

Local Planning Strategy and Local Planning Scheme 6 Review

Frequently Asked Questions

Thursday 9 December 2021

1. What is the Shire of Broome engaging the community about?

The Shire began a full review of its Local Planning Strategy and Local Planning Scheme No. 6 in June 2020 to ensure they remain relevant and accord with the vision of the Shire's Strategic Community Plan and the Broome Growth Plan strategic goals. The aim of the review was to inform preparation of a new Strategy and Scheme.

Planning Strategies and Schemes are required to be assessed by the Western Australian Planning Commission (WAPC) to make sure they adhere to the requirements of the State Government's legislative framework. To achieve this, drafts were prepared and sent to the WAPC earlier this year.

This assessment is complete, and the Shire is now able to advertise the draft Local Planning Strategy and draft Local Planning Scheme No. 7 to the community for your feedback on the draft documents.

2. 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.

3. What is a Local Planning Scheme?

A Local Planning Scheme facilitates the implementation of the Local Planning Strategy and is a shorter-term plan 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 Local Planning Scheme No. 6 and when a new Scheme is prepared it will become Local Planning Scheme No. 7.

4. Why were the Local Planning Strategy and Local Planning Scheme reviewed?

The current Local Planning Strategy was endorsed in 2014 and the Local Planning Scheme 6 was gazetted in early 2015. A review of these documents ensure they remain relevant and accord with the aspirations identified in the Shire's strategic documents. A review of Local Planning Scheme 6 is also required by the State Government legislative framework. Schemes must be reviewed every 5 years.

Under the legislation, Local Planning Strategies receive final endorsement from the WAPC, and Local Planning Schemes by the Minister for Planning. The WAPC will also ensure that minimum requirements of the legislation are included within the documents.

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5. What area is included in this study?

The draft Local Planning Strategy and draft Local Planning Scheme 7 cover the whole of the Shire of Broome. The current scheme map is divided into 20 maps showing more detail for the settlements and localities. The maps can be seen at <https://www.broome.wa.gov.au/Shire-Services/Planning/Review-of-Local-Planning-Strategy-and-Local-Planning-Scheme-No.6> or by visiting the Shire offices. The *proposed* scheme map is divided into 12 maps showing more detail for the settlements and localities and can be seen at <https://www.broome.wa.gov.au/Shire-Services/Planning/Review-of-Local-Planning-Strategy-and-Local-Planning-Scheme-No.6> or by visiting the Shire offices.

6. What are you asking me to provide feedback on?

In mid 2020 we asked you to tell us your values and expectations about where you live, and the Shire in general. More than 200 community members or agency stakeholders were directly involved in providing feedback, and strong themes emerged about celebrating the culture and environment of the Shire, improving access to various forms of recreation, urban renewal, tourism and accommodation.

During the review it was noted that the existing documents could generally deliver these community aspirations, with some minor changes to text and mapping and better alignment within the Local Planning Strategy between the background ('evidence base') and the strategy. The documents did require some update to be more aligned with State Planning Policies, guidelines and legislation.

The draft Local Planning Strategy and draft Local Planning Scheme No. 7 now present a consolidated view from the community and stakeholders of the future for the Shire, and we are asking you to provide feedback on the suggested changes or improvements. A summary of the key changes can be found at <https://www.broome.wa.gov.au/Shire-Services/Planning/Review-of-Local-Planning-Strategy-and-Local-Planning-Scheme-No.6> or by visiting the Shire offices.

7. What are the key changes?

Key changes in the draft Local Planning Strategy and draft Local Planning Scheme No. 7 generally include:

- Alignment with State Government Planning Reform initiatives;
- Alignment with new State Planning Policies; and
- Changes in strategic direction (informed by Strategic Community Plan and Broome Growth Plan); and
- Response to local issues (informed by the community and stakeholder engagement process).

A summary paper has been prepared to support the draft Strategy and Scheme which outlines the key changes in these documents.

The summary paper can be found at <https://www.broome.wa.gov.au/Shire-Services/Planning/Review-of-Local-Planning-Strategy-and-Local-Planning-Scheme-No.6> or by visiting the Shire offices.

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8. How can I get involved?

You can provide your feedback in person at the Shire offices or online at <https://www.broome.wa.gov.au/Shire-Services/Planning/Review-of-Local-Planning-Strategy-and-Local-Planning-Scheme-No.6>. The feedback period closes on Thursday 31 March 2022.

You can also view information relating to the plans during the feedback period at;

- Shire of Broome Administration Centre
- Broome Public Library

9. What happened to the feedback I provided in the initial comment period?

The feedback we received from more than 200 community members or agency stakeholders helped inform our understanding of what is important to the community and how these aspirations could be delivered through the documents.

A Community Engagement Summary report was prepared by our project consultants that outlines the engagement process, activities undertaken, information presented and responses received. You can view the report at <https://www.broome.wa.gov.au/Shire-Services/Planning/Review-of-Local-Planning-Strategy-and-Local-Planning-Scheme-No.6>.

10. The environment was a strong theme within the early engagement with the community. Why can't I see planning controls related to environmental matters?

The feedback suggested a strong relationship between the community and the environment, which is important to the values of the community of Broome, however, management of environmental assets is primarily achieved through the Environmental Protection Act 1986. The relevant environmental authority also reviewed the draft Local Planning Scheme during the current process to ensure the draft Scheme is consistent with environmental outcomes.

Notwithstanding, the draft Local Planning Strategy now reflects a conservation approach via strategies and management plans for a number of key locations including the Dampier Peninsular, James Price Point and the Edgar Ranges, as well as the Roebuck Bay RAMSAR wetland. This planning will be a partnership approach with a number of agencies and remote community's. Updated mapping has been included in the draft Local Planning Strategy to better identify areas of environmental importance, that would need to be reflected in planning activities.

Similarly, feedback about dinosaur footprints asks for inclusion of special control areas within the scheme. Dinosaur footprints are protected under the Environment Protection and Biodiversity Conservation Act 1999. Whilst it has not been included in the Scheme, recognition in the Strategy has been included given their heritage significance nationally and internationally.

Significant feedback was also received about the identification of the Browse LNG Precinct at James Price Point. This reflects the Dampier Peninsula Strategy and the State Planning Strategy which is a State Government endorsed

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document which the Shire's local planning framework has to be consistent with. The Strategy and Scheme reflect the site's strategic recognition.

Coastal management was also referenced by the community, predominantly in the Cable Beach area. The Shire has an existing Coastal Hazard Risk Management Adaptation Plan (CHRMAP) for the Cable Beach area, developed in consultation with the community following coastal planning guidelines. The CHRMAP is an endorsed plan and sets the requirements for coastal setbacks and adaptation pathways for the Cable Beach area. The draft Scheme and Strategy are consistent with this document.

11. Urban renewal and improved housing was a strong theme in the engagement process. How does the scheme and strategy enable the community's aspirations to be achieved?

The community's aspirations in this regard are well recognised. The Strategy and Scheme have the ability to set land aside, or create flexibility to encourage renewal and upgrades to housing, but cannot directly result in the provision of housing or housing renewal programs, which are a partnership of a number of local and State agencies.

Notwithstanding, the draft Strategy encourages a partnership to deliver the necessary pathways for urban renewal, and furthermore makes recommendations for the development of 'precinct structure plans' which will provide more detailed planning of precincts in the Broome townsite specifically. A Design Review Panel is also recommended to be established, which will support improved design quality of more substantial developments.

12. Improved engagement with local Traditional Owners and recognition of strong cultural heritage in the area was raised by a number of stakeholders. How do the draft documents address this?

The draft Local Planning Strategy makes specific recommendations to support better planning for Aboriginal Communities, including implementation of new pilot programs for Bidyadanga and layout planning for Ardyaloon, Beagle Bay and Djarindjin/Lombadina. In addition, a number of recommendations are made to support and protect the Dampier Peninsula including key environment and heritage features subsequent to the sealing of the road. The Local Planning Strategy also refers to progressing a strategy for a Kimberley Centre for Arts and Culture, which would enhance recognition of local cultural heritage in the longer term.

13. Short Term Rental Accommodation has been a concern for a number of businesses in Broome. How do the draft documents address this?

Short Term Rental Accommodation (STRA) such as AirB'n'B was a concern amongst the community during previous engagement. The draft Local Planning Strategy recognises this and identifies an imminent Tourism Position Statement being completed by the Department of Planning, Lands and Heritage. The draft Strategy suggests that a Local Planning Policy (LPP) be prepared to align with this position statement to provide guidance on preferred locations, parking and access. The Shire has since drafted this LPP, which is also being advertised for public comment.

In the existing Local Planning Scheme STRA is an 'X' use (not permitted by the Scheme). The draft Local Planning Scheme No. 7 proposes that STRA be a 'D' use (discretionary - where the use is not permitted unless the Shire has exercised its discretion by granting development approval) in the Residential, Rural Residential and Rural Small Holdings zones.

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The draft STRA LPP will be advertised concurrently with the draft Local Planning Strategy and draft Local Planning Scheme No. 7. You will be able to provide feedback on the change to land use permissibility of STRA proposed in draft Local Planning Scheme No. 7. You can also provide feedback on the draft LPP separately and this can be accessed through the 'Have your say' section of the Shire's website.

14. Are there going to be any public workshops?

Public workshops were held during the initial consultation period prior to the new Strategy and Scheme being drafted to understand the community's concerns with the existing Strategy and Scheme in advance of them being prepared. Now the Strategy and Scheme have been drafted the Shire is seeking submissions on the proposed changes via a written public submission process, which will allow the Shire to document and respond to your comments.

You can also provide your feedback in person at the Shire offices.

15. How can I check whether there are any changes to my property?

The proposed zoning changes in draft Local Planning Scheme No. 7 do not impact the majority of the properties in the Shire. For the properties that are impacted by a zoning change, the Shire will write to landowners to advise them of the zoning change. You can use the Shire's Intramaps online mapping system at <https://www.broome.wa.gov.au/Shire-Services/Planning/Online-mapping> to find out what your property is zoned under the current Local Planning Scheme No. 6 and then see what the proposed zoning is in the draft Local Planning Scheme No. 7 maps at <https://www.broome.wa.gov.au/Shire-Services/Planning/Review-of-Local-Planning-Strategy-and-Local-Planning-Scheme-No.6>. Alternatively, you can view both the existing and proposed zoning for your property at the Shire offices.

16. Who do I speak to about the changes or about how to prepare a submission?

Call the Shire's administration offices on (08) 9191 3456 or drop into the Shire's administration offices to speak to a Shire planning officer about the changes or about how to prepare a submission.

17. How can I find out more information?

If you want further information visit the Shire of Broome website - <https://www.broome.wa.gov.au/Shire-Services/Planning/Review-of-Local-Planning-Strategy-and-Local-Planning-Scheme-No.6> or drop into the Shire's administration offices.