melbourne and Darwin models (or many other ports for that matter) can provide models on how industry and tourism can co-exist. The Port needs to be actively encouraged to embrace this new model and incorporate this approach in its ongoing development plans. In Darwin, Melbourne and Fremantle the planners recognized that some of the most attractive land near the sea was unnecessarily locked away for industrial uses near the port, that were no longer relevant or did not need to be there.

Several issues are raised in this scenario but all of them are manageable. It is not as though that this direction that Broome is heading is a world first. The port has already shown willingness to accept tourism related activities in the Port area including:

- The Wharf restaurant,
- The partial re-construction of the pedestrian access beside the jetty;
- Encouragement of cruise liners;
- Servicing charter boats;
- Allowing boat launching ramps;
- The Broome Fishing Club, and
- The Hovercraft Base.

This is an opportunity for us to embrace and fit future actions in with previous developments.

## **Annex 3**

### **GUBINGE ROAD EXTENSION – heavy vehicle bypass**

The current Gubinge Road alignment intersects Port Drive in the vicinity of Vacation Village Caravan Park and funnelling all traffic into a section of Port Drive between Broome Vacation Village and the port.

However this alignment raises many safety issues as there are heavy vehicles, light vehicles and port related heavy vehicles all being funnelled into the one section of port Drive from the Golf Club down to the Port. Basic principles of road safety **always** try to minimise or remove interaction between light and heavy vehicles, and also through vehicles and stopping vehicles.

Therefore it is strongly recommended that the option of a heavy vehicle bypass be investigated for this area. This is further reinforced with the proposed development of the floating jetty proposal which will significantly increase vehicle numbers that are going straight through to the port

A new bypass is required that serve the expansion of Broome over the next twenty years and beyond, and considers all aspects of development that are potentially on the horizon..

#### **Proposed Alternative Alignments**

The proposed alignment of the Gubinge Road extension was initially proposed some 13 years ago as part of a plan that included several other roads, including an extension through McDaniel Road. The development of Broome since that time has passed by that old alignment. Two alignments are proposed.

1. **McDaniel Road Alignment** - Extending Gubinge Road so that it joins onto the end of McDaniel Road and joins onto Port Drive past DeCastilla Street. The alignment can follow the planned route towards Vacation Village and then continue along the power line easement where it joins onto MacDaniel Road. This will take Gubinge Road through the designated Port/Industrial area and utilise an existing road easement for part of the route. The extension will join onto Port Drive just prior to the port area. This route was also identified in 1993 along with the current Gubinge Road extension proposal (see Figure 2).
2. **Westerly Ring Road Alignment** - Extending Gubinge Road to the west of the general Industrial Area through the vacant crown land. The extension will join onto Port Drive just prior to the port area, providing an overall ring road structure for major roads in Broome (see Figure 3).

Both of these options would intersect Port Drive just on the edge of the Port Authority land. It would consist of a large roundabout that would be the entrance to the Port and could be the Port Gateway (or called Port Junction). It would provide an entrance statement to the port with a sign declaring that 'You are now entering the Port Tourism Precinct – the marine entrance to Broome' in the middle of the roundabout.

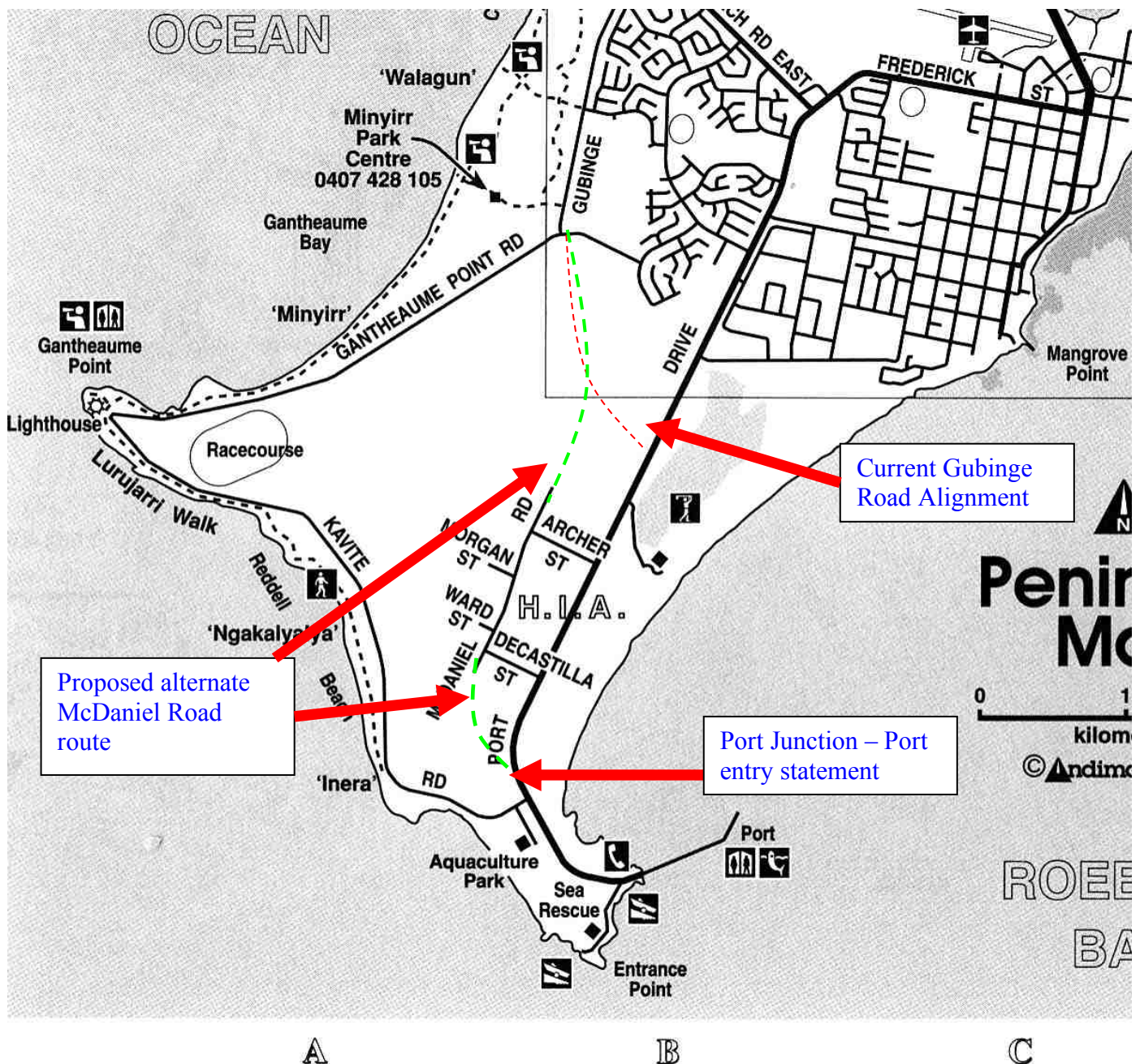


Figure 2: Location of McDaniel Road alternative route



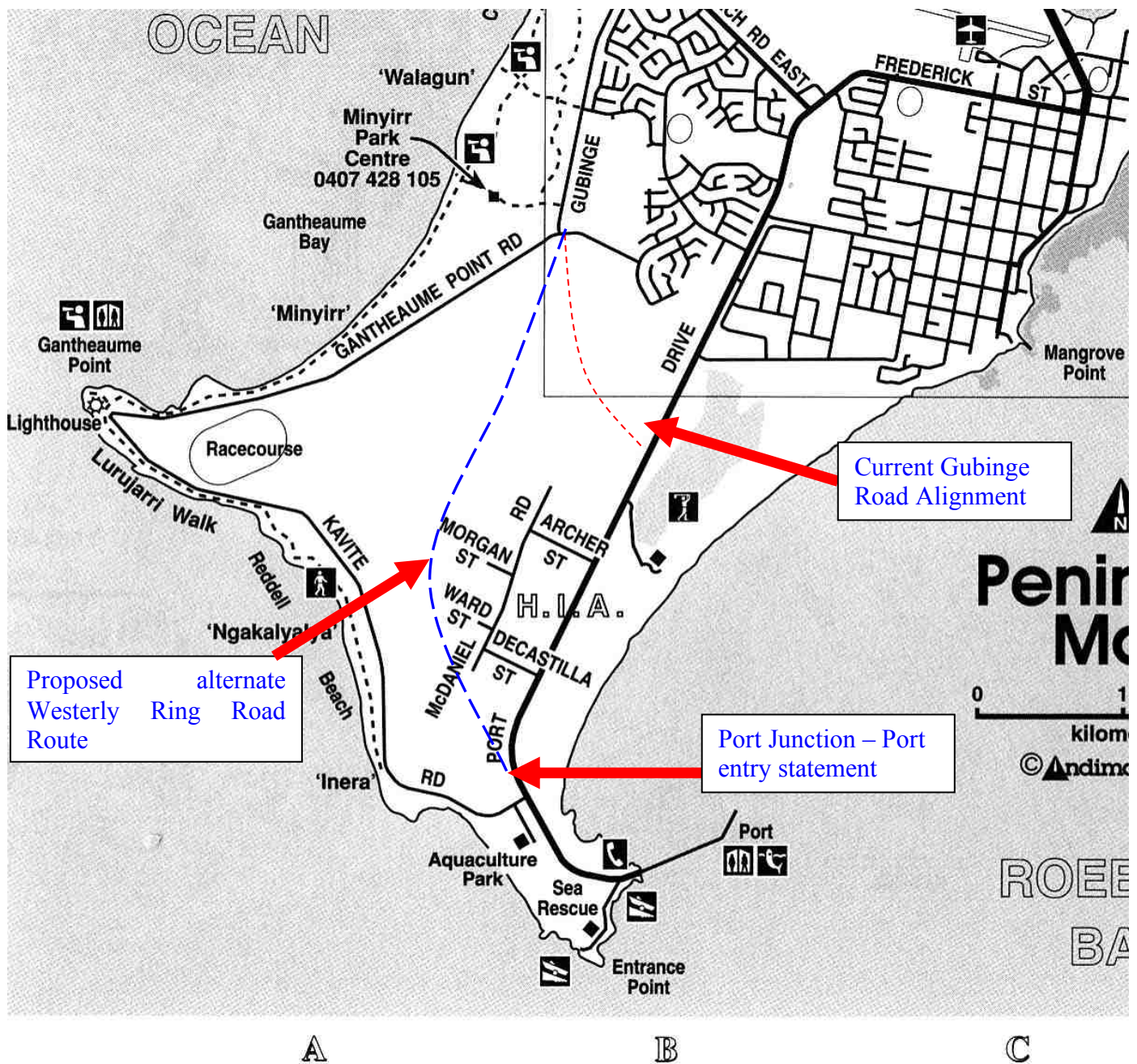


Figure 3: Location of Westerly Ring Road alternative route



## **Annex 4**

### **DATA BASED DECISION MAKING**

Good decisions can only be made when there is good data up[on which to make these decisions. Whilst this planning scheme is out for review, there is a paucity of information about the profile of industries of the shire. This is especially so with the Tourism Industry. There is no accurate data that identifies the amount of capital invested, industry turnover, number of people employed, amount of mobile capital, number of guests, profiles, types of businesses etc.

This lack of data means that decisions are being made when people are not fully informed in many situations, and this will affect the effectiveness of strategic plans.

No-one really knows what the industry is worth to Broome!

No-one really knows where the focus should be with our scarce resources.

For example – Singapore flights:

- Where was the business case and data to support the concept and the data to back up the implied demand?
- What were the results for the 'trials' that the Shire put over \$100,000 of rate payers money into?
- What were the goals and KPIs that were developed to address an identified deficiency in the tourism industry?

There is no data to support or justify the expenses that were made.

In TPS6 review, the ABS data was tabled but it was just granular enough. It listed the 3 main industries of Broome Shire as 1. Mining, 2, Construction, 3. Real Estate services.

Planning is only as good as the data it is based on.

### **Djarindjin airport proposal**

The rebuff of the proposal to support the airport at Djarindjin was a classic case of decision makers not being informed in the decision making process. The commentary on this matter should be reviewed and analysed in a professional manner based on data and accepted facts, not heresay or opinions.

[removed]. The Broome Airport operated quite successful up until 2010 when FIFO numbers were negligible, now the argument is put that an airport on the peninsula would not be financially viable and have significant impact on the tourism industry and Broome airport. Not one single piece of data was provided to substantiate these statements. That is not good enough.

Any credible person with planning experience knows that three key features of a successful tourism area are:

- uniqueness,
- density and
- diversity.

A new airport at Djarindjin would have satisfied and added to each of these three crucial tourism planning components, had any data been sought from tourism industry experts.  
[removed]

[removed]

Data needs to be obtained and managed properly for good decision making, in accordance with the Shire's recently adopted Governance Framework. Without good data, we are just following ideas from those that talk the loudest or have a persuasive tongue!

**From:** [REDACTED]  
**Subject:** I200914-176223 - Comments on LPS6  
**Date:** 14 September 2020 at 4:32 pm  
**To:** Sh re Sh re@broome.wa.gov.au

RW

Please find attached my comments for LPS6.

**Relocation of the Broome Airport**

The airport was earmarked to be moved decades ago.

The decision by the Shire, under pressure by WA State Government and Woodside to allow the airport to remain in town so that Woodside could use the earmarked site out of town for a laydown area for the construction of the Gas Hub was a disastrous decision.

This area of town was intended for residential, educational and commercial development, to be the new heart of Broome.

PLEASE, the more time goes on, the airport consortium manages they have the right to be there.

They do NOT.

Please stay on track with the original plans to relocate the airport out of town

**Urgent Relocation of the Helicopter Base**

This is a disaster of noise, and pollution and is a safety hazard to the town.

The noise is greatly disturbing to residents and a burden on the town as a tourist centre.

Short-term planning at a great cost to residents.

**Dinosaur Coast**

I fully support the protection of Dinosaur trackways and the promotion and education about the dinosaurs.

In particular, I do not support the current plans for a large-scale marina at the proposed site as this would mean the destruction of several trackways, both on shore and out in the water.

**Reddell Beach**

This area needs to be protected for a lifetime.

Please ensure encroaching tracks, plans for marinas, etc do not damage this area.

[REDACTED]  
[REDACTED]

**PLANNING AND DEVELOPMENT ACT 2005**  
**SUBMISSION ON**  
**Local Planning Strategy & Local Planning Scheme 6 Review**

To: The Chief Executive Officer of the Shire of Broome

Name: [REDACTED]

Phone: [REDACTED]

E-mail: [REDACTED]

Date: 14<sup>th</sup> September 2020

**SUBJECT OF SUBMISSION**

We are providing a submission on behalf of the volunteer group the Society of Kimberley Plants and Animals (SKIPAs). We have been working to preserve biodiversity in the township of Broome and on the Dampier Peninsula. We are concerned that Priority Listed Vegetation Communities have not been properly mapped and are not included in either the Town Planning Strategy or the Town Planning Scheme. The zoning under Coastal Reserve does not provide sufficient protection for these areas.

**ADDRESS OF PROPERTY AFFECTED BY STRATEGY / SCHEME**

Our area of particular concern are Priority Listed Vegetation Communities  
area between the racecourse and Gantheame Point lighthouse  
port area north of Broome  
on parallel dunes in the area south east of Gantheaume Point  
other areas on the Dampier Peninsula

**SUBMISSION**

There are 3 Priority-listed Vegetation Communities (under the WA state within the shire boundaries - all within the Broome peninsula)

- Dwarf pindan heath community of Broome coast *Priority 1*  
Occurs between the racecourse and Gantheame Point lighthouse. Insufficient survey outside of Broome townsite area to determine full extent.
- *Corymbia paractia* (Cable Beach Gum) dominated community on dunes *Priority 1*  
*Corymbia paractia* behind dunes, Broome township area, Dampier Peninsula. Transition zone where coastal dunes (with vine thickets) merge with Pindan (desert) vegetation. Also, portnorth of Broome.
- Relict dune system dominated by extensive stands of Mangarr Sersalisia (formerly *Pouteria*) sericea *Priority 1*

Contains frequent mature (100 years +) *Sersalisia* (formerly *Pouteria*) *sericea* or otherwise known as Mangarr. Mangarr is a culturally important and renowned local bushtucker species and does not occur in such frequency and longevity in other locations. The community is recorded as a *Eucalyptus*, *Sersalisia* low woodland unit that occurs on parallel dunes in the area south east of Gantheaume Point. The community also contains numerous woodland species such as: *Erythroleum chlorostachys* (ironwood), *Eucalyptus* (*Corymbia*) *zygophylla* (Broome bloodwood), *Hakea macrocarpa* and *Corynotheca micrantha* (zig-zag Lilly). Some species are more reminiscent of desert and aridlands country including: *Solanum cunninghamii* (bush tomato), *Scaevola parvifolia*, *Goodenia sepulosa*, *Senna costata*, *Gyrostemon tepperi* and *Triodia* sp. (*spinifex*). The extensive stands of Mangarr occur in association with species more often found within the nearby threatened ecological community- Monsoon vine thicket.

Further information on above

[https://www.environskimberley.org.au/minyirru\\_on\\_relict\\_dunes](https://www.environskimberley.org.au/minyirru_on_relict_dunes)

[https://www.environskimberley.org.au/cable\\_beach\\_ghost\\_gums](https://www.environskimberley.org.au/cable_beach_ghost_gums)

Of these three Priority listed communities, only one has any maps recorded on the state database. This is for the Mangarr on relict dune ecosystem and has only partially been completed as a result of mostly volunteer effort by Louise Beames, Phil Docherty and David Dureau.

In addition to the State Priority-listed ecosystems occurring within the Broome peninsula there is also the now federally-listed Threatened Ecological Community - Monsoon Vine Thicket, which, being listed as '*endangered*' is considered by the Commonwealth under the EPBC Act (1999) to be at a very high risk of extinction in the near future. (See [https://www.environskimberley.org.au/monsoon\\_vine\\_thickets](https://www.environskimberley.org.au/monsoon_vine_thickets) for further detail.) The mapping of this ecosystem within the Broome Peninsula is incomplete. Some further mapping of this ecosystem has recently been undertaken by Environs Kimberley and SKIPA in partnership with Nyamba Buru Yawuru and the DEC. More areas need to be surveyed and mapped.

There is a very serious risk that if these areas are not sufficiently surveyed and mapped prior to the plans being developed that development planning will pursue the clearance and loss of these important ecological areas rather than an intelligent approach to first avoid and then minimise their loss. In addition to an environmental loss, the clearing of an EPBC listed ecosystem is likely to be a lengthy, restrictive and expensive process.

Already we have seen a major loss to Monsoon Vine Thicket at the port where large areas were cleared, without any approval of the Commonwealth, for the construction of a lay down area. Because this wasn't mapped, or surveyed adequately, it was not overseen with any diligence by the Shire or the State Government. If this was to happen now that the listing has been approved it could immediately be referred for action by the Federal Government.

The Shire needs to, in partnership with its community and with the support of the state, invest now in the survey and mapping of the Priority and Threatened Ecological Communities so that it can undertake responsible and intelligent planning to minimise the

impact of development on Priority Listed Vegetation Communities and avoids unlawful clearing and the associated environmental and financial costs.

We recommend all Priority Listed Vegetation Communities

- be clearly mapped,
- their status with State and/or Federal governments be clearly labelled,
- be rezoned from Coastal Reserve to Special Control Area.

Thank you



Society for Kimberley Indigenous Plants and Animals



[Skipas@environskimberley.org.au](mailto:Skipas@environskimberley.org.au)

[skipas.wordpress.com](http://skipas.wordpress.com)

SKIPAs is supported through  
Caring for our Country  
Community Action Grants and  
Environs Kimberley West Kimberley Nature Project





From: [REDACTED]  
Subject: I200914-176189 - [REDACTED]: re conservat on w th n Broome Sh re  
Date: 14 September 2020 at 9:37 am  
To: Sh re Sh re@broome.wa.gov.au

TO

To whom it may concern,

the following issues that I feel strongly about and would like your support with.

Please table this and place on record.

1. The coastline is one of the Shire's greatest assets – there should be protected areas along the coast with significant buffers (2km) to ensure landscape values are protected and to allow for sea-level rise
2. Wetlands require protection and significant buffers (2km) to protect the landscape values as well as associated vegetation
3. Monsoon vine thickets should be in protected areas, with significant buffer zones
4. The savannah woodlands in the Shire of Broome are amongst the most intact tropical savannah in the world and require protection
5. There are few conservation reserves in the Shire — for decades conservation areas have been recommended, including a Dampierland National Park around James Price Point:

- Australian Academy of Science and National Parks Board of WA proposal for a National Park on Dampier Peninsula: 1962
- EPA review of conservation areas on the Dampier Peninsula: 1971–1980
- Dept of Conservation & Land Management recommendation for a National Park on the Dampier Peninsula: 1991
- EPA endorsement of a National Park on Dampier Peninsula: 1993
- Waterbank Structure Plan: Broome Shire, Dept of Land Administration & WA State Cabinet endorsement of conservation areas: 2000
- Broome Planning Steering Committee recommendation for the implementation of coastal reserves: 2005

The Council needs to recognise the globally significant conservation assets of the Shire and afford them the protection they deserve through the new Local Planning Strategy and Scheme.

I do not support the Strategy to allow for fracking across the landscape, which would be a risk to water and destroy landscape values.

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

## *Local Planning Strategy and Local Planning Scheme 6 Review*

### **SURVEY**

We would like to hear your views on what is and isn't working in the current local planning scheme. It is also important to hear your thoughts on what has changed since writing the last Local Planning Strategy and we would love to hear any new ideas you have about how to make the Shire of Broome a better place to live and do business. The survey closes on 14 August 2020.

The questions follow the same themes used in the current Local Planning Strategy and reflected in the Local Planning Scheme. Please answer the following questions if they are relevant to you (you don't have to answer every question!).

#### **Housing and Settlements**

- 1) Housing - Do you have any concerns, comments about or ideas to improve the type of housing or housing affordability in the Shire? Housing could be more affordable if there was job security for locals, local businesses should hire locals in priority over tourists - in the tourism, hospitality and retail industries. If locals can't get a contract for employment they cannot get a bank loan to purchase a house.  

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- 2) Rural and Pastoral Areas - Do you have any concerns, comments about or ideas to improve rural living and pastoral land areas? We should protect common assets such as the oceans and rivers as this is for everyone to enjoy - poor or rich. This is the advantage our community has over other destinations.  

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#### **Community, Culture and the Environment**

- 3) Do you have any concerns, comments about or ideas to improve natural resource, environmental management or protection of cultural heritage? When information is presented to the shire it should be considered to ensure we are always making informed decisions. Even if the information is presented after the decision has been made.  

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Broome has the largest collection of dinosaur footprints, this should be celebrated and protected.  

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- 4) Do you have any concerns, comments about or ideas to improve community facilities, recreation and open space? Any improvements made should be made in consensus with Broome families from a diverse background, the competitive Broome edge has for tourism comes from its beautiful natural assets and rich diverse culture. If you continue turning it into something else we have lost the town forever.  

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## *Local Planning Strategy and Local Planning Scheme 6 Review*

### **Business and Economy**

- 5) Do you have any concerns, comments about or ideas to improve retail, commercial, tourism or industrial land, including specific precincts and nodes?

Specific contracts should be entered into with local businesses to hire locals, I understand they may not have business through the wet but if we continue to have locals missing out on work or forced into casual contracts locals cannot progress to home ownership ect. Businesses should be provided with a template of how to draft a contract that is permanent with a three month unpaid holiday period, so that they employee knows they have a job to return to in the following year.

- 6) Do you have any concerns, comments about or ideas to improve transport or servicing in the Shire?

The bus should have a local discount of 100 tickets for \$100 or 50 tickets \$50, it is currently too expensive for locals to utilize.

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### **Summary**

- 7) Other comments on Local Planning Scheme 6 and Local Planning Strategy that do not fit these themes. Please understand that Broome is Broome and if people want it to become the Pilbara or Perth those places already exist. We can have an economic profit when you learn how to use the assets you already have.

---

Thank you for your contribution to this important community discussion. If you would like to continue to be involved in the discussion about The Shire of Broome's Local Planning Strategy and Local Planning Scheme 7

please  
register your details at [here](#) or provide your details below....

First Name  Last Name

Email Address\_  Phone Contact

---

**WALMADANY**

***JAMES PRICE POINT***

***DAMPIER PENINSULA  
WESTERN AUSTRALIA***



***A LITERATURE REVIEW***

  
DRAFT JUNE 2012

# ***WALMADANY***

***JAMES PRICE POINT***

***DAMPIER PENINSULA***

***WESTERN AUSTRALIA***

**A LITERATURE REVIEW**



**DRAFT**

**JUNE 2012**

*Contact*



Cover image by Damien Kelly  
dkphoto@tpg.com.au

## INTRODUCTION

Walmadany is located on the coast of the Dampier Peninsula, approximately 50 kms from the town of Broome in the Kimberley region of north-west Western Australia.

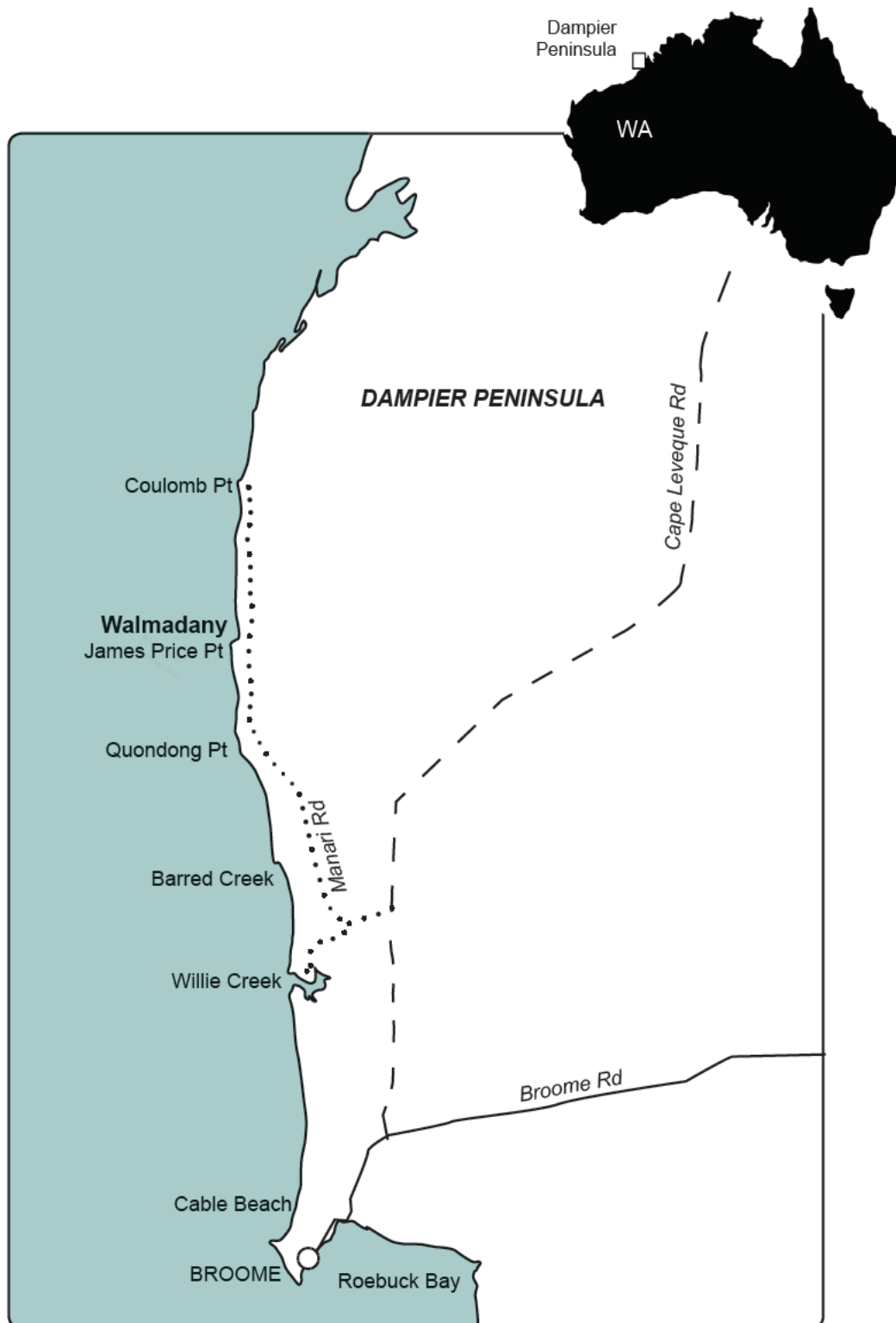
Walmadany is the heart of a significant cultural and environmental area.

It is the intention in compiling this literature review to document material that supports and acknowledges the importance of Walmadany — by traditional owners, the wider Broome community, and Local, State and Federal Government bodies.

This is a work-in-progress. This draft focuses on the conservation history of the area, the Lurujarri Heritage Trail, and the recognition and protection provided by various Government departments and the judicial system when this area has been under threat.

It is intended to expand the information here with new material as it becomes available, as well as to cover flora and fauna, paleontology, the marine environment, water resources, Native Title considerations, and conflicting ideas for land use on the Dampier Peninsula.





Walmadany is located on the Dampier Peninsula north of Broome in the Kimberley region of north-west Western Australia.

## SECTION 1: Conservation history

Section 1 documents the conservation history of the area of Walmadany/James Price Point, from its recommendation as a National Park in 1962, to the current listed land use by the Broome Shire as a Reserve for Conservation and Aboriginal Heritage.

- Australian Academy of Science and National Parks Board of WA proposal for a National Park on Dampier Peninsula: 1962
- EPA review of conservation areas on the Dampier Peninsula: 1971-1980
- Dept of Conservation & Land Management recommendation for a National Park on Dampier Peninsula: 1991
- EPA endorsement of a National Park on Dampier Peninsula: 1993
- Waterbank Structure Plan: Broome Shire, Dept of Land Administration & WA State Cabinet endorsement of conservation areas: 2000
- Broome Planning Steering Committee recommendation of implementation of coastal reserves: 2005

# Australian Academy of Science & National Parks Board of WA proposal for a National Park on the Dampier Peninsula: 1962

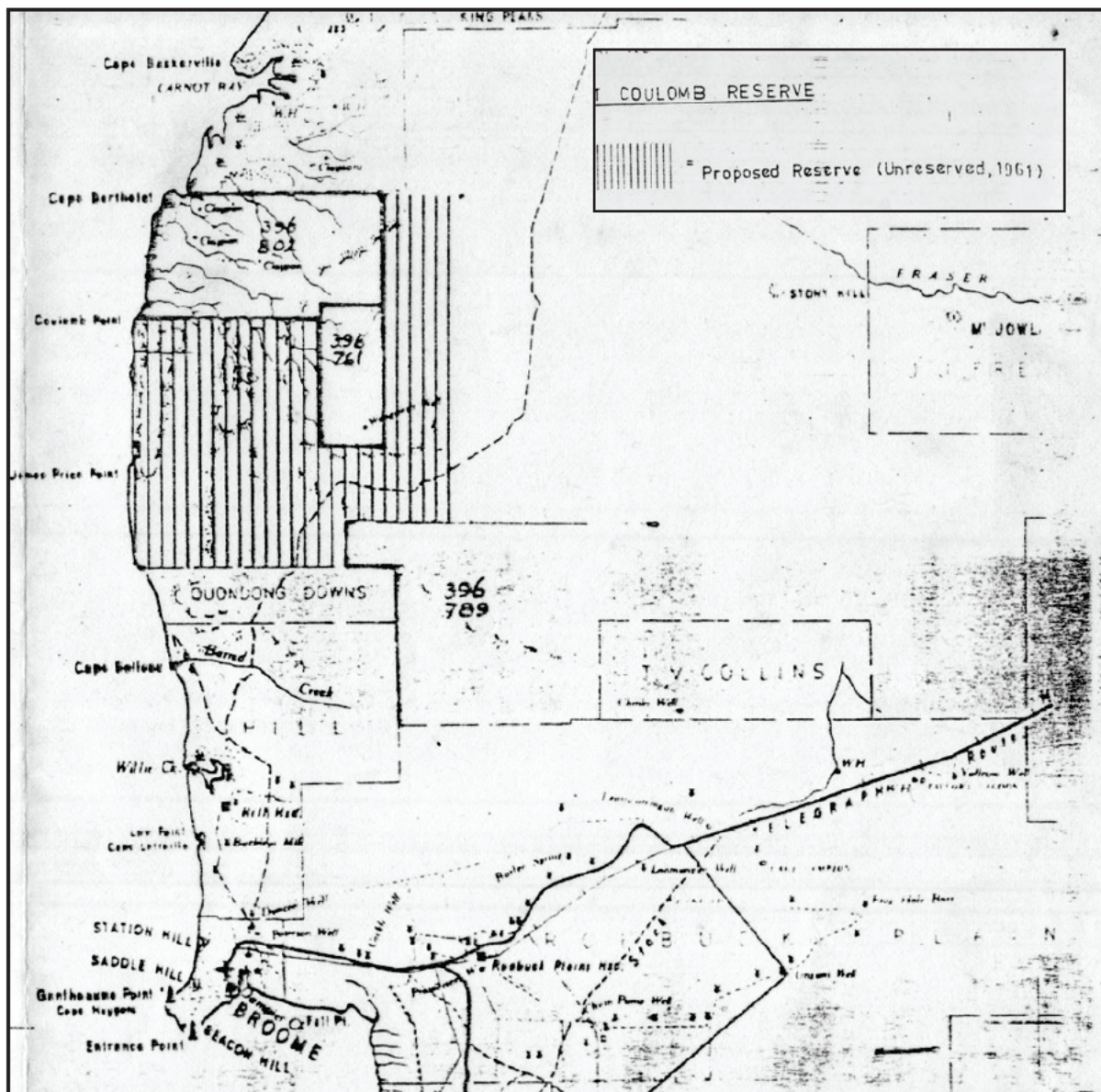
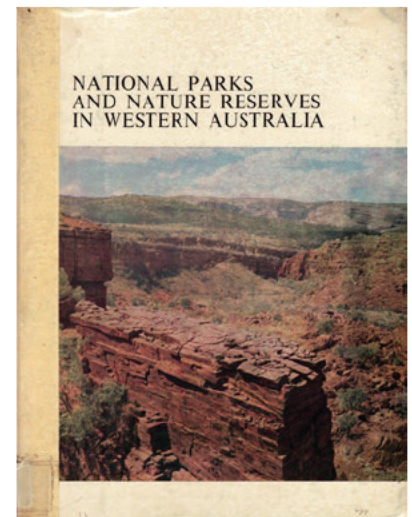
In 1958 the Australian Academy of Science instigated a national initiative to establish 'a comprehensive system of reserves for our Continent'.

A sub-committee was established in each state to recommend areas that would best represent the distinct geographical regions of each state and the characteristic flora and fauna associated with each of these areas.

In 1962, the WA sub-committee recommended 313,600 acres on the Dampier Peninsula be set aside as a Class A National Park or 'National Nature-Reserve'. This area extended south of Coulomb Point and included James Price Point and Quondong Point.

The area of proposed reserve overlapped several pastoral lease, including what was to become Waterbank Station. At this time, the area north of Coulomb Point was occupied by small pastoral leases. The AAS recommended that 'should these become vacant, these leases should be incorporated into the reserve' (p199).

These smaller reserves were to become the Pt Coulomb Nature Reserve.



Map showing 'proposed reserve (unreserved 1961)', including James Price Point and Pt Coulomb Reserve. Note: source of map unknown.



## 35.— POINT COULOMB (DAMPPIER LAND) AREA

The area of 313,600 acres to the east and south of Coulomb Point in Dampier Land between Broome and Beagle Bay has been selected by the Sub-committee in order to preserve a characteristic botanical association of the Northern Province of Western Australia. This association, the Pindan, occurs in the south of the Northern Province and consists of tall grasses under a fairly compact cover of *Acacia*. This part of Dampier Land is typical of the littoral savannah land of Kimberley and has sandy soil, lightly timbered with bloodwood trees of several species, tall grass, with a fairly rich herbaceous growth in it.

The area is mapped as comprising Kainozoic sediments overlying Cretaceous and Jurassic sediments.

Little is yet known of the fauna of this area but what information there is indicates that it will be of considerable importance as a reserve and as a yard-stick where savannah communities can be studied. Among mammals in this area are to be found the Nail-tailed Wallaby or Karrabul (*Onychogale unguifer*), the Jungle or Sandy Wallaby (*Protemnodon agilis*) and the Rabbit-eared Bandicoot or Dalgys (*Macrotis lagotis*). To the north of the proposed area there are two leases, 396/802 and 396/761. These leases separate the area from the extensive Beagle Bay native Reserve but it is believed that applications will not be made for the renewal of these leases due to the poor quality of the land in them. Should they become vacant, these leases should be incorporated into the reserve.

The Sub-committee is not sufficiently informed to decide whether it should be entirely a National Nature-Reserve or whether it might not comprise a National Park in the Broome area.

Location: 17°13' - 17°37' S  
122°5' - 122°27' E

State of Reservation:

Not reserved.

Area: 313,600 acres approx.

Literature:

Brunnsweiler, R. O. (1951). — Notes on the geology of Dampier Land, North-western Australia. *Aust. J. Sci.* 14 : 6-8.

Dampier, W. (1729). — *A New Voyage Around the World*. I : 462-470. 7th Ed., Knapton, London.

Vevers, J. J. and A. T. Wells (1961). — The geology of the Canning Basin, Western Australia. *Bull. Bur. Min. Resour. Aust.* No. 60.

Opinion:

The Sub-committee is of the opinion that:

1. the area in the vicinity of Point Coulomb should be set aside as a Class A Reserve;
2. the area should be vested in a Statutory Body responsible for other National Nature-Reserves;
3. should leases 396/802 and 396/761 become vacant, they should be added to the National Nature-Reserve as Class A Reserves;
4. a biological survey should be carried out of the area and, subsequent to the survey, an expert committee should be appointed to make recommendations as to whether the area should become a National Park and, if so, to recommend on the selection and classification of certain areas for the preservation of fauna and flora, and others for public recreation, the latter to comprise not more than one tenth of the whole area. If the expert committee decides that the whole area should be left as natural bushland, the purpose of reservation should be gazetted as for the preservation of fauna and flora.

Original recommendation for a National Park in 'Dampier Land' by the WA sub-committee for the Australian Academy of Science, 1962

## KEY REFERENCES

*National Parks and Nature Reserves in WA*, West Australian Academy of Science sub-committee of the Australian Academy of Science committee on National Parks, 1962. University of Western Australia.

*National Parks and Nature Reserve Report*, 1965. Australian Academy of Science and National Parks Board of WA.

# EPA review of conservation areas on the Dampier Peninsula: 1971-1980

In 1971 the WA Environmental Protection Authority (EPA) established the Conservation Through Reserves Committee (CTRC) to review the Australian Academy of Science recommendations that had not yet been implemented and to make further recommendations for conservation and reserves in WA. The CTRC divided the state into 12 geographic systems. The Kimberley was zoned as System 7.

The CTRC submitted reports to the EPA in a series of 'Green Books'. The EPA then made its own recommendations to the State Government in the 'Red Book' series.

In 1977, the CTRC published the 'System 7 Green Book'. The need to extend Pt Coulomb Nature Reserve was acknowledged.

*The Point Coulomb Nature Reserve contains only a small area of pindan and correspondingly small populations of the Nail-tail wallaby and Dalgtye (Butler 1971). The Dalgtye is known to occur on parts of Waterbank Station to the east ... The Committee believes that is important to protect an adequate area of pindan. It also sees a need to protect adequate areas of other features typical of Dampier Land such as coastal sand dunes, mangroves, Melaleuca thickets and swamps. (p.34).*

The report notes that there were two options for the EPA: either to acquire Waterbank Station or find land elsewhere.

The EPA used the Wildlife Research Division to assess the status of Pt Coulomb Reserve and research vacant crown land on the northern part of the Peninsula. Field work was undertaken in 1977-78 by the Wildlife Research Division, WA Herbarium, WA Museum and CSIRO Dept. of Entomology. The report recommended the status of Pt Coulomb Reserve as a Class A Reserve, and recommended three small reserves on the northern peninsula — Borda, Cygnet Bay and Cape Leveque. The report contains no comment on the original AAS recommendation south of Point Coulomb.

In 1980 the EPA submitted the 'System 7 Red Book' to the WA State Government. No references to the original AAS recommendation are made in this report..

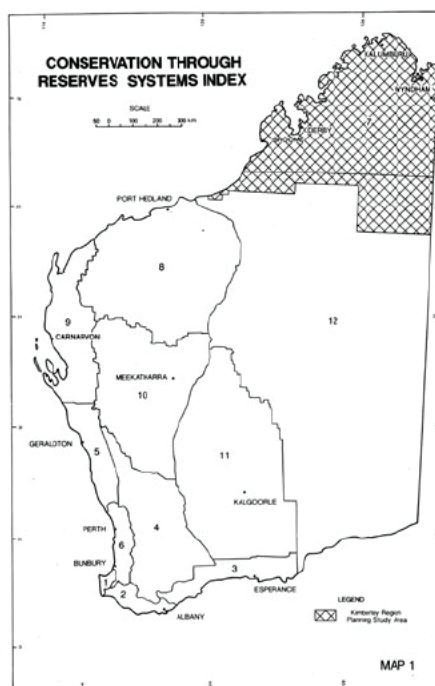
## KEY REFERENCES

Appleyard, A.T. Burbidge A.A. et al, 1977, *Conservation Reserves in Western Australia, Report of the Conservation Through Reserves Committee on System 7 to the Environmental Protection Authority* 1977.

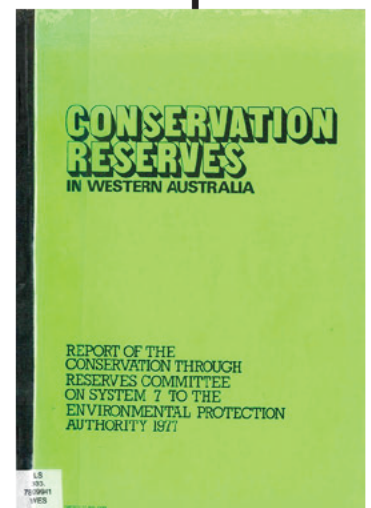
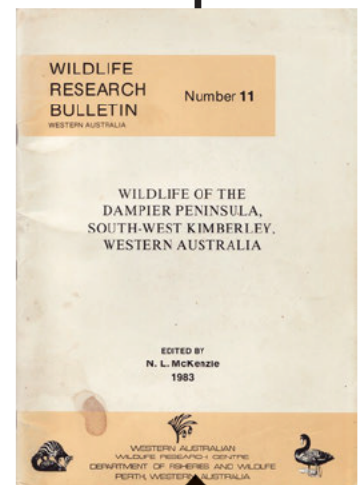
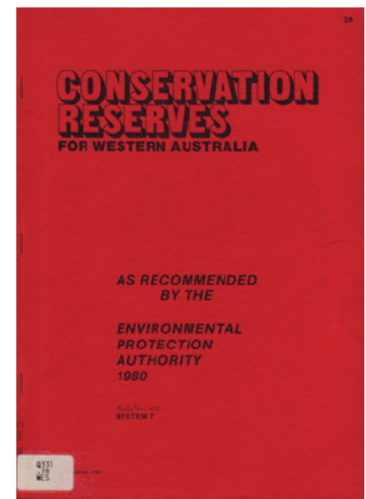
*Conservation Reserves for Western Australia. System 7, 1980.* EPA, Department of Conservation and Environment.

McKenzie, N.L. et al. 1983. *Wildlife of the Dampier Peninsula, South-West Kimberley, WA*, Wildlife Research Bulletin, WA No. 11. (Dept. Fish. Wildl.: Perth).

*Report on a survey of the vertebrae of fauna of the Point Coulomb Flora and Fauna Reserve, Dampier Land, WA.* Butler, W.H., 1971. Department of Fish. Wildlife, WA.



Map showing the Conservation Through Reserves Committee system index: the Kimberley region was zoned as System 7.





# Dept of Conservation & Land Management recommendation of National Park on the Dampier Peninsula: 1991

In 1991, the Department of Conservation and Land Management (CALM) published a comprehensive update of System 7 reserves, listing the 1977 CTRC recommendations, the 1980 EPA's recommendations, followed by the updated recommendations of CALM.

Some entirely new reserves were recommended. The Broome townsite vine thickets and the Roebuck Bay area were both recommended as A Class Reserves.

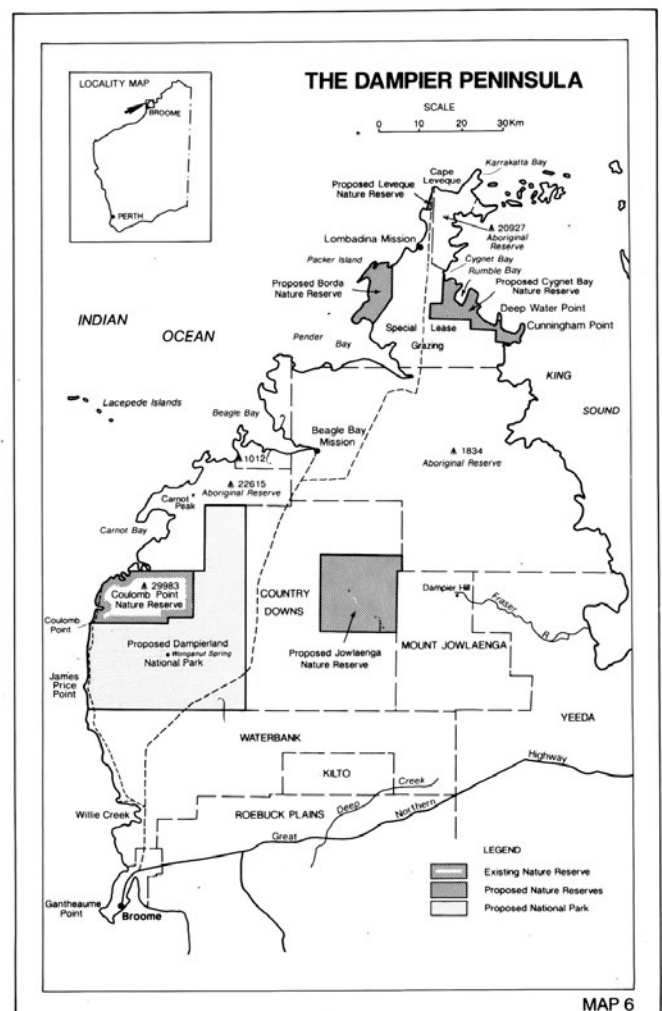
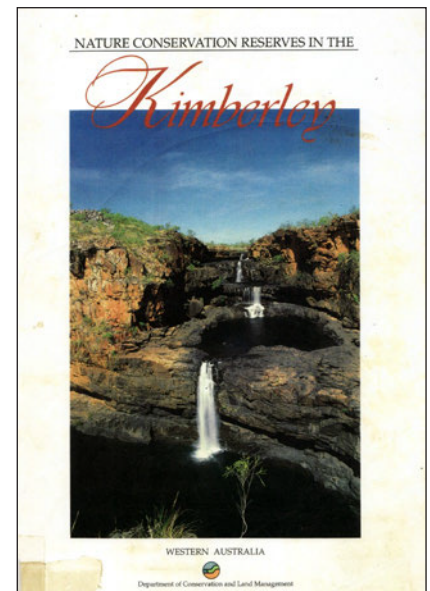
In regard to the Dampier Peninsula, the CALM report upheld the 1980 EPA Red Book recommendations for three small reserves on the northern part of the Peninsula (Borda, Leveque and Cygnet Bay) but notes that they are very small areas. CALM recommended extending Pt Coulomb Nature Reserve to include the original area recommended by the Australian Academy of Science to create a new national park: the Dampierland National Park.

*The Point Coulomb Nature Reserve does not represent the diversity of the Dampier Peninsula; it includes sandplains with coordinated drainage that support the shrubland and open woodland versions of 'pindan' typical of near coastal areas at the southern end of the Peninsula. While the fringing vegetations found along creeks are also well-represented, outcrop surfaces, coastal communities, freshwater swamps and vine forests are hardly represented at all (p.11).*

*This new National Park would also protect a greater number of the ephemeral lakes and freshwater springs (eg Wonganut Spring) on the Peninsula, increase the representation of the Peninsula's coastal and riverine environments, and of low-level pindan on through-drained soils (p13).*

## KEY REFERENCES

Burbidge A. A., McKenzie, N.L., Kenneally K.F., *Nature Conservation Reserves in the Kimberley, Western Australia*, 1991. Department of Conservation and Land Management.



Map 6 showing the proposed Dampierland National Park: Dept of Conservation and Land Management, 1991



# Environmental Protection Authority endorsement of National Park on the Dampier Peninsula: 1993

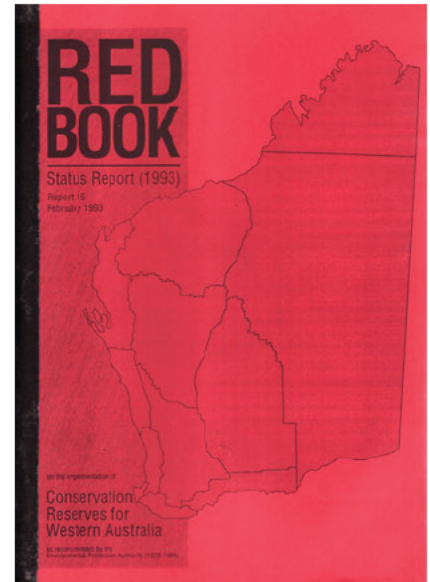
In 1993 the EPA published a Status Report of conservation reserves in Western Australia, taking into account the System 7 recommendations from the Department of Conservation and Land Management in 1991.

The EPA endorsed the Dampierland National Park proposal.

The report notes that the 'pastoral lessee [Waterbank Station] has been informed of conservation interest by DOLA.' (p102).

## KEY REFERENCES

Environmental Protection Authority, (1993). *Red Book Status Report (1993) on the implementation of Conservation Reserves for Western Australia as recommended by the Environmental Protection Authority (1976-1984)*. Department of Conservation and Environment.



RECOMMENDATION NUMBER	IMPLEMENTATION STATUS	COMMENTS
<b>7.2.4 Admiralty Gulf Islands *(CALM) update advances Red Book recommendations)</b>		
7.2.4.1* Osborne Islands (Middle Osborne, South-West Osborne, Carlia, Borda and Steep Head) be declared Class "A" Reserve for Conservation of Flora and Fauna, and be vested in NPNCA.	Unresolved Issues	Ceded by DOMEWA. Aboriginal interests.
7.2.4.2 Classification of Reserve C33832 (Low Rocks) be amended to Class "B".	Implemented	Now reserved as Class A nature reserve
7.2.4.3* CALM to do biological survey of Institute, Montesquieu and Kingsmill Islands and report on nature conservation value. Until a decision is made on there future DOLA should refer all proposals for there leasing or alienation to the Environmental Protection Authority.	Unresolved Issues	Biological Survey has not been completed.
7.2.4.4* Prior to biological survey, DOLA to refer all proposals for leasing or alienation of the Institute, Montesquieu and Kingsmill Islands to EPA.	Intent Being Met	EPA/DOLA referral mechanisms re EPA Red Book recommendation areas.
7.2.5 Sir Graham Moore Island. EPA makes no recommendations.		
<b>7.2.6 Pelican Island, Joseph Bonaparte Gulf</b>		
7.2.6.1 Reserve C29541 be amended to Class "A", for Conservation of Flora and Fauna.	Implementation progressing	Ceded by DOMEWA "B" and "C" Class Reserves review applies.CALM 1991 seeks A class
<b>7.3.1 Point Coulomb Nature Reserve *(CALM) update advances Red Book recommendations)</b>		
7.3.1.1 Endorse purpose and vesting of Reserve A29983.	Implemented	
7.3.1.2* The area shown on Map 6, CALM 1991 (nature conservation reserves in the Kimberley) to be added to Coulomb Point Nature Reserve if the Government acquires Waterbank Station, larger Reserve to be declared national park and renamed "Dampierland National Park".	Unresolved Issues	Pastoral Lease - lessee has been informed of conservation interest by DOLA Moderate to high prospectivity for diamonds, heavy mineral sands, oil and gas.
7.3.1.3* Area to east of proposed national park shown in Map 6, CALM 1991(nature conservation reserves in the Kimberley) to be declared Class "A" nature reserve vested in NPNCA and renamed as "Jowlaenga Nature Reserve", should the land become available.	Unresolved Issues	Pastoral Lease,- lessee has been informed of conservation interest by DOLA
<b>7.3.2 Deep Water Point</b>		
7.3.2.1 That part of Deep Water Point not in pearl culture lease (area shown in Figure 7.3 (i), System 7 Red Book), be declared Class "A" for Recreation. If no longer required, areas within the pearl culture lease to be acquired, and area be added to Recreation Reserve.	Implementation progressing	Pearling leases still active. Aboriginal interests. Land exchange, nature reserve and proposed living areas to proceed with reservation of conservation reserves.

# Waterbank Structure Plan — Broome Shire, Dept of Land Administration & WA State Cabinet endorsement of conservation areas: 2000

In 1996, the State Government purchased Waterbank Station. The Waterbank Co-ordinating committee was chaired by the Department of Land Administration (DOLA), and included representation from the Shire of Broome, Ministry for Planning, Rubibi, Kimberley Development Commission, CALM and the Ministry of the Premier and Cabinet. The Waterbank Structure Plan 'offered scope to improve the social, environmental and economic values of the local community providing opportunities for recreation, culture and heritage, tourism, conservation, primary production and other commercial activities.' ( p.1)



The Waterbank Structure Plan provided for three reserves:

- **Reserve for Conservation and Aboriginal Heritage** — 93,000 hectares of reserve in the area formerly recommended by CALM (1991) and the EPA (1993) as the Dampierland National Park. This area includes James Price Point and Quondong Point.
- **Nimalarrugun Wetland Reserve** — providing for the protection of a significant area of Aboriginal heritage and high conservation value (p.59).
- **Coastal Reserve** — 15,000 hectares providing for the protection of conservation, Aboriginal heritage and recreation. This area includes Barred Creek; the Willie Creek system, including Nimalaica Claypan and Crescent Lake, 'wetlands included in the *Directory of Important Wetlands in Australia* (Australian Nature Conservation Agency 1996)' (p19); and Buckley Plain.

The Waterbank Structure Plan states:

*'particular areas which should not be developed or only be subject to minimal impact development ... include:*

- *Willie Creek Estuarine system*
- *Barred Creek*
- *Wanganut Springs*
- *the entire coastal dune system*
- *remnant patches of rainforests including vine thickets and Melaleuca woodlands.'* (p18)

The Plan notes that the protection of coastal areas allows for the broader management of water resources in this area.

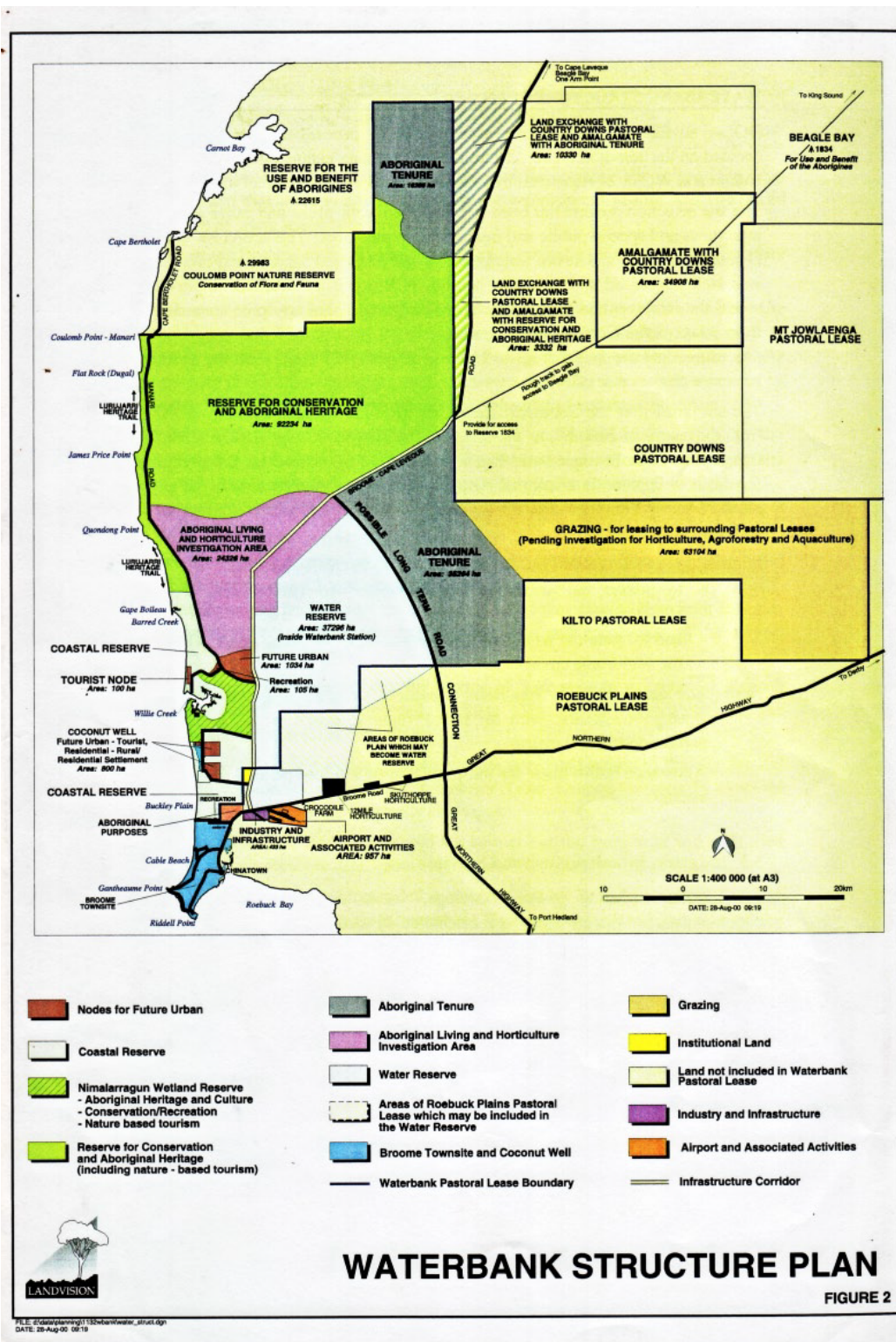
*'Clearly, the land uses in coastal areas need to be carefully managed if these uses rely on abstraction from groundwater reserves. To this end it should be noted, that the protection of coastal dunes and vine thicket areas all along the coast for groundwater recharging is important in managing the risks of salt water intrusion. (Laws 1991, WAWA1994).'*

The Waterbank Structure Plan (2000) was endorsed by the WA State Cabinet and became part of the Shire of Broome Town Planning Scheme 4. It is still the current Regional Strategic Plan for this area of the Broome Shire.

## KEY REFERENCES

*Waterbank Structure Plan*, 2000. Department of Land Administration





Waterbank Structure Plan Map showing:

- Reserve for Conservation and Aboriginal Heritage (93,000 hectares), including James Price Point and Quondong Point and the Lurujarri Heritage Trail.
  - Nimalarrugun Wetland Reserve (adjacent to Willie Creek)
  - Coastal reserves including Barred Creek, Willie Creek, and Buckley Plain (15,000 hectares).
- Several areas are identified as Aboriginal Tenure for living areas: 16,000 hectares north of Pt Coulomb Reserve, 35,000 hectares with frontage to Cape Leveque Road, and 24,000 hectares for horticulture and Aboriginal Living inland from Quondong.

# Broome Planning Steering Committee recommendation of implementation of coastal reserves: 2005

The Minister for Planning and Infrastructure, Hon Alannah MacTiernan, convened the Broome Planning Steering Committee which worked during 2004-2005 to 'consider land uses facing Broome and to develop strategies to manage growth over the next 10 to 15 years.'

*The committee has worked closely to identify what land might be available to accommodate housing, tourism, commercial and industrial uses while maintaining important and unique cultural, natural resource and lifestyle elements that make Broome a place that is highly sought after to live, and to visit.'*

(Dept of Planning website: <http://www.planning.wa.gov.au/publications/746.asp>)

The Committee included representatives from the Broome Shire, the Kimberley Development Commission, Kimberley Land Council, and broad community consultation was undertaken.

In 2005 the Planning Steering Committee recommended that all coastal reserves marked on the Waterbank Structure Plan that correlated with the Lurujarri Heritage Trail be implemented (p20).

## KEY REFERENCES

*Broome Planning Steering Committee Report, 2005*



Report of the  
Broome Planning Steering Committee  
December 2005



### Protection of culture

Broome has a rich cultural heritage. Culturally sensitive sites in and around Broome are extensive. Some of these sites have been listed on the Aboriginal Sites Register, accessible to the public from and maintained by the Department of Indigenous Affairs. However, there are many more that have not been listed. The *Aboriginal Heritage Act 1972* provides for their protection whether they are registered sites or not. The Department of Indigenous Affairs has identified the need for a heritage management plan to be prepared for Broome, to ensure the protection of heritage sites.

The coastal strip has a high density of Aboriginal cultural sites. A management report prepared by the WA Museum in 1989 recommended the preparation of a management plan for the area north of Broome townsite to Coulomb Point; registration of a number of sites as protected areas; diversion of the main access road one kilometre further inland; and track rationalisation work to be conducted around recreational areas (Bradshaw and Fry, 1989).

The Lurujarri Heritage Trail is a culturally significant song cycle<sup>1</sup> that extends 80 km along the coast from Coulomb Point to Gantheaume Point. The trail seeks to educate non-indigenous people about Aboriginal sites and relationships with the land (Bradshaw and Fry, 1989). The *Waterbank Structure Plan* recommends the creation of a number of reserves, which correlate with the northern section of the heritage trail. These include coastal, Aboriginal living, environmental and wetland management reserves. The southern section of the trail correlates with areas reserved as coastal park in the Shire of Broome Town Planning Scheme 4.

As well as specific heritage sites, Aboriginal people in Broome have expressed strong interest in ensuring protection of culture by keeping it alive. Retaining access to natural bush areas is important to support a living connection to the land for themselves and their children. These aspirations are reflected in areas reserved for the purposes of environmental cultural corridor in the town planning scheme, which serve to retain culturally important links between Cable Beach and Roebuck Bay.

### Planning implications

- ⇒ Future development needs to have consideration of the value of culturally significant areas to Aboriginal people; therefore, the Department of Indigenous Affairs has indicated a general commitment to work with Rubibi and the Kimberley Land Council to determine a way forward for local heritage management.
- ⇒ Reservations for the purposes of coastal, Aboriginal living, environmental and wetland management reserves recommended in the *Waterbank Structure Plan (2000)* correlate with the Lurujarri Heritage Trail and should be implemented.
- ⇒ Areas reserved for an environmental and cultural corridor in Town Planning Scheme 4 retain culturally important links between Cable Beach and Roebuck Bay and are considered important for Aboriginal people to retain connections to their land.

## SECTION 2: Lurujarri Heritage Trail

Section 2 documents the Lurujarri Heritage Trail and the acknowledgment of the song-cycle by the wider community, and State and Federal Government Departments.

- Lurujarri Heritage Trail: part of a traditional song-cycle
- *A Managment Report for the Lurujarri Heritage Trail*, Department of Aboriginal Sites, WA Museum: 1989



# Lurujarri Heritage Trail: part of a traditional song-cycle

The Lurujarri Heritage Trail is an 80 km coastal walking trail, following part of a traditional song-cycle.

*Song cycles reflect the travels and creative activities of ancestral beings. Through song-cycles, the creation stories, ceremonies, laws, and rituals are passed between communities. The area covered by the Lurujarri heritage trail incorporates a vital segment of a wider mythology ...*

*... the Aboriginal Law encoded in the song-cycle has an unbroken tradition through to the present day. Aboriginal people in this area retain their traditional links with thier Law, land and resources, despite immense external pressures*  
(p.7 Management Report for Lurujarri Heritage Trail, 1989)

The trail was established by the Lurujarri Heritage Trail committee, with funding by the WA Bicentennial Heritage Trails program to 'help educate non-Aboriginal Australians about Aboriginal sites and relationships to land.' (p.1).

In 1991 the House of Representatives Standing Committee of Environment, Recreation and the Arts visited Broome as part of a national enquiry to find solutions to better manage and protect the coast of Australia.

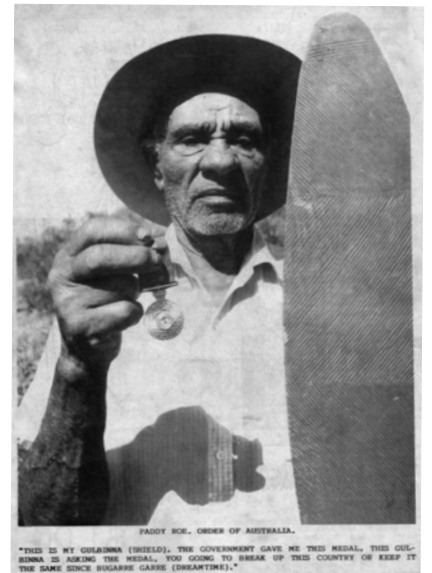
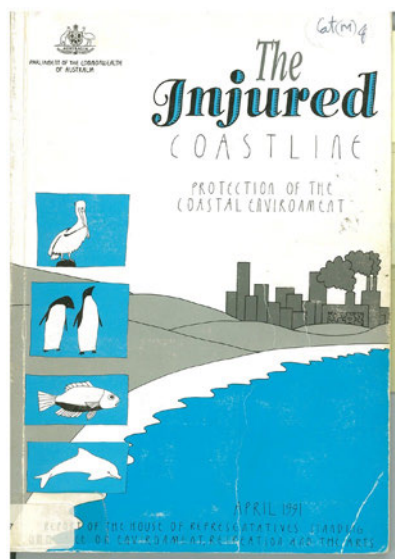
The report notes:

*The entire coast of the peninsula from One Arm Point to La Grange (500 km) covers an ancient song-cycle ...it was emphasised to this commitee that in this region there remains a unique, living Aboriginal culture focused on the coast.*

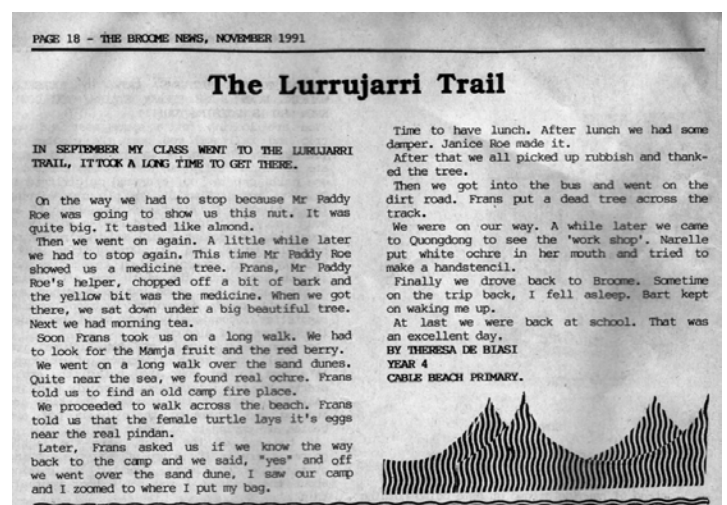
## KEY REFERENCES

Bradshaw, E. & Fry, R., 1989. *Management Report for Lurujarri Heritage Trail*, Dept of Aboriginal Sites, Western Australian Museum

Parliament of the Commonwealth of Australia. 1991. *The Injured Coastline: Protection of the Coastal Environment*. Report of the House of Representatives Standing Committee of the Environment, Recreation and the Arts.



Custodian Paddy Roe with his medal of the Order of Australia



The Lurujarri Heritage Trail: an education tool for the community.

The country now comes from Bugarri-Garri (dreamtime). It was made by all the dreamtime ancestors, who left their tracks and statues behind and gave us our law, we still follow that law, which tell us how to look after this country and how to keep it alive.

The true people followed this law from generation to generation until today that is why this country is so good and gives us plenty, we never take more than we need and respect each other's areas.

Today, everyone, all kind of people walk through this country, now all of us have to respect and look after this land, when we look after this land, when we look after it proper way, this land stays happy, and it will make all of us happy.

Statement by Paddy Roe to the House of Representatives Committee during its visit to Broome in 1991 and published as the frontpiece of the report.



# A Management Report for the Lurujarri Heritage Trail, Department of Aboriginal Sites, WA Museum: 1989

In 1988 the principal Aboriginal custodian and the Lurujarri Heritage Trail Committee requested the Dept of Aboriginal Sites, WA Museum, to conduct a comprehensive archaeological investigation of Aboriginal sites in this area and make recommendations for the management of the heritage trail.

The report notes:

*The principal finding of this investigation was that the entire coastal strip, referred to here as the Exclusion Zone, has a high density of Aboriginal sites of great significance (p.i).*

Eight key recommendations were made by the Department, including:

- no disturbance within the 2km wide Exclusion Zone without applying to the Trustees of WA Museum under Section 18 of the Aboriginal Heritage Act.
- that the marked sites in this area be declared Protected Areas in accordance with Section 19 of the Aboriginal Heritage Act (to be undertaken by the WA Museum).

Note: This report is acknowledged as a significant document and has been used for over twenty years as a reference for local planning and policy development; as well as by the EPA and the WA Planning Dept.

## KEY REFERENCES

Bradshaw, E & Fry, R, 1989. *Management Report for Lurujarri Heritage Trail*, Dept of Aboriginal Sites, Western Australian Museum

## SELECTED ADDITIONAL REFERENCES

Note: Some of these reports may be confidential or restricted due to the significance of cultural material.

Akerman, K., 1975. *Aboriginal camp sites on the western coast of Dampierland, Western Australia*. Occ. Papers in Anthropology 4, University of Queensland.

— 1976. *An analysis of stone implements from Quondong, WA*. Occ. Papers in Anthropology 6, University of Queensland.

— 1976. *Horde areas and mythological sites between James Price Point and Coconut well on the west coast of Dampierland, WA*. Kimberley Land Council.

Akerman, K. & Bindon, P., 1983. *Evidence of Aboriginal lithic experimentation on the Dampierland Peninsula in Smith, M., (ed) Archaeology at ANZAAS 1983*, WA Museum, Perth.

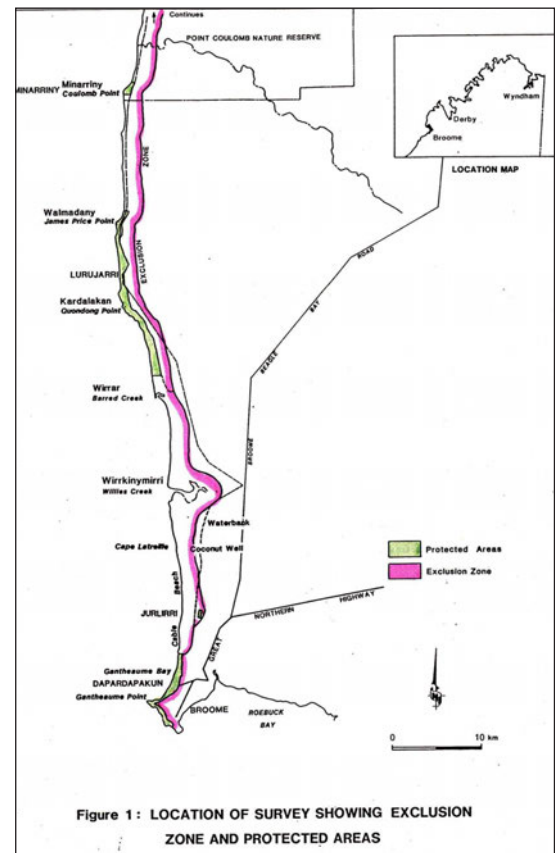
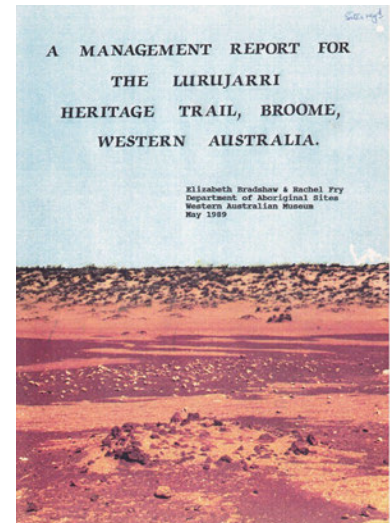
Chalmers, L.E. & Woods, P.J., 1987. *Broome Coastal Management Plan*, Environmental Protection Authority.

Green, N., & Turner, J., 1984. *Aboriginal rights to the sea in Dampierland Peninsula-King Sound- Buccaneer Archipelago area of Western Australia*. Unpublished.

Lands, M., 1988. *Mayi: Some bush fruits of Dampierland*, Magabala Books, Broome.

Roe P. & Muecke, S., 1988. *Goolarabooloo*, Fremantle Arts Centre Press

Senior, C., 1988. *Tourism and Aboriginal Heritage with particular reference to the Kimberleys*, Dept of Aboriginal Sites, WA Museum.



Map showing the 2 km wide Exclusion Zone along the length of the Lurujarri Heritage trail

## SECTION 3: Protection of country

Section 3 documents previous attempts to conduct mining exploration in the area of Walmadany/James Price Point.

In 1991, assessments were made on two applications to explore for mineral sands in this area: a smaller area at Quondong Point by Broome resident Martin Ynema and a larger area from Coulomb Point to Willie Creek by Terrex Resources.

In 2008, Kimberley Quarry applied for a mining exploration licence in the Quondong area.

This section covers the Environmental Protection Authority assessment of the Quondong Point area; the Broome Warden's Court hearing of the Terrex application and selected documents related to that hearing, and the findings of the National Native Title Tribunal in the Kimberley Quarry hearing.

- Quondong Point — EPA Bulletin 519
- Terrex Hearing — Aboriginal Cultural Material Committee and WA Museum submission
- Terrex Hearing — EPA Bulletin 434
- Terrex Hearing — Broome Botanical Society submission
- National Native Title Tribunal: NNTT Report

# Quondong Point Report — EPA Bulletin 519

In 1991, the EPA responded to an application for mining at Quondong Point by Broome resident Martin Ynema (Exploration Licence 04/530).

The EPA report notes:

*'The key biophysical environmental issues identified are related to:*

- the protection of coastal vine thickets;*
- recreational value and current and future usage of the coastal area;*
- the scientific value of the fossilised rock type (silcrete) and;*
- the maintenance of the conservation values in the area.'*

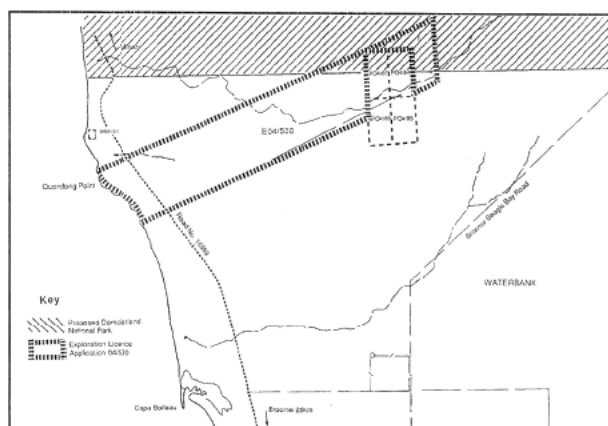
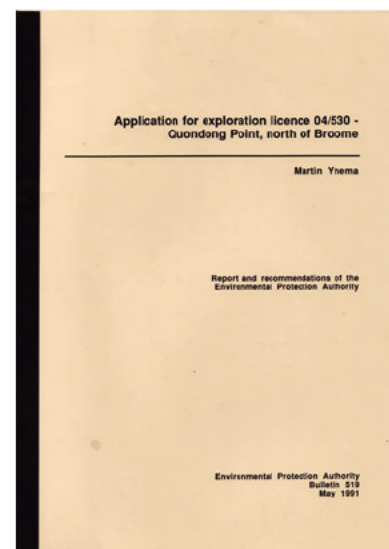
*The WA Museum reports that the area to the west of the Broome-Manari road contains archeological sites and ethnographical sites of great cultural significance to Aboriginal people. The Museum currently has proposed to declare part of the Quondong Point area as a Protected Area under the Aboriginal Heritage Act. (p.3 EPA Bulletin 519, 1991)*

*The West Australian Museum recently reported that there are fossils in a white sandstone rock type at Quondong Point which are of great scientific importance. Dinosaur footprints belonging to at least three different kinds of dinosaurs are preserved as well as some of the best Cretaceous plant fossils recorded in the State. The rock type which contains the fossils is a 'silcrete' or 'white sandstone' and the Museum is proposing to conduct a scientific investigation into its extent and fossil content. (p.1 EPA Bulletin 519, 1991)*

## KEY REFERENCES

*Report by the Environmental Authority regarding the application for an exploration licence by Martin Ynema at Quondong Point on the Dampier Peninsula: Bulletin 519, 1991*

Recommendations and conclusions from EPA Bulletin 519, 1991



Map showing that a portion of the exploration area included 'the proposed Dampierland National Park'. (p. 2 Figure 1, EPA Bulletin 519).

### Recommendation 1

The Environmental Protection Authority recommends that, in view of the environmental sensitivity of the area encompassed by exploration licence 04/530, the granting of the licence would only be environmentally acceptable if the licence were subject to the recommendations in this report.

### Recommendation 2

The Environmental Protection Authority recommends that no mining, which includes all ground-disturbing exploration activity, occur on the western side of the Broome-Manari road (Road No.15968).

### Recommendation 3

The Environmental Protection Authority recommends that, prior to any ground-disturbing exploration activity on the eastern side of the Broome-Manari road (Road No.15968), the proponent refer an exploration programme to the Environmental Protection Authority under Section 38 of the Environmental Protection Act, 1986, and no ground-disturbing exploration activity shall occur unless and until the approval of the Minister for the Environment is given.

## 5. Conclusions

The Environmental Protection Authority has assessed the proposal to grant an exploration licence over an area at, and extending inland from, Quondong Point, 30 km north of Broome. The conclusion based on the environmental factors identified by the Environmental Protection Authority is that no exploration is environmentally acceptable on the western side of the Broome-Manari road and that no ground-disturbing exploration is environmentally acceptable on the eastern side of the road unless and until an exploration programme is submitted to the Environmental Protection Authority under Section 38 of the Environmental Protection Act, 1986.



# Terrex Hearing — Aboriginal Cultural Material Committee & WA Museum submission

In July 1991 a hearing was held at the Broome Warden's court regarding applications received by Terrex Resources to conduct exploration on the Dampier Peninsula in the area between Coulomb Point and Willie Creek (Licence Nos. E04/645, 646 and 657). The area included James Price Point.

Prior to the hearing, objections were received, including from:

- Kimberley Land Council, on behalf of Goolarabooloo Aboriginal Community;
- Broome Botanical Society; and
- Kimberley Conservation Group.

The Wardens' Report notes, 'objections were received from Aboriginal communities that these applications would cause disturbance, damage and destruction to important Aboriginal cultural interests in land' and an order was received for a report on Aboriginal sites in the area (p.3 Warden's Report 1991).

A survey was undertaken during March-June 1991 by the Senior Heritage Officer for the Department of Aboriginal Sites, Mr Nicholas Green, through the authority of the WA Museum, under the control of the Kimberley Land Council (p.3 Wardens Report).

The findings of this survey were included in the 'Museum Report': *A Report of the Ethnographic Survey of Exploration Licence Applications 04/645, E04/656 and E04/676 in the West Kimberley.*

This report was accompanied by a supporting letter (18 July 1991) from the Aboriginal Cultural Material Committee.

The Warden's Report notes that the Committee concluded:

*'no exploration activity should occur in the areas defined as the Song Cycle path.'*

(Broome Warden's Report p.5).

The Warden's Court also received a report by the Environmental Authority (see EPA Bulletin 434).

Senior Magistrate Dr J.A. Howard upheld the objections and recommended the mining application be refused.

## KEY REFERENCES

*Terrex Resources: Application and objections heard in the Warden's Court, Broome 22-25 July 1991 by Dr J.A. Howard Vol 8 Fol 8AA*

*Note: see reference map of Broome Warden's Court for full reference list.*

VOL 8 FOL 8AA	
IN THE WARDENS COURT )	HEARD: 22ND, 24TH & 25TH JULY 1991
HELD AT BROOME )	DELIVERED: 20TH AUGUST 1991
	IN THE MATTERS OF APPLICATIONS FOR EXPLORATION LICENCES E04/645, 646 AND 647.
	AND
	OBJECTIONS NOS. 1-5/890, 18/890 and 3-4/901
BETWEEN:	TERREX RESOURCES N.L. (Applicant)
	AND
	BIDJADANGA ABORIGINAL COMMUNITY KIMBERLEY CONSERVATION GROUP BROOME BOTANICAL SOCIETY KIMBERLEY LAND COUNCIL on behalf of GOOLARABOOLOO ABORIGINAL COMMUNITY and BOOMAROO PASTORAL PTY LTD (Objectors)

The Aboriginal Cultural Material Committee the authoritative standing of which has been noted, concluded with reasons that no exploration activity should occur in the areas defined as the Song Cycle path.

These areas are delineated by the green dotted lines in Figures 4, 6 & 8 in the Museum Report and as clarified by Mr Green's evidence. They were effectively resolved by the Committee to encompass places of importance and significance as defined in Section 5 of the Aboriginal Heritage Act 1972-80. In reaching its conclusions the Committee also made express reference to Section 39(3) of the Aboriginal Heritage Act 1972-80. The implications of this situation were pointed to by Counsel for the Objectors when he drew attention to the sanctions under the Aboriginal Heritage Act. Part IV of the Act deals in detail with the protection of Aboriginal sites.

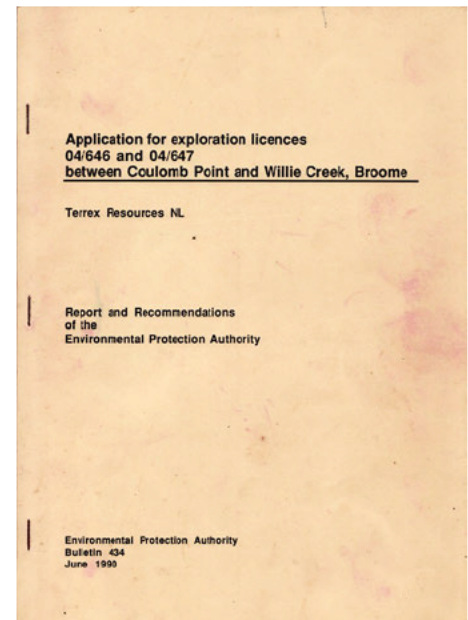
Summary of Aboriginal Cultural Material committee conclusions from Broome Warden's Report p.5.

# Terrex Hearing — EPA Bulletin 434

In 1991 the EPA provided a report to the Broome Warden's Court regarding applications received by Terrex Resources to conduct exploration on the Dampier Peninsula in the area between Coulomb Point and Willie Creek, including James Price Point.

The EPA used several references for their report, including:

- *A Management Report for Lurujarri Heritage Trail*, Dept of Aboriginal Sites, Western Australian Museum, 1989;
- *Dampier Peninsula Vine thickets: Barred Creek to James Price Point. A Submission to the National Rainforest Conservation Program WA*, 1987 by the Broome Botanical Society;
- *Nature Conservation Reserves in the Kimberley*, Department of Conservation and Land Management, WA, 1991; and
- *Advice to the EPA regarding Exploration Licence Application 04/646 and 04/647*. Dept of Conservation and Land Management, Dept. of Aboriginal Sites, 1990 (unpublished).



## EPA RECOMMENDATIONS

### Recommendation 5

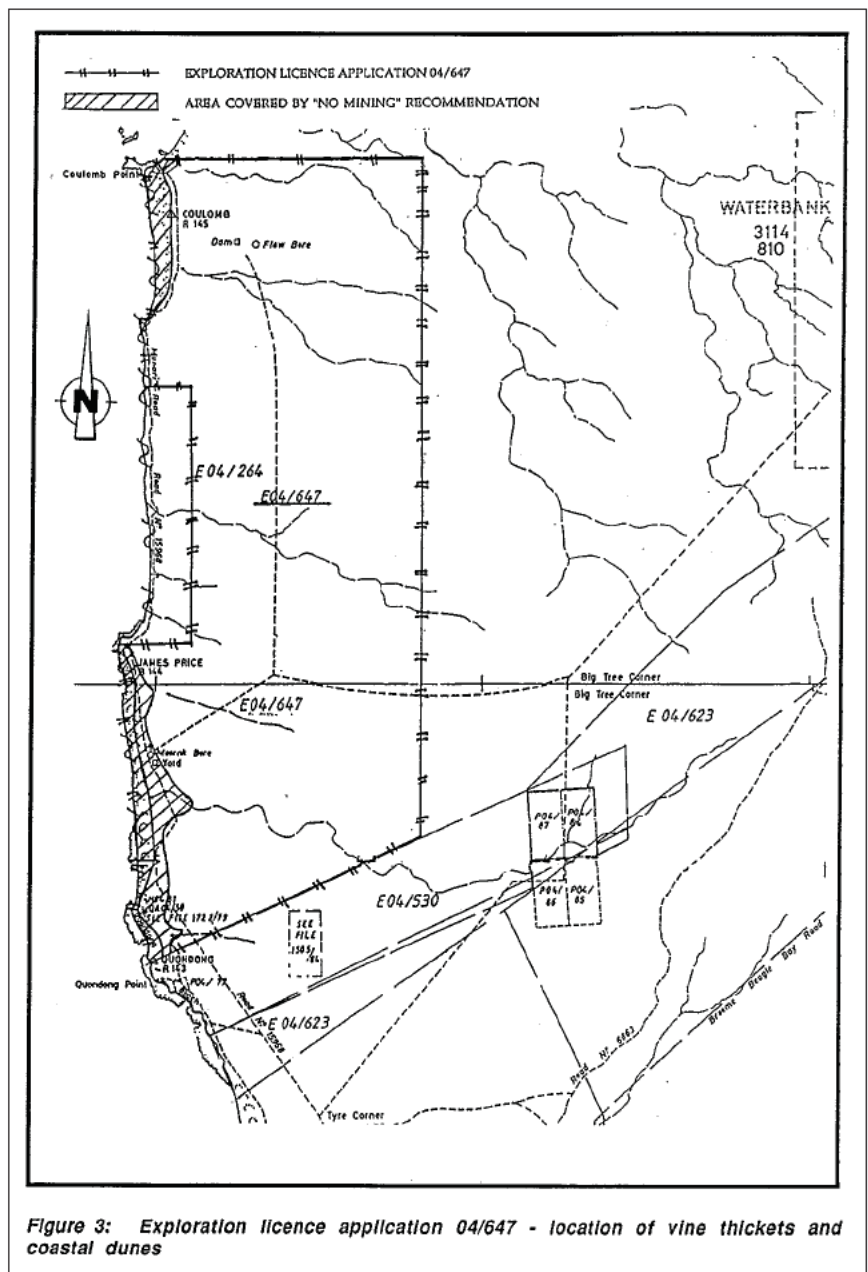
*The EPA recommends that no exploration or mining activities should occur within the vine thickets and coastal dune system within the licence area.*

### Recommendation 6

*The EPA recommends that the Dept of WA Museums's Dept of Aboriginal Sites and local Aboriginal Community representatives from the Mamabulanjin Resource Centre, Broome, should be consulted prior to any sampling or disturbance of the ground to determine whether such sampling or works is likely to disturb any known Aboriginal sites. The proponent and contractors should appraise themselves of and abide by the requirements of the Aboriginal Heritage Act.*

## KEY REFERENCES

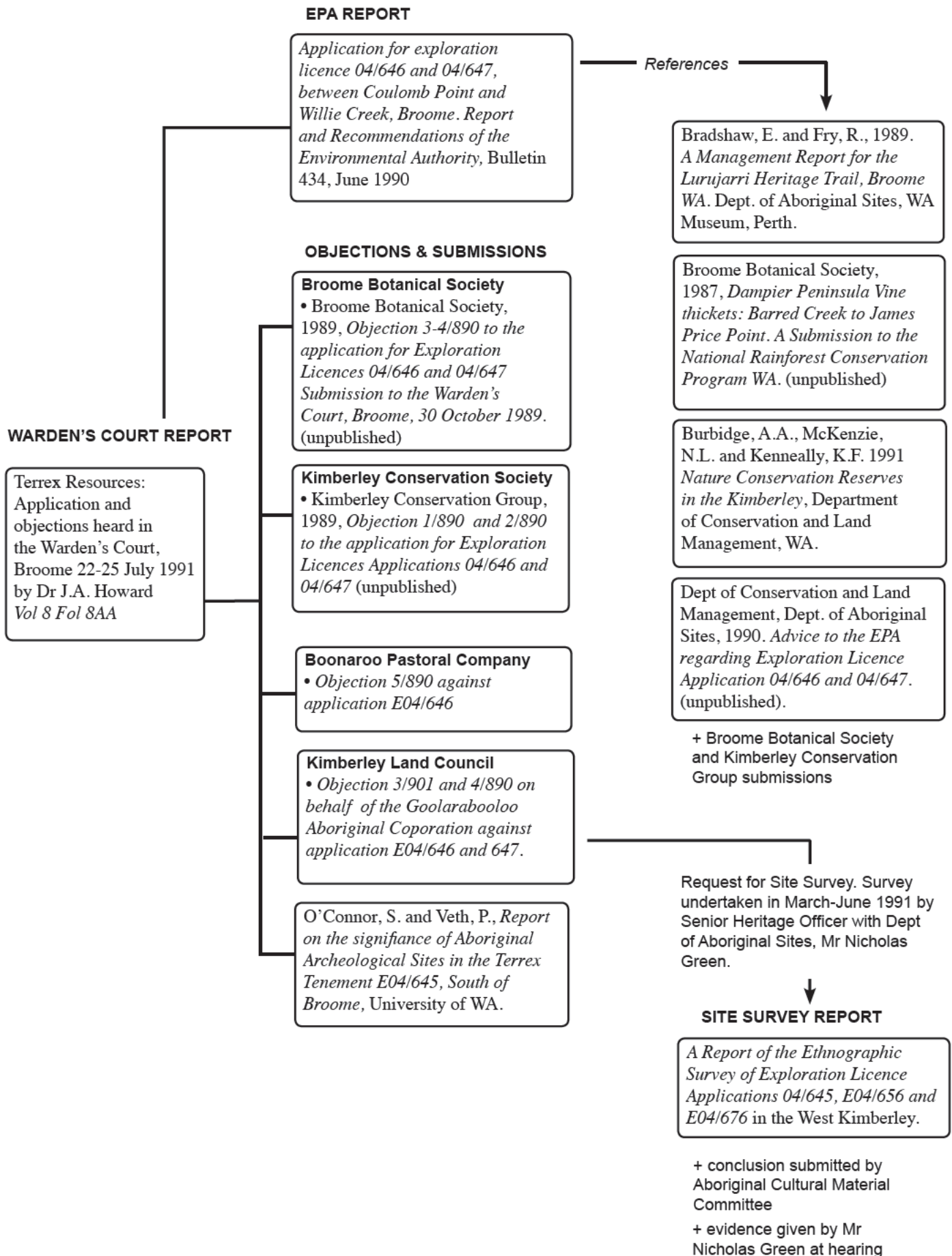
*Application for exploration licence 04/646 and 04/647, between Coulomb Point and Willie Creek, Broome. Report and Recommendations of the Environmental Authority, Bulletin 434, June 1990*



Map showing the location of vine thickets in the James Price Point area. The EPA recommended no mining activity occur in this area. (EPA Bulletin 434, p7, June 1990)



Reference guide to material presented at the hearing at Broome Warden's Court July 1991 regarding exploration applications from Terrex Resources between Coulomb Point and Willie Creek on the Dampier Peninsula.



# Terrex Hearing — Broome Botanical Society submission

In 1989, the Broome Botanical Society (BBS) submitted an objection to the application for mining exploration by Terrex Resources on the Dampier Peninsula.

Since 1984, the BBS had played a key role in the evaluation of significant flora and fauna on the peninsula, working with the Department of Conservation and Land Management (CALM) and the WA Herbarium Kimberley botanist, Kevin Kenneally, with particular regard to remnant areas of rainforest that only occur directly behind coastal sand dunes.

In 1987, BBS submitted a paper, *Dampier Peninsula Vine Thickets: Barred Creek to James Price Point* to the Federal Government's National Rainforest Conservation Program (WA) and the System 7 (Kimberley) Update.

The 1989 BBS submission quotes from the CALM publication, *Landscape*:

*On WA's Kimberley coast, tiny pockets of rainforest have survived for thousands of years, completely cut off from similar ecosystems by the arid savannah that surrounds them. Although well-known to Aborigines for thousands of years, these remnants were only recognised by scientists 22 years ago. They are scattered in a strip between Broome and Wyndham. (p50)*

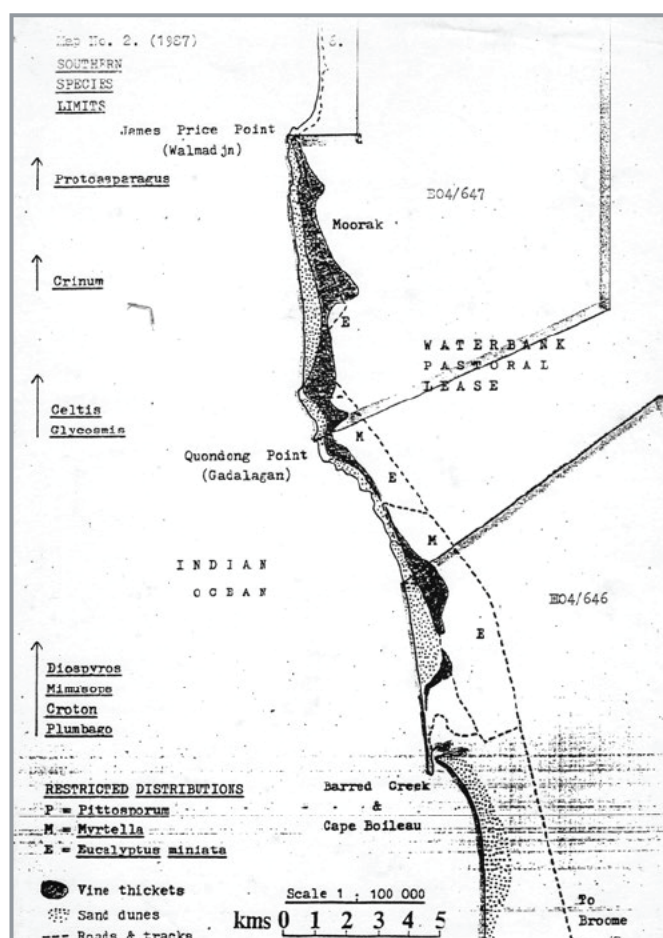
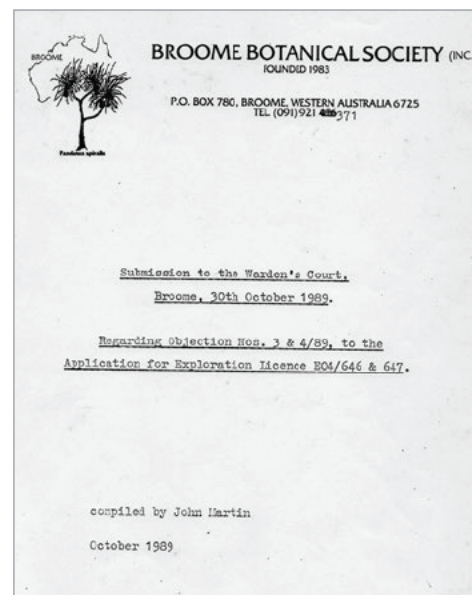
The submission adds:

*The vine thickets between Barred Creek and Prices Point are at the southern most extremes of their natural range, and the same is true for individual species. The associated or neighboring vegetation also contains a significant number of species at the limits of their distribution, and this is an important factor in the evaluation of their conservation worth. (p4)*

One of these rare vine thicket species was *Pittosporum moluccanum*, with a restricted population of less than 20 individual trees found near James Price Point; the only occurrence of this species in the state. CALM recommended the species be added to the Declared Rare Flora list. The report also cites the presence of freshwater mangroves, waterlilies, pandanus and undescribed *Eucalyptus* species, and the importance of the Willie Creek estuarine system and neighbouring wetlands for large numbers of bird species.

The submission notes that the exploration area was part of the proposed Dampier National Park and states:

*The Broome Botanical Society is concerned at the conflicting interest of a National Park to conserve the environment and an exploration licence which has mining as it's ultimate goal. (p.4)*



Map showing the southern most limit of rare species in remnant areas of rainforest in the James Price Point area, p8, *Submission to the Broome Warden's Court*, Broome Botanical Society, 1989.

## KEY REFERENCES

Broome Botanical Society, 1989. *Submission to the Broome Warden's Court*.

Broome Botanical Society, 1989. *Dampier Peninsula Vine Thickets: Barred Creek to James Price Point* (unpublished).

McKenzie, N., Kenneally, K., & Winfield, C., *WA's Rainforests, Landscape Vol 4, No. 3, Autumn edition* pp 50-52

# National Native Title Tribunal Hearing: 2008

In 2007, the WA State Government gave notice that it intended to grant Kimberley Quarry Ltd an exploration licence for 71 sq kms on the Dampier Peninsula, inland from Quondong Point. This notice included a statement that it considered that the Kimberley Quarry grant would 'attract the expedited procedure'. This meant they could 'expedite', or 'hasten', their application and not be bound by 'normal negotiation required by Section 31 of the Native Title Act.'

Joseph Roe and Cyril Shaw, on behalf of the Goolarabooloo and Jabirr Jabirr Peoples lodged an objection, with Mr Roe providing an affidavit in June 2008. In August, a hearing was held at the National Native Title Tribunal in Perth, with the native title party being represented by the Kimberley Land Council

The underlying tenure of this area was established as:

- Vacant Crown Land (100% overlap of Native Title Claim by Goolarabooloo and Jabirr Jabirr Peoples: WC99/360 Reg 1999); and
- Department of Environment and Conservation Proposed Conservation Park (22% overlap).

Neville McPhearson, the Member for the Tribunal notes Mr Roe's authority to speak;

*'I accept that as one of the two persons comprising the applicant and senior law boss for the area of the proposed licence, he has the highest authority to speak on the behalf of the native title party for this matter.'*  
[18]

In determining whether this licence was an act attracting the expedited procedure, McPhearson had to examine whether 'sites of particular significance' would be likely to be interfered with. He stated:

*'taking into account the nature of the area and sites of particular significance identified by the native title party, as well as the activities proposed by the grantee party, I find that there is likely to be interference as a result of the grant of the proposed licence.'*

The determination of the tribunal states that 'the grant of exploration licence E04/1624 to Kimberley Quarry Pty Ltd is not an act attracting the expedited procedure'

## NATIONAL NATIVE TITLE TRIBUNAL

*Joseph Roe and Cyril Shaw on behalf of the Goolarabooloo & Jabirr Jabirr Peoples/Western Australia/Kimberley Quarry Pty Ltd, [2008] NNTTA 118 (25 August 2008)*

Application No: WO07/803

IN THE MATTER of the *Native Title Act 1993* (Cth)

- and -

IN THE MATTER of an inquiry into an expedited procedure objection application

Joseph Roe and Cyril Shaw on behalf of the Goolarabooloo & Jabirr Jabirr Peoples (WC99/36) (native title party)

- and -

The State of Western Australia (Government party)

- and -

Kimberley Quarry Pty Ltd (grantee party)

**DETERMINATION THAT THE ACT IS NOT AN ACT ATTRACTING THE EXPEDITED PROCEDURE**

Tribunal: Neville MacPherson, Member  
Place: Perth  
Date: 25 August 2008

## KEY REFERENCES

*National Native Title Tribunal Hearing Report, NNTTA 118 (August 2008) Application No: WO07/803*

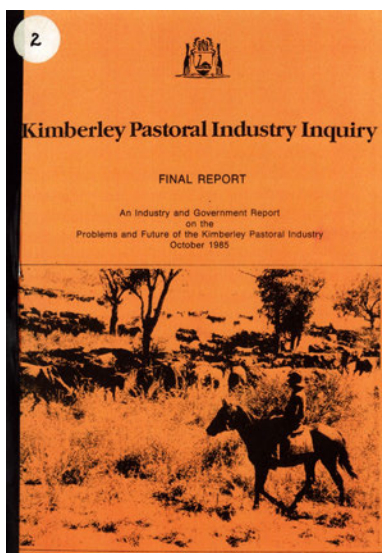
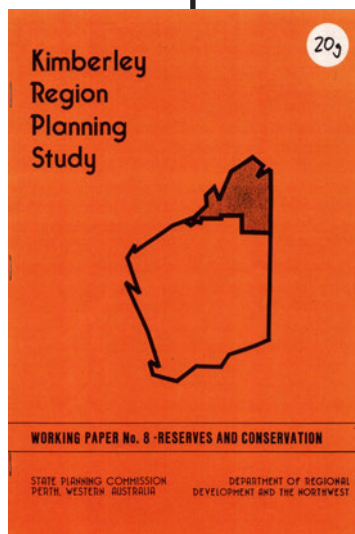
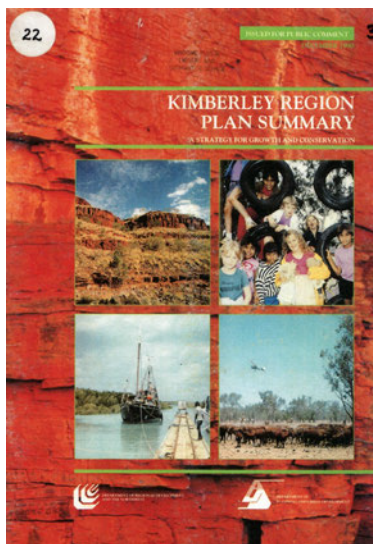
14. *My family and I, as the Goolarabooloo people, also run a cultural heritage trail called the Lurujarri Dreaming Trail. This trail follows the coast 80 kilometres north of Broome from Minarriny (Coulumb Point) to Minyirr (Gantheume Point) and runs close to the tenement area. It traces part of the song line that maintains the living memory of people who have been here for thousands of years. We visit traditional hunting, fishing and camping places and teach people about the Dreamtime stories of the trail, the names and uses of plants and the significance of areas and sacred sites. This educational trail is an important aspect of keeping the traditional law and culture of this area alive.*

## SECTION 4: Kimberley regional planning

Section 4 documents the acknowledgement of the environmental significance of the James Price Point area in the context of a wider regional framework.

- *Kimberley Region Planning Study: 1990*





Note: The EPA used the KRPS Land Use Concept Map as a reference in the 1991 report for an exploration licence at Quondong Point. It notes this area is 'identified by the Dept of Regional Development and Planning and Urban Development in the *Kimberley Plan Study* as being environmentally significant'. (p.3 EPA Bulletin 519, 1991)

## Kimberley Region Planning Study: 1990

In 1986, the WA State Government set up the Kimberley Region Plan Study (KRPS) as a response to the Kimberley Pastoral Industry Enquiry of 1985.

A submission from the Conservation Council of Australia urged that an assesment of conservation areas in the Kimberley be conducted concurrently with the evaluation of pastoral leases. The Land Resource Policy Council submitted to Premier Burke that the Land Use Study of the Kimberley region 'take into account the Government decision in 1980 to use the EPA recommendations for the Kimberley (System 7) as a guide for the establishment of conservation reserves in the region.' (correspondence 6 Sept 1985).

In Sept 1987, a conservation seminar was held in Derby. Speakers included

representatives from the newly formed Department of Conservation and Land Management. Conservation recommendations were submitted to the KRPS in *Working Paper No 8: Reserves and Conservation*.

In 1987 a major submission was made to the KRPS by the Dept. of Conservation and Land Management containing an outline of planned reserves, including the proposal for the Dampierland National Park.

The KRPS Land Use Concept Map shows endorsed System 7 reserves. As the final EPA endorsement of the Dampierland National Park was not made until 1993, after the publication of this plan, the proposed National Park is marked here as 'an area of environmental significance that needs to be investigated'.

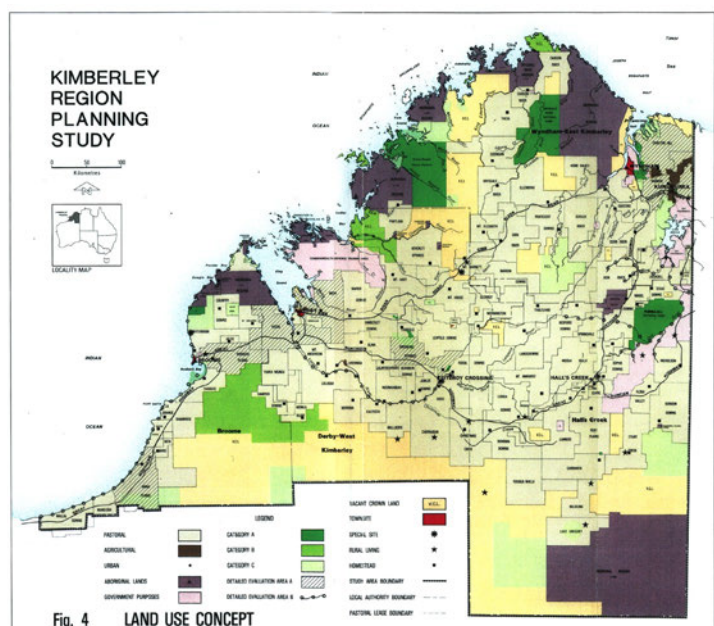
### KEY REFERENCES

*Kimberley Region Plan Study Report: A Strategy for Growth and Conservation*, 1990. Department of Regional Development and the Northwest, Department of Planning and Urban Development.

Burbidge, A.A., McKenzie, N.L. and Kenneally, KF, 1987. *Nature Conservation Reserves in the Kimberley, Western Australia*. Submission by the Dept. of Conservation and Land Management to the Kimberley Region Plan Study. (unpublished)

O'Connor, A., 1987. *Reserves and Conservation Working Paper No. 8*, Kimberley Region Planning Study, State Planning Commission and Department of Regional Development and the North West, Perth.

Senior, C., 1989. *Draft Report of Tourism and Aboriginal Heritage with particular reference to the Kimberley*, Aboriginal Sites Department, West Australian Museum.





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# APPENDIX C

## WORKSHOP COMMENTS

## Workshop Comments - Tourism & Accommodation

Equality of rates - Does Broome Airport pay any shire rates? If not, why not!!

Issues:

- If BnB regulations are relaxed, the regulation for existing resorts and long-term stay prohibition should be relaxed.
- Big impacts on residential leasing market.
- Loss of tourism accommodation.

Opportunity

- Private Accommodation
- Rules and regulations are too much for camping and caravanning
- Overspill from town on a property. \$15 pn can afford it.

Private air BnB style accommodations

Challenges

- Seasonality of industry – how to get people to stay?

Challenges w/approvals - more specific Health?

Tourism Levy

- Total lack of accountability back to the businesses that pay the rate
- What do we get from ANW for that money?
- Where is the Broome Destination marketing plan including goals, KPIs and ROI?

BnBs - clarity around definitions

Property owners having land maximisation opportunities

Current scheme is set up well to divide usage types

Retention of BnB rules

Creation of zone 'journeys'

Footpath/all the way to the pathway

The port

Unregulated station stays create an unlevel playing field for caravan parks and campgrounds

Rates could be changed for more properties to reflect benefit rec'd

Registered or non-registered

- There are some good ones

Station stays – need regulation too

Hosted accommodation in residential areas only

Spread them out don't cluster them to reduce impact

Special area land use – requires advertising

Challenge – Cycle route markings /paths missing signage

- Stencils

- Safety and happiness usage conflict pedestrian, bikes and vehicles

Workshop Comments - Tourism & Accommodation
Attraction signage and distance -Ret FREO paths
Town beach precinct event parking
Transport - taxis bus routes need to expand into other areas
Liquor restrictions - section 64
Water Fountains around town/Cable Beach
Work on more trails - walking etc., history
Social issues
Air BnB's - council compliance hurting existing Hotels and compliant Air BnB's and BnB's
Shade structures Cable Beach
More history signage in Historical areas
Boating facilities
Roads to communities - grading
Taxis - airport
Air BnB out of control
Anti-social behaviours - liquor issues
Noise complaints not easy to fix
Rubbish
Tourism promotion
Mind bubbles -Focusing on 'pie in the sky' ideas rather than existing businesses eg. Marina, casino, flights to Singapore with no business case to support the ideas eg. What is/was the financial return from the Singapore flights?? - Residents and industry
Sealing of Cape Leveque -How do we make the most of it?  -Great tourism opportunity of the Kimberley -More of a 'Kimberley-wide experience'
'Access' eighty mile beach -Facilities could not handle too many more people  -Good gravel road - would contribute  -Traffic increased when it becomes a Marine Park  -Lack of management  -'turtle experience'
Secondary road connections
Waste collection is an issue
Levelling the playing field

## Workshop Comments - Tourism & Accommodation

If unhosted accommodation is allowed in residential zones then short stay rules in tourist zone

If short accommodation requests are relaxed in tourist zone then may not be any tourist accommodation available in proximity to key tourist destination

Solar lights along access points in Minyirr Park

Allow un-hosted BnB properties to register – they would be more than happy to register, pay additional rates. We would be more than happy to level the field

In the end what is the difference between a holiday home – they are not all party houses – and a 4 bedroom tenanted

Property that rents rooms to backpackers – its legal...its more disruptive to neighbours than a holiday home that is only rented half the year

Open up residential areas such as 6 seasons Cable Beach + Old Cable Beach to BnB operators

Conflict between residents and operators

Consistency in application of rules

Data driven decision making

Diversity in collection of data and opinions

How short stay/tourism accommodation can be distributed in different zones

Hosted vs. unhosted short stay accommodation

Should have tourism strategy - link precincts (linkages should be promoted as an experience

Footpath to the port - along Port Drive - shared use path

Entrance new boat ramp concern around amount/size of car park - feel adequate already

Carpark extension impact on the use and enjoyment of beach covering rocks a problem - Indigenous landuse

Do not be like every other tourist town

Cost - being addressed but still oppressive

How to deal with problems assoc. with Indigenous

Transport – good bus service on basic route. Tours and hire car. Better supply of each but a seasonal problem

Great WiFi

Parking - maybe workers not park outside stop

There is a need for residential short stay for families.

-A policy in place and some guidance to what locations are appropriate

Need registration in order to monitor these.

-Same sort of regs. As for BnB

-Parking

-Size of house – 14 people in a 3 bedroom house??

-Supervision

Valuing what makes Broome special, unique, an attraction

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## Workshop Comments - Tourism & Accommodation

Don't turn us into the Gold Coast

We will lose what has made Broome an attraction and draw visitors despite the cost

Arts and culture

-Research (Australia council) that domestic tourists come to regional areas for arts and culture

International tourists for Aboriginal culture

Shire impediment rather than supporter

A lot more unrealised opportunity

Better arts venues/studios/art centre

Space for arts and culture to be displayed

-We have the opportunity to showcase local arts etc.

Male oval

-Small pop up shop areas that can be rented

-Botanical garden areas

-Allow more sporting clubs to use

-Add event areas

High pedestrian areas need more rubbish bins

-Beach front paths

-Carnarvon St, Dampier Tce, Short St, Napier Tce

-Bins should be every 200m on high foot traffic paths in tourism precinct and CBD.

Cable Beach

-More inviting

-Shading

-Cooling

-Improvements like Chinatown

Town Bush areas eg. Adjacent to the sewage ponds near DEMCo. Need to be cleaned up, weeded and protected.

Design Roads, carparks and access to accommodate delivery trucks to China Town - thrive.

Flow improvement separate, traffic, pedestrians and delivery provide many options.

Shipping to take load off trucks

Build solar power generation for broome townsite - to replace gas generation

Challenge and opportunity to provide youth activities other than camping, fishing, sport.

10 yo to 18yo nothing to do.

Business opportunities - Arcade / paint ball / Laser Tag

Opportunities by allowing holiday homes...

Promote additional tourism - Brings more people to town

Extra dollars going to local tours / restaurants / business owners



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## Workshop Comments - Tourism & Accommodation

Provides intergenerational travel for people who may not come to Broome because of accom costs.

Helping couples create business opportunities

Promoting Broome

Bringing more people to Broome

Creating longer tourist season.

Influx of family groups suggests that B&B's and larger holiday house accom are required. Need regulation!

% people come to Broome once.

Family groups take less tours.

Cable Beach? To develop without losing feel.

Low cost points of interest - doing a good job so far but keep going.

Water Park?

Jetty walkway completion

Shire of Broome - using tourism levy

Improve Cable Beach

Front vs Town Beach

Buckley's

Conservation destination

Water Park?

Water slides @ Cable Beach

Develop local tourism organisation (LTO) to promote Broome Tourism to Pilbara and Kimberley

Development of Cable Beach Front / Foreshore.

Safe Boating Facilities

Larger Conference / Art Centre - Like the Red Earth Centre

Mice Market

Event destination

-Other attractions to get families etc here

-Expand on water park facilities.

Alternate transport options - public options

Integration between permanent and temporary business (markets vs bricks and mortar)

Port Area as a tourism precinct.

New airport at Djarindjun to open up peninsula

Remove helicopters from town to improve amenity. It is quite nice right now.

Flexible rules for different seasons

Ability to expand and attract attractions during the seasons ie inflatable slides in perth.

Greater relationship between Margaret River and Broome Peak season - shore facilities

Improved transport for visitors and residents

needs to consider ped/cycle movements and busses.

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### Workshop Comments - Tourism & Accommodation

Balance between traders and permanent businesses.

Chinatown is dead at night

-open at least 1 café each night

eg. Before or after movie coffee.

Really good things

-Town Beach redevelopment

-Grassed areas and Maintenance

-having teams cleaning the streets

-China Town Gentrification

all this is underutilised.

Flexibility in rules for seasons.

Expansion / contraction for seasons - less capital outlay

Relationship with South West

Transport services, bus, not so car dominant.

Opportunities to sell the history, culture

more education - boxed tourism

Kimberley - wide experience

keep people longer

Jetty to Jetty

more chances for coffee shops fishing etc

Grey Nomads

consistently return, how can we keep them coming back - markets, cafes

Extend the seasonality - more diverse experiences for off-season.

More 'urban' can be good

Beautify 'drainage' area opposite BSHS ie replant the Frangipani Trees.

Clean up leucenia @ old stock yards.

Have an entry sign that says 'Broome.'

Home Business art studios / Galleries

- create more vibrancy and things to do.

Extend Art Trail to tourist season

allow for people to hold art workshops

address parking restrictions.

Engage community artists to show how easily this could be.

Fringe Arts Festival 2 week min.

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## Workshop Comments - Environment & Heritage

more boats impact on fishing?/environment shocks depleted

oil spills and rubbish from boats

affecting pristine environment

activate streets and jetty foreshore areas and remove some of mangroves

Street trees

Frangipani trees

STAGE 1 OF MP @ CABLE BEACH

-Surf club – sea wall to stop coastal erosion (remove dune put sea wall in and then put back dune)

access to solar power. Grid currently doesn't support

Emphasis on oil and gas as the future economic development

-Despite impact on environment and major risk to water supply

-Solution – shire to take a 'no fracking' position indicating to developers that there is no social capital for this type of industry

No development on any part of the coast

-Create a buffer zone to address the erosion issue

Address mix – use issues on the beaches

-Eg. At Gantheaume

A botanic display of natural plant life and aquatic species

growth is not necessarily benefitting locals

not enough emphasis on supporting locals to take jobs

shire can be an impediment to small businesses

seasonality of employment suits backpackers – tourism driven

celebration of culture + heritage is limited – no space to showcase

concerned about oil and gas

-No 'fracking'

-Focus should be on renewables

Need for planning and building req's

-Energy efficient

-Climate/water approp

-To drive change how people live and interact

renewable energy zoned land to encourage development

electric vehicle infrastructure

cycling infrastructure

waste reduction

recycling

token recog. Of environ heritage – low level planning and action

built heritage disneyland – afied

## Workshop Comments - Environment & Heritage

time for new vernacular

Environment and heritage seen as barriers to economic development NOT as opportunities and 'assets' within an future orientated long-term

-Alternative economy

sustainability - not the heavy focus on just growth!

coastal erosion - managed retreat in coordinated manner

heritage/environment separation artificial

jet skis etc - responsibility for policing activities

sustainable housing > strict code for building

incentives for better efficiency

Why is there a separation of Heritage. There is a constant line drawn in the sand separating black and white. Aboriginal cultural heritage is as significant as Dinosaur Tracks ??? We should all have the right to protect it. Native title does nothing toward this. Dealing with Heritage should be a community effort. So to the environment. Protecting Song Cycles where life thrives is both environmental and heritage. It makes no sense to destroy biodiversity where it thrives.

Our most important issue is longevity and if we continue to ignore the longest living cultures ability for sustainability. Ecology first economy second.

Protection of the national heritage listed Dinosaur tracks located in the Broome Sandstone.

Ensuring the % and No.s re - issues are not used in media statements by elected rep's.

Shade to roads, parking areas , streets and cycleways. Reduce heat load.

Location of an airport in town when used by large oil helicopters impacts on peoples residential amenity. (Thank goodness they are currently located elsewhere.)

Water runoff into bay. Water retention the Broome peninsula

Weed management nothing happening

? Shared Mgt and care of POS and drainage areas.

Verge management and placement options.

Degraded areas in Minyirr Park - water rubbish and losing big trees

dumping? Preservation of Minyirr Park as a??

Aim for a percentage of POS for townside areas

planning for a hotter climate because of climate change predictions.

So hopefully residential plans includes more shade, more shelter (trees) water, footpaths, street furniture and get rid of cracker dust and black driveways.

retain our current wall height restrictions No 3+ stories building heights.

Improve fire management in Shire

Poor interaction between local, state and national environmental and special management zones legislation

Lack of prioritisation of environment by Shire only token acknowledgement in 'Vision' and 'place' yet no Environmental officer, current biodiversity strategy, actioned Environmental management plan and poor SOTE  
- Lower staff do the best not abpve. All development in conflict potentially.

## Workshop Comments - Environment & Heritage

Shire response to TS and TEC is adhoc and reactive, not celebratory and proactive - eco tourism support and celebration.

Sustainable Renewable energy support ! Solar! Not just Oil and Gas

Poor resourcing to env. Staff and services

Need for special protection zones on biodiversity

Communication and promotion biodiversity values and actions - one of the most biodiverse in Australia

Waste management re-use at tip

need for advisory group on env. And sustainability for Shire - official - rather than informal.

Celebration of natural values - eg planting natives

Waste water management into roebuck bay

Celebration of how nature underpins many broome values eg fish stocks, camping etc.

Shire taking coastal erosion serious with reports etc, what about other env threats eg overfishing, climate, waste.

Waste management and reuse of tip materials.

Charge the polluters / fines and penalties.

Change drain ratios (water drainage) from current.

Real Aboriginal empowerment / self determination not just lip[ service.

Plant more trees, chainsaw moritorium

5 key challenges

Renewable Energy transition - solar wind, tidal

Coastal Erosion / sea level rises - impact eg on tip, town becoming an island.

Habitat fragmentation on broome peninsula for wildlife

Waste Management - improved recycling.

Relocation of CBD before it goes underwater and relocation of key infrastructure that will also go underwater.

Ensuring broome is resilient re energy / food

Shire of Broome is not genuinely interested in community negotiation will not engage in a codesign of Broome's future between Community and Local Governemt - disengagement of community and cynicism.

Lack of conservation areas

Dino footprints

Protection of environmental effects

renewal energy - no barriers towards delivery

Climate Change

Weeds, feral animals, invasive species.

Construction for sake of it.

Increase density in old Broome reduces character.

Cultural intellectual ownership of information and heritage input from non native title holding groups.

Big industry demands VR's Broome Shire community locals

Provide safe communities (remote) in relieving bad social behaviours.



## Workshop Comments - Environment & Heritage

Sustainable developments and maintaining cultural and historical and environmental integrity.
Not being heard!!!
Exploitation of the environment to its detriment.
Recognition of only one planet
Educating Business re finite resources.
Housing density - causing anti social issues
culturally appropriate housing
More sustainable housing
Energy efficient construction
Retaining landscape values of coastal areas ( Cable Beach, Town Beach, Simpson Beach, etc)
Capacity of Community and SoB re having an environmental officer. Need to protect for liveability and tourism not prioritised.
Regulatory activities at Gantheaum Point. People driving too fast on the beach.
Protect Lurujarri heritage trail
Celebrate minyirr nature
Inland Mangroves! Walyarta 52km from sea
Gantheum Point/dunes
Limit/restrict vehicle numbers..."police" illegal/dangerous activities
Jet skis
Trail bikes
Quad bikes
Water Management to protect Roebuck Bay
Do not build on Gantheume Pt
Do not build on Coastline at risk SLR - Stat Coastal Plan
Preserve Nimalaica/Nimallarugan wetland values
Return compulsory aquired site at James Price Point
Preserve Lurujarru Heritage Trail Concept and sites (route)
Sustainable Housing Incentives
Race Course Area - <ul style="list-style-type: none"><li>- Multi use venue</li><li>- Rodeo Grounds</li><li>- Marine Clubs</li><li>- Upgrade facilities for large events.</li></ul>
Revamp Cable Beach main beach
Opportunity for short stay accom in old Cable Beach six seasons, sunset park
China Town after dark
Clean up Kennedy Hill and the new viewing platform.
Allow markets once a month in Cable Beach/ Zanders carpark

## Workshop Comments - Environment & Heritage

Revamp main sheet around Cable Beach Club - Croc Park.

Tip Shop

DEMCO Foreshore could be developed so tourists could experience the wonders of Roebuck Bay

Broome Town

dump points for caravans

Toilets and facilities for tourists

Problem in Male Oval need to be addressed on a Strategic plan level.

A body needs to be in charge of its progress and policies

A mixture of reps from all gov and community bodies. This problem affects tourist in Chinatown and must be addressed.

Male Oval

more local or tropical trees or shrubs

more bins

greater supervision and consequences

could be a beautiful area showing off local

DEMCO Beach

could be improvements there

Fish cleaning facilities

Bins

Caravan Parks - more advertising from Broome itself.

Broome is on its own - no nearby towns so has to be it.

Roebuck Bay Seagrass meadows threatened by dredging, run off, climate change

Special Values where heritage and natural values. Eg: Bilbies on Roebuck

Protect the Song Cycle path. It has a beginning and end point.

It is a living entity.

It is sustainable

It is both our past and our future.

Roebuck Bay

Cable Beach

Reddell

Northern Beaches

Dampier Peninsula

Pindan Woodlands

Roebuck Plains

Deep creek

Southern Coast

Edger Ranges

Dampier Peninsula Coast

Lurujarri Trail

---

## Workshop Comments - Environment & Heritage

Dampier Creek

Crab Creek.

Zone to ensure that shore of Roebuck Bay are safe for migrating shorebirds.

Broome renewable energy task force  
funding  
subsidies  
community Farms.

Environmental Officer employed at the Shire as key interface.

Better documentation and protection of biodiversity values.

Environmental advisory Committee.

Formal processes that honour and protect community values.

Visions and long term initiatives be built into the development, ongoing review, steering and evaluation of TP strategy and Scheme. Eg. Town hall meetings and formal community advisory committees.

employ more people on waste recycling

Maintain wildlife corridors in town planning

Fund renewable energy projects eg tidal turbines / Broome port.

Accelerate move to low carbon economy at local level.

Landscape Protection mechanism for the peninsula

Low scale, native based development

Stance on Fracking

Improved education and awareness of environmental values

Promote natural environment

Intrep (interpretive) work

All Aboriginal heritage sites should come under special control areas.

Population cap.

More conservation Zones.

Setting highest energy and water efficiency standards.

Native Gardens

Landscape protection around significant landscape features.

Protection of dune systems - biodiversity and linkages of all features.

Visitor management particularly with Cape Leveque Rd being sealed.

Balance and respect between environment, tourism, devt etc. Listen and value each others views.

Recognise real geography and real environmnet and then respond

Not growth for growth's sake

allow porous surfaces in industrial and commercial areas

Focus on water retention and storage strategies in buidlings and POS

retreat - coastal planning - don't build in at risk of sea level rises.

coping with a declining population - too hot here - ppl leaving.

## Workshop Comments - Environment & Heritage

Verge policy changes to encourage and reward use of natives and water capture.

Renewable energy develop zones

Electric vehicle infrastructure

Broome tip shop

Waste reduction strategy

Policy on Using recycled materials min % req in buildings.

Adopt new requirements for buildings re energy efficiency

Create new Broome vernacular, allowed in heritage zones.

Fully integrate climate change considerations w/i strategy.

Re use of tio waste material, get around 'safety' issues, other stores have.

Annual enviro report - progress, goals, KPI's

Communication to land holders adjacent to priority natural values.

Biodiversity values training for shire staff - especially with turnover

Discussion of heritage with Aboriginal people who are residents but not native title holders.

All Aboriginal Heritage sites , threatened / priority species and comms and Dino footprints in special management zones

Fund raising committees to assist Shire with funds for enviro projects, eg Solar, Env Policies Trails.

Up to date / Existing strategies

biodiv.

Weed etc

Climate Change

Celebrate Enviro, Promote it for Tourism, Celebrate Community Champions etc.

Incentives for Sust. Housing, similar to Broome North development for

Native Gardens

Solar

Water Efficiency

More Conservation zones.

Recognise the Broome Sandstone/Dinosaur tracks within LPS7 as a special control area.

- I note with interest the City of Bunbury biodiversity special control area.

- Same approach can respond to the Dinosaur tracks /Broome sandstone and it can be applied to other areas of environmental vlaues - biodiversity hotspots.

Focus on Climate Change

Protect Song Cycles / Cultural Corridors. - All industry outside these areas.

Stop clearing massive areas for unsustainable projects.

Protect biodiversity it is paramount to our future.

Formally recpgnise the difference of Native Title Holders and Custodians.

Listen to the people. That listen to the land.

---

Workshop Comments - Environment & Heritage
Reconciliation action plan for whole of Shire
Aboriginal employment target and plan
Local employment target and plan
Non Growth based plan
Accessibility
Population growth in real terms not based expectation.
Demand (plan for it)
Transience vs Permanency.



---

Workshop Comments - Home Based Business
local employment - needs more support
local business invests in local people -Not enough support for small business, entrepreneurial activity
Industry must have local employment outcomes
Levy fee should be charged for home business on a larger scale.
Renewal each year - yearly check
Fee structure for business for small medium large.
survey
Amnesty - do you have a small home business in your area, do you have a home business did you have a home business
Do you or someone you know have a small business
did you have one 6 mths ago
incubator options - how could we help you to transition to central area.
help with guidelines
insurance info
approvals issues

---

## Workshop Comments - Industry & Commercial

Development of Tourist Precinct

Frederick Street redevelopment

Frederick street - landscaping needs to be improved

airport noise an issue

Off-lead dog walking access shrinking

-Race horses should train during day not morning

Increase in vehicle driving between surf club and Gantheaume

Quad bikes + motorbikes on Cable Beach, minyirr Park

Jet skis + waterskis - dangerous

Renewables are the future in jobs + sustainability of the town

Affordability of lifestyle in a warming climate

Security a problem at Broome RD industrial park

can't have a caretaker resi there

Need more businesses there but blocks are not cleared + prepped (cost + effort)

airport helicopter noise but it was there first

Cape Leveque Rd sealing side access roads funding has been announced

-Don't want unique, special places ruined management + land use planning involved marked on map no. 7

12 mile - worker housing needed - does scheme allow it

new agric devt. Planned near Roebuck Roadhouse

Move the airport or if not possible, enforce the curfew, move helicopter training out of the town, have an accessible complaints system

no more commercial activity on Cable Beach

-No jet skis or noise making activities at all

By laws constraints parking which impede trucking/transport and delivery

Ratio's of parking/impede delivery

not truck friendly to businesses that are essential to community

airport as a constraint to development

Any industrial development needs employees to live here

Visitor Centre – surround would be an ideal spot for walk paths but forced to protect from vandals

More oriental colour?

There needs to be educational – continual – in the communities about expected behaviour in town

-Communities have strict rules for people entering there so the same should be Broome

port major development + is Gubiryc Rd designed to cater for it

traffic on gubine rd

---

### Workshop Comments - Industry & Commercial

Too much commercial land and not enough population growth

-Consolidate existing areas

car parking ratios

ban black corrugated iron, black paving (driveways), black rooves

improving transport options and end of trip facilities

What people love about BME

1. Built response eg. Drainage, kerbs etc. Do not support the stated outcomes

Cable Beach = TP

le. If Tourism Precinct then make decisions that respond – not near shops, hardware, town type uses – they already exist

infrastructure for renewable energy transition

-Large scale

-Small scale

population growth > impacts on natural resources

needs to be discussion ground what is sustainable population growth

Paspaley sheds are tired

footpaths and lighting in old Broome

Lighting in general – routine maintenance

Port drive footpath

Improve Frederick street streetscape

Tourism opportunities and crab creek

Improved entry statements at entrances and precinct

Place statement

Prioirty on timing of Surf Club seawall in front of Surf Club.

Community battery hubs for storing solar

Industry and devt enabler having Solar alternatives to Diesel Generators. Eg. Indigenous communities.

Workers Accommodation – make it easier to develop.

equitable Planning and investment in built and green environment

- Anne Street

- Reid Road areas

More pride in local environment = social outcomes.

Courageous social justice planning – safe places for town campers – it is not just an Aboriginal issue. Requires leadership.

Don't need a new prison, spend the money on a Youth Justice Accord. Look at the other towns in Australia. Shire needs to take interest.

---

Workshop Comments - Industry & Commercial
Send the helicopters to Djarindjin - support development o/s Broome or Truscott
Local Jobs - Local Industry
Renewable energy / environmental management proximity to Timor and Indonesia.
More arts support
Remove red tape for small business and entrepreneurial activity
Broome retreats from the coast rather than accommodate and protect.
protecting mangroves
end of trip facilities in new developments
incorporate renewable energy into construction projects.
Solar power public lighting
Strip solar panel lighting on footpaths
Improved energy efficiency construction(bit late)
We have social problems Social Planning
More incentives for businesses
more positivity for visitors
Preferential encouragement for local business providing necessities for locals and staffed by locals.

---

Comments on Town Map At Courthouse Markets
Fruit and Veg Market on Dampier Terrace
Farmers Market on Dampier Tce
More Rubbish Pick up days
Replica of top of King George Falls as a way of 'Showing off" - boardwalk
Boating Facility (Safety, tourism)
Boat Ramp
Jetty @town beach
Walk/ Boardwalk from town beach to Chinatown
More affordable accommodation - Backpackers
Cheaper tourist offering
Bigger swimming pool
Marina - Location is difficult to keep beaches as they are (please)
Indoor play centres at Boulevard.
Kids activities at the markets, Boulevard and at Paspaley
Lore trees - significant tree register
Gadgur tree @golf course
NBN needs to be installed @Broome Rd industrial estate + mobile phone service
What could be possible support facilities that might help people camping at Kennerdy Hill
Rubbish an issue
Clearer info on shade sails + fencing approvals - what is needing approval or not?
Bigger Bunnings Please
Happy with Chinatown and Beach redevelopment
Chinatown is now lacking in the Chinese aesthetic - needs more reference to its history

---

Comments on Shire Map At Courthouse Markets
Modify to respond to the new normal - local market not global - pricing / quality
Year round swimming opportunities
Need a Youth Centre
We need a cleaner earth
Cable Beach needs more activities and water park too boring
signage on walk trails - history
Business opening hours - extend to evenings
Medical Marijuana - industry of future - (would this be permissable on a large lot.)
Lurujarri Heritge Trail - Song Cycles
Solar Panels!! (including Broome Boulevard - Shade Parking
Recycling bins around town (including bottle and can refund station)



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# APPENDIX D

## WORKSHOP PRESENTATIONS

# local planning strategy and scheme review...

**COMMUNITY ENGAGEMENT**

August 2020







**welcome and thank you for coming...**



# our team

## Shire of Broome

Nathan Cain - Director Development & Community  
Kirsten Wood - Manager Planning & Building Services  
Luke Servi - Planning Services

## Consultant team

Rebecca Spencer - Strategic Planning  
Claire Franklin - Statutory Planning  
Naden Scarfone - Strategic Planning  
Anna Kelderman - Engagement

**we're here to help  
every question is a good question  
we want to hear from you about what is important**



# housekeeping

we have some tips about how to get the most out of today's meeting....

- + your table facilitator will help you through this and give you all the information you need
- + we will be taking photos - let Anna know if you do not want us to use photos of you in our reporting
- + mobile phones are fine, but perhaps move away from the table if you are chatting
- + bathrooms just outside to the left, in case of emergency we will meet outside on the lawn
- + tea/coffee/biscuits are available at the back of the room - please take advantage of this to keep your energy up for the discussion!
- + be COVID safe - try and keep 1.5m away from others, use the hand sanitiser at the back of the room, hold on to your pen until you leave and please make sure you practice good hygiene if sneezing
- + There is still plenty of time to get involved following today's session - <https://www.broome.wa.gov.au>  
- Have your Say, and <https://getinvolved.mysocialpinpoint.com.au/broomeplanning>



what are we talking about?





# what are we talking about...

- + We are talking with you to provide Broome's community with an opportunity to be part of the process of developing a new Local Planning Strategy and Local Planning Scheme No. 7.
- + It will build on the information gained from the community input to the Broome Growth Plan, and the relationships and energy built throughout that process.

# why...



- Our town planning framework needs to be up to date to respond to new ideas and plans for Broome as an important regional centre in WA.
- The new Strategy and Scheme should be led by the Shire community to reflect and facilitate your aspirations for the future.
- The new Strategy and Scheme will become the guiding documents for future decision making on big and small ideas and initiatives.
- The Western Australian Planning Commission makes the final decision on the Local Planning Strategy and makes recommendation to the Minister for Planning in regarding the Local Planning Scheme no. 7, and ensures that the documents align to State Government policy, legislation and strategic directions.



what is a local planning  
strategy?

# what is a local planning strategy?



A Local Planning Strategy is a framework for local planning **over the longer term (10-15 years)**.

It **links State and regional policies, strategies, and strategic development initiatives to local planning** and provides information for government, residents, business and industry about the direction the Shire will be taking to achieve growth and development and how they will respond to economic, resource management, environmental and social issues.

The strategy considers important strategic issues such as access to housing, protection of the natural environment and heritage, transport improvements, tourism development and the location of residential, commercial and industrial land that might be needed in the future



what is a local planning  
scheme?

# what is a local planning scheme?



A Local Planning Scheme facilitates the implementation of the Local Planning Strategy and is a shorter-term planning or policy framework **aimed at the next 5 years**.

It provides guidance through **rules and more detailed definitions** to interpret the strategy at a local level. A local planning scheme is **used daily by Local Government staff and Councillors to help make decisions on all types of planning matters** such as new hotels, restaurants, industrial sheds and houses.

The Local Planning Scheme is numbered to make it easier to identify the latest scheme. The current Scheme is LPS 6 and when a new Scheme is prepared it will become **LPS 7**.

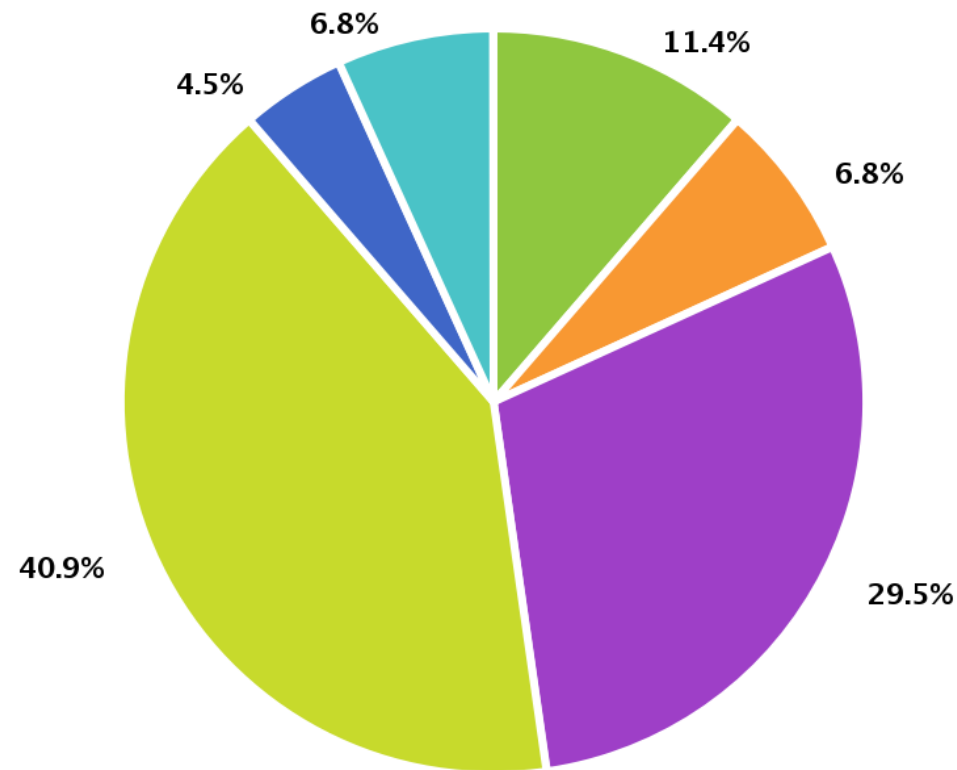




what have people said  
so far?

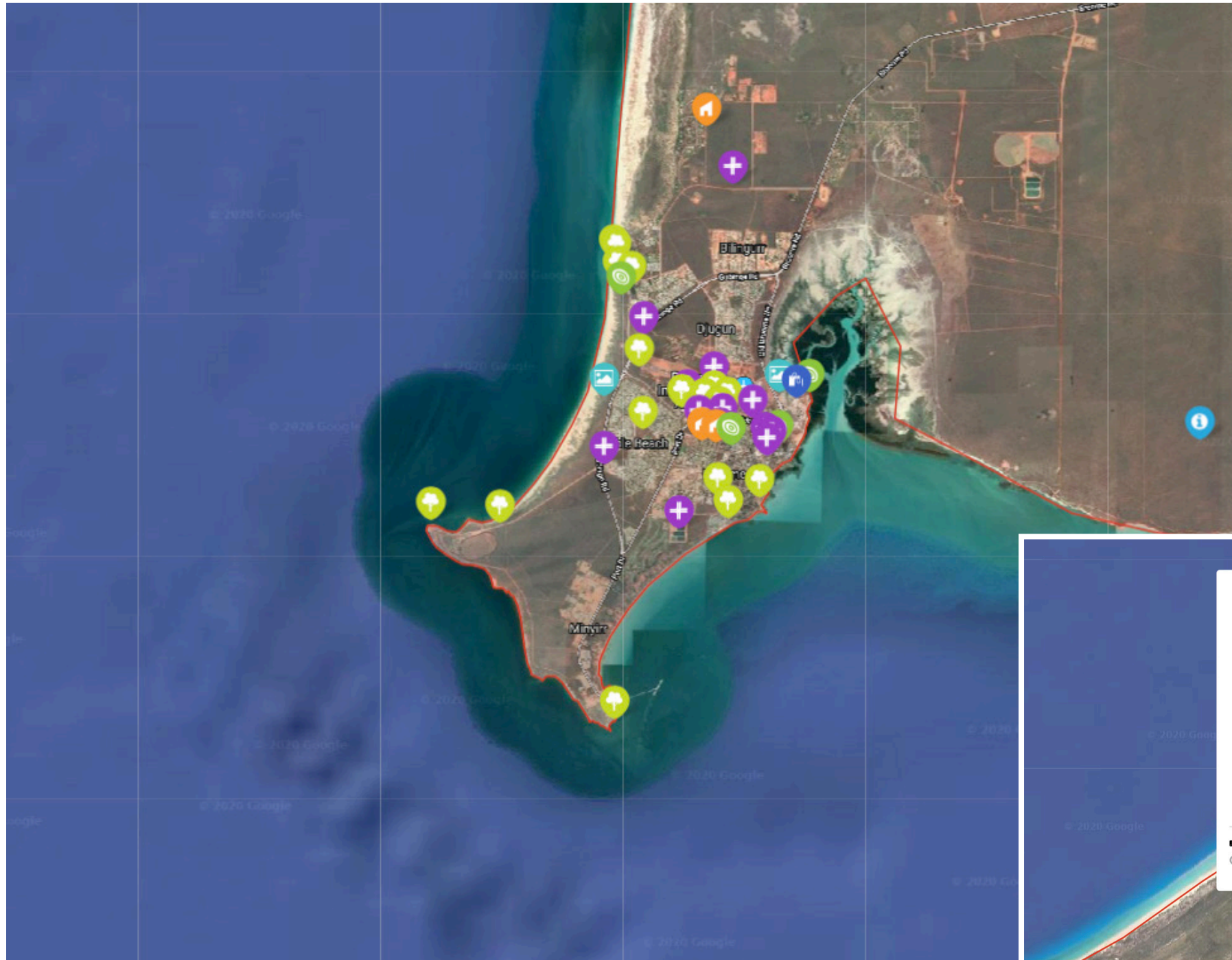


# comments received online so far...

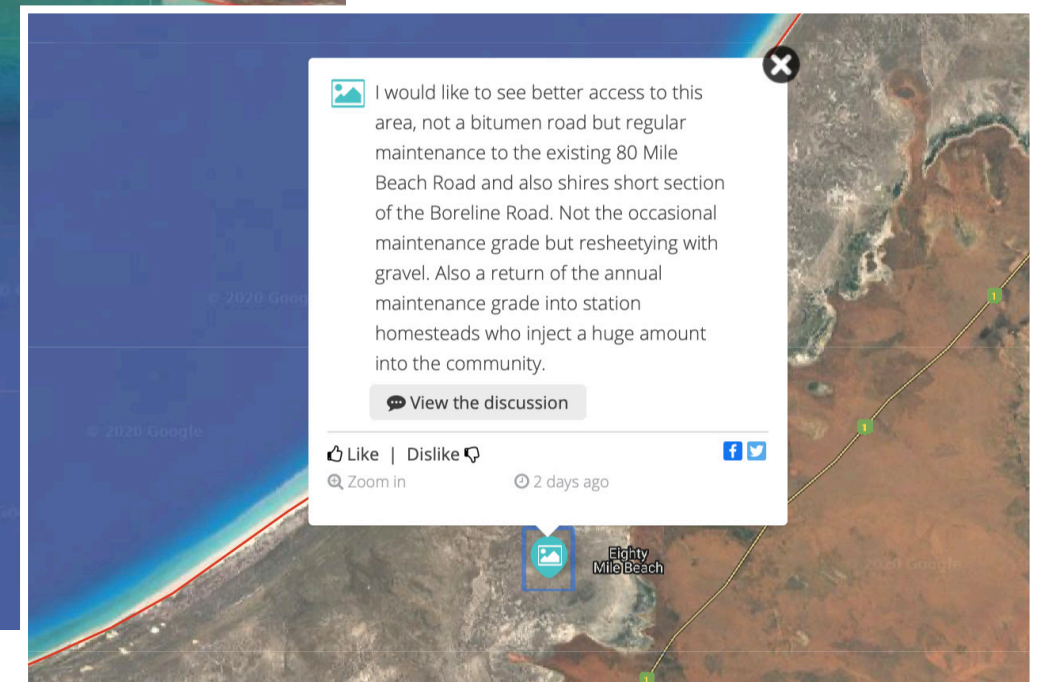


A lot of feedback has focussed on Open Space and Recreation, followed by Industrial and Infrastructure comments.





Most feedback has been focused on the Broome townsite, although Eighty Mile Beach has been mentioned





There are lighting issues all around town. However this corner is particularly bad. There's a lot of foot traffic crossing at night, kids, bikes, taxis in and out of driveways etc and it's so dark. Local residents seem to be aware and turn in very slow and use high beams but people who don't live around here easily get caught out. I'd love to see a low energy, efficiency lighting improvement programme occurring around town. This spot needs addressing before someone gets hurt.


 [View the discussion](#)

 2 days ago

Like  Dislike 

I would like to see better access to this area, not a bitumen road but regular maintenance to the existing 80 Mile Beach Road and also shires short section of the Boreline Road. Not the occasional maintenance grade but resheeting with gravel. Also a return of the annual maintenance grade into station homesteads who inject a huge amount into the community.

 [View the discussion](#)

 2 days ago

Like  Dislike 

Remember, you can look at other comments and comment or vote on them too



This area should be re-zoned to allow for smaller block sizes and greater housing density as the original concept for the blocks cannot be supported due to the lack of availability of suitable bore water. Currently the land is underutilised, and presents a bushfire risk. There is also a lack of residential blocks in Broome of larger sizes, that could be accommodated should these existing blocks be subdivided further.


 [Join the discussion \(1\)](#)

 13 days ago

Like  Dislike 

Love the library!! Best staff. The civic centre a great asset too but consider upgrading the back of house area of the stage so that it actually includes dressing rooms and some space, because it is currently a deterrent for productions both local and visiting.

 [View the discussion](#)

 24 days ago

Like  Dislike 

# Still plenty of time to get involved!

[www.broome.  
wa.gov.au](http://www.broome.wa.gov.au)

Have your Say

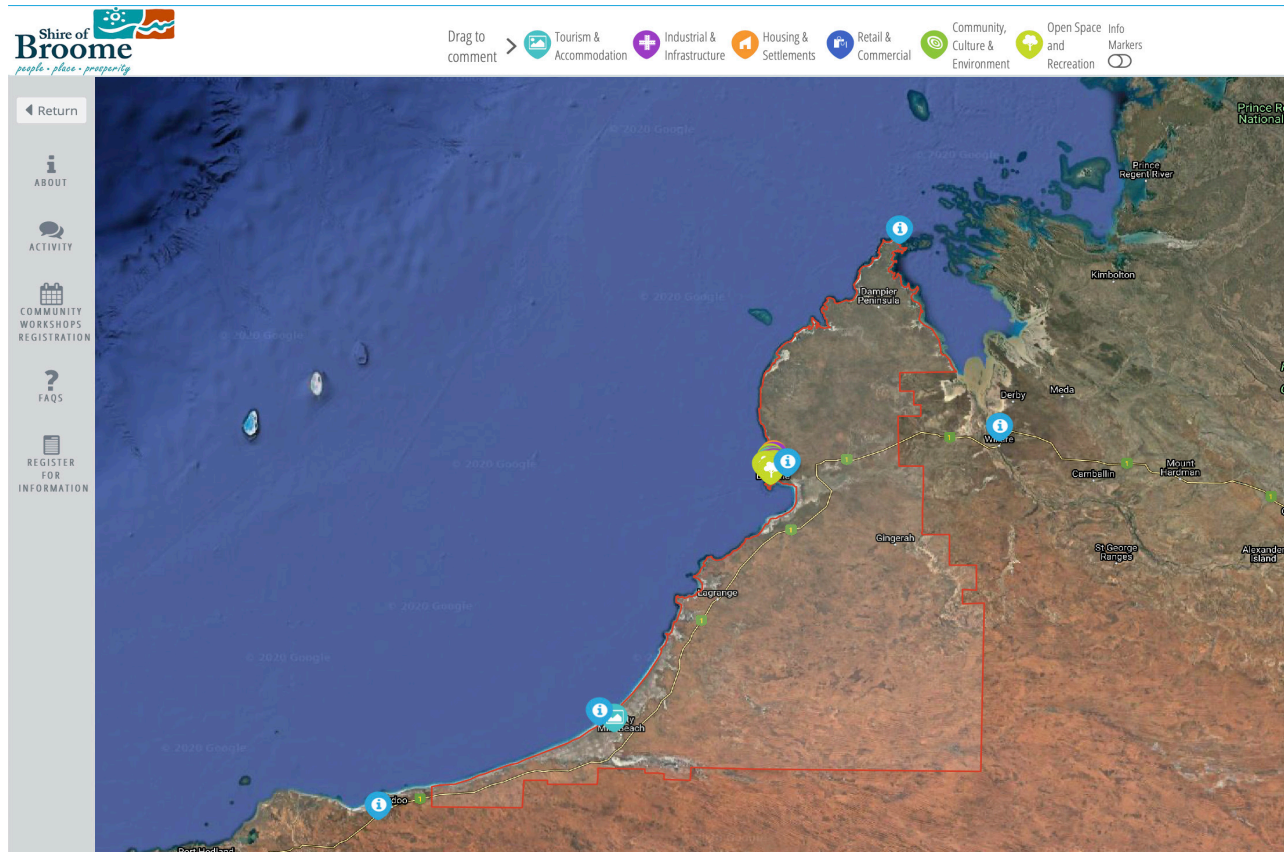
OR

[getinvolved.  
mysocialpinpoint.  
com.au/  
broomeplanning](http://getinvolved.mysocialpinpoint.com.au/broomeplanning)





# have your say on these important documents until 14 September



[www.broome.wa.gov.au](http://www.broome.wa.gov.au)

Have your Say

OR

[getinvolved.mysocialpinpoint.com.au/broomeplanning](http://getinvolved.mysocialpinpoint.com.au/broomeplanning)

# where else can you see us?



## **Shire of Broome Civic Centre**

- + Tourism & Accommodation - Wednesday 5 August at 3:30pm
- + Environment & Heritage - Wednesday 5 August at 5:30pm
- + Home Based Business & Working From Home - Thursday 6 August at 3:30pm
- + Industry & Commercial Development - Thursday 6 August at 5:30pm

## **Courthouse Markets**

- + Courthouse Markets , Saturday 8 August 2020



next steps...

# next steps



together let's enable  
communities to flourish.

✈ Learn more at  
[www.hamessharley.com.au](http://www.hamessharley.com.au)



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# APPENDIX E

## MID POINT PROJECT UPDATE



## Local Planning Strategy and Local Planning Scheme 6 Review

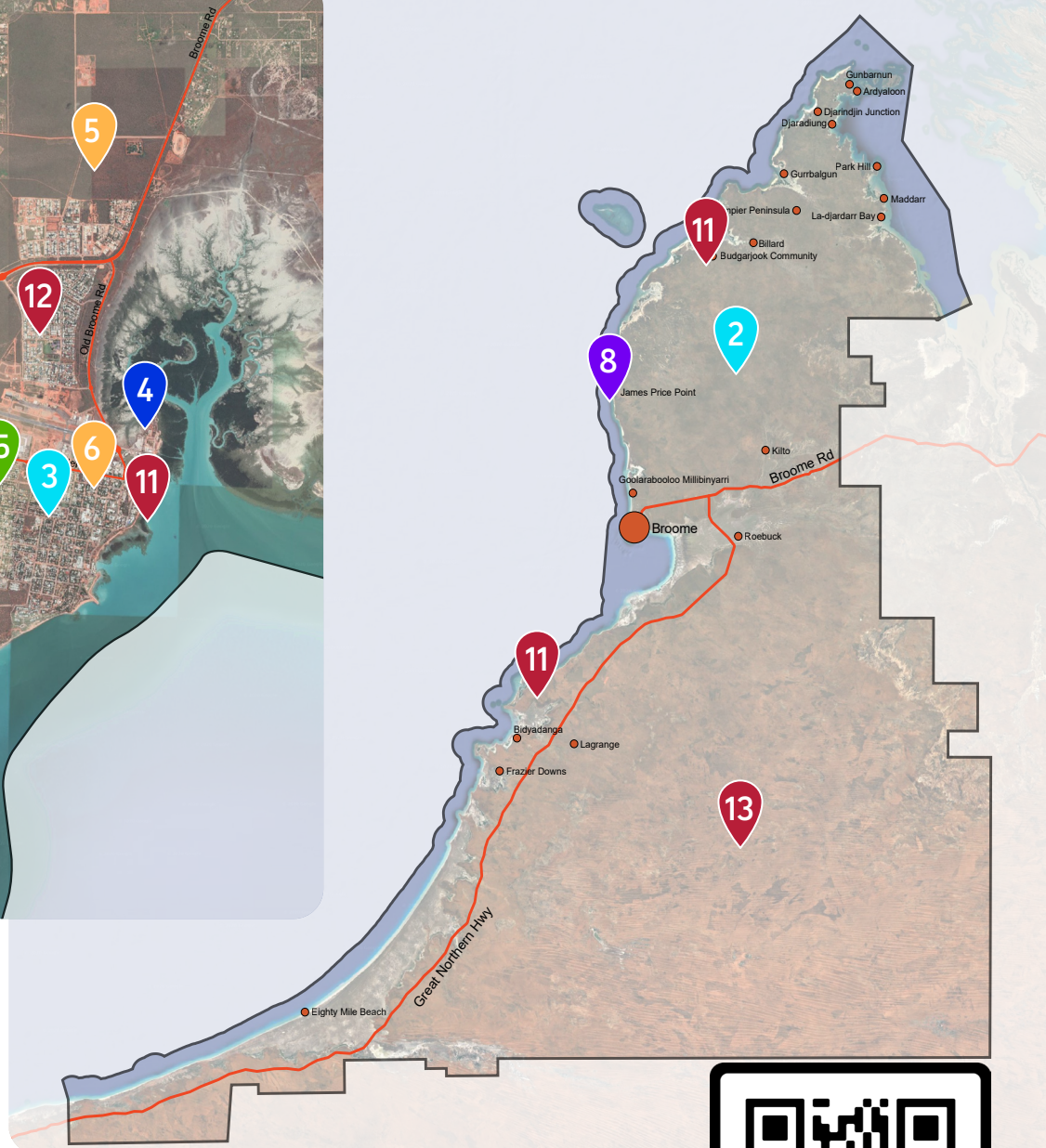
### INTERIM ENGAGEMENT SUMMARY PAPER - AUGUST 2020

Thank you so much for being involved in helping us review the Shire of Broome's Local Planning Strategy and Local Planning Scheme No 6.

So far, more than 100 people have been involved and provided us feedback via the website or in person and we are beginning to notice some strong themes emerging. This project update provides a brief summary of what we have heard to date and links this to potential planning responses that the new Strategy and Local Planning Scheme No.7. We are keen to hear your thoughts on the themes and any other opportunities or challenges you would like to see addressed through the review.

There is still plenty of time to find out more, get involved, and tell us your thoughts and ideas.

Go to the website via the QR code below, or visit [broome.wa.gov.au](http://broome.wa.gov.au) - **Have Your Say before September 14th**



-  Tourism & Accommodation
-  Industrial & Infrastructure
-  Housing & Settlements
-  Retail & Commercial
-  Community, Culture & Environment
-  Open Space & Recreation



# **TOURISM & ACCOMMODATION**

## **Unlocking Cable Beach / Foreshore development**

- + Some stakeholders identified that development of the Cable Beach Tourist zone is limited by the existing framework that requires short-stay accommodation to be the predominant land use, evidenced with few new developments in recent years. The 60/40 split for short-stay accommodation makes it difficult for projects to 'stack up' financially, this may need reconsideration.
- + Potential changes to the planning framework could help make Cable Beach an all year round destination with increased activity (more people) supporting a wider range of community, retail and residential uses, is highly desirable.

## **Sealing of Cape Leveque Road / opening up the Dampier Peninsula for tourism**

- + Aboriginal cultural heritage values and existing communities are important and require protection.
- + Sealing of the road enables potential tourism opportunities on the Peninsula, which would need to be considered in the new planning framework.
- + Ongoing management associated with increased activity is a major concern, including the need for formalising and sealing of secondary/access roads.
- + New public road alignments, utilities and servicing of key locations will require consideration in the new Scheme documentation, including mapping.

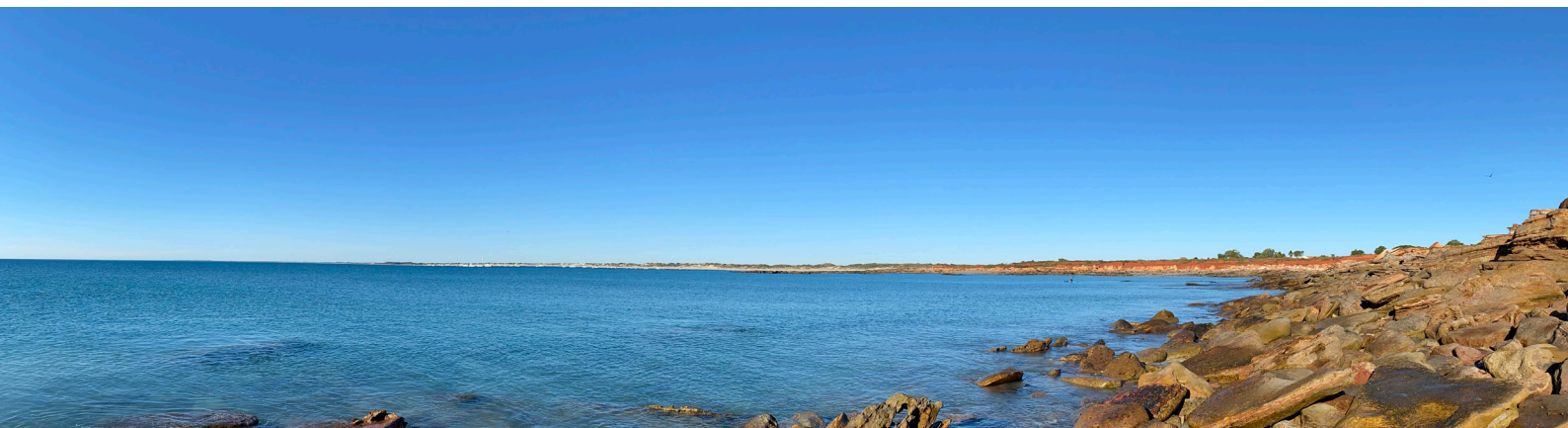
## **Short Stay Accommodation**

- + Management of un-hosted accommodation (i.e. people renting their whole house to tourists through AirBnB) is required to level the playing field. Currently, this is a prohibited use under the Scheme. The review could consider options such as allowing un-hosted accommodation in residential areas, but with stricter controls. Because the short-stay accommodation issue is also being considered state-wide, the Shire might need to reflect the state position on this matter across all local government areas.
- + More affordable accommodation options (e.g. backpackers) may be necessary, which would also need to be enabled by the planning framework.

# **RETAIL & COMMERCIAL**

## **Consolidating commercial activity**

- + Some stakeholders suggested a better consolidation of retail and commercial to support activation of existing precincts, which also reflects the findings of the Shire's *Old Broome Development Strategy*. This might suggest that the areas identified for mixed-use development in the current Local Planning Strategy may need to be refined to focus more on the existing centres.
- + There is potential to relocate some businesses from the light industrial area to a service commercial zone.
- + General consolidation of retail, commercial and service commercial land might be necessary in both the Strategy and Scheme. The Shire's Local Commercial Strategy and its recommendations will be considered and incorporated in the Local Planning Strategy and new Scheme.

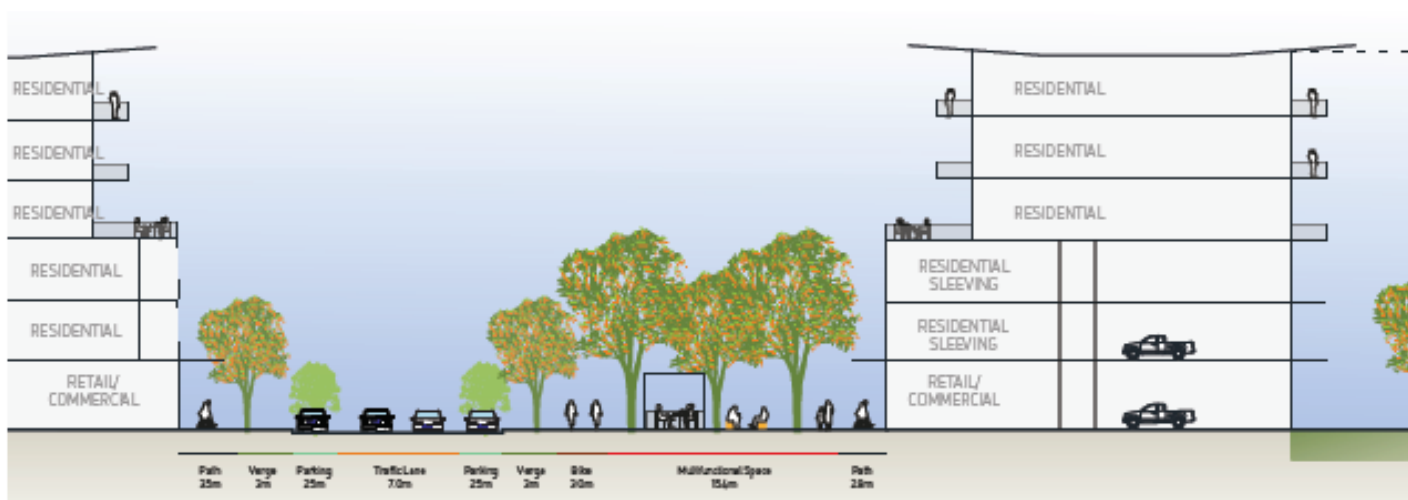




## HOUSING AND SETTLEMENTS

### Limit Urban Sprawl - Diversity in built form, through density & height

- + Some stakeholders identified a desire to see urban sprawl in Broome limited. A logical and sustainable solution is to promote redevelopment of existing areas, supported by greater densities.
- + Increased density in high amenity areas with proximity to activity and open spaces can assist with providing housing diversity – both dwelling type and affordability. This could enable a greater range of housing types including retirement or aged care housing and more affordable rental accommodation.
- + In 2019, the Shire undertook an investigation of building heights. This study identified some opportunity for greater density and height in existing precincts such as Old Broome and Cable Beach. This project will look to examine the key precincts identified in the study for opportunities to meet some of the Broome community's future housing needs. Any changes to the planning framework would need to align with SPP 7.0 - Design of the Built Environment which is a State policy that sets minimum standards for design quality. It would also require use of design review panels to assess these types of development and promote high quality design outcomes.



### Urban Renewal & improving safety & security

- + The urban renewal of Old Broome was identified by many stakeholders as a way of improving safety and security, and in this manner making Broome more liveable.

## INDUSTRIAL & INFRASTRUCTURE

### Broome Airport & Port

- + It has been identified that the airport is unlikely to move in the lifetime of the Strategy (10-15 year horizon). Therefore the reviewed Strategy and LPS7 should ensure the direction and decisions on land use adjacent to the airport are consistent with an urban fabric of Broome both pre and post-relocation.
- + There is strong support for Kimberley Marine Support Base from business, and additional industrial land to support long-term growth was suggested to be explored further, although it is noted that there is existing industrial land in proximity to the Port that is suitable for addressing this need in the shorter term.

### James Price Point

- + Whilst it is clear that the James Price Point proposal is still very controversial, it is still identified in the State Planning Strategy, and this will need to stay reflected in Broome's Local Planning Strategy.

### Wastewater Treatment Plant & the Prison Relocations

- + The recently announced relocations of the waste water treatment plant and the prison present opportunities for the re-use of these two sites, that will need to be carefully considered. The planning frameworks will show the intended new sites for both of these activities and provide for the redevelopment of the existing locations.



## COMMUNITY, CULTURE & ENVIRONMENT

10

### Dinosaur Footprints & Natural Assets

- + The identification of numerous dinosaur footprints in recent years was noted by various stakeholders as both something to value and respect and as a tourism opportunity. Recognition will need to be included in the Strategy, and special controls might need to be included in the Scheme.
- + The protection of the natural environment, coastal views and environmentally sensitive areas were noted by many stakeholders in various locations, with a strong desire to protect the environment and visual amenity.
- + The planning system operates in conjunction with environmental and heritage legislation. The Strategy has a role to play in clarifying this expectation and the Scheme will need to respond with regard to permitted land uses. It should be noted that some state based legislation prevails over local planning, so not all land use decisions will be determined by the Shire.

11

### Celebration of heritage and culture

- + Stakeholders identified a desire to provide dedicated facilities to celebrate culture and heritage through arts and other means.

12

### Improved liveability

- + The community noted that a variety of education, health, aged care and youth services needed improvement. This expectation indicates that the Strategy needs to identify both existing gaps, and opportunities to ensure the new planning framework supports their implementation.

13

### Renewable energy

- + Some stakeholders expressed a strong desire to see renewable energy as a focus – for both community benefit and potential economic development opportunities. There is potential for the Strategy to recognise the importance of renewable energy and for the Scheme to provide flexible provisions that enable implementation.



## OPEN SPACE & RECREATION

14

### Broome Boating Facility

- + The project team heard strong support for a safe all tides boating facility from community and other stakeholders. The site that is currently identified at Entrance Point will need to be appropriately reserved to ensure development can occur.

15

### Youth Activities

- + Other recreation and open spaces were noted by a number of stakeholder as needing improvement, whilst it was also identified that a lack of youth spaces left young people with little to do. Good bike paths with shade and shelter were highlighted by young people as being important to their lifestyle and independence.

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# APPENDIX F

FINAL PROJECT UPDATE



LEGEND

- 1 Sealing of Cape Leveque Road
- 2 Unlocking Development Potential of Cable Beach
- 3 Future of Short-term Rental Accomodation.
- 4 Consolidation of Commercial Activity
- 5 Limit Urban Sprawl & Activate Existing Precincts
- 6 Urban Renewal of Existing Suburbs
- 7 Future of the Airport
- 8 The Port & Kimberley Marine Support Base
- 9 Wastewater Treatment Plant Relocation
- 10 Broome Prison Relocation
- 11 Dinosaur Footprints and Other Natural Assets
- 12 Improved Liveability, Focus on Health Facilities
- 13 Broome Boating Facility
- 14 One Mile Community

INDIAN OCEAN

DAMPIER CREEK

GUBINGE ROAD

GUBINGE ROAD

BROOME ROAD

OLD BROOME ROAD

PORT DRIVE

PORT DRIVE

