



LOCAL HOUSING STRATEGY

February 2009

Contents – *to be updated before publication*

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Introduction

It is widely acknowledged in Broome there is a serious shortfall in both the availability and supply of land and the provision of sufficient and appropriate housing.

With the current population growth rate of 5% Broome is the fastest growing town in the State. When the major resource projects (gas and oil) proposed for the region come to fruition an even higher growth rate could occur. If land supply is not freed up in the short-term, Broome could be faced with the difficult choice between further consolidating its urban form or alternatively establishing a new town elsewhere on land, which is available and free of major development encumbrances.

Broome town site is located on a peninsular, and the prevailing east / west winds help ameliorate the climatic extremes especially during the built up to the wet season. Over the coming years all the land on the peninsular identified for urban development will be taken up. As a result any future peripheral growth to the north and/or east will be in areas that do not enjoy access to sea breezes.

While all stakeholders agree that land and housing problems exist, there are gaps in the data on population and housing in Broome. More accurate and meaningful growth predictions are required if the Shire and relevant authorities are to be able to plan and take appropriate remedial actions.

Notwithstanding this, based on the data currently available and anecdotal knowledge the major issues affecting housing are:

- **Land Availability & Demand for Housing and Residential Land Releases**
Constraints on land release have limited the release of land. The current gap between housing supply and demand is highly likely to continue and widen over the next 3-4 years.
- **Housing Affordability**
Broome has one of the highest median house prices outside inner metropolitan Perth.
- **High Land and Building Costs**
This is a trend occurring across the whole of Western Australia, but is experienced most acutely in the boom towns of the North-west, Pilbara and the Kimberley.
- **Housing Mix**
The majority of housing being built in Broome consists of 3 bedrooms x 1 bathroom design. This does not match demand and estimated future needs. Family structures are changing as an increasing number of 1 or 2 person households look for more compact housing units.
- **Building Approvals and Commencements**
The available data suggests dwelling occupancy rates may be rising as the provision of housing is not keeping up with population growth.
- **Seasonal Workforce Accommodation**
There is a shortage of appropriate accommodation and high rents are affecting the ability of businesses to attract and retain staff.

At the same time there are other matters that require a solution if the housing shortage is to be addressed:

- **Public Housing**
There is a long wait list. DHW has difficulty in funding the acquisition and construction of new dwellings, and the prevailing density codings work against the provision of much-needed smaller dwellings.
- **Tourism**
Plays a key role in the Broome economy. It is important there is an appropriate balance in the quantity and quality of land allocated to residential housing, and to tourism development.
- **Heritage**

Provided appropriate guidelines are put in place to protect agreed cultural heritage values, there may be scope for introducing more housing into selected parts of Old Broome.

➤ **The Broome Climate**

Broome climate has a significant affect on housing design, sustainability and on the attractiveness of new housing especially medium density development.

➤ **State Government planning policies and the Residential Design Codes**

These should be used to reinforce sustainable solutions to land and housing problems. Regional variations to the Residential Design Code need to be developed to ensure design solutions are appropriate for Broome's unique climate and character.

➤ **Physical Infrastructure**

Upgrading and extensions need to be planned and constructed at a sufficient rate to match the town's growth. More efficient management of local water resources is crucial.

In December 2005 the Report of the Broome Planning Steering Committee identified:

"High housing and rental costs are affecting a number of sectors of the community including the low income earners, young adults wishing to stay in the community and employers seeking to attract and retain employees. This is also putting pressure on the ability to meet growing demand for public housing. With further limitation on land together with continued population growth, costs can be expected to remain high.

The principal area identified in Town Planning Scheme 4 to accommodated future housing is the Broome International Airport site. It is unlikely this land will be available in the short to medium term (next 15 years) and alternative land bank options are required to provide for the Broome Community to grow.

A review of housing strategies is required to meet demand including an assessment of existing residential densities and the rezoning of alternative land parcels."

The Local Housing Strategy focuses on the areas that the Shire of Broome has the power to influence while highlighting areas where other stakeholders can play a leading role. It will also inform the forthcoming Local Planning Strategy review. The Local Planning Strategy sets the strategic context for decision making within the Shire of Broome over the next 15 – 20 years, applies State and regional planning policies and sets out the rational for the future land use zones and scheme provisions. For more information on the fundamental principles, which underpin the development of a Local Planning Strategy refer to Appendix 4

2. Purpose

This Strategy updates the Local Housing Strategy 1999. It is intended that this will occur in a manner that promotes diversity, affordability, sustainability and heritage/character and best matches the needs and aspirations of the Broome community. The Council is constrained in what it can do to influence the immediate supply of housing and the Strategy focuses on the areas that the Shire of Broome has the power and tools to influence. However other agencies also have a role to play and the Shire will continue to work with other agencies responsible for the provision of housing to ensure that residents of Broome are able to access appropriate housing.

The Strategy identifies current issues associated with residential development and provides a range of achievable actions within a short, medium and long term intervals. It builds upon the work already contained in the Broome Planning Steering Committee Report December 2005 and includes:

- Maximising opportunities to provide for more affordable housing, such as through housing supply, residential design standards and any available mechanisms available to Council

Footnote: *The Broome Planning Steering Committee at the request of the Shire of Broome and the Minister for Planning and Infrastructure, worked over two years to agree on the issue facing Broome and to find solutions.*

The report was endorsed by the State and Local Government. A copy of the document is available on www.wapc.wa.gov.au

- The promotion of greater diversity of housing opportunities in the town having regard for issues associated with the mix of private and public housing and demographic changes
- Ensuring that both the physical and social infrastructure matches supply of new housing in both low and high growth scenarios
- Ensuring that new housing better matches Broome's unique environment
- Identification of long term growth and development alternatives within the broader environs to plan for high growth scenarios.

4. Principles, Objectives and Actions

Affordability, Diversity, Sustainability and Heritage/Character are the four fundamental principles that underpin the Broome Shire Local Housing Strategy.

Affordability

The delivery of an adequate and appropriate supply of housing that meets the needs of the residents in the short medium and long term.

Diversity

The history and culture of Broome is acknowledged and respected in the development and design of housing.

Sustainability

Housing is built, maintained and run in a socially, economically and environmentally sustainable way.

Heritage/Character

The design of housing strengthens the unique Broome character and addresses the Broome climatic conditions.

After considering the range of issues that are challenging the delivery of housing in Broome eight objectives and a range of associated delivery actions have been identified.

OBJECTIVE 1

Provide for additional residential land in appropriate locations.

ACTIONS:

- 1A. Investigate alternative options for future growth – eg: Broome Road and out of town locations versus broad scale residential density increases.
- 1B. Rezone future development areas to the 'Development' zone and identify an appropriate 'vision' and development principles for these areas.
- 1C. Engage with key stakeholders to undertake an audit of government, institutional and other under utilised land to assess its suitability for infill residential development.

- 1D. Establish a data base to inform Council of the demand and supply of residential land.

OBJECTIVE 2

Provide for a diverse range of housing types.

ACTIONS:

- 2A. Urge developers/subdividers to review the subdivision patterns and R-Codings of existing undeveloped subdivisions and where appropriate provide for additional medium density residential development.
- 2B. In new subdivisions local centres are to be mixed use and a focus for medium density housing.
- 2C. Recode the residential areas south of Anne Street/ west of Herbert Street and between Kennedy Court and Anne Street to 'Residential R30'.
- 2D. Introduce Town Planning Scheme provisions to permit residential medium density development in the mixed use and local centre zones.

OBJECTIVE 3

Provide for a diverse residential population.

ACTIONS:

- 3A. Support DHW to undertake a New Living Program on the Kerr and Anne Street area as part of the review of its land and housing supply to rationalise and match supply to demand.
- 3B. Engage with DHW and land developers to ensure house and lot sizes are more appropriate to current needs.
- 3C. Require at least 30% of dwellings in new subdivisions to be offered for social housing, of which 10% is to be for public housing and 20% for not for profit organisations.
- 3D. Encourage more land development companies to enter the local market to assist in the provision of a greater diversity of housing supply.
- 3E. Encourage not-for profit housing organisations to become involved in the provision of social housing in Broome.
- 3F. Provide for a range of dwelling types to suit a diverse population and including a range of 1 and 2 bedroom dwellings, attached and semi detached dwellings.

OBJECTIVE 4

Ensure there is an adequate provision of community facilities and open space.

ACTIONS:

- 4A. Apply *Liveable Neighbourhoods** provisions in the design of new residential communities on greenfield and large infill sites.

- 4B. Plan for the provision of local centres in suitable and convenient locations that assist in the creation of a balanced community profile.
- 4C. Plan for a network of landscaped pedestrian and cycle links between existing and proposed development precincts and local centres so that residents can easily access the facilities.
- 4D. Support and provide medium density in areas that are near to community services or facilities including local centres and recreation areas.
- 4E. Develop a Local Planning Policy to provide for open space in accordance with the requirements of *Liveable Neighbourhoods**.

OBJECTIVE 5

Protect residential land from non-residential uses.

ACTIONS:

- 5A. Develop a Local Planning Policy that will outline how non residential uses in residential areas are discouraged unless associated with a local centre or community service.
- 5B. Support medium density recoding as an incentive to encourage owners of properties used for non-residential purposes to redevelop land for residential purposes.
- 5C. When considering applications for business/commercial activity within a residential area ensure they are suited to the location and that the residential use remains the predominant use of the site.
- 5D. Develop guidelines that restrict Bed and Breakfast facilities to suitable locations and avoid alienation of residential sites.

OBJECTIVE 6

Provide for the development of environmentally and climatically responsive dwellings.

ACTIONS:

- 6A. Prepare regional variations to the Residential Design Codes that recognise local climatic conditions and address amongst other things:
 - Covered outdoor living spaces
 - Access to breeze
 - Energy efficiency
 - Water efficiency
- 6B. Prepare design guidelines that provide direction on medium density development and the requirement for environmentally and climatically sensitive designed dwellings that strengthen the Broome's culture, heritage and tropical identity.

Footnote: **"Liveable Neighbourhoods – a Western Australian Government sustainable cities initiative" is an operational policy for the design and assessment of new urban (predominantly residential) areas). A copy is available for downloading from www.wpac.wa.gov.au*

- 6C. Promote and assess subdivision design to ensure the lot and building orientation is suited to the Broome climate.

OBJECTIVE 7

Protect the character of Old Broome (East of Herbert Street).

ACTIONS:

- 7A. Investigate the "essence" of the Old Broome area and develop policies to protect and enhance these characteristics.
- 7B. In the area between Herbert and Robinson Streets retain the R10 coding
- 7C. Support medium density recodings as an incentive to encourage owners of non-residential uses to relocate provided the proposed development in form, bulk, scale, materials, setbacks, landscaping demonstrates it will fit within the streetscape .
- 7D. Engage with key stakeholders to undertake an audit of government, institutional and other under utilised land and determine if it is suitable for residential development.
- 7E. Protect and enhance the established character of the public domain (street and verge) through landscaping and discourage the use of the verges for car-parking.

OBJECTIVE 8

Provide for affordable, low cost temporary employee accommodation.

ACTIONS:

- 8A. Undertake an audit of government owned land including Reserves and Unallocated Crown Land to identify opportunities for temporary workers accommodation.
- 8B. Explore the provision of a reserve for temporary employee accommodation in future development areas.
- 8C. Continue to consider applications for temporary employee accommodation as a Use Not Listed.

4. Local Housing Strategy

The Local Housing Strategy recognises, as stated in the Broome Planning Steering Committee Report 2005, *"Broome is a unique placeits environment, culture, history and society have all contributed to an active, multicultural, contemporary Broome community. Broome has a rich Aboriginal heritage, kept alive by a culturally aware community. The area also has an immense history associated with pearling and pastoralism that has helped shape Broome's built form, and the ambience of the town"*.

As outlined in the same report the assessment of appropriate residential densities and housing choice through existing urban areas is but one part of a land use solution that will enable the delivery of a more diverse and affordable housing supply. Another key element is the release of more urban land. The Broome Planning Steering Committee Report 2005 identified new growth areas along Broome Road adjacent to 12 Mile and at Waterbank. These future urban areas will be re-examined in the forthcoming Local Planning Strategy Review together with:

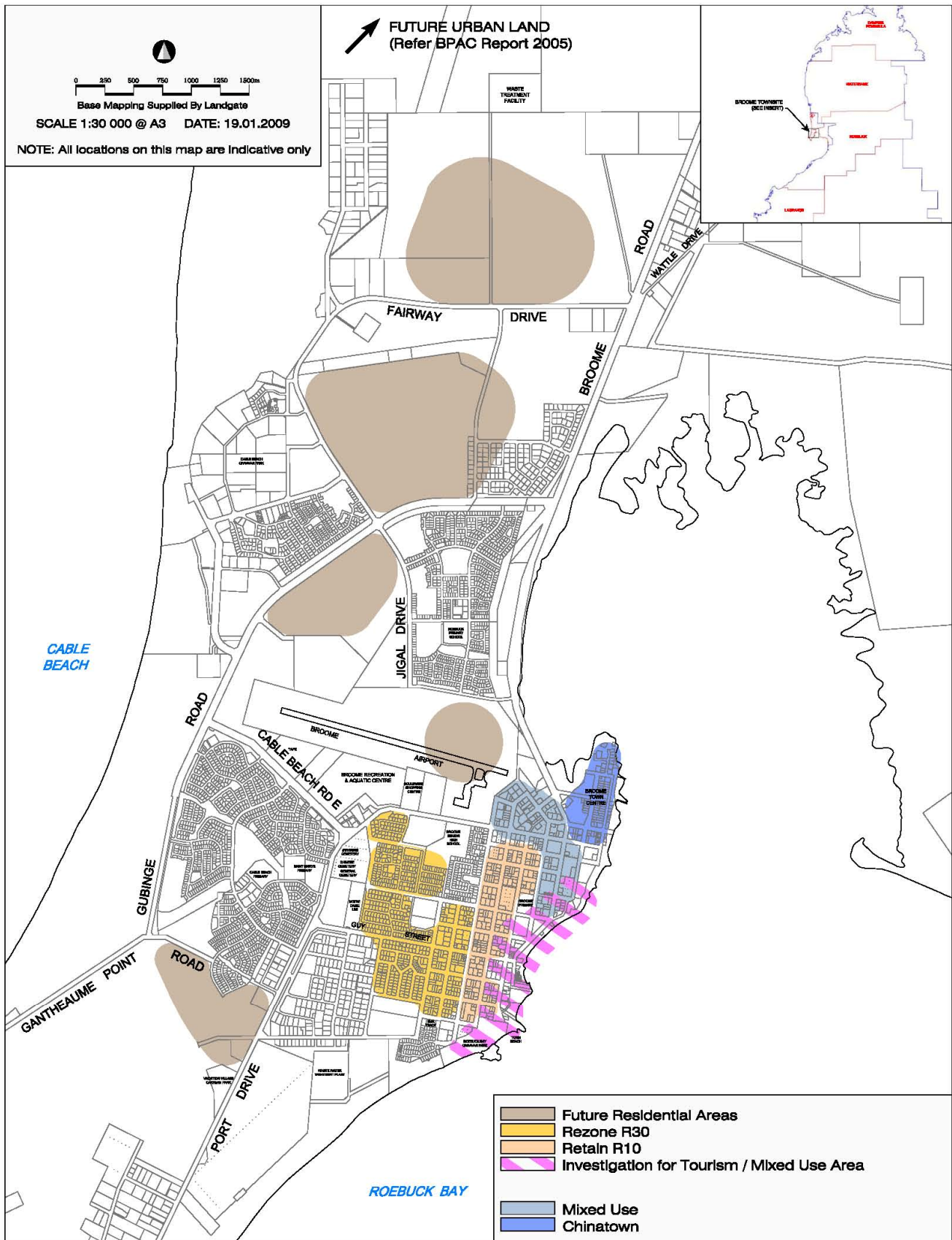
- Clarifying the implications of the Browse Basin decisions and the impact on Broome (Including the issue of the accommodation of the associated workforce).
- The effect of the recent economic down turn on growth estimates
- Preferred location and form of temporary workers accommodation (for employees of local businesses such as contractors, retail outlets, service and hospitality industries)
- The timing / staging and implications of the airport relocation and redevelopment, and
- How areas identified in Broome Planning Steering Committee Report 2005 as "future aboriginal needs housing" will be addressed.

This strategy establishes within the immediate future, in addition to the continued release of the Januburu Six Seasons estate (Stage 4) and the ongoing development of the Roebuck Estate, the next urban growth front will be the development and release of Lot 3150 (Fairway Drive). Medium density housing will be supported in the area west of Herbert Street south of Anne Street and between Anne and Kerr Street. 'Old Broome', the original Broome subdivision, retains its low density character, however should any non conforming uses wish to relocate medium density recoding will be considered provided the resulting development is sympathetic to its neighbours and the streetscape. Beyond the current residential urban areas the rural living area of Sands Drive, Bilingur will remain as will the light industrial areas at Clementon Street and Blue Haze.

To enable the delivery of this strategy a range of Local Planning Policies are to be developed or investigations undertaken. This work includes,

- finalisation of the medium density guidelines,
- Establishing the preferred location of Bed and Breakfast operations,
- Determining criteria for business/commercial activities within a residential area,
- Putting in place open space planning as required by *Liveable Neighbourhoods*
- Establishing what the "essence" of Old Broome is and how this can be retained,
- Protection and enhancement of Old Broome street verges.

The Local Housing Strategy 2009 focuses on areas that the Shire has the ability to influence and direct through its local Planning scheme. Notwithstanding this the Council continues to work with State agencies to review policy settings, audit/review land holdings, and lobby for legislative change that will assist in delivering a diversity of housing in Broome.



6. IMPLEMENTATION TABLE

Action	Lead Agency	Support Agency	Progress/ Timeframe
<p>2A – Urge developers/subdividers to review the subdivision patterns and R-Codings of existing undeveloped subdivisions and where appropriate provide for additional medium density residential development.</p> <p>2D – Introduce Town Planning Scheme provisions to permit residential medium density development in the mixed use and local centre zones</p> <p>4B – Plan for the provision of local centres in suitable and convenient locations that assist in the creation of a balanced community profile.</p> <p>7B – In the area between Herbert and Robinson Streets retain the R10 coding</p>	Shire of Broome	S/Agencies	COMPLETED
<p>2B – In new subdivisions local centres are to be mixed use and a focus for medium density housing.</p> <p>3F – Provide for a range of dwelling types to suit a diverse population and including a range of 1 or 2 bedroom dwellings, attached and semi detached dwellings</p> <p>4A – Apply <i>Liveable Neighbourhoods*</i> in the design of new residential communities on greenfield and large infill sites</p> <p>4D – Support and provide medium density in areas that are near to community services or facilities including local centres and recreation areas</p> <p>5B - Support medium density recoding as an incentive to encourage owners of properties used for non-residential purposes to redevelop land for residential purposes.</p> <p>5C - When considering applications for business/commercial activity within a residential area ensure they are suited to the location and that the residential use remains the predominant use of the site.</p> <p>6C – Promote and access subdivision design to ensure the lot and building orientation is suited to the Broome climate</p> <p>7C - Support medium density recodings as an incentive to encourage owners of non-residential uses to relocate provided the proposed development in form, bulk, scale, materials, setbacks, landscaping demonstrates it will fit within the streetscape.</p> <p>8C – Continue to consider applications for temporary employee accommodation as a Use Not Listed.</p>	Shire of Broome	S/Agencies	AS APPLICATIONS ARE RECIEVED AND ASSESSED

<p>2C – Recode the residential areas south of Anne Street/ west of Herbert Street and between Kennedy Court and Anne Street to ‘Residential R30’.</p>	Shire of Broome	S/agencies	MARCH 2009
<p>1A - Investigate alternative options for future growth – eg: Broome Road and out of town locations versus broad scale residential density increases.</p> <p>1B - Rezone future development areas to the ‘Development’ zone and identify an appropriate ‘vision’ and development principles for these areas.</p> <p>1D - Establish a data base to inform Council of the demand and supply of residential land</p> <p>4C – Plan for a network of landscaped pedestrian and cycle links between existing and proposed development precincts and local centres so that residents can easily access the facilities</p> <p>8B – Explore the provision of a reserve for temporary employee accommodation in future development areas</p>	Shire of Broome	S/Agencies	2008/09 REVIEW OF THE LOCAL PLANNING STRATEGY
<p>6B – Prepare design guidelines that provide direction on medium density development and the requirement for environmentally and climatically sensitive designed dwellings that strengthen the Broome’s culture, heritage and tropical identity.</p>	Shire of Broome	S/Agencies Industry	2008/09 REVIEW OF LOCAL PLANNING POLICIES
<p>1C and 7D – Engage with key stakeholders to undertake an audit of government, institutional and other under utilised land to assess its suitability for infill residential development.</p> <p>3A – Support DHW to undertake a new Living Program in the Kerr and Anne Street area as part of the review of its land and housing supply.</p> <p>3B – Engage DHW and land developers to ensure house and lot sizes are more appropriate to current needs.</p> <p>3C – Require at least 30% of dwellings in new subdivisions to be social housing, of which 10% is to be for public housing and 20% for not for profit organisations.</p> <p>3D – Encourage more land development companies to enter the local market to assist in the provision of a greater diversity of housing to service a diverse population.</p> <p>3E – Encourage not-for profit housing organisations to become involved in the provision of social housing in Broome.</p>	S/Agencies	Shire of Broome	2008/09 COLLABORATION AND ENGAGEMENT

<p>8A – Undertake an audit of government owned land including reserves and unallocated Crown land to identify opportunities for temporary workers accommodation.</p>			
<p>4E – Develop a Local Planning Policy to provide for open space in accordance with the requirements of <i>Liveable Neighbourhoods</i>*</p> <p>5A – Develop a Local Planning Policy that will outline how non residential uses in residential areas are to be discouraged unless associated with a local centre or community service</p> <p>5D – Develop guidelines that restrict Bed and Breakfast facilities to suitable locations and avoid alienation of residential sites</p> <p>6A - Prepare regional variations to the Residential Design Codes that recognise local climatic conditions and address amongst other things:</p> <ul style="list-style-type: none"> • Covered outdoor living spaces • Access to breeze • Energy efficiency • Water efficiency. <p>7A – Investigate the “essence” of the Old Broome area and develop policies to protect and enhance these characteristics</p> <p>7E - Protect and enhance the established character of the public domain (street and verge) through landscaping and discourage the use of verges for car parking.</p>	Shire of Broome	DPI	2009/10 REVIEW OF LOCAL PLANNING POLICIES

Evaluation will be done through the annual corporate planning process, including reporting on updated general housing trend indicators and implementation progress. Any emerging barriers will be highlighted and suggestions put forward as to the necessary mitigation measures.

ACKNOWLEDGEMENTS

The Shire of Broome acknowledges Mr Chris Antill Planning & Urban Design Consultant for his contribution. The work he did in early 2007 has laid the foundation for this Local Housing Strategy.

ACRONYMS

ABS	Australian Bureau of Statistics
BIA	Broome International Airport
BPSC	Broome Planning Steering Committee
DCD	Department for Community Development
DHW	Department of Housing & Works
DLHS	Draft Local Housing Strategy 2008
DPI	Dept for Planning & Infrastructure
GEHA	Government Employee Housing Authority
GROW	Government Regional Officers' Housing (previously GEHA)
HCWA	Heritage Council of Western Australia
KDC	Kimberley Development Commission
KLC	Kimberley Land Council
LNG	Liquid Natural Gas
LPS	Local Planning Strategy
REIWA	Real Estate Institute Western Australia
Rubibi	Rubibi Aboriginal Land Heritage and Development Council
S/Agencies	State Agencies / Departments
Shire	Shire of Broome
State Govt	State Government
TPS4	Shire of Broome Town Planning Scheme No. 4
TPS5	The future Shire of Broome Planning Scheme No. 5
WAPC	Western Australian Planning Commission

APPENDIX 1

Overview, Stakeholders and Consultation

OVERVIEW

Broome is located on a peninsular, which allows cooling sea breezes to pass over the relatively flat landmass, whether blowing from the west, south or east. In this regard, the town's location is unique in the region, and partly explains its attractiveness both as a settlement, and as a tourist destination.

The Broome airstrip lies roughly east west across the peninsula, with the town centre of 'Chinatown' at the eastern end of the airstrip on the edge of Roebuck bay. To the south is "Old Broome" and the Port with its ancillary infrastructure. To the west are tourist resorts and suburbs, and to the north straddling the Broome Highway are expanding residential suburbs, light industry, rural living and agricultural land uses.

The economy of Broome is changing from cattle and pearls to that of a regional service centre that is recognised as a recreational and cultural destination. The possible impact of the growth of the resource industries is still be fully understood.

The study area includes the Broome Townsite and extends Northeast along Broome Road.

STAKEHOLDERS

A number of stakeholders directly and indirectly impact on the supply of land and housing in Broome. These include:

- The Federal Government – puts in place policies on taxation and incentives, regional development and immigration
- The Reserve Bank – sets interest rates
- The State Government - effects policies on taxation, public housing provision, community development, regional development and infrastructure provision
- The traditional land owners and State Government – the negotiations on native title issues effects the availability of land for development
- Private land owners and developers - make private decisions about when land/houses are released for sale
- The construction industry, - provides the capacity to service various development "hot spots" throughout the State; and
- Other stakeholders such as crisis and emergency care providers, real estate agents, financial institutions, etc. - play a role in the delivery of housing and affordable accommodation.

While all these stakeholders have important roles, this Strategy primarily focuses on the areas that the Shire of Broome can most effectively influence, using the tools available to it to facilitate positive change and improvements to the current land and housing availability situation.

The secondary focus of the Strategy is to highlight the areas where other stakeholders can initiate change with assistance from the Shire, or where they can complement the Shire's proposed actions.

It is acknowledged there are a limited number of mechanisms available through the planning system to address the housing affordability issue. Basic economic theory suggests that increasing the supply of land will slow the rate at which land prices increase, although it is unlikely to lower prices sufficiently to result in affordable housing for the majority of the community, particularly low income earners. Increasing the number of dwellings that can be provided in an area and increasing the choice of housing available will however provide greater access for the community. It will also cater for the more transient sectors of the community.

CONSULTATION TO DATE

Following is a summary of the consultation undertaken on the issue of increasing housing densities and the feedback that has been received from agencies/community/key stakeholders.

In July 2004 a Broome Planning Steering Committee workshop identified a proposal to increase residential densities over a large area of Old and Post War Broome north and south of Guy Street.

At a Special Council meeting on 15 August 2006 Council resolved to investigate the option of increasing the residential density to R30/50 in the area west of Herbert Street. Council invited submissions and a total of 56 were received, 30 of which were assessed as 'opposed' and 26 assessed as 'supportive'.

The Council at its meeting on 21 December 2006 initiated a proposed amendment (Scheme Amendment 36) to increase residential density within Herbert Street/Anne/ area subject to medium density residential guidelines being prepared and necessary changes to the Scheme Text. This was deferred at the Ordinary Council Meeting of 11 April 2007 pending further extensive consultation and the completion of the design guidelines.

The Council recognised that increasing densities was not the only solution to Broome's housing and accommodation problems and that the Local Housing Strategy would need to:

- Incorporate short medium and long terms solutions
- Identify the current issues influencing the supply of housing
- Ensure that supply best meets the needs and aspirations of the community.

An advertisement placed in the Broome Advertiser on 29 March 2007 informed the community Council was developing a draft Housing Strategy and asked interested people to lodge submissions identifying potential issues for consideration by 20 April 2007. The 56 landowners who had, in late August, indicated an interest in the issue of increased residential density were contacted directly by letter. From this process submissions were received from:

- Andrew Pawluk, consultant for Joanne Pellew
- Chris Milne of KPV (property valuer)
- Department of Housing and Works
- Jenny Gray, for the Broome Youth Co-ordinating Network Group
- Robyn Wells, for the Residents Action Group
- WA Country Health Services
- Ron Johnston
- Bill Knighton.

Comments relevant to the Local Housing Strategy included:

- Concern about the lack of accommodation – requesting that there be some short term solutions found
- In the Old Broome area encourage owners to retain old 'pearlers' – there should be a 'relaxation of R10/20
- In the Streeter Precinct (Dora Street/Anne Street/D'Antoine Street/Pembroke Street) the proposed R50 is too high, and that recoding should be at the discretion of Council
- Matsumoto Precinct (Anne street/ Puertollano Place/Placanica Place/Lyons Street/Frederick Street/D'Antoine Street) should not have an increase in density
- In the Cable Beach residential area smaller blocks with R40 should be encouraged
- Opportunities for increases in density are welcome
- Recoding provides an opportunity to deliver a mix of private public housing through joint ventures
- This provides an opportunity to diversify public housing across the whole Broome residential area (one suggestion put forward a 40% public housing to 60% private housing mix)

- Increasing densities would facilitate higher quality urban design and housing outcomes
- There is a lack of youth housing in Broome
- A comprehensive youth housing project is needed
- That certain locations should be zoned for crisis/youth housing
- A request that Lot 8 Barker Street be recoded from R10 to R40
- R40 coding will encourage an upgrading of housing stock
- Subject to Native Title, Council should consider releasing more residential land beyond the current settlement area
- The Tourist zoning should be relaxed to permit either short or long term accommodation – based on demand (but retain design criteria)
- Short and medium term hostels should be built
- Homes West needs to assess how it can improve its housing systems
- The State Government should direct LandCorp to supply affordable land for public housing
- The Shire should lobby for public housing caveats on private developments
- Shire take action to facilitate a land ownership scheme that limits purchase of residential land in Broome to local residents
- Rubibi contribute to the development of an indigenous housing strategy
- There be an independent assessment into the effects of population movement in the wider Kimberly region and the impact on Broome
- That an independent and comprehensive residential survey of Broome be done from which accurate base line data can be obtained.

Suggestions were also received on a number of matters that are not within the purview of the Local Housing Strategy. These included:

- Council confirm that the lack of youth housing is a serious matter and there is a need for crisis and midterm accommodation
- The issue of short and long term homelessness and the contributing factors
- That life skills and home management skills be provided to Home West tenants
- The Shire support the creation of a tenants and homeless support service in Broome.

A workshop for the Local Housing Strategy was held on 16 May 2007. The workshop focussed on what the Shire of Broome could do that was achievable and within Council's control. The matters discussed were:

- The longer term land supply issues can only be addressed after Native Title is resolved
- The 2006 Census would show the current situation more clearly in terms of housing demand and transients (long term)
- There are 2 levels of transient residents – short term (up to 2 - 6 months) long term transient (2 – 3 years)
- A range of densities is required to address the transient demand
- There is a construction capacity constraint even if land is available
- Small parcels of land are needed for temporary worker's accommodation – rural land was to be considered
- Need to be clear about what is so special about Old Broome – suggested it was more sense of space with the wide verges/generous street frontage
- An audit of government land would identify underutilised land in residential areas
- GEHA needs to match supply to demand (both number and household size)
- Regional variations to the R Codes are required that address the issues specific to Broome
- Innovation in the construction details (eg: producing steel with temperature insulating paint)
- Long range planning for Broome Road
- Investigate options for Aboriginal housing
- An increase in the amount of government housing is the solution rather than smaller lots
- Shared housing can lead to other issues such as supply of car parking.

Council conducted a Broome Housing and Accommodation summit on 9 June 2007, this was attended by approximately 50 people. Those present agreed to the following:

- Satisfy the divergent housing needs of many groups
- Increase the rate of supply of affordable housing
- Create a more attractive market for builders
- Accelerate the release of affordable residential land
- Ensure greater product diversity
- Seek innovative short-term solutions to address the current crisis
- Support those worst affected by the housing situation
- Better utilization of available land resources;
- Diversify government services to minimise local demand to access government services
- Encourage responsible behaviours by state government land developers
- Think innovatively and creatively about new solutions
- Ensure the needs and aspirations of local families aren't compromised
- Work with the mining and other sectors to ensure sustainable housing solutions are implemented
- Encourage greater construction capacity in town
- Communicate effectively across all stakeholder groups including all 3 levels of government and the private sector; and
- Remove barriers to land ownership wherever possible e.g. stamp duty.

Council on 3 July 2008 approved for release and public consultation the draft Local Housing Strategy. Consultation commenced on 7 August 2008 and concluded on 17 September 2008. The consultation activities while constrained by the resources available included:

- Advertising the details of the Strategy and consultation process on the local radio and in the Broome Advertiser
- Sending letters to key stakeholders/lead agencies
- Posting the draft Strategy and consultation process on the Shire website
- Erecting displays in the Shire offices/Library/BRAC – with forms for feedback
- Holding Saturday displays in Paspaley Shopping Centre (16 August 2008) and the Boulevard Shopping Centre (23 August 2008) attended by Shire staff who answered questions/explain details
- Placing notices on community notice boards.

A total of 290 draft Strategies, 720 Information Sheets and 95 CDs were distributed. On conclusion of the consultation period 55 submissions had been received and were reported on to Council at its Ordinary Council Meeting of 19 February 2009.

APPENDIX 2

Planning Context

Over the past decade the State Government and the Shire of Broome have produced a number of reports and strategies that aimed to guide development in the Broome area. In addition, special interest bodies, with a view to influencing planning directions and decisions, have released other reports.

Broome Planning Strategy 1993

This Strategy sets out a long-term planning framework for Broome. Major initiatives included an investigation to identify a suitable site for a relocated airport facility, and identification of areas suitable for future urban and tourism development.

For a number of years this document guided the planning and development of Broome. The majority of the recommendations required amendments that were incorporated into the Shire's TPS4 (Gazetted 1999).

The Broome Housing Strategy 1998

Because of an increasing pressure for development and subdivision within Old Broome and the (then) new Cable Beach South area The Broome Housing Strategy was developed as part of the implementation of the Broome Planning Strategy (1993).

It identified the location of future residential areas required to accommodate the growth required for the TPS4 area. The Strategy outcomes were reflected in the Residential Zones and Development Zones allocated on the TSP4 maps. The Strategy detailed subdivision, residential design and drainage guidelines for incorporation into the planning of future residential areas.

The 1998 Strategy also outlined a range of residential densities for different precincts across the town site and these were incorporated into the Town Planning Scheme.

The Residential Design Guidelines for the identified residential precincts contained in the 1998 Strategy (Section 5.0) were generally provided for information only, and not adopted by the Shire as mandatory requirements under the Scheme or as planning policy. An exception is in the "Old Broome Precinct", where roof pitch, building materials and colour are applied as Policy in the interest of protecting the history and character of that precinct.

The 1998 Strategy's emphasis on discrete locations, in the form of precincts, accentuated the more physical aspects of housing and did not adequately address the more contemporary, broader impacts associated with housing affordability, choice and social mix. Priorities and influences within the Shire have changed since the Strategy was adopted, particularly in view of the inability to relocate the Broome Airport in the short-term.

Waterbank Structure Plan (WAPC 2000)

This set out a broad framework for land use of Waterbank Station north of Broome to provide for future expansion of the town. The station occupies some 70km of coastline and was acquired by the State in 1993 to allow for the future expansion of Broome.

Specifically, the Structure Plan was prepared to allow for townsite expansion via relocation of land uses that do not need to be in the town, including the airport, identification of areas suitable for tourist development, provision for expansion of agriculture and horticulture, identification of areas suitable for urban and rural-residential in the long-term, and protection of areas that are environmentally or culturally sensitive, including groundwater supplies.

The Structure Plan has proposed a tourism precinct at Willie Creek, and future urban nodes at Coconut Well and north of Willie Creek. Implementation of the Structure Plan has not formally commenced, although DPI has undertaken preliminary work to define the boundaries of the northern reserves in consultation with the local Aboriginal community. The proposals in the Waterbank

Structure Plan associated with Broome townsite expansion will need to be integrated into the Broome planning process. TPS4 zoned Waterbank for conservation and development to provide for a range of future uses as determined by the structure planning process.

Hope for the Future: The Western Australian State Sustainability Strategy 2003 (Department of Premier and Cabinet)

The Strategy sets out six sustainability goals for the WA Government to work towards. These goals relate to governance, global challenges, the natural environment, reducing the ecological footprint of settlements and enhancing the quality of life, support communities and assisting business.

State Planning Strategy 2004 (WAPC)

The State Planning Strategy was formulated to provide the basis for long-term State and regional land use planning and to co-ordinate a whole-of-government approach to planning until 2029. The Strategy included the following "vision statement" for the Kimberley Region:

"In the next three decades, the Kimberley Region will become a major resource development area for minerals extraction and downstream processing and agriculture. The region will also have a significant tourism industry associated with its strong indigenous cultural heritage and the wilderness experience unique to the northwest of Australia. The centres within the region will expand and offer a wide range of services to the growing population."

Country Land Development Programme – Broome 2004 (WAPC)

The report documented past and current trends in order to make predictions about future requirements. The report dealt principally with residential, commercial, industrial and tourism development, and updated the information contained in earlier, similar documents published in 1997 and 1999.

It also contained useful theoretical modelling regarding residential housing capacity scenarios.

Implications:

The report contains a large quantity of very useful housing data; however it also highlighted the lack of current population figures, and because of the rapid growth of the town, stressed the "urgent" need to formulate a new series of projections to assess the impact of population growth on future land requirements, housing demand and service provision.

Liveable Neighbourhoods – A WA Government sustainable cities initiative (WAPC 2007)

Identifies the following policy requirements and guidelines relevant to the Broome situation:

- Provide a range of lot sizes to suit a variety of dwelling and household types
- Lot layouts to accommodate landform, views, prevailing breezes, environmental features and site constraints
- Lot and dwelling orientation to suit energy-efficient housing
- A density of R20 minimum for a walkable neighbourhood, which can accommodate a neighbourhood centre corner store and reasonable levels of bus service.

Broome Planning Steering Committee Report 2005

A sustained surge in growth following the completion of the Housing Strategy in 1998 resulted in an increased demand for land for a variety of uses, but most critically, for housing.

The Shire of Broome acknowledged that while the long-term direction for Broome [as represented by TPS4] remained relevant there was a need for a strategic land use plan to support growth and development decisions pending the review of TSP4.

In 2003 the Shire approached the Minister for Planning & Infrastructure who in November of the same year convened the "Broome Planning Steering Committee" (BPSC). The Committee was made up of representatives of the WA Planning Commission/DPI, the Shire of Broome, the Kimberley Development Commission, the Rubibi Combined Native Title Applicant Group, LandCorp, and the State Government (local MLA).

After two years of work that included extensive community consultation, the Committee concluded its task with the production of the BPSC Report in December 2005. It provided a discussion of the issues, and proposed a long-term direction for growth and development that would assist in planning and managing growth for the next 10 to 15 years.

The RBPSC Report supersedes or complements earlier work undertaken by the State Government and Shire, including various structure plans, development strategies, land use studies and development plans.

The BPSC Report also identified the need to revise the Local Housing Strategy and that this would inform the review of the Local Planning Policy and lead to TSP5. The draft Local Housing Strategy 2008 builds upon and expands the work undertaken by the Committee, and is generally consistent with the recommendations contained in the 2005 Report.

Implications:

This report forms the basis for all strategic planning for the town, as it has the endorsement of the State and Local Government, as well as Rubibi and the Kimberley Land Council.

Local Tourism Planning Strategy Review 2007

Planning consultants have recently been commissioned by the Shire to prepare a Local Tourism Planning Strategy. The aim of the study is to understand the future tourism development requirements for Broome and to prioritise the release of tourism development land, based on a range of growth scenarios. The study is expected to provide information on:

- The current investment climate in Broome for accommodation development in relation to current occupancy levels, yield, profitability and investment cycles
- Supply and demand analysis and identification of the development priorities for Broome in terms of the type of accommodation needed to meet market demand in the short, medium and long-term
- The identification of potential sites within the study area, and
- The implications of future tourism development requirements on land use planning.

Other Documents Reviewed

- Review of Broome Local Commercial Strategy - May 2006. (Tactics4 for the Shire of Broome)
- Broome Accommodation Study – Future Needs Analysis – November 2006. (Kadar Pearson & Partners for Tourism WA)
- Population Report No. 6 "Western Australia Tomorrow" WAPC, November 2005 State Planning Policies.

The WAPC prepares statements of planning policy (SPP) under Section 5AA of the Town Planning and Development Act 2005. Once a policy has been gazetted, it must be given due regard in future planning decisions and actions. SPPs relevant to Broome include the following:

- **SPP 1 The State Planning Strategy** provides a vision to assist strategic decision-making, and a set of principles to guide the way future decisions are made in relation to land use planning in WA up to the year 2029. It contains five key principles to guide future decision-making pertaining to the environment, community, economy, infrastructure and regional development. Strategies specific to Broome are:
 - To address the current demand and growth requirements of urban centres through area development strategies
 - To prepare a Country Land Development Programme for Broome, and
 - To co-ordinate the provision of regional infrastructure under the Country Land Development Programme
- **SPP 2 Environmental and Natural Resources** – seeks to ensure environmental and natural resource considerations are integrated with planning decisions and actions, and the conservation of important places
- **SPP 2.6 State Coastal Planning Policy** – provides direction for planning and land use in coastal areas, including the need for coastal setbacks to development, and public ownership of coastal foreshore areas
- **SPP 2.7 Public Drinking Water Sources** – requires the identification of gazetted public drinking water source areas and their protection from inappropriate land uses
- **SPP 3 Urban Growth and Settlement** – requires that new settlements are well planned and coherent; that there is a choice in housing and lifestyle opportunities; and that there is access to employment, services and recreation. In regional areas, the policy seeks consolidation and expansion of existing settlements, as opposed to disbursed new settlements unless there is no other sustainable alternative
- **SPP 3.1 Residential Design Codes** – provide the basis for local government control of residential development
- **SPP 3.2 Planning for Aboriginal Communities** – sets out a process for ensuring the planning needs of large permanent Aboriginal communities are accommodated through the preparation and approval of community layout plans, and that they are appropriately zoned in town planning schemes.

Town Planning Scheme No. 4

TPS4 was gazetted in 1999, and currently controls land use planning in Broome. It is the principal land use planning control in the Shire of Broome. The Council has adopted a number of policies to guide decision-making under the Scheme.

The Scheme Text of TPS4 incorporates the Scheme Report (Local Planning Strategy) and is based on the Model Scheme Text as established by WAPC. It contains a number of provisions that have been included to reflect special circumstances prevailing in Broome. For example, it contains some Reserves aimed at protecting specific environmental qualities or cultural values (the "Environmental Cultural Corridor Reserve" and the "Coastal Park Reserve"), and some Zones created to accommodate specific forms of development requiring a balance of flexibility and certainty ("Tourist Zone", "Development Zone", "Settlement Zone" and "Waterbank Conservation and Development Zone").

The abovementioned Zones contain aims and objectives and some general provisions, but approval for any proposed developments generally require the submission of a development plan or a community layout plan to provide the details of the proposal.

Within the Tourist Zone, Council may approve a combination of tourist accommodation and permanent residential accommodation on the same site provided that the predominant use (minimum of 60%) remains for short-stay and holiday accommodation. The Scheme Report – Local Planning Strategy outlines guidelines for the preparation of Development Plans for specific precincts within the Tourist Zone and Development Zone, and for Community Layout Plans.

The Residential Zone contains general objectives, but also refers specifically to the encouragement of development “..... in accordance with the Broome Housing Strategy”. This is the main avenue through which any changes can be made to housing policy.

The Scheme permits residential development within the mixed land use areas, which include the Town Centre – Chinatown Zone, Mixed Use Zone and part of the Development Zone. The Scheme also provides for a number of Special Control Areas relating to buffer zones and other protection areas. The provisions of these zones are applied in addition to any special provisions applicable to the underlying zone or reserve. Building heights are strictly controlled to preserve the low-scale character of the town.

Since its adoption, 51 amendments to the Scheme have been initiated, and to date 28 of these have been adopted. The Shire of Broome has acknowledged that the long-term direction for Broome as represented by TPS4 remains relevant. However, the Scheme is based on a number of initiatives, including the relocation of the Broome airport, the implementation of which has been delayed. The intended reallocation of land to accommodate demand for other uses has not been realised, leaving the town with limited available land to respond to growth. This situation is placing considerable pressure on existing planning decisions.

Shire of Broome Strategic Planning

Because of the pressing nature of the housing problems in Broome, a decision was made in 2006 to prioritise revising the Local Housing Strategy. Due to unexpected resourcing limitations in mid to late 2007 this work did not progress as originally intended. The Local Housing Strategy will be an important component of the forthcoming review of the Local Planning Strategy.

APPENDIX 3

Supporting Research

Note: Research for the Local Housing Strategy was done before the release of the 2006 Census and subsequent revised estimates. Population statistics have not been updated as new growth projections will be developed in the forthcoming Local Planning Strategy reviews. Similarly the data provided by DHW updating tenancies, household sizes, units constructed and wait lists will be considered in the Local Planning Strategy review

HOUSING FACTS AND FIGURES

Existing Housing Stock

The dominant Broome dwelling is a single storey, detached dwelling on a large block. This account for approx. 60% of the town's housing stock. The majority of Broome's resident population lives in detached housing comprising three bedrooms.

While lots have reduced in area over recent years, most are still larger than lots generally being produced in Perth (i.e., 600-900 sq.m in Broome, as against around 500 sq.m in Perth suburbs).

Table 1: Existing Dwelling Types

Dwelling Type	No. Dwellings	% of Total
Separate House	2,421	60.68%
Semi-detached, Row or Terrace House, Townhouse, etc.	323	8.10%
Flat, Unit or Apartment	521	13.05%
Improvised Home, Tent, etc.	190	4.76%
House or Flat Attached to a Shop, Office, etc.	59	1.48%
Not Stated	262	6.57%
Unoccupied Private Dwellings	214	5.36%
TOTAL	3,990	100.00%

Source: ABS 2001

Note: A total of 1,468 caravans & cabins were counted on census night, indicative of the high visitor population. Caravans and cabins represented nearly 27% of all dwellings in Broome on census night August 2001. These have been excluded from the table.

Existing Residential Areas

Broome's existing residential areas are largely characterised by the period of their development, and most housing is contained within five main precincts. These are:

- Old Broome
- Post-War Broome
- Cable Beach South
- Cable Beach North, and
- Roebuck Estate.

Old Broome encompasses the original settlement of the town. The area is characterised by large land holdings and large, single storey expansive homes, including a small number of the original Pearling Masters' homes, which have steeply pitched roofs and wide verandahs. Some of these dwellings are included in the Shire's Municipal Heritage Inventory, as well as in the State Register of the Heritage Council of WA.

However, amongst these fine examples of an earlier era there are also a significant number of more recent dwellings which are far more modest in scale, and constructed of brick, fibro cement, brick veneer, concrete or sheet steel. While Old Broome is the traditional township, its housing quality is very uneven.

Original lots created in this precinct were 2,428 sq.m in area, although many have since been re-subdivided.

The precinct is characterised by wide road reserves (generally 40 metres) and 16 metre verges, heavy, large-scale planting within the dwelling setbacks and a grid pattern of streets. Most of this precinct is coded Residential R10, with isolated small pockets of R30 and R50, principally in the vicinity of Fredrick Street.

The Post-War precinct adjoins Old Broome, lying to the west of Herbert Street. (It includes the Forrest, Streeter and Matsumoto Precincts identified in the 1998 Broome Housing Strategy)

Unlike Old Broome, however, the road reserves and verges in the Post-War precinct are much narrower and the lot sizes much smaller. The grid pattern road layout is random and disjointed. In some areas, infill cul-de-sac, amalgamations and further subdivision have occurred.

Dwelling setbacks in this area are still large, and most dwellings are single storey, elevated fibro-cement, sheet steel, or brick veneer buildings, and most are built in a suburban style unsympathetic to the traditional "Broome-style" architecture, and unsuited to the region's climate due to their lack of roof overhang and verandahs.

Most of this precinct is coded Residential R10/20, with some areas of R15 in the southwest corner.

Cable Beach South is typical of many 1980s residential subdivisions, with a curvilinear street layout, cul-de-sac and loop roads, and a strong road hierarchy and low levels of connectivity. Lot sizes generally range between 700 sq.m and 800 sq.m, and there is a strong variation in design, with double brick and tile, brick veneer and tile and cladded construction. However, building form is very consistent - generally single storey with a low roof pitch and an attached carport. Front setbacks to dwellings are on average 4 to 6m.

The great majority of this precinct is coded Residential R10/20, with a limited number of R30, R40 and R50 lots fronting Cable Beach Road. The predominant lot size is 750 to 800 sq.m.

Cable Beach North most of the residential development in this precinct has occurred within the "Sunset Park" and "Sunset Rise" estates. There is a limited supply of lots still available within these estates, and property values are high. Additional residential development in the Cable Beach North area is occurring within the tourist precinct, where permanent housing is permissible as part of an integrated tourist resort development. TPS4 allows up to 40% residential within the tourist zone at a density of R40.

Most of **Roebuck Estate** coded Residential R10, with some pockets of R15, R20 and R40. is located just to the north of the Broome airport. The estate caters for a large component of Broome's current residential development activity.

Dwellings are generally single storey and typical of contemporary Broome building styles and materials. Approximately 750 lots have been released in the northern section over the last seven years. Approximately 200 lots remain to be sold. Lot sizes in the estate generally range between 600 sq.m and 900 sq.m, averaging 700 sq.m, and demand has been high, outstripping supply.

In addition to these five main residential precincts, Chinatown and the Mixed Use zone adjacent to the airport support higher density (R50) housing, and caretakers' dwellings in the Hunter Street and Blue Haze light industrial areas are assisting in meeting some of the housing demand.

The airport area, lying immediately to the south of Roebuck Estate, is planned for additional residential use as well as mixed-use commercial activity, subject to the relocation of the facility and further structure planning.

Aboriginal community reserves within the study area are Nillir Irbanjin (One Mile community), Mallingbar (Kennedy Hill), Bilgungurr (airport reserve), Ramangarli (Four Mile), and Goolarabooloo (Coconut Well). Approximately 450 people live in these communities.

Coconut Well and Lullfitz Drive provide for rural living with approximately 30 lots in each location. No further releases of rural living are planned and availability is based on the trading of existing properties.

Rural agriculture occurs at Twelve Mile and Skuthorpe to the northeast of the town along the Broome Highway.

POPULATION PROJECTIONS

The estimated resident population of the Kimberley in 2006 was 33,005. It currently has around 2% of the State's population, and 7% of the regional WA population. From 1995 to 2006, the Kimberley's average annual growth was 3.4%, making it the second fastest growing region in the state.
(Source: Kimberley Development Commission 2008)

The Shire of Broome is the Kimberley Region's largest population centre, with 40.3% of the Region's population in 2006. In the 2006 Census there were 13,060 usual residents counted in the Shire of Broome, 6% (760 people) more than 2001 and an increase of 3,550 residents from 1996.

(Source: Broome Accommodation Study – Future Needs Analysis (November 2006) Kadar Pearson & Ptnrs P/L for Tourism WA).

Almost one third of people living in Broome (aged 5 years and over) in 2006 lived outside the shire in 2001 (32% or 3790 people). Of these, almost two-thirds had lived elsewhere in Western Australia (64%). It should be noted that Broome had a high proportion of persons who did not state their usual address five years ago (19% compared to 8% for Western Australia). Therefore, it is probable that a higher proportion of residents lived outside of Broome in 2001.

The population of Broome had one of the youngest age profiles in Western Australia, with a median age of 32 years (36 years for Western Australia). There is also a high proportion of Indigenous people living in the shire (3,560 or 27%); while the median age of the Indigenous population was 22 years.

The following data has been extracted from the 2001 ABS census:

- Broome's resident population was 10,000
- On census night visitors made up 36% of the town's population. Most of the visitors (52%) came from within WA, with 37% from the eastern states. There were also some overseas tourists in the town that night
- By comparison the Shire of Broome has a younger population than the State as a whole. The proportion of the population over 50 is projected to increase from 14% to 20% by 2011, but this will still be under the State average
- In 2005, the estimated median age of the Broome (Shire) population was 31.1. By comparison, the estimated median age of Belmont was 36.6, Albany was 39.5, and Beverley was 47.0
- Between 1991 and 2001 Broome's population grew by 6.2% per annum, which was the second highest growth rate of any local government area in WA.

Projections have been made by the WAPC at several points during the past six years, however the Commission admits that up-to-date projections are "urgently required" ("Country Land Development Program, Broome 2004, WAPC).

Population projections from the WAPC Nov 2005 "Population Report No. 6 – Western Australia Tomorrow" forecasted an average population growth for Broome of only 3% p.a. This low growth scenario would result in a Shire population of 23,800 by 2021 and 30,000 by 2031.

The WAPC recently estimated that growth is probably occurring at a rate somewhere between 5% and 7%. This means that the number of households is increasing by approximately 380 per year.

- A growth rate of 5% would result in a population of 16,800 in 2006.
- A growth rate of 7% would result in a population of 18,508 in 2006.

The Shire of Broome believes that Broome's resident population was closer to 18,000 in 2006, with approx. 7-10,000 visitors during the peak season.

The Broome Planning Steering Committee Report (December 2005) states that *"In the absence of further analysis, it is suggested that adequate planning be put in place to accommodate a shire population of up to 35,000 to 2021. Assuming the town retains 85% of this population, 29,750 people may be living in the town in 2021."*

This rate of growth will be affected should major resource developments associated with the development of the major Browse basin gas resource.

The current spatial distribution of population means that within the Township of Broome 30% live north of the airport, 30% live west of Port Drive, and 40% live east of Port Drive. The planned changes to the spatial distribution of Broome's residents in accordance with the Broome Planning Steering Committee Progress Report (2005) will result in 54% of the population living north of the airport, 21% will live west of Port Drive, and 25% will live east of Port Drive.

HOUSING AND ACCOMMODATION ISSUES

Sources for this section include: ABS data, "Western Australia Tomorrow" Population Report No. 6 WAPC Nov. 2005, "Review of Broome Local Commercial Strategy – Consumer Market Profiles" May 2006, "Country Land Development Program, Broome 2004" WAPC

Housing Affordability

Broome has one of the highest median house prices outside inner metropolitan Perth. The median house price for Broome in December 2006 was \$475,000. In comparison, the Perth metropolitan median house price in March 2007 was \$470,000.

The median residential sale price has increased consistently in Broome over the past seven years, although this growth is slowing in comparison to Perth metropolitan increases.

Table 2: Relative Median House Prices, Broome and Perth Metropolitan Region

Median House Price	1999	2000	2001	2002	2003	2006
Perth Metropolitan Region	\$148,500	\$157,800	\$165,700	\$185,660	\$210,200	\$460,600
Broome	\$175,422	\$166,630	\$227,670	\$256,800	\$310,800	\$475,000

Source: REIWA

High house prices are affecting the community's access to housing, both as purchasers and renters. At the same time, DHW is finding it difficult to meet the growing demand for public housing.

High housing costs are attributed to high building and construction costs, high labour costs, the need to meet climatic conditions including cyclone-proofing, the small amount of available land relative to growing demand, fewer consumer choices, and ongoing developer uncertainty over the resolution of Native Title issues.

Of course, high building costs are not unique to Broome. The whole State of WA has been the subject of a population and building boom during the last few years, and increasing demand for housing, increasing material costs and a shortage of skilled labour is widespread. Regional centres in the Pilbara and Kimberley are particularly affected.

High housing and rental costs are affecting a number of sectors of the community including lower income earners (such as those employed in the tourism and hospitality industries), young adults wishing to stay in the community, and employers seeking to attract and retain employees.

The tight housing market is having a significant effect on the cost of private rentals. Currently there is an extreme shortage of rental properties available and the prices being offered are very high – up to \$900 per week for some shorter leases.

Most businesses in Broome are facing extreme difficulties recruiting staff because of the housing and rental situation. Some private and public employers are able to subsidise or assist staff with housing but the majority cannot do this. The result is that employees without assistance are unable to compete with those receiving assistance. This in turn exacerbates the situation adding to the cost of construction and services.

Many employees come to Broome for short periods of time, often less than three months, and find it very difficult to obtain accommodation. There is very little in the way of serviced apartments, and during the tourist season there is no short-term accommodation available. These employees are able to utilise tourist accommodation or caravan parks in the off-season, but it is expensive and/or inappropriate for non-tourists and is not suitable during the wet season.

There is also no provision within Broome for hostel-type accommodation, where families who travel from outlying areas to visit relatives receiving medical treatment can stay. This often forces the families to camp and live rough. Many people from other towns and outstations often come to Broome for various periods of time, and camp on reserves, crown land or on vacant land. With no facilities this can pose a health problem, and generates considerable litter. Facilities are required in a suitable location for these people to be able to camp for short periods in reasonable conditions.

Housing Mix

New housing in Broome is predominantly family-capable, i.e., 4 bedroom, 2 bathroom, which is not matched by demand. There is a distinct shortage of flats, smaller units and dwellings, which cannot be provided in most residential areas because of the low-density codings and building height restrictions that prevail.

Land and Building Costs

Over the period 2001/2 to 2005/6 there have been substantial increases in the median land and house prices in the three main residential areas of Broome.

Table 3: Median Land Prices in Broome Residential Areas

Residential Area	2001/02	2005/06	% increase
Broome	\$55,000	\$150,000	+ 172.7%
Cable Beach	\$58,000	\$180,000	+ 210.3%
Roebuck	\$52,000	\$150,000	+ 188.5%

Source: Kadar Pearson & Ptnrs P/L 2006

Table 4: Median House Prices in Broome Residential Areas

Residential Area	2001/02	2005/06	% increase
Broome	\$175,000	\$415,000	+ 137.1%
Cable Beach	\$215,000	\$420,000	+ 95.5%
Roeback	\$220,000	\$425,000	+ 93.2%

Source: Kadar Pearson & Ptnrs P/L 2006

This is a trend in median land and House prices is occurring throughout the State, but is being felt most acutely in the booming North-west, Pilbara and Kimberley regions.

The increasing cost of labour and materials, and the lack of available skilled workers and tradesmen, means that house construction prices are likely to continue to escalate over the next few years at least. Demand for labour continues to exceed supply.

The lack of readily available building lots in the most sought-after parts of town will ensure that land prices in those areas continue to hold firm, and probably continue to increase.

Building Approvals and Commencements

Building approvals are a fairly accurate means of measuring housing growth, as this is the last step before construction begins. A building approval is valid for two years with approximately 90% of approvals resulting in building construction.

(Source: Broome Accommodation Study – Future Needs Analysis (November 2006) Kadar Pearson & Ptnrs P/L for Tourism WA)

Table 5: Number of Building Licences Issued for New Dwellings (Class 1A)
Shire of Broome 2003 - 2006

Year	No. of Building Licences Issued
2003	201
2004	138
2005	123
2006	153
2007	
2008	
TOTAL	615
4 year period	Average of 154 per annum

Source: Shire of Broome

As noted previously, population in Broome appears to be growing at between 5 and 7% per annum. According to the WAPC ("Country Land Development Programme – Broome 2004" WAPC), approximately 280 to 420 additional dwellings per year and a further 220 to 320 residential lots each year would have been required to meet this demand up until 2006. (This does not include seasonal visitors.)

As the building licences issued during the period 2003 to 2006 have not exceeded 201 in any one year, and average only 154 per year, this could mean that either (i) the population is not growing at the high rate predicted by the WAPC, or (ii) if the population has been growing at 5 to 7% per annum, then some existing dwellings are accommodating high numbers of residents – much more than the average of 2.4 persons per dwelling recorded in the 2001 census. Anecdotal evidence suggests the latter.

Public Housing

DHW has 744 properties in Broome (as at April 2007) and a waiting list of 468 applicants. By comparison, in November 2003, DHW had 735 properties in Broome and a waiting list of 577 applicants. While the number of people waiting for houses decreased by 19%, there was still a shortfall.

DHW must obtain land on the open market and through LandCorp who continue to work closely with DHW and does not put limitations on the allocation of DHW sites in its development. Some private developers have however demonstrated a reluctance to sell their land to DHW. The high land acquisition costs continue to put pressure on DHW and in turn this lowers the supply of public housing.

It is understood that the shortage of public housing is creating overcrowding in existing houses, as those on the waiting list do not have other accommodation options. DHW allows people to purchase houses after seven years, however, high market prices in Broome are restrictive and most cannot afford to buy these homes.

Table 6: Wait List for Broome DHW Dwellings

2B/R Family	3/BR Family	4B/R Family	5/B/R Family	TOTAL FAMILY	1B/R APU	2B/R APU	TOTAL APU	1B/R GH1	2B/R GH1	TOTAL GH1	GRAND TOTAL
137	144	13	0	294	18	23	41	132	1	133	468

Source: DHW

Table 7: Number of existing DHW Properties in Broome by Dwelling Type

DWELLING TYPE	NUMBERS
APU (Aged Persons Unit)	66
GH (Group Housing (for small / single parent families))	245
GH1 (Single Bedroom Group Housing)	61
SD (Single Detached Dwelling)	372
TOTAL	744

Source: DHW

As mentioned previously, the shortage of public housing is not unique to Broome. The following Table illustrates the widespread occurrence of the problem.

Table 8: Wait List for North-West Towns in WA

TOWN	FAMILY 2 – 5 B/R	APU	GH1	GRAND TOTAL
Port/South Hedland	201	7	132	340
Karratha	96	1	64	161
Broome	294	41	133	468
Derby	116	0	44	160
Kununurra	135	14	29	178
TOTAL	842	63	402	1,307

Source: DHW

Table 9: Wait list for North-West Towns in WA in proportion to each town's dwellings.

TOWN	WAIT LIST TOTAL	TOTAL DWELLINGS IN TOWN #	WAIT LIST AS A PROPORTION OF THE TOWN'S DWELLINGS
Port/South Hedland	340	4,518	7.52%
Karratha	161	3,980	4.04%
Broome	468	3,741	12.51%
Derby	160	1,121	14.27%
Kununurra	178	1,233	14.44%
TOTAL	1,307		

Source: DHW, ABS

Note: Total dwellings in town (2001 census) including separate houses, semi-detached houses, row and terrace houses, flats and apartments), but not counting "other dwellings" which include caravans occupied by tourists and other transients.

Table 9 suggests that Broome, Derby and Kununurra all have similar public housing shortages. This information is supplied for interest, and to try and gain a further appreciation of the housing shortage problem in the region. However, the figures should be treated with some caution, as the wait list data is current (April 2007), while the "total dwellings in town" figures are taken from the 2001 census. Each town will have grown since that date, but with stronger growth in Broome, Karratha and Port Hedland, especially Broome. Therefore the wait list proportion for Broome and the other towns will be somewhat less than is depicted above.

Seasonal Workforce Accommodation

The shortage of appropriate accommodation for the seasonal workforce and high rents is affecting the ability of businesses to attract and retain staff. Furthermore, this influx of seasonal employees also competes with other sections of the community seeking access to housing, contributing to the higher rental demand.

Land Availability & Demand for Housing and Residential Land Releases

Demand for housing is primarily driven by high population growth rates and strong investor interest.

In March 2003 a survey of vacant land in Broome was undertaken by DPI to verify vacant land data originally supplied by the Valuer General's Office. According to the survey there were approximately 215 vacant residential lots, with most being for sale or recently purchased.

As at 14 February 2007 there were only 7 vacant residential lots available for purchase within Broome townsite within the private sector. These ranged in price from \$318,000 to \$1.3M.

In 2005, approval was granted to extend the Cable Beach South residential area by an additional 340 lots. This land is being marketed by LandCorp as the "Januburu Six Seasons" residential estate. LandCorp receives strong contract bids for its land releases in Januburu the only area currently under development in Broome by LandCorp.

Roebuck Estate has been releasing approximately 100 lots per annum, with an additional 15 to 20 lots per annum being released at Sunset Park. Approximately 200 lots remain to be sold in the Roebuck Estate. This, together with LandCorp's progressive sale of the Januburu Six Seasons Estate at Cable Beach and some smaller releases in existing Broome residential areas, represents the total residential land release activity in Broome.

Immediately to the west of the developed part of Roebuck Estate is "the western triangle" (Djugun 2), a new subdivision containing approximately 165 lots. This subdivision will contain a mix of lots, some less than 500 sq.m, some in the 500-700 sq.m range, and some greater than 700 sq.m. With a small number of group and multiple dwelling sites of R40 coding.

Preliminary forecasts (based on forecast population growth) indicate that at least 1,090 new residential lots will be needed between 2007 and 2011, in addition to the current LandCorp releases. This estimate does not allow for any additional demand, should one or more of the proposed major resource projects in the area receive the go-ahead.

Implications:

DPI's draft land release plan indicates that approximately 505 residential lots will be released between 2007 and 2011. This will result in an estimated shortfall in demand of at least 500 lots if planning for additional releases cannot be progressed during this period.

It is unlikely the airport land will be available in the short to medium term (i.e., next 15 years).

Constraints on land release, the most significant of which is Native Title, are limiting the availability to provide for demand. Other constraints include the need for more detailed structure planning in some areas, and the provision of infrastructure and services. The low density residential coding over much of the Old Broome and Post-War Broome precincts is also limiting redevelopment in those areas.

Implications:

Strategies to accommodate demand therefore need to be based primarily on (i) the identification of appropriate alternative land release areas or development areas, and (ii) a review of housing densities in existing areas.

Broome's residential codings range from R10 to R50. The great majority of new lots that have been created are between 600 sq.m and 900 sq.m. "Larger" blocks (i.e., greater than 700 sq.m) are justified by climatic factors and the need to allow cooling breezes to circulate freely through and between dwellings, and the high ownership levels of larger vehicles (4WDs), boats and caravans, which need to be accommodated on-site. However, there is also a sector of the community that is highly transient and who may respond well to appropriately designed higher-density dwellings on smaller lots in some areas.

LandCorp representatives state that, in hindsight, they should have provided more group housing sites within their predominantly single residential estates. However, given the three year lead time between planning for subdivision and the provision of lots, there is limited opportunity to make changes to the remaining landholdings.

Lot 3150 has been identified as a potential site for future urban expansion/residential use in the "Cable Beach Development Plan" (2003), and by the Broome Planning Steering Committee (2005). This land is generally considered surplus to tourism requirements, both due to the quantity of land considered necessary for tourism in the future and due to its location some distance from the coast.

The "Waterbank Structure Plan" has identified further pockets of future urban land north of the Broome peninsula at Coconut Well and north of Willie Creek, considered suitable satellite communities to accommodate up to 4,000 people at each location. It was considered that the creation of satellite communities would accommodate a more remote, relaxed lifestyle that Broome Townsite, as a rapidly growing town, would be unable to continue to offer. There are, however, a number of servicing issues associated with the creation of satellite communities that would need to be addressed. (It should be noted that the Willie Creek north locality is outside the Study Area.)

LandCorp is giving preference in its current land sales to local residents, employees and employers. A 30 month building requirement is tied to the sale of the lots.

Absentee landholders own up to 30% of properties in Broome, with a proportion of properties bought as holiday homes. This is a significant number, and it needs to be established how many of those dwellings are vacant for much of the year, as they could represent an important accommodation resource.

Tourism

Tourism is a significant and growing industry in and around Broome, with visitors drawn by the favourable climate, water sports and pursuits, Cable Beach and other attractions related to the town's rich history.

Visitors to Broome have a significant impact on planning for housing provision, as they require a range of accommodation types, as well as generating employment which in turn leads to accommodation requirements for employees.

Implications:

Clearly there is a need to ensure that ongoing development of the tourism industry is closely aligned with any housing strategies the Shire and State Government may adopt.

Visitor numbers to Broome are steadily increasing, with a 13% growth in occupied rooms during the high season (April to October) over the past four years. There has also been strong growth of 19% in occupied rooms during the low season (i.e., "the wet" November to March) over the same period. The tourism industry has placed an emphasis on building visitation during the shoulder season to make better use of existing infrastructure and to support viable tourist enterprises.

During June, July and August occupancy rates at some facilities can reach 100%. Broome's caravan parks also reach capacity and a number of caravan overflow areas assist with accommodating demand during this period. Broome has a significant number of resorts, motels, hotels, serviced apartments, bed and breakfasts and caravan parks. In August 2006 there were 42 accommodation establishments with a total of 1,133 rooms available for business and leisure travellers. There were also nine caravan parks with a total of 1,551 caravan, camping and cabin sites. The number of permanent resident park sites equalled 9.6% of the total number of the sites in the nine parks.

(Source: Broome Accommodation Study – Future Needs Analysis (November 2006) Kadar Pearson & Ptnrs P/L for Tourism WA)

Table 10: Tourist Accommodation Inventory

Category	Luxury Hotels	Std Hotels	Self-Contained Apartments	B & Bs	Caravans, Camping & Cabins	Backpackers	TOTAL
No. of establishments	4	4	11	19	9	4	51
No. of rooms	457	231	293	49	1,551	103	2,684
No. of room nights available	160,822	84,315	104,388	17,885	566,115	167,535	1,101,060
No. of room nights occupied/sold	104,427	55,674	75,170	11,300	280,738	112,861	640,170
Occupancy	64.9%	66.03%	72.01%	63.2%	49.59%	67.3%	58.14%

Source: Broome Accommodation Study – Future Needs Analysis (November 2006) Kadar Pearson & Ptnrs P/L for Tourism WA

Most recently, growth in room nights available has come from new B&Bs and self-contained apartments. There has been no change in the number of standard hotels or self-contained apartment rooms available over the past four years. Major growth has come from the emerging apartment hotel sub-category of luxury hotels, where there has been a 17.2% increase in available inventory.

Most vacant land zoned for tourism is located within the Cable Beach tourist precinct. Cable Beach is a major tourist drawcard to Broome, and the adjacently located Cable Beach tourist precinct is well recognised as the long-term focal point for tourism development. It is generally considered that there is sufficient land available in this precinct to meet long-term demand, with the most eastern component, the majority of Lot 3150, considered surplus to tourism requirements and not located in sufficient proximity to key tourist attractions.

There has been debate about how the Cable Beach tourist precinct should be allowed to develop over time and how competing land uses (including residential activity) is considered and accommodated. Under TPS4 a tourist zoning recognises short-stay and holiday accommodation as a predominant land use. However, non-tourist activities such as residential use are permitted.

The area has been the subject of a number of past planning studies, including the "Cable Beach Development Plan" (2003) which sought to provide a development framework to maintain vitality within the zone in the off-season, to recognise lending institution issues with permanent versus short-stay accommodation, and to respond to pressure for residential opportunities in the area.

The Crown land at Gantheaume Point is also zoned "Development" with objectives for tourism and recreation. An expression of interest for redevelopment of this land was called in 1998. This tender process has now lapsed. There are a number of heritage concerns in the vicinity of the racecourse reserve that would need to be considered in any assessment of the future use of the area. The Broome racecourse and turf club is established on the Reserve, which was first set aside for this purpose in 1947. Any further proposals for an alternative use of Gantheaume Point would require extensive community consultation and acceptance.

The "Waterbank Structure Plan" identified Coconut Well as suitable for future tourism subject to further investigation and concept planning, and identified 100 ha of land north of Willie Creek as suitable for low key tourism infrastructure along the coast between Barred Creek and Coulomb Point, subject to further investigation and concept planning.

The "Broome Accommodation Study – Future Needs Analysis" November 2006 (Tourism WA) has highlighted the considerable growth of tourism over the past four years. The trend has emerged on the back of improved and expanded air access, increased room availability and a pro-active marketing strategy. There has been a marked increase in tourist accommodation with two new properties recently completed and a number of other properties due to be completed by 2008. The majority of these properties will be strata titled, self-contained developments.

The town's caravan parks are under pressure for redevelopment. The Tarangau Caravan Park behind the Cable Beach Club is currently for sale. It is expected to be developed with a 60/40 mix of short-stay/permanent residential.

The Tourism WA Study forecast a continuation of tourism growth, and identified a number of strategically important areas of land considered critical for meeting the estimated future visitor demand. These sites are varied in terms of geographic location and proposed land use. The Study recommended that parts of the following sites be secured under the State Government's Landbank initiative for various tourist accommodation purposes:

- Lot 816 Murray Road
- Quondong and Barred Creek
- Willie Creek
- Coconut Well
- 80 Mile Beach

- Crab Creek and Bird Sanctuary
- Port Smith & Barn Hill
- 12 Mile
- Lots 3128, 3129 or 3130 (formerly Lot 833 West) – Cable Beach East of Lullfitz Drive
- Other sites on the Dampier Peninsula.

Obviously the requirements of the tourist industry will have to be balanced against all the other competing interests vying for scarce available land in Broome. Recommendations regarding strategic decisions of this nature are the responsibility of the Broome Planning Steering Committee. The Local Tourism Planning Strategy currently being prepared by consultants on behalf of the Shire of Broome will focus on land use and development aspects of tourism and provide recommendations on the most appropriate balance between housing and tourism demands on scarce land resources.

Native Title

The Rubibi Aboriginal Land Heritage and Development Council was formed in 1994 to represent the interests of Broome's indigenous population, and is a coalition of the Yawuru, Djungan and Goolarabooloo peoples. Rubibi are the registered native title claimants for the Broome area.

In 1996 the Shire of Broome and the Rubibi signed an interim agreement to progress reconciliation and native title issues. The agreement sought to acknowledge the specific rights and interests of all parties in the Broome area, and committed both parties to work together on matters associated with the future of Broome in a co-operative manner.

Traditional owners have actively sought involvement in planning decisions for a long time in Broome. The interim agreement (1996) and the Local Government Development Programme (1998) are examples of the extent of interest in ensuring indigenous concerns and values are incorporated into planning decisions.

As well as specific heritage sites, Aboriginal people in Broome have expressed strong interest in ensuring protection of their 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 an environmental cultural corridor in the town planning scheme, which serves to retain culturally important links between Cable Beach and Roebuck Bay.

On 28 April 2006 the Federal Court of Australia found that native title continues to exist wholly or partly in some areas and has been extinguished either wholly or partly in other areas.

Land Tenure Issues Specific to Aboriginal Cultural Requirements

The "Report of the Broome Planning Steering Committee (Dec 2005)" made the following statement:

"A number of areas have been identified to specifically meet the needs of the Aboriginal population. If current tenure negotiations between the State and traditional owners are successful, these areas represent land that, subject to compliance with town planning, environmental, health, safety, fire and other rules and regulations, might be developed to cater to the specific needs of Aboriginal people. There are a number of opportunities to explore how this might be achieved such as through management under a body corporate that retains some control on the transferability of residences. Greater opportunities for the Aboriginal community to access housing in Broome will improve the status, recognition, living conditions and rights of local Aboriginal people, establishing and building partnerships at all levels between government, local Aboriginal people and the broader community."

The issue of ownership and the capacity of the Aboriginal community to acquire these areas cannot be addressed through the planning process, but may be the subject of negotiations over tenure. Subject to all normal development control processes, these areas are likely to seek approval for mixes of densities and housing types that will require flexible

provisions in the town planning scheme. For example, the planning scheme could show these areas as housing areas with diverse development opportunities, that is, a development zone."

Heritage

The Shire of Broome Municipal Inventory of Heritage Places contains 68 places that are located within the town. Of these, the great majority are located in the town centre and Chinatown, and in Old Broome.

Old Broome (i.e., that area east of Herbert Street and south of Frederick Street) contains a number of commercial buildings, civic buildings, churches, residences and other places of varying heritage significance scattered about the area.

A small number of private dwellings are listed. These are usually substantial old Pearling Masters' houses. Of these, only two are included on the Heritage Council of WA's Register of Heritage Places.

The cultural heritage value of Old Broome lies in the strong grid street pattern, the wide road reserves and verges, the large lots and the large scale of the buildings.

While the generally lush vegetation that surrounds many dwellings and other buildings is visually appealing, and improves the micro climate of the area, in general terms these gardens are not of cultural heritage value. Old aerial photographs of Old Broome show a lack of significant vegetation around buildings. It was not until the 1960s and the discovery of underground water supplies north-east of the town that water became readily available for domestic use, and gardens began to flourish.

Implications:

The uneven quality of housing in Old Broome, and the scattered nature of the heritage places, suggests that there may be scope for permitting more dwellings to be established in this area in some specific localities, provided appropriate design guidelines are put in place to ensure agreed heritage values are conserved.

Climate

The climate of the southern Kimberley Region is semi-arid monsoonal, with high seasonal variation between the hot wet summer and the warm dry winter. The climate characteristics have a major influence on lifestyle and visitor patterns to the region. The heavy rainfall, high humidity and occasional tropical cyclones of summer are a significant constraint to comfortable, year-round human habitation of the area.

Broome is built on a peninsula, located between the sea and Roebuck Bay. As a result, westerly, southerly and easterly breezes can all be exploited for cooling purposes. This is a unique geographical situation, and helps to explain the attractiveness of Broome as a regional and tourist centre.

In comparison, "12 Mile" (the existing horticultural subdivision located 18 km north-east of the Broome Townsite along the Broome Road), has limited access to cooling breezes and has a greater climatic range than adjacent coastal areas. Other areas north of the town and Roebuck Bay are also not as attractive as the Broome townsite, due to the heating effect of the easterly winds.

This means that any land developed for housing and associated use to the north and north-east of the Broome townsite will not be as climatically attractive as existing land within the townsite. This clearly has implications in terms of lesser commercial returns for land, greater energy consumption required to ameliorate the more extreme weather conditions, not to mention other considerations such as reduced access to swimming beaches, remoteness from Broome's facilities and services,

greater infrastructure provision costs, less attractive views etc., which are important factors for tourism and investment.

Broome's climate also has an obvious effect on housing forms and styles, with implications for densities, building heights, orientation, layouts, the position of wall openings and cyclone-proofing.

Physical Infrastructure

Future population and economic growth will place greater demands on the town's physical infrastructure networks. At present, the existing water supply bore field is close to design capacity and needs to be extended to ensure the extraction of water continues in a sustainable manner. The Water Corporation is proposing to extend the bore field in a northerly direction, which is consistent with the location of the area as a priority 1 water source protection area.

However, the limited availability of groundwater and the need to manage the effects of local draw-down are important land use considerations, and should influence development, particularly in housing areas. This includes implementing water-sensitive design principles, and limiting water-hungry development in certain areas.

The planning and construction of a new northern wastewater treatment plant is a major priority. Through community consultation a site has been selected along Crab Creek Road to the north-east of the town. Construction is to be pursued urgently so that Broome's wastewater treatment needs can be met.

A new power station has been constructed by an independent power producer to cater for increasing demand.

If major resource projects come to fruition in the coming years, major infrastructure upgrades to port facilities, roads and power supplies could become necessary.

It is unlikely that the airport will be shifted out of the centre of town in the short to medium term (approx. 15 years), unless there is major State Government intervention. The airport owners have recently upgraded various facilities and infrastructure associated with the airport.

APPENDIX 4

Local Planning Strategy

This explanation is extracted from the WAPC Statement of Planning Policy No 1 – State Planning Framework Policy (Variation 2)

“Local Planning Strategies contain the strategic plan and policy context of a local planning scheme. They set out the general aims, intentions and desired outcomes for long term growth and change, having regard to social economic and environmental factors.

Local planning strategies provide direction as to the circumstances in which particular land uses and development should be planned. Of particular importance is the need to ensure there is sufficient infrastructure in a locality to accommodated managed growth. An assessment of the capacity of infrastructure such as water, sewerage, electricity and roads is considered in a local planning strategy

Local government may also identify residential densities and commercial centres in its local planning strategy.”

No.	Name & Date	Affected Property	Submission	Response
1	David Murray & Susan Knox 21 July 2008	20 Sands Street	<p>1. The Sands Street Lullfitz Drive area (Billingurr) included in the formal consultation process.</p> <p>2. The Billingurr area should be considered for sub-division of blocks from 1 hectare down to ½ hectare as the lots would still be large enough not to require public open space or restructure of present boundaries.</p>	<p>1. Not Supported. The Rural Living area provides an alternative from of residential development within a rural environment. Any change to the subdivision size will require a detailed assessment of the environmental and cultural heritage impacts. This is not within the scope of the Local Housing Strategy (LHS).</p> <p>2. As 1. above.</p> <p>Recommendation: Not Supported.</p>
2	Neville & Julie Blackburn 24 July 2008	70 Lullfitz Drive	<p>1. The Sands Street Lullfitz Drive area (Billingurr) included in the LHS.</p> <p>2. If the lots were considered to be reduced down to a maximum of 500sm for subdivision it would make a number of more lots available that already have access to roads, power and related infrastructure and there are no native title issues.</p> <p>3. Blocks of 5000sm are rare and by allowing subdivision to this size it would provide a unique opportunity for a house, shed and room to run a horse or have a tennis court.</p> <p>4. All new subdivisions in the area should also be required to incorporate environmentally friendly waste systems.</p> <p>5. The location of larger lots on the fringe of tourist and residential areas is similar to a number of new subdivisions throughout the state.</p> <p>6. Consideration would also be needed to be given a more permanent beach access to North Cable Beach and protect the dune system from people informally finding their own way.</p>	<p>1. Not Supported. The Rural Living area provides an alternative from of residential development within a rural environment. Any change to the subdivision size will require a detailed assessment of the environmental and cultural heritage impacts that are unique to Broome. The impacts of increased housing and associated activities require careful consideration. This is not within the scope of the LHS.</p> <p>2. As 1. Above.</p> <p>3. As 1. above.</p> <p>4. As 1. above.</p> <p>5. Not Supported. Solutions that have been implemented in other parts of the State are not necessarily the right solution for Broome. This Rural Living area abuts Hidden Valley which is a significant aquifer recharge, coastal dune system, environmental and cultural heritage area.</p> <p>6. As 5. above.</p> <p>Recommendation: Not Supported.</p>
3	Joyce White Broome Wildlife Care & Rescue 24 July 2008	61 Lullfitz Drive	<p>1. Not in favour of the Billingurr area being subdivided further as most people bought land out here because they wanted a rural lifestyle. It is important that the wildlife be considered – much habitat has already been lost.</p>	<p>1. Noted.</p> <p>Recommendation: Supported.</p>
4	Adrian Johnston 25 July 2008	50 Lullfitz Drive	<p>1. The Sands Street Lullfitz Drive area (Billingurr) included in the LHS and reducing the minimum subdivision size from 1Ha to ½ Ha. This will provide additional usage and opportunity for the land in the area and relieve the shortage of accommodation/land in Broome.</p>	<p>1. Not Supported. The Rural Living area provides an alternative from of residential development within a rural environment. Any change to the subdivision size will require a detailed assessment of the environmental and cultural heritage issues. This is not within the scope of the LHS.</p> <p>Recommendation: Not Supported.</p>
5	Susan Bradley 31 July 2008	67 Lullfitz Drive	<p>1. The Billingurr area should be included in the Housing Strategy so that landowners can consider the option of sub-division if they so choose.</p> <p>2. The LHS should not discriminate against some areas. It should include all housing types and locations in Broome.</p>	<p>1. Not Supported. The Rural Living area provides an alternative from of residential development within a rural environment. Any change to the subdivision size will require a detailed assessment of the environmental and cultural heritage issues. This is not within the scope of the LHS.</p> <p>2. As 1. above.</p> <p>Recommendation: Not Supported.</p>

No.	Name & Date	Affected Property	Submission	Response
6	Robert and Dale Vaughan 1 August 2008	64 Lullfitz Drive	1. The Sands Street Lullfitz Drive area (Billingurr) should be included in the LHS and reduce the minimum subdivision size from 1Ha to ½ Ha.	1. Not Supported. The Rural Living area provides an alternative from of residential development within a rural environment. Any change to the subdivision size will require a detailed assessment of the environmental and cultural heritage issues. This is not within the scope of the LHS. Recommendation: Not Supported.
7	Olive and Bill Henwood 4 August 2008	2 Sands Street	1. In the Sands Drive/Lullfitz area reduce the minimum subdivision size from 1Ha to ½ Ha.	1. Not Supported. The Rural Living area provides an alternative from of residential development within a rural environment. Any change to the subdivision size will require a detailed assessment of the environmental and cultural heritage issues. This is not within the scope of the LHS. Recommendation: Not Supported.
8	Derek Albert 5 August 2008	62 Lullfitz Drive	1. The area towards the end of Sands Street Lullfitz Drive area (Billingurr) should be re-examined- the minimum subdivision size of 1Ha is inappropriate. <hr/> 2. The lots in this area are too small to irrigate and there is large amounts of land being wasted in this locality. Rezoning this area will allow for increased number of housing lots. <hr/> 3. Increased density within the Old Broome sector is imperative to provide increased residential space to the central township and support the change of zoning that would provide redevelopment opportunities within this area.	1. Not Supported. The Rural Living area provides an alternative from of residential development within a rural environment. Any change to the subdivision size will require a detailed assessment of the environmental and cultural heritage issues. This is not within the scope of the LHS. <hr/> 2. Not Supported. This Rural Living area abuts Hidden Valley which is a significant aquifer recharge coastal dune system, environment and cultural heritage area. The impacts of increased housing and associated activities require careful consideration this is not within the scope of the LHS. <hr/> 3. Noted. Recommendation: 1 and 2 - Not Supported. 3 - Noted.
9	C & L Clarke 7 August 2008	28 Sands Street	1. The Sands Street Lullfitz Drive area (Billingurr) included in the LHS and reducing the minimum subdivision size from 1Ha to ½ Ha. This will make the blocks more manageable while still rural and will promote a greater diversity of housing. 5000sm blocks would provide a form of housing currently not available.	1. Not Supported. The Rural Living area provides an alternative from of residential development within a rural environment. Any change to the subdivision size will require a detailed assessment of the environmental and cultural heritage issues. This is not within the scope of the LHS. Recommendation: Not Supported.
10	Ellie Brusasco 7 August 2008	Lot 13 Lullfitz Drive	1. The Sands Street Lullfitz Drive area (Billingurr) should have the minimum subdivision size reduced from 1Ha to ½ Ha. This will provide more accommodation but still retain the rural atmosphere.	1. Not Supported. The Rural Living area provides an alternative from of residential development within a rural environment. Any change to the subdivision size will require a detailed assessment of the environmental and cultural heritage issues. This is not within the scope of the LHS. Recommendation: Not Supported.
11	Jeff & Lyn Ralston 21 August 2008	126 (Lot 351) Herbert Street	1. The R30/50 rezoning area should be extended slightly further South so as to include 126 (Lot 351) Herbert Street. Given the area is 1,868m2 it is well suited to the higher density coding. <hr/> 2. The property is bounded to the West by PCYC and to the North by the CWA property and across the road is a caravan park and do not believe there to be any rezoning conflict.	1. Not Supported. Lot 351 (No 126) Herbert Street is surrounded by institutional uses / community uses and is contained generally within a R15/R20 coding any review of the existing density/coding provisions will be done at the times the adjoining uses change or relocate. <hr/> 2. As 1. above. Recommendation: Not Supported.

No.	Name & Date	Affected Property	Submission	Response
12	Bob Eagle – Eagle & Partners 25 August 2008	85 Guy Street	<ol style="list-style-type: none"> 1. Applaud the Shire of Broome (SoB)'s efforts to change with the times and be more flexible in regard to housing needs. 2. Difficult to see how this plan will be implemented in isolation, especially with the increasing use of LIA areas as a 'housing area' and the long time that will transpire before future residential areas are opened up. 3. If the plan intends to show the situation in 2020 then a lot more work needs to be done and a lot more land will need to be released to keep up with demand and soaring rent prices. 4. Concern that the Matsumoto Precinct is shown as 'DHW investigation Area' as it could end up as a substantial permanent slum. 5. Concern that Guy Street traffic has increased despite the opening of Gubinge Road and the increasing amounts of reckless speeding especially after dark. 6. Roundabouts should be put in at Pryor Drive and Hunter Street. 7. There will need to be a re-examination of residential height limits before 2020 - while a sensitive issue – the height of buildings is part of the overall density scheme. If height limits were relaxed in some areas such as Cable Beach and Roebuck Bay with suitable buffer zones, the low rise nature of the main residential areas can be preserved. 	<ol style="list-style-type: none"> 1. Noted. 2. Not supported. This situation has been derived from the inclusion in TSP4 of model scheme text provision and the severe shortage of land. The LIA will remain, it is essential for the local economy, 3. Not supported. The Local Planning Strategy (LPS) review will reassess population and growth forecasts and the implication for residential land release. 4. Noted. 5. Not supported. Guy Street is a district distributor and has been designed to take an increased number of vehicles. Speeding is an issue for the police. 6. Not supported. There are no plans to install roundabouts at these locations 7. Not supported. The continued assessment of the appropriate land use solution for Broome will be balanced with a range of factors such as environmental impacts, cultural heritage and visual amenity. <p>Recommendation: 1 and 4 - Noted. 2,3,5,6 and 7 - Not supported.</p>
13	Klari Kadar 25 August 2008	85 Guy Street	<ol style="list-style-type: none"> 1. Agree with SoB's position regarding the need for increased densities and that this should occur in areas where infrastructure already exists (roads, power etc). 2. Currently Guy Street carries a lot of traffic already and although it was suggested that the ring road to the Port would alleviate the through traffic to some extent, the reverse has occurred and Guy street has become a speedway. Increased density in the R30/R 50 area will only exacerbate the traffic issues. 3. Any Housing Strategy must also be supported by traffic management plans and a streetscape plan. 4. There is also a lack of comment regarding the LIA in the LHS and it is a serious omission. There needs to be a comprehensive housing plan to clarify SoB's position and vision of the area and how housing fits within these zones. 	<ol style="list-style-type: none"> 1. Noted. 2. Not Supported. Guy Street is a district distributor and has been designed to take an increased number of vehicles. Speeding is an issue for the police 3. Noted. 4. Not Supported. The LIA will remain, it is essential for the local economy that adequate provision is made for small industrial/manufacturing activities. <p>Recommendation: 1 and 3 - Noted. 2 and 4 - Not Supported.</p>
14	Garry McCreddin 28 August 2008	Lot 8 (No.11) Saville Street	<ol style="list-style-type: none"> 1. Request that the proposed R30/50 rezoning area be extended East to Walcott Street, so as to include Lot 8 (No 11) Saville Street. 2. The southern area of Old Broome has an absence of early 1900s buildings, which are more predominant to the North and closer to Chinatown. Much of the housing stock in this southern location are in poor condition built between the 1950s – 1970s and include numerous brick and block- building/structures not conducive to the Broome style living and character. 	<ol style="list-style-type: none"> 1. Noted. 2. Noted.

No.	Name & Date	Affected Property	Submission	Response
			<p>3. The immediate surroundings already have a large number of existing higher density R30, 40, 50 properties, as well as the Oaks and the Town Beach Club ensuring that there is no rezoning conflict.</p> <p>4. The development controls associated with an increased R30/50 density coding would facilitate infill redevelopment of properties not worthy of retention and would enhance the Old Broome characteristics exhibited in this part of town.</p>	<p>3. Noted.</p> <p>4. Not Supported. Further work needs to be done to determine what is not worthy of retention and what attributes enhance the 'Old Broome' essence. Until this understanding is arrived at it would be premature to allow higher density in this area.</p> <p>Recommendation: 1, 2 and 3 - Noted. 4 - Not Supported.</p>
15	Grant Smart 4 September 2008	4 Goldie Court Cable Beach	<p>1. Commend SoB in their proactive response to very serious housing issues in town and congratulate SoB on their efforts to address what is a chronic problem. Unless we are prepared to consider change the situation will not improve.</p> <p>2. Support the re-coding/re-zoning of areas, particularly in the older parts of town. This area generally comprises large blocks that can be better utilized and certainly provide some solutions to the current problems in housing. The view that this could create ghetto-type conditions is very short sighted and it is difficult to understand how this view is arrived at when we know there are some existing small households that accommodate in excess of 15 people –this is not a better option.</p> <p>3. Unclear why some other areas of the town have not been considered as part of this strategy, particularly the LIA where it is common knowledge that a number of residences already exist. Has consideration been given to relocating this precinct in the medium – long term rather than leaving it where it is and pushing new residential developments further out of town. All areas that contain residential development should have been considered in the strategy so we have some sense of direction beyond the next 15 years.</p>	<p>1. Noted.</p> <p>2. Noted.</p> <p>3. Not Supported. The LIA will remain, it is essential for the local economy that adequate provision is made for small industrial/manufacturing activities. This situation has been derived from the inclusion in TSP4 of model scheme text provisions and the severe shortage of land. It cannot be unravelled within an environment of constrained land supply</p> <p>Recommendation: 1 and 2 - Noted. 3 -Not Supported.</p>
16 Same arguments as 14	AS Clayton, R Lyster, M&A Lyster 4 September 2008	Lot 51 (No 12) Hopton Street, Broome	<p>1. Request that the proposed R30/50 rezoning area be extended east to Walcott Street, so as to include Lot 51 (No 12) Hopton Street, Broome.</p> <p>2. The southern area of Old Broome has an absence of early 1900s buildings, which are more predominant to the North and closer to Chinatown. Much of the housing stock in this southern location are in poor condition built between the 1950s – 1970s and include numerous brick and block- buildings/structures not conducive to the Broome style living and character.</p> <p>3. The immediate surroundings already have a large number of existing higher density R30,40,50 properties, as well as the Oaks and the Town Beach Club ensuring that there is no rezoning conflict.</p> <p>4. The development controls associated with an increased R30/50 density coding would facilitate infill redevelopment of properties not worthy of retention and would enhance the Old Broome characteristics exhibited in this part of town.</p>	<p>1. Noted.</p> <p>2. Noted.</p> <p>3. Noted.</p> <p>4. Not Supported. Further work needs to be done to determine what is not worthy of retention and what attributes enhance the 'Old Broome' essence. Until this understanding is arrived at it would be premature to allow higher density in this area.</p>

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				Recommendation: 1, 2 and 3 - Noted. 4 - Not Supported.
17	Chris Smart 4 September 2008	Unit 2/76 Robinson Street	<ol style="list-style-type: none"> Commend SoB for the proactive approach being taken to address the very serious housing issues in Broome. Overcrowding, high rents and property prices are clearly impacting on the Broome community. Support the rezoning of the older parts of the town. This area contains large blocks that can be better utilized and certainly provide some solutions to the current housing problems. The view that this could create ghetto-type conditions is very short sighted and cannot understand how this assumption could be made when we know there are some existing small households that accommodate in excess of 15 people –this is not a better option. A criticism of the Strategy is that SoB has failed to acknowledge its part responsibility in addressing youth housing issues within Broome. 	<ol style="list-style-type: none"> Noted. Noted. Noted. The provision of youth housing in Broome is being addressed through other processes. SoB supports this initiative and is working collaboratively on these matters. Recommendation: Noted.
18.	J.R Sweet 10 September 2008	10 Sanderling Drive	<ol style="list-style-type: none"> Support the rezoning of 'Old Broome' as there are many old and rundown buildings that need replacement. There is a general shortage of land, any land available is remote from the town centre and expensive to develop. Urban consolidation is required to cut down the resources needed to extend the urban footprint. 	<ol style="list-style-type: none"> Noted. Noted. Recommendation: Noted.
19.	Andy Cobb – Director Preston Point Nominees Pty Ltd 11 September 2008	65 Walcott Street	<ol style="list-style-type: none"> 65 Walcott Street is zoned R10/20 and is surrounded by a tourist development. Due to the extensive adjoining Tropicana Tourist Development and the town beach precinct on our immediate boundaries this property should be rezoned Tourism/Mixed Use. 	<ol style="list-style-type: none"> Noted. This matter will be included in the Investigation for Tourism Mixed Use area. Recommendation: Noted.
20.	Christine Robinson 15 September 2008	15 Placanica Place	<ol style="list-style-type: none"> As a resident in the 'DHW Investigation Area' I would be pleased to see housing revamped. Consideration must be given to the capacity of the streets to handle increased numbers. Any planning done in this location should involve all residents. Housing should be staggered to enhance the privacy of outdoor areas currently all outdoor areas are aligned creating issues of noises. Tourism/Mixed use (creating more Catalina style developments) close to the bay would be appalling. The great joy of living in Broome is driving down Guy Street and seeing the bay – the view should belong to the town and not a few residents. Residential areas of Broome should include bush reserves and open spaces. 	<ol style="list-style-type: none"> Noted. Noted. There are no issues associated with any increase in traffic the streets are wide and can accommodate the increased traffic generation. Noted. The scheme amendment process requires that the community be consulted. This must be undertaken as set out in the <i>Town Planning Regulations 1967</i>. Noted. There are also elements of breezeways and open space that must be addressed when designing the layout and site location of buildings. Noted. Recommendation: Noted.

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21.	<p>Peter Driscoll – Principal Planning Consultant, LandVision. On behalf of Yawuru Native Title Holders (technical planning matters)</p> <p>16 September 2008</p>	Suite 5, 16 Nicholson Road, Subiaco WA 6008	<ol style="list-style-type: none"> Mr Peter Driscoll has been instructed to make a submission on behalf of the Yawuru Native Title Holders (endorsement pending) on technical planning issues. He has been funded by the State Government to assist the Yawuru with planning advice throughout the operations of both Broome Planning Advisory Committee (BPAC) and the Broome Planning Steering Committee (BPSC) and has prepared the submission on their behalf. General comments: <ol style="list-style-type: none"> Rubibi has been included on the BPAC and has provided comments on the Consultants brief and the initial meetings in August 2007 and March 2008. The initial draft report that received Yawuru's support included issues such as housing affordability, overcrowding of houses, use of houses as holiday homes, options for house and land ownership, housing variety and demand for one and two bedroom flats The draft LHS deals only with the more easily addressed issues and does not provide any innovative or non-traditional approaches to housing and housing affordability and includes terms such as 'encourage' and 'support'. Consider innovative or non traditional approaches such as the leasing of Crown land for housing with lease conditions that require a designated mix of housing types including 1 and 2 bedroom flats. Be more prescriptive rather than use words 'encourage'. Decision making by developers resulted in mostly 3 and 4 bedroom homes being built and in the future will result in 3 bedroom 2 bathroom 'upmarket' grouped units. Land and housing problems in Broome require greater government intervention in the planning, release and development of land for housing. The information contained in the Appendices does not always have any proposed strategy or action. 	<ol style="list-style-type: none"> Noted. Noted. Noted. Noted. The lead agency for the delivery of the delivery of housing and housing affordability resides with other jurisdictions – primarily the State and Federal governments. SoB will continue to lobby for change and innovation. The terms used reflect the respective influence/responsibility if not a lead agency SoB cannot direct. Noted. SoB will continue to urge the lead agencies to consider such approaches. See 4 and 5 above. See 4 and 5 above. Not Supported. Re Appendices. <u>Appendix 1</u> 'Overview, Stakeholders and Consultation' has drawn together all previous comments and identified where these have been addressed in the strategy <u>Appendix 2</u> 'Planning Context' the implications drawn from this do not warrant specific strategic or actions <u>Appendix 3</u> 'Supporting Research' contains the key messages that have shaped the direction of the Local Housing Strategy. These messages are in summary <ul style="list-style-type: none"> There is limited variety in housing type Existing housing precincts have a predominance of the same form of housing There is a high population growth. The price of land and building in Broome are above the State/Perth median Despite this the Building Licence figures indicate strong growth.

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			<p>9. The more problematic issues raised in the original document and subsequent discussions and forward planning initiatives have not been presented and no consideration of the other aspects of planning for future Broome to protect key values has been undertaken investigated or addressed. The matters that have not been addressed or adequately dealt with are:</p> <p>a. Acknowledging the need to preserve and protect Aboriginal Cultural Heritage, the interests of Native Title Holders and the special and specific housing needs of the Aboriginal people.</p> <p>b. The Yawuru people have constantly expressed their view that the long term population residing in Broome on the Peninsula cannot constantly grow by increasing density using more land and making buildings higher. There is a limit to the sustainable resident and visitor population but which has not been determined. The quality of life and the retention of culture and heritage will be significantly compromised by ongoing growth and loss of environment. Some local governments (E.g.: Noosa QLD) have imposed a cap on growth to protect the values prioritised by residents and reflecting physical limits on the environment, water, power and other considerations.</p> <p>c. The Yawuru people consider there are strong links between the issues about increasing density and population and the need to have appropriate housing styles to suit the climate and</p>	<ul style="list-style-type: none"> In the provision of public housing there is a mismatch between demand and supply and demand and size of dwelling There was a need to re-examine land release areas and increasing density within existing areas Tourism was a significant industry and the land allocations needed to accommodate the various forms of tourist accommodation. The figures coming out from the assessment of land availability indicate both a need to release more land and to review densities within in the existing areas A range of matters such as cultural heritage, aboriginal cultural heritage and climate are important considerations. <p><u>Appendix 4</u> 'Local Planning Strategy' does not warrant a specific strategy or action</p> <p><u>Appendix 5</u> 'Residential Design Guidelines' is no longer a part of the LHS. This document and the responses received will be used to finalised the LPP Medium Density Guideline</p> <p><u>Appendix 6</u> 'Consultation Plan' has been incorporated into Appendix 1.</p> <p>9.</p> <p>a) Supported. The LHS has been developed within the long term planning established by the BPSC Report 2005. An editorial decision was made not to repeat the details in the LPS regarding the importance of country and the need to preserve and protect aboriginal cultural heritage. As the omission has given the impression this foundation has been ignored a statement is now included in the LHS. The future urban areas as shown in the LHS reflect those identified in the BPSC Report 2005. The extent and form of the urban edge, connections and layout will be refined through the preparation of Development Plans.</p> <p>b) and c) Not Supported . The issue of sustainable population capacity is a matter for consideration through the forthcoming LPS review. Trying to limit growth or population may however lead to overcrowding and unaffordable housing. While the establishment of new urban cells also has social impacts.</p>

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			<p>lifestyle which may be mutually exclusive. A part of providing sustainable development, protection and sensible use of resources, housing layout, design and construction are very important. Significant increases in density, particularly of detached housing, compromises the need for design to incorporate space between dwellings for airflow and shade planting, retention of on-site drainage to soak into the soil and the installation of rain water tanks and other water saving design techniques. Increasing density also results in the total clearing and levelling of lots and ongoing loss of habitat.</p> <p>d. The initiative contained in the BPSC 2005 Report for a development corridor along Broome Road to include a new satellite settlement near 12 Mile to provide a significant housing option for the growth of Broome.</p> <p>e. The need for one and two bedroom, low cost flats and units.</p> <p>f. Adverse impact of inappropriate landscaping and building by individuals and how to improve this aspect of development.</p> <p>g. The impact of investors and speculators purchasing properties and not residing in them / leaving them empty or having only one person occupy them contributes to the lack of affordability and housing.</p> <p>h. The potential to develop alternatives to freehold lots such as long term leases to reduce the cost of housing by minimising the land cost component.</p> <p>i. The potential to offer rate relief and concessions for long term residents who are asset rich and cash poor.</p> <p>10. Action 1A – ‘investigate alternative options for future growth....’. The wording does not offer the potential for a combination of both increasing density and developing the out of town locations. The potential for Broome Road/12 Mile offering an opportunity for local residents to remain in Broome is not addressed.</p> <p>11. Action 2B – ‘new subdivisions require a minimum proportion of medium density.....’. A minimum should be specified however this still has the potential to create more up-market housing on smaller lots rather than a real alternative.</p> <p>12. Action 3C – ‘encourage DHW and Landcorp re land size fits the needs.....’. There is no direction from this action - it should ‘require’ not just ‘encourage’. In view of the significance of the housing problems this should be addressed more comprehensively.</p> <p>13. Action 3E – ‘Encourage more land development companies to enter the market.....’. This action needs to be more prescriptive to have real success. The prerequisite and standards for development should be part of the release of land rather than relying on competition to somehow improve the outcome.</p> <p>14. Action 3G – ‘Provide for a range of dwelling types inc 1 and 2 bedrooms.....’. To achieve this goal local and state government</p>	<p>d) Supported. The LHS 2009 Map recognises future urban land development beyond the immediate town boundaries.</p> <p>e) Supported. The purpose of the LHS is to enable the provision of this form of housing.</p> <p>f) Supported and Noted. Some aspects of building design and extent of setback will be incorporated within the proposed LPP Medium Density Guidelines. The issue of landscaping design is an individual choice.</p> <p>g) Not Supported. SoB does not have the power to determine how many people occupy dwellings or for what period of time.</p> <p>h) Supported. SoB will continue to lobby State and government to consider alternative land release packages.</p> <p>i) Noted. Seniors and pensioner concessions of up to 50%, or deferment, for rates is available from State Revenue for individuals at their principal places of residence, so aged people at the end of their earning life have a buffer against rates. The Shire has also introduced instalment payment process to assist individual cash flow.</p> <p>10. Supported. The LHS 2009 is the vehicle by which new urban land and density changes are implemented. The LHS 2009 Map has been amended to acknowledge opportunities beyond the township boundaries</p> <p>11. Supported. has been reworded.</p> <p>12. Not Supported. This reflects the support role SoB plays.</p> <p>13. Not Supported. This reflects the support role SoB has.</p> <p>14. Noted.</p>

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			<p>should be more prescriptive about the planning conditions that apply to the release of land.</p> <p>15. Action 5A – ‘discourage the development of non residential uses in residential areas.....’. The action should be stronger than just ‘encourage’ and there is no clear idea of how to ‘discourage’ non-residential uses in residential areas.</p> <p>16. Action 5A - ‘discourage the development of non residential uses in residential areas.....’ There is also no discussion on the use of short-stay accommodation in residential areas, the advantages and disadvantages and the future actions required if it’s found to be detrimental to housing affordability and availability.</p> <p>17. Action 7C – ‘support medium density recodings as an incentive for non residential or non Broome character housing to relocate.....’ Further discussion is needed about how the increasing density does not compromise retention of character.</p> <p>18. Appendices – Difficult to relate the data produced in the Appendices with the planning implications of the Actions proposed in the report. There is nothing to lead the reader to link the background, issue, text, objective, action, strategy and implementation.</p> <p>19. BPSC has not had the report for discussion and there is no information to explain the links or lack of links from the BPSC Report 2005 to this strategy.</p> <ol style="list-style-type: none"> There is no discussion of Aboriginal Housing needs or long term requirements for other forms of housing like aged care accommodation. The use of tourist zoned land for residential purposes should be determined through background information and discussions in the report. The resulting demand for workers accommodation should also be considered. <p>20. No mention has been made of the value, and need for, Yawuru participation in the planning process. This is very relevant in view of the Yawuru involvement in planning and development in Broome through the State Negotiations.</p>	<p>15. Supported. This has been ‘reframed’ to establish that a LPP will be prepared to provide guidance on this matter.</p> <p>16. Noted.</p> <p>17. Supported. This action has been deleted.</p> <p>18. Not Supported. Refer to response No 8 above.</p> <p>19. Not Supported. BPSC has not convened since the release of the 2005 Report. The provision of long stay accommodation in tourist zone and the location of workers accommodation is not part of the LHS.</p> <p>20. Supported. SoB will establish a formal process to engage with Yawuru.</p> <p>Recommendation: 1,2,3,4,5,6,7,14 and 16 - Noted. 8,12, 13 , 18 and 19 - Not Supported. 9 - As indicated. 10,11, 15, 17and 20 - Supported.</p>
22.	Kimberley Property Settlements 16 September 2008	Unit 24/39 Carnarvon Street WA 6725	<p>1. Future Residential Areas – The development of these areas need to be fast tracked / done simultaneously thereby providing the consumer with a choice and generate genuine competition and competitive pricing. The area should not just be developed by Landcorp.</p> <p>2. Merit Based Recoding Areas – Councillors need to recognise the potential of recoding proposals and approve these as quickly as possible particularly if the proposal is supported by SoB’s Planning Department after assessment of planning issues and the submissions received.</p> <p>3. Rezone R30/50 Areas – This area is well located and contains many</p>	<p>1. Noted.</p> <p>2. Not Supported. The identification of Merit Based Areas is no longer included in the LHS.</p> <p>3. Not Supported. This area is proposed to be recoded to R30.</p>

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			<p>properties that potentially lend themselves to redevelopment. It warrants a re-coding to R50</p> <p>4. DHW Investigation Area – This area is in urgent need of redevelopment and such development needs to accommodate a mix of social and private residential development. It will be challenging to deliver this as residents will need to be relocated for the redevelopment to occur.</p> <p>5. Investigation for Tourism/Mixed Use area – It is agreed this is a transitional area.</p> <p>6. Old Broome –the character of Old Broome needs to be protected and this area is worthy of special consideration. But the development of properties that contain buildings of no special value and the beautification of the current wide verges needs to be addressed sooner not later.</p> <p>7. No Change Areas – Agree no change to the codings is required.</p> <p>8. Mixed Use and Chinatown Zones – Housing should not be encouraged unless included in a mixed use development that includes commercial.</p> <p>9. Suggest that if an application for rezoning is made within 5 years of the LHS being accepted rezoning should be accepted without the need for public comments.</p> <p>10. Councillors when voting on a rezoning application should make a decision on the application after considering the Planning Department's recommendation, without continually referring the application back for public consultation – "Do what you were elected to do and make a decision".</p>	<p>4. Not Supported .This area is proposed to be recoded to R30.</p> <p>5. Noted.</p> <p>6. Not Supported. Further investigation is required before such initiatives can be considered.</p> <p>7. Noted.</p> <p>8. Noted.</p> <p>9. Not Supported. The procedure for rezoning is set out by the <i>Town Planning Regulation 1967</i>. Any change requires the legislation to change. Responsibility for this resides with the Department of Planning and Infrastructure.</p> <p>10. Not Supported. SoB officers provide necessary technical advice and Councillor consider this when making a decision.</p> <p>Recommendation: 1,5,7 and 8 -Noted. 2,3,4,6,9 and 10 -Not Supported.</p>
23.	David Galwey 16 September 2008	60 Walcott Street	<p>1. Relocate parts of the LIA East of Port Drive (between Guy and Clemenston Street) to Blue Haze to create more residential areas.</p> <p>2. A downturn in the economy may have a significant effect on projected growth figures.</p> <p>3. When are the Design Guidelines for high and medium density housing going to be available?</p> <p>4. Has any modelling been undertaken to determine the effect on people's well being, security when located next to infill housing?.</p> <p>5. Increased housing densities means more people, vehicles and demand on services – Have any impact studies been undertaken to measure effects on current lifestyle aspirations?</p> <p>6. What rights to homeowners have in relation to recoding housing densities? – when purchased under a particular coding homeowners do not expect to be forced to live in a higher density area.</p> <p>7. What rights of appeal and objection do home owners have who are located beside a proposed infill development? a. Will council adopt a policy of notifying landowners adjacent or nearby infill development so they can view plans and</p>	<p>1. Not Supported. The LIA will remain, it is essential for the local economy that adequate provision is made for small industrial/manufacturing activities.</p> <p>2. Noted. These will be finalised in the short to medium term based on available resources.</p> <p>3. Noted. The Medium Density guidelines will be concluded before the end of 2009.</p> <p>4. Noted. Not aware of any conclusive data that infill housing has 'across the board' a detrimental effect. There are a range of effects including increased services. The scheme amendment process informs people of the proposal and allows them to lodge a submission..</p> <p>5. Noted. As 4.</p> <p>6. Noted. The procedure for rezoning is set out by the <i>Town Planning Regulation 1967</i>. Any legislative change resides with the Department of Planning and Infrastructure.</p> <p>7. Noted. Any infill development if undertaken through a scheme amendment is required to be advertised for comment. The process is set out in the <i>Town Planning Regulation 1967</i>. The issue of non compliance with building plans has to be balanced against other</p>

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			<p>assess implication re privacy or shading issues?</p> <p>b. Is the Council prepared to aggressively address non compliance in relation to variation to building plan approvals?</p> <hr/> <p>8. Will DHW take into account the strong family based cultural ties when assessing the need to replace single dwelling housing with higher density?</p> <hr/> <p>9. What research has been done to support the theory that increasing housing density will result in more affordable housing?</p> <hr/> <p>10. What impact will higher density codes have on open space and amenity in the surrounding area? (ref: Liveable Neighbourhoods)</p> <hr/> <p>11. What steps are being taken to retain native trees in the area?</p> <hr/> <p>12. Action 1A – Establishing alternative locations for future growth should be a priority:</p> <p>a. The current push for higher density housing and smaller blocks will result in Broome just being another urban sprawl on the landscape no different that thousands of other towns.</p> <p>b. Building design, layout, block size and use of materials give Broome a charm and character which defines the essence of Broome.</p> <p>c. Roebuck Bay plays a big part as it ties visually to Old Broome via streetscapes and any further attempts to build on this foreshore should be discouraged.</p> <hr/> <p>13. Action 2C – recoding of the R30/50 area should only be considered after extensive consultation with property owners and residents.</p> <p>a. An extensive information program should be put together to advise residents of the impacts the changes will make.</p> <p>b. A social impact study should be undertaken.</p> <p>c. If it does proceed Council should put in place mechanisms to notify and inform property owners of the appeals process so they can defend their right to privacy and shading.</p> <hr/> <p>14. Action 2E – ‘introduce scheme [provisions for R30/R50 and develop design guidelines.....’. Strict design guideline should be done prior to changes in density codes – this is the backbone of any proposal to increase housing densities within proper town planning processes</p> <hr/> <p>15. Action 3B – ‘encourage DHW to undertake a New Living Program.....’. There are currently 600 people on the waiting list for Homes West accommodation. This figure does not account the overflow of multi families and groups sharing accommodation and the needs of the indigenous community. Families keep in close proximity to each other to maintain the family link any high density housing where this is not addressed will exacerbate the problem.</p> <hr/> <p>16. Action 3D – Support the requirement of 30% social housing provision</p>	<p>responsibilities and available resources.</p> <hr/> <p>8. Noted. This is a matter for DHW to answer</p> <hr/> <p>9. Noted. Decreased land cost per dwelling unit should result in lower costs of dwelling units provided supply is not constrained.</p> <hr/> <p>10. Noted. With the general trend for smaller households higher density may not increase population and the subsequent use of open space.</p> <hr/> <p>11. Noted. It is an individual choice within the property boundaries as to whether native vegetation is enhanced or alternative forms of landscaping are used.</p> <hr/> <p>12. Noted. This will be a matter considered in the forthcoming LPS review.</p> <hr/> <p>13. Noted. This area is proposed to be recoded R30, the LHS followed by the rezoning process (as set out in the <i>Town Planning regulations 1967</i>)ensures residents are given an opportunity to express their views</p> <hr/> <p>14. Noted. Noted</p> <hr/> <p>15. Noted. These will be matters of DHW to consider if and when they undertake such a program.</p> <hr/> <p>16. Noted. .</p>

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			<p>17. Action 3G - Dwellings should recognised the characteristic of the Broome Style and minimise the need for air-conditioning by providing wide verandas, eaves and providing shade trees.</p> <p>18. Action 4E – ‘ensure the provision of POS are in accordance with Liveable neighbourhoods.....’. These guidelines specify Public Open Space should be 10% or 8% of the gross subdividable area. What plans are there for the provision of adequate public recreational space within the areas targeted for rezoning?</p> <p>19. Action 6A and 6B - ‘preparation of regional variations to the R Codes.....’. How can Council consider rezoning without the Regional Variations and Design Guidelines being in place?</p> <p>20. Action 7A – ‘investigate the essence of Old Broome.....’. The essence of Old Broome is the relatively large blocks which generally contain mature trees and other vegetation that provide habitats for an ever decreasing native bird population – it defines what the Broome lifestyle is about. Increasing densities without strict design guidelines being in place will permanently alter the character of Old Broome.</p> <p>21. Action 7C – ‘support medium density recordings as an incentive for owners of non conforming or houses with no character to relocate.....’. Broome character needs to be identified, defined and agreed upon so that town planning approval processes have strict guidelines to adhere to</p> <p>22. Action 7D - ‘support innovative medium density designs.....’. Be specific in terms of ‘acceptable and compatible Broome Style Characteristics; form, bulk, scale, materials, setbacks and landscaping. There should also be a two storey height limit on single and multi dwelling developments.</p> <p>23. Action 7F - ‘protect and enhance the established character of the public domain.....’. Wide verges certainly enhance streetscapes where verges are maintained, unfortunately in Old Broome there is little Council or private dwelling maintenance.</p> <p style="padding-left: 40px;">a. Council should by way of an easement that prevents this area being built on give the verges back to residential landowners retaining a small portion for footpaths This would result in:</p> <p style="padding-left: 80px;">i. Less vehicles on the verge;</p> <p style="padding-left: 80px;">ii. Allow council to enforce property crossovers;</p> <p style="padding-left: 80px;">iii. Reduce maintenance costs to Council – Alternatively it would allow Council to carry out verge maintenance for the entire locality of Old Broome. For the same cost or better.</p> <p style="padding-left: 40px;">b. Alternately a rate discount system should be put in place thereby enabling residents who do maintain the verge to recover some of their maintenance costs.</p> <p>24. Action 8 - Temporary Workers Accommodation is an important issue and should be viewed as a short term solution until such time as land and permanent accommodation needs are resolved – rigorous planning details need to be introduced to ensure the social amenities for inhabitants.</p>	<p>17. Noted.</p> <p>18. Noted There is no change to public open space proposed in areas indicated fro higher densities.</p> <p>19. Noted The intention is to develop the necessary LPP that will be applicable to all housing developments in Broome within the short to medium term. Scheme amendments must follow a prescribed process.</p> <p>20. Noted.</p> <p>21. Noted. This action has been reworded to refer only to non conforming uses and the elements to be addressed by any new development are described.</p> <p>22. Noted. TPS 4 has a residential height limit of 6.5m wall and 10.5meter ridge.</p> <p>23. Noted These details will be considered.</p> <p>24. Supported. It is important that it be temporary and short term</p> <p>Recommendation: 1-23 Noted, 24 Supported</p>

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24.	Anthony Masi Broome Pharmacy 16 September 2008	15 Kooloma Drive, Broome WA 6725	<ol style="list-style-type: none"> 1. Support the proposed changes to the draft LHS 2. As an employer in the town we are struggling to retain and employ staff due to the high costs of rents. We have staff housing with up to 4 other employees sharing just for it to be affordable. We have to pay employees higher than the award to retain them, this in turn leads to higher costs to the consumer. 3. Particularly supportive of the increases in density in the old parts of Broome which will result in higher densities – this will be ideal for staff housing. 4. The future residential housing areas also need to be fast tracked but also affordable. 	<ol style="list-style-type: none"> 1. Noted. 2. Noted. 3. Noted. 4. Noted. <p>Recommendation: Noted.</p>
25.	Andrew Pawluk - West Coast Plan on behalf of Joanne Pellew and Ramlie Hajinoor 16 September 2008	Lot 8 Barker Street	<ol style="list-style-type: none"> 1. Objective 7 - Object to the failure to specifically consider areas within 'Old Broome' (particularly between Herbert and Robinson Streets) which can be rezoned to higher densities. 2. The R10 zoning has been in place for the last 10 years (1998 –TPS4) and has stifled any redevelopment opportunities within the precinct although it is widely known and accepted that pockets of the area and many individual houses have no 'Old Broome' character <ol style="list-style-type: none"> a. Now is the time to be carrying out the investigations and guidelines to be developed. For example for a property to be considered suitable for medium density development it should have the following traits: <ol style="list-style-type: none"> i. Existing houses not being of 'Old Broome' design. ii. Appropriate location within walking distance to shops, POS, transport routes, schools etc. iii. Being located within areas already containing medium density housing. iv. Being located adjoining or in an area of Mixed Use. 3. Action 7A - 'investigate the essence of Old Broome'. This is supported. 4. Action 7B – 'in the Herbert/Robinson area retain the R10'. Object to the retention of a blanket approach to the R10 coding as there are many existing houses within the Herbert/Robinson Street area which do not possess 'Old Broome's characteristics and accordingly as these houses do not currently enhance the character of the area, redevelopment opportunities should be permitted, where appropriate. The action conflicts with Action 7C, the wording needs to be modified to take in to account the ability to allow spot rezonings. 5. Action 7C – Support the redevelopment of 'non Old Broome character' houses for medium density. By facilitating the removal of non Old Broome houses a variety of housing to better suit the changing demographic needs of Broome's growing population can be provided – thus achieving objectives 1F and 3G. 6. Action 7D - 'support medium density residential building designs 	<ol style="list-style-type: none"> 1. Noted. 2. Noted. 3. Noted 4. Not Supported As noted in the submission it is essential that the essence and attributes of Old Broome be identified. While there is some common understanding of building and the public domain elements that contribute to making this a special area of the Broome urban fabric further is required. Until this understanding is arrived at it would be premature to allow higher density in this area.. 5. Noted. 6. Noted.

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			<p>which display Broome style characteristics'. This is supported.</p> <p>7. Action 7E – 'urgent key stakeholders to undertake an audit of land'. This is supported.</p> <p>8. Action 7F – 'protect and enhance the establish character of the public domain'. This is supported.</p> <p>9. Information Sheet - under the heading of 'Old Broome' is misleading and not accurately depicting Action 7C as contained in the Draft Strategy.</p> <p>Information Sheet – <i>"The wide verges create a social character and this is worthy of protection and enhancement. At this stage, until further investigations have been carried out into the character of the area the current residential R10 zone work not be changed. The form of medium density that compliments the existing built form in the area needs to be established"</i>.</p> <p>Action 7C – <i>"Support medium density recodings as an incentive to encourage owners of non residential uses to relocate or owners o dwelling with no 'Broome character' to redevelop"</i>.</p>	<p>7. Noted.</p> <p>8. Noted.</p> <p>9. Noted. The information Sheet was a summary this mistake in providing a 'picture' of what was proposed in the Old Broome area was not intentional.</p> <p>Recommendation: 4. Not Supported. 1,2,3,5,6,7,8,9, Noted</p>
26.	Glenn Barwick & Janet Cowan Paradise Signs & Maintenance 17 September 2008	50 Guy Street	<p>1. <u>Support the Housing Strategy</u></p> <p>2. In particular, believe that the rezoning of the section of 'Old Broome' will provide development opportunities for owners to provide more 1 and 2 bedroom units which will alleviate some of the housing shortages and low maintenance options for those who don't want to care for a massive block.</p> <p>3. The proposal will also open up the possibility of home ownership to first home buyers and will mean some of the older, run down dwellings in Broome will be removed making it more aesthetically pleasing.</p>	<p>1. Noted</p> <p>2. Noted. Action 7C provides opportunity for the consideration of medium density recoding as an incentive for non conforming uses to relocate.</p> <p>3. Noted.</p> <p>Recommendation:- Noted.</p>
27.	Ian Oldfield, Oldfield Knott Architects on behalf of Aileendonan Broome Holdings Pty Ltd and Aileendonan Investments Pty Ltd 17 September 2008	Lots 79 & 80 Cnr Stewart, Walcott and Barker Streets	<p>1. Please consider Lots 79 & 80 located in the 'Old Broome' precinct being rezoned to at least R30, on a merit based recoding or after further investigation into the character of the area.</p> <ol style="list-style-type: none"> Agree that this location's character especially with the wide verges (approx 16-18m) need protection and enhancement. Understand that it will be necessary to conduct further investigation into the character of the R10 location. However we believe that this area should provide sites for more intensive recoding (to R30) to allow a form that complements the existing form. <p>2. The total area of the two lots is 4,053m² – at a density of R30 could allow up to 13 residential units (retaining the existing residence on Lot 80). Details are included of a development proposal that includes</p> <ol style="list-style-type: none"> Average site are per dwelling = 300sm 45% minimum total area open space Minimum outdoor living area of 24sm Setbacks – primary street 4m, secondary street 1.5m and others as per Table 2 Element 3 of the R Codes 1 m white open picket fence 	<p>1. Not Supported Further work needs to be done to determine what is not worthy of retention and what building attributes enhance the 'Old Broome' essence. Until this understanding is arrived at it would be premature to allow higher density in this area.</p> <p>2. Noted.</p>

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			<p>3. The location of the site in relation to Chinatown and the Mixed Use area is excellent, there is a serious shortage of appropriate and affordable housing in Broome and this site can deliver this additional housing.</p> <p>4. Appendix 5. - Support the medium density design guidelines</p>	<p>3. Noted</p> <hr/> <p>4. Noted The LPP Medium Density Guidelines will be finalised in the short to medium term.</p> <p>Recommendation: 1. - Not supported 2, 3 and 4 - Noted</p>
28.	Bronwyn Latham 17 September 2008	7 Howard Street	1. Support the 30% provision of new subdivisions to include social housing (objective 3D).	<p>1. Noted.</p> <p>Recommendation: Noted.</p>
29	Rikia Kitaura 17 September 2008	25a Roe Place	1. Support the concerns about the housing situation especially the 30% provision of social housing in new subdivisions.	<p>1. Noted.</p> <p>Recommendation: Noted.</p>
30.	Desley Gallagher 17 September 2008	12/17 Dora Street	<p>1. Support the concerns of 30% provision of social housing in new subdivisions.</p> <p>2. Would also support hostel style accommodation for very low income earners.</p>	<p>1. Noted.</p> <p>Recommendation: Noted.</p>
31.	Andrea Brand 17 September 2008	16 Woods Drive	1. Support the provision of 30% social housing in new subdivisions.	<p>1. Noted.</p> <p>Recommendation: Noted.</p>
32.	Michelle Chirgwin Chairperson Broome Youth Coordinating Network 17 September 2008	None provided	<p>1. Several youth agencies including Burdekin Youth Action, Centacare, Nirrumbuk, Broome Youth Support Group and others have concerns about the lack of housing options for young people in SoB region</p> <hr/> <p>2. Action 3B - Support as the delivery of DHW's 'New Living' Programme could ensure better quality of life for a range of people whilst also ensuring greater housing density</p> <hr/> <p>3. Actions 3D – 'require at least 30% social housing.....'. This is supported as it will increase social housing options and potentially make land available for crisis care and longer term accommodation for people under 25.</p> <hr/> <p>4. Action 3F – 'encourage not for profit housing organisations.....'. Support this as it will increase social housing options and potentially make land available for crisis care and longer term accommodation for people under 25.</p> <hr/> <p>5. Action 3G – 'provide for a range of dwelling types including 1 and 2 bedroom.....'. This will ensure that differing requirements for housing young people to suit the circumstances can be addressed.</p> <hr/> <p>6. Trust that any future projects to develop crisis accommodation would be supported by SoB. As a representative group comprising over 100 members BYCN would welcome being involved in any consultation</p>	<p>1. Noted.</p> <hr/> <p>2. Noted.</p> <hr/> <p>3. Noted.</p> <hr/> <p>4. Noted.</p> <hr/> <p>5. Noted.</p> <hr/> <p>6. Noted. The provision of youth housing in Broome is being addressed through other processes. SoB supports these and is working collaboratively on these matters.</p>

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			regarding youth housing needs	
33.	Edward Nind 17 September 2008	4 Crocker Way	<ol style="list-style-type: none"> 1. Affordable housing is required in Broome to supply accommodation for the average worker. 2. Do not over regulate the community or land use, evaluate the desired outcomes and manage these rather than prescribing the solutions 3. Do not create large areas of high density- these are usually environmentally unfriendly and do not allow for much vegetation and exacerbates social problems while fence to fence housing does not provide enough ventilation and air conditioners need to be relied upon. 4. Maintain the supply of 800 – 1000m2 larger lots these are required to have a family live at home – provides spaces for extra trees and boats/caravans – all part of having a comfortable “Broome lifestyle”. 5. Do not over regulate building requirements such as roof pitch, standard of finish, minimum building size. 6. Release land cheaply – the max land price should be \$100k - cheaper land will eventually reduce rents also. 7. Allow alternative building types – kit homes, transportable, park homes and caravans should be allowed on residential zoned lots - they provide instant accommodation. 	<p>Recommendation: Noted.</p> <ol style="list-style-type: none"> 1. Noted. 2. Noted. 3. Noted. High density does not necessarily mean social dysfunction, The detailed design of these areas can still ensure that is adequate open space, breezeways and other design details that a climatically response and support energy efficiency. 4. Noted. It is important for there be range of different housing forms. There is an increasing proportion of the population who are 1 or 2 person households and who do not wish to maintain large yards 5. Noted. 6. Noted. The price of new land releases is set by the State Government 7. Noted. While it is important to enable alternative forms of housing this must also be balanced against community expectations regarding residential amenity. <p>Recommendation: Noted</p>
34.	Tammie Drinnan, Broome Circle Inc 17 September 2008	None provided	<ol style="list-style-type: none"> 1. Action 3D – Support this will help increase affordable housing in Broome. 	<ol style="list-style-type: none"> 1. Noted. <p>Recommendation: Noted.</p>
35.	Mary McNamara, CHS Broome 17 September 2008	Lot 342 Fong Street, Broome 6725	<ol style="list-style-type: none"> 1. Action 3D – Support 30% provision of social housing in new subdivisions 	<ol style="list-style-type: none"> 1. Noted. <p>Recommendation; Noted.</p>
36.	Frantessa Cox, Circle House 17 September 2008	Cnr Frederick and Weld Street, Broome 6725	<ol style="list-style-type: none"> 1. Action 3D – Support 30% provision of social housing in new subdivisions Broome suffers from a serious case of overcrowding and homelessness. 	<ol style="list-style-type: none"> 1. Noted. <p>Recommendation: Noted.</p>
37.	Rowena Strain, Broome Circle 17 September 2008	Cnr Frederick and Weld Street, Broome 6725	<ol style="list-style-type: none"> 1. Action 3B – Support DHW to undertake a ‘New Living’ program, much of the stock in this area is very run down. A major renewal project would be an excellent way of increasing dwelling numbers and quality of housing. 2. Action 3D – Support the provision of 30% social housing in new subdivisions, this is an excellent step towards increasing affordable housing in Broome and hope the state government also comes to the 	<ol style="list-style-type: none"> 1. Noted. 2. Noted.

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			<p>party to make this happen.</p> <p>3. Action 3F – Support the encouragement of not-for profit organisations this should enable such organisations as Foundation Housing to make a significant impact into homelessness.</p> <p>4. Action 3G – Support a variety of housing sizes including 1 and 2 bedroom but this should also include larger social housing dwellings for larger families.</p> <p>5. Objective 4 – ‘ensure there is adequate provision of open space and community facilities.....’. The quality of playgrounds in Broome is very poor, with the exception of Januburu – SoB must invest more in maintaining and improving parks. Playgrounds are important for children and families</p>	<p>3. Noted..</p> <p>4. Noted.</p> <p>5. Not Supported. The provision of equipment and maintenance of playgrounds is determined by considering costs and resources available for that purpose and the care and use local residents take of the area and facilities.</p> <p>Recommendation: 1,2,3,4 Noted. 5 Not Supported</p>
38.	D.Mitchell and V.Mills 17 September 2008	5 D'Antoine Street and that area north of Anne Street and West of Herbert Street	<p>1. Action 2C – ‘recode the area south of Anne/west of Herbert between Kennedy and Kerr Street to R30/R50.....’. Disagree - R50 coding is too high. The potential for up to 5 dwellings on a block makes for a dense, unsatisfactory living environment (dog boxes). In 2006 this community did not support any rezoning to higher density whereas people in the Anne / Guy Street area supported an increased density. If densities must be increased because of overwhelming housing needs then 2 dwellings per 1000m2 is more socially and environmentally workable.</p> <p>2. Action 3A – ‘Support the increase of density in the DHW area.....’. Object, this area contains a majority of DHW homes, these are already poorly managed by DHW – they are old, inadequate and badly tenanted. These issues will be exacerbated if housing density is increased to R50. There is a real risk of a ghetto environment being created beyond what is already there. The DHW precinct has been neglected by SoB – see the appalling state of the street verges, footpaths (if there are any), rubbish, arson, vandalism, roaming dogs, noise and poorly maintained public space.</p> <p>3. Objective 4 – Commend SoB strategy to include adequate provision of open space but ask how it will be applied in the area between Kerr and Ann Street.? There are 3 small parks in the vicinity (Miller, Tolentino and Lawrence). In the past year Miller has been left to disintegrate there appears to be no reticulation connection, plants have been removed and maintenance stopped. The park is in a dreadful, unusable state and yet we are entitled to open space that is useable, amenable and safe. This is disappointing when one sees the other parks in Sunset Park and Cable Beach. SoB must, apart from improving the current open space, also undertake better maintenance of road verges, provide more street planting and fix the disgraceful state of open drains before proposing increasing densities. If SoB cannot commit to caring for the public open space we currently have then what hope have we that Objective 4 of the strategy will be abided by?</p> <p>4. Objective 6 – ‘provide for the environmentally and climatically responsive dwellings.....’. The actions are poorly outlined; they do</p>	<p>1. Noted. This area is made up of a mix of public and private housing. The subdivision pattern ((which provides good connectivity to streets footpaths and cycle ways) and the size of the existing properties provide an opportunity to increase alternative forms of housing should landowners wish redevelop. Higher density areas do not equate with antisocial behaviour. The Medium Density Guidelines will be finalised and provide clear guidance on the provision of private open space, privacy and other key attributes that ensure the delivery of high quality residential amenity. It is proposed that this area be recoded R30.</p> <p>2. Noted. As per 1. above.</p> <p>3. Noted. The provision of equipment and maintenance of playgrounds is determined by considering costs and resources available for that purpose and the care and use local residents take of the area and facilities.</p> <p>4. Not Supported The details will be set out in the LPP Medium Density Housing.</p>

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			<p>not set benchmarks of standards and cannot be appropriately implemented if a 1000m2 blocks has multiple dwellings.</p> <p>5. Appendix 1 page 19 – Agree the Matsumoto Precinct should not have an increase in density.</p>	<p>5. Noted</p> <p>Recommendation: 1,2,3 and 5 – Noted 4 - Not Supported.</p>
39.	<p>Broome Community Information Resource Centre and Learning Exchange Inc.</p> <p>17 September 2008</p>	<p>5-D'Antoine Street, Broome 6725 Cnr Frederick Street and Weld Street Broome 6725</p>	<p>1. Action 3B - Support DHW to provide a new Living Program this is complementary to the overall improvement of housing options and quality family support.</p> <p>2. Action 3D – Strongly support the provision of 30% social housing in new subdivisions, this will go along way to increase affordable housing options in Broome and strongly encourage the State government to come to the party in making this a reality.</p> <p>3. Action 3F – By encouraging not for profit groups such as Foundation Housing to enter the market this should make an impact into homelessness and attract other similar organisations to Broome.</p> <p>4. Action 3G – this recommends a range of dwelling types including 1 and 2 bedroom dwellings are delivered this is supported. This is complementary to the overall improvement of housing options and quality family support.</p> <p>5. Objective 4 - Support all the actions pertaining to an adequate provision of community facilities and open space. These are complementary to the overall improvement of housing options and quality family support</p> <p>6. Encouraged to see that SoB is taking the Housing Crisis in Broome seriously and reflecting this in our town planning.</p>	<p>1. Noted..</p> <p>2. Noted..</p> <p>3. Noted..</p> <p>4. Noted.</p> <p>5. Noted.</p> <p>6. Noted.</p> <p>Recommendation: Noted.</p>
40.	<p>RPS Koltasz Smith on behalf of Gary Cotterell</p> <p>17 September 2008</p>	<p>Lot 50 (287) Hopton Street</p>	<p>1. This submission sets out the local context of Lot 50 (No 287) Hopton Street, the strategic and statutory framework underpinning the LHS and comments and suggested amendments and in particular the importance of ensuring the long-term retention of the 'Old Broome' precinct. The precinct is a distinct representation of the character of Broome and it is integral that SoB ensures it is protected through appropriate density, design and policy provisions.</p> <p>2. The context is set as follows</p> <ol style="list-style-type: none"> The key characteristics of the 'Old Broome' are the strong grid street pattern, wide road reserves, verges, relatively large lots and distinctive scale and design of buildings. Lot 50 is 1216m2 and has a single house constructed on the lot in a similar design as the older pearling houses. SoB Local Planning Strategy 1998 – recommended the 'Old Broome' precinct to be zoned R10 to ensure the historical character and amenity is protected from redevelopment and was implemented into TPS4. Broome Planning Steering Committee Report 2005 – This document was based on the following key principles: <ol style="list-style-type: none"> Value and strengthen the character and identity of Broome and respect its diverse cultures and lifestyles; and 	<p>1. Noted.</p> <p>2. Noted.</p>

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			<p>ii. Value, protect and enhance the unique natural environment, heritage and cultural assets.</p> <p>e. TSP CL 5.10 states that specific design guidelines will be developed for the 'Old Broome' Precinct. These have not yet been formulated.</p> <p>3. Action 7A – 'investigate the essence of Old Broome.....'. Recommend that in developing any policy or new scheme, SoB be consistent with its own findings and retain the R10 coding in the 'Old Broome' precinct to ensure the protection of the large landholdings that characterise the precinct.</p> <p>a. SoB is identifying appropriate locations for new development in the development zones (Objective 1). As such there is no need to facilitate increased housing density within a cultural precinct such as 'Old Broome'.</p> <p>b. The provision of low density housing is an equally important component to the provision of a diverse range of housing types (Objective 2).</p> <p>c. The emphasis on medium density development in Broome places greater importance on the retention of an R10 coding in the 'Old Broome' precinct and will ensure the long term provision of housing choice in Broome.</p> <p>d. The loss of valuable cultural areas has an undue impact on a community's sense of identity and the long term sense of place unique to Broome. Therefore it is important SoB act in the most positive manner to ensure the protection of the 'Old Broome' precinct. It is necessary then to retain and strictly apply the R10 coding in the precinct.</p> <p>4. Action 7B – Support retaining the R10 coding in 'Old Broome' as this will provide an alternative housing and lifestyle choice with relatively large residential lots as well as protect the recognised cultural value and character of the precinct.</p> <p>5. Action 7C – 'support medium density recodings as an incentive to encourage owners of non residential uses to relocate or owners of buildings with no Old Broome characteristics to redevelop.....'. Remove this from the strategy as it contradicts the over riding objective to protect the character of 'Old Broome' and could lead to the undue loss of character and amenity of the precinct. As it would allow for spot rezonings.</p> <p>a. Large lots with wide frontages created by the original subdivision is the key characteristic of 'Old Broome'. Retaining this key aspect of Old Broome is integral to valuing and strengthening the character and identity of Broome for the future which is a key principle outlined by BPSC.</p> <p>b. Ensuring consistent character for new development in 'Old Broome' is of importance and retaining the character and amenity of the precinct. The retention of R10 lots with wide frontages is the best method to facilitate development consistent in character with the old pearling homes.</p> <p>c. The strategy notes that the quality of built form in 'Old Broome' is uneven. By implementing Action 7C there will be an undue impact on the amenity and character that</p>	<p>3. Noted.</p> <p>4. Support. This area is to remain R10 pending investigation.</p> <p>5. Support. This action has been removed.</p>

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			<p>defines the 'Old Broome' precinct:</p> <ul style="list-style-type: none"> i. Owners will demolish buildings not on the Municipal Heritage Inventory; ii. Rezoning will permit subdivision and development inconsistent with the existing subdivision pattern; iii. In the long-term will facilitate a complete up coding of the area and the disappearance of the areas character; iv. The removal of the houses with no Broome character and rectify the uneven character of 'Old Broome' will only make the existing uneven character of Old Broome more evident; v. Will inhibit the further development of single houses in Old Broome that capture the 'Old Broome' character. 	<p>Submission: 1,2 and 3 Noted 4 and 5 Supported.</p>
41.	Brett and Sharon Murray 17 September 2008	13 Drummond Place	<p>1. Reconsider your position on the Dakas Street Reserve and limit the number of access points in this open area. As long term residents who live in the area we should be listened to most attentively when it comes to what happens in the area</p> <hr/> <p>2. While there will be some effect on the accessibility for people who live in Nightingall Drive the current design encourages antisocial behaviour as people feel they cannot be 'caught'.</p> <hr/> <p>3. Change the use of the area, include some housing and some park area, redevelop the parks at each end and make lot families that actually live in the area a lot happier.</p>	<p>1. Not Support. The detailed design of the Dakas Street reserve is not a part of the LHS. The matter of Dakas Street park is to be further considered by Council .</p> <p>2. Noted As 1 above.</p> <hr/> <p>3. Noted As 1. above.</p> <p>Recommendation: 1 Not Supported 2 and 3 Noted.</p>
42.	Brett and Kathy Campbell 17 September 2008	2 Bardwell Street	<p>1. R30/50 Precinct – We feel that R50 is too dense for our climate and lifestyle in Broome. With high density Objective 6 will be impossible to achieve and it will mean the loss of large trees and large gardens which contribute to the appeal of this area.</p> <hr/> <p>2. There is a lack of open space and footpaths in the R30/50 precinct and should be addressed prior to the rezoning</p> <hr/> <p>3. The other issue of concern is parking and crossovers with an increase in Medium density developments in the location.</p> <hr/> <p>4. R30 would be more appropriate a limit and any development should be subject to a rigorous approval process to ensure that dwellings are ecologically and socially sustainable while retaining established vegetation.</p> <hr/> <p>5. Objective 8 - Temporary employee accommodation in the right</p>	<p>1. Supported. The subdivision pattern (which provides good connectivity to streets footpaths and cycle ways) and the size of the existing properties provide an opportunity to increase alternative forms of housing should landowners wish redevelop. Higher density areas do not equate with antisocial behaviour. The medium density Guidelines will be finalised and provide clear guidance on the provision of private opens space, privacy and other key attributes that ensure the delivery of high quality residential amenity. This area is proposed to be recoded to R30. The proposed Medium Density Guidelines have a strong focus on sustainability.</p> <hr/> <p>2. Supported Difficult to 'back fill' the provision of public open space in established areas. The Broome wide verges could be used by local residents for recreation (active/passive) purposes.</p> <hr/> <p>3. Supported. The fragmentation of verges through multiple cross over's is an issue and is an element in the proposed medium density guidelines</p> <hr/> <p>4. Supported.</p> <hr/> <p>5. Noted. All sections of the community agree it is important to deliver</p>

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			location is a great idea.	temporary employee accommodation. The challenge remains the identification of an area that has the support of the local community. Shire officers are working to identify an appropriate location. In the meantime people will continue to live in shared accommodation Recommendation: 1,2,3,4 Supported. 5. Noted
43.	Department of Water 16 September 2008	Lot 225 Bandicoot Drive, Kununurra WA 6743	<ol style="list-style-type: none"> 1. Support the strategy and is pleased to see the acknowledgement of the limited availability of groundwater within SoB as well as the need to extend the water supply bore field. 2. DoW is also pleased that the principles of water efficiency and on-site retention of storm water are being included as part of future design and would welcome the opportunity to provide advice on these matters. 3. Any abstraction of groundwater and construction of bores has the potential to impact on the existing high saline levels in the Broome groundwater subareas of Townsite and Cable Beach there it is recommended that any future housing developments in these areas are connected to the Scheme Water supply. 4. Two vine thickets (Threatened Ecological Communities (TEC)) are in close proximity to the areas designated for potential future residential development and merit based recoding. These are venerable to altered hydrology and hydrogeology and are at risk from transportation of nutrients and weeds. Stormwater management infrastructure must be designed to maintain the natural water regime near the TEC and garden landscaping should be carefully considered. 	<ol style="list-style-type: none"> 1. Noted. 2. Noted. 3. Noted. 4. Noted. Recommendation: Noted.
44.	Pat Lowe 17 September 2008	54 Dora Street	<ol style="list-style-type: none"> 1. The foreshore at the end of Guy Street should not be developed. The views to the ocean are what make the town attractive. The area designated for Investigation for 'Tourism/Mixed Use' should be protected at all costs. Broome will soon lose the very assets that draw people here 2. As a resident in the 'Rezone R30/50' area I strongly object to a proposed increase in housing density. At the most 'Merit Based' recodings should apply in this area. 3. Broome has already lost much of its amenity in recent months and years especially in natural vegetation (see area between Port Drive and Gubinge Road). 	<ol style="list-style-type: none"> 1. Supported. It is not intended to develop any of the land/foreshore at the end of Guy Street. The foreshore has been included in that area marked Investigation for Tourism/Mixed Use as it is recognised the bay views, land /water interface and the historical activities/sites along this area are particular interest and very much enjoyed by visitors and residents of Broome 2. Noted. Objection noted. 3. Noted. Recommendation: 1 - Supported. 2 and 3 - Noted.
45.	Patrick Dodson Chairman Yawuru Native Title Holders' (RNTB)	7 barker Street, Broome WA 6725	<ol style="list-style-type: none"> 1. Extremely concerned and disappointed about the lack of sensitivity demonstrated by the adoption of the following wording in the Information Sheet and Introduction "<i>Constraints on land release, especially the determination of Native Title, have limited the release of land</i>". <ol style="list-style-type: none"> a. This comment in our view only serves to encourage 	<ol style="list-style-type: none"> 1. Supported. The references in the LHS have been updated to appropriately reflect the Yawuru Native Title Holders legitimate interests and rights.

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	Aboriginal Corporation 17 September 2008		<p>negative public perceptions about Native Title Rights and Interests and Native Title Holders.</p> <p>b. The Yawuru have had to litigate for 13 years to have their legitimate Native Title Rights and Interests recognised. These rights now constitute a legal proprietary interest pursuant to which the Native Title Holders are entitled to just terms compensation for any interference by the State of their capacity to exercise those rights. The right to just terms compensation for interference of proprietary interest by the Crown is a right that is conferred on all Australian Citizens</p> <p>c. The Yawuru Native Title Holders has been negotiating in good faith with the State Government of Western Australia in an attempt to reach a just terms settlement for the extinguishment and impairment of their Native Title Rights and Interests. When the State Government agrees to an acceptable compensation settlement some of the issues impacting on the release of land suitable for housing development will be resolved.</p> <p>d. As a result of goodwill of the Native Title Holders who agreed with the State to the extinguishment of native title for the purpose of making more land in Broome available for affordable housing development, the State gained control of housing development land known as Januburu Six Seasons estate stages 1,2,3 and 4. Unfortunately the State developed this land at a pace and in a manner that prioritised maximum sales returns over housing affordability and has primarily encouraged the construction and development of large, more expensive housing. The Native Title Holders have no capacity to influence such policy decisions.</p> <p>e. We note no mention has been made of the impact of the State's policies on land release and housing affordability in SoB's documentation, neither do we believe it appropriate to do so. Similarly we do not believe it appropriate to single out native title.</p> <p>2. The most concerning aspect of the documentation is the omission about the need to preserve and protect Aboriginal Cultural Heritage which carries a higher legal and arguably moral obligation to protect than "cultural heritage values in selected parts of Old Broome"</p> <p>a. The consequence of failing to acknowledge the importance of Aboriginal Cultural Heritage Protection will be the further undermining of the legitimacy of Aboriginal interests in the Township of Broome. The failure to properly acknowledge this issue is evident in the mapping page where a number of areas have been identified as "Future Residential Areas" despite the fact it is already known that at least one of these areas is unavailable for any development due to Aboriginal Cultural Heritage. As verbally advised some other "Future Residential Areas" will at least be impacted by Aboriginal Cultural Heritage issues.</p> <p>b. We are concerned that once the public are advised or become aware that some of the "Future Residential Areas"</p>	<p>2. Support. The LHS has been developed within the long term planning established by the BPSC Report 2005. If however there has been any change to the Rubibi position the Shire would appreciate formal advise</p> <p>a. An editorial decision was made not to repeat the details in the LPS regarding the importance of country and the need to preserve and protect aboriginal cultural heritage. As the omission has given the impression this foundation has been ignored a statement is now included in the LHS.</p> <p>b. The future urban areas as shown in the LHS reflect those identified in the BPSC Report 2005. The extent and form of the urban edge, connections and layout will be refined through the preparation of Development Plans.</p>

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			<p>identified in SoB's documentation cannot be developed or will be impacted as a result of Aboriginal Cultural Heritage there will be further negative public opinion generated about Aboriginal people and the legitimate exercise of the legally recognised rights</p> <hr/> <p>3. In our view more sensitivity needs to be exercised by the authors of SoB material and attention must be paid to the impact the release of this type of information in the public arena will have on the Yawuru community. We suggest and request that SoB activity engage and consult through Yawau Native Title Holders' (RNTB) Aboriginal Corporate (the Company) . We confirm our invitation to the SoB President, CEO and relevant senior staff to meet on a regular basis with nominated Directors of the Company</p>	<hr/> <p>3. Support. SoB will establish a formal process to engage with Yawuru Native Title Holders' (RNTB) Aboriginal Corporation.</p> <hr/> <p>Recommendation: Support</p>
46.	<p>Jessica Hall Project Manager</p> <p>LandCorp</p> <p>17 September 2008</p>	<p>Level 3, Wesfarmers House, 40 The Esplanade, Perth WA 6000</p>	<p>1. As the State Government's land development agency and the primary supplier of land in Broome in recent years. In general terms LandCorp supports the principles in the strategy and looks to continuing to work closely with SoB to facilitate the provision of land in town. The following comments are primarily focused on those matters in which LandCorp can support or have a role in implementing.</p> <hr/> <p>2. Action 2A – Support this approach as evidenced by the review of planning for Stage 4 Januburu Six Seasons. Given the limited development land available on Broome peninsula LandCorp supports increasing housing density in appropriate locations, to accommodate future population growth as a more desirable and realistic alternative to establishing a new town.</p> <hr/> <p>3. Action 2B – ' new subdivision require a minimum proportion of medium density housing....'. While higher density housing around local centres is appropriate, further detail is required about what the minimum proportion should be and what is actually meant by 'medium' density.</p> <hr/> <p>4. Action 2D – " consider case by case recoding in the merit based areas....'. Agree but suggest that criteria for evaluating density increases be incorporated into the strategy.</p> <hr/> <p>5. Action 3C – ' encourage DHW and LandCorp to ensure house and lot sizes are more appropriate...'. Clarification is required as to what SoB considers to be more 'appropriate to current needs'. As LandCorp and DHW have only limited land holdings in Broome, it is recommended that the words 'DHW and LandCorp' are replaced with 'developers and property owners' to reflect the role of all developers (not just government) in achieving this objective.</p> <hr/> <p>6. Action 3D – ' require at least 30% social housing...'. Further definitions are required for 'public' and 'social' housing and information about how these allocations will be funded. LandCorp does not support a fixed percentage allocation but will continue to work with DHW and other organisation to explore opportunities for us to facilitate access to land.</p> <hr/> <p>7. Action 3 E – 'encourage more land developers to entre the local market....'. As there are few opportunities for land development companies to enter the market (due to a land supply constraints) LandCorp may be able to assist in achieving this objective. A</p>	<p>1. Noted.</p> <hr/> <p>2. Noted.</p> <hr/> <p>3. Noted. This action has been reframed to identify local centres as the focus for medium density</p> <hr/> <p>4. Noted. The 'Merit based recoding' area is no longer included in the LHS.</p> <hr/> <p>5. Noted.</p> <hr/> <p>6. Not Supported. .</p> <hr/> <p>7. Not Supported.</p>

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			<p>definition of 'a greater diversity' is required.</p> <p>8. Action 3F – encourage not-for profit housing organisations....Support. Landcorp is willing to talk to these organisations to explore opportunities for LandCorp to facilitate access to land.</p> <p>9. Action 4B – 'plan for the provision of local centres in suitable and convenient locations...'. Support. Further detail is required to identify what is considered 'suitable and convenient'.</p> <p>10. Action 6A – 'prepare regional variations to the RCode...'. Support. LandCorp has been addressing these issues at a lot level and is also assisting SoB by undertaking a review of the R-codes and their effectiveness to support appropriate subdivision and building design in the North West, with a primary focus on Broome – Draft scope for this work is attached.</p> <p>11. Action 6C – 'promote and assess subdivision design to ensure3 the lot and building orientation is suited to Broome's climate...'. Agreed but suggest further detail is provided about what the appropriate lot and building orientation is.</p> <p>12. Action 8C – 'explore the provision of a reserve for temporary employee accommodation...'. Agreed.</p> <p>13. Appendix 3 Supporting Research (page 38):</p> <p>a. The claim that 'LandCorp does not support setting aside land for DHW' is incorrect. In consultation with DHW, LandCorp has allocated lots to them in both its Januburu Six Seasons Estate and a site on Bernard Way, Cable Beach. Landcorp continues to work closely with DHW and have not put a limit on allocations of land to their organisation</p> <p>14. Appendix 5 Residential Design Guidelines – Medium Density - The guidelines reflect many of the LandCorp requirements for lots being sold in Januburu Six Seasons estate and are strongly supported.</p>	<p>8. Noted.</p> <p>9. Noted.</p> <p>10. Noted.</p> <p>11. Noted.</p> <p>12. Noted.</p> <p>13. Supported. Text has been amended to reflect the current situation.</p> <p>14. Noted.</p> <p>Submission: 1,2,3 4, 5, 8, 9, 10, 11, 12, 14 - Noted. 13 - Supported. 6,7 - Not Supported.</p>
47.	Claire Richards of Greg Rowe and Associates on behalf of the owner of Lot 403 (6) Louis Street, Broome 22 September 2008	Lot 403 (6) Louis Street, Broome	<p>1. Submitted a Scheme Amendment request for Lot 403(6) Louis Street proposing to recode the subject site from R10 to R40 under the provisions of the current TPS4, and is currently being held in abeyance.</p> <p>2. Support that medium density development should occur in the 'Old Broome' Precinct which is ideally located to accommodate higher density development.</p> <p>3. By increasing and varying densities in close proximity to the Town Centre (such as the 'Old Broome' Precinct) rather than on the outskirts of town, existing infrastructure and community facilities can be utilised, eliminating the time and expense to construct new</p>	<p>1. Noted.</p> <p>2. Not Supported. Further work needs to be done to define whether the whole area still retains the essential essence of 'Old Broome' or whether parts, because of intervening development the fabric and structure is markedly changed and warrants a reconsideration of the Rcoding. Should any non conforming land use wish to relocate medium density recoding will be considered provided the development is sympathetic to its neighbours, the streetscape and ensures the built form sustainably addresses Broome's climatic conditions.</p> <p>3. Noted. <i>Liveable Neighbourhoods</i> is an operational policy for the subdivision of new urban (predominantly residential) areas in country centres. It provides examples of how good community outcomes can be delivered. It requires a careful and cautious application within areas that</p>

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			infrastructure and facilities . This is consistent with the principles of the Western Australian Planning Commission's ('WAPC") Network Cities and Liveable Neighbourhoods should be reflected in the LHS.	contain strong cultural and heritage significance such as that area contained within the original 'Old Broome' subdivision. Recommendation: 1 and 3 - Noted. 2 - Not Supported.
48.	Kym Hawkins Scribe Design Group 22 September 2008	154 Waddell Road Bicton WA 6157	<p>1. From experience, working with developers, builders, investors and local residents looking at the development of residences and other forms of accommodation in Broome, agree there is an urgent need for the development and implementation of the LHS.</p> <p>2. Actions 1A to 1G – ' the provision of additional land in appropriate locations.....'. Agree with general intent</p> <p>3. Action 2A – ' that land developers be urged to review the subdivision patters and Rcodings in undeveloped areas.....'. Agree.</p> <p>4. Action 2B – 'in new subdivisions require a proportion of medium density around local centres.....'. Agree this is working in Roebuck Estate and around Roebuck Village.</p> <p>5. Action 2C – 'recode the area south of Anne Street and west of Herbert to R30.R50.....'. Agree although the Design Guidelines for Medium Housing need to be changed and refined.</p> <p>6. Action 2D – ' consider case by case recodings in the merit based areas.....'. Agree provided guidelines are given so it is clear what needs to be addressed.</p> <p>7. Action 2E – 'introduce scheme provisions for R30/R50 and develop guidelines to respond to the provision.....'. Reservations are expressed re the guidelines presented in Appendix 5 – these comments are outlined later in the submission.</p> <p>8. Action 2F – ' introduce scheme provisions to allow medium density in the mixed use and local centres.....'. Agree.</p> <p>9. Action 3A – 'support the increase in density into the DHW area.....'. Hesitate to agree with this action being implemented in the form presented. It must be acknowledged by all stakeholders that higher densities and distribution of certain housing types can exacerbate certain social, cultural and economic pressures leading to wider community problems. If higher density is proposed for pockets of social housing this should be related to infrastructure and support agencies being interwoven. This should include youth housing, crisis care, community centres, and recreation centres public housing access, services and facility that directly benefit the residents of the community. This would also enable DHW and supporting government agencies to monitor housing supply and demand and implement additional strategies.</p> <p>10. Action 3B – ' encourage DHW to undertake a New Living Program.....'.</p>	<p>1. Noted.</p> <p>2. Noted..</p> <p>3. Noted.</p> <p>4. Noted.</p> <p>5. Noted. The subdivision pattern (which provides good connectivity to streets footpaths and cycle ways) and the size of the existing properties provide an opportunity to increase alternative forms of housing should landowners wish redevelop. Higher density areas do not equate with antisocial behaviour. The medium density Guidelines will be finalised and provide clear guidance on the provision of private opens space, privacy and other key attributes that ensure the delivery of high quality residential amenity. This area is proposed to be recoded to R30. This area is to be recoded to R30.</p> <p>6. Noted. The 'merit based' area is not longer included in the LHS.</p> <p>7. Noted. The medium Density Design Guidelines will be finalised in consultation with industry and the professionals in Broome.</p> <p>8. Noted.</p> <p>9. Noted. The subdivision pattern (which provides good connectivity to streets footpaths and cycle ways) and the size of the existing properties provide an opportunity to increase alternative forms of housing should landowners wish redevelop. Higher density areas do not equate with antisocial behaviour. This area is to be recoded R30. DHW will determine whether it proceeds to undertake a new Living Program as outlined in Action 3A.</p> <p>10. Noted..</p>

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			<p>11. Action 3C – ‘encourage DHW and LandCorp to ensure lots and dwellings are more appropriate to current need.....’. Agree – House lots within subdivisions should also be orientated to take advantage of passive solar principle and local climatic conditions including wind direction. This reduces the building costs and need to additional design guidelines.</p> <p>12. Action 3D – ‘require 30% social housing.....’. Disagree. A blanket requirement is not the best way to provide this type of housing. Public housing residents require access to community facilities and infrastructure and should therefore be located within easy access of schools facilities etc. A strategy should identify where these areas are and the density of housing based on the population mix the area can support. Closer to town the higher the percentage of public housing, the further away the lower the percentage.</p> <p>13. Action 3E – ‘encourage more land developers to enter the market.....’. Unclear as to how land development companies will be able to access land to develop when there is a shortage.</p> <p>14. Action 3F – ‘encourage not-for profit housing organisation to become involved in the provision of housing in Broome.....’. Agree as long as this benefits Broome and the community.</p> <p>15. Action 3G – ‘provide for a range of 1 and 2 bedrooms dwellings.....’. Agree.</p> <p>16. Action 4A – ‘apply <i>liveable neighbourhoods</i> provision in the design of residential communities.....’. Agree ‘<i>Liveable Neighbourhoods</i>’ policy needs to be incorporated into TSP4, LHS as well as subdivision Strategy plans and existing infrastructure.</p> <p>17. Action 4B – ‘plan for the provision of local centres’ Agree.</p> <p>18. Action 4C – ‘plan for a network of pedestrian and cycle links.....’. Agree SoB should undertake a study of existing pedestrian and cycle links for Broome and develop a linking master plan for the network that will inform developers of future subdivisions.</p> <p>19. Action 4D – ‘support provision of medium density in area that are near to community services or facilities.....’. Strongly Agree.</p> <p>20. Action 4E – ‘ensure the provision of public open space are in accordance with Liveable Neighbourhoods.....’. Qualified agreement subject to the work being revised to the provision of ‘urban parkland’ instead of ‘public open space’ to prevent the incorporation of linear public open space for water management purposes. Clarification is required of the circumstances under which cash in lieu payments for public open space will be considered by Council.</p> <p>21. Action 5A – ‘discourage the development of non residential uses in residential areas.....’. Agree.</p> <p>22. Action 5B – ‘support medium density recoding as an incentive for owners of non residential uses to redevelop.....’. Agree provided this does not affect the amenity of the area and reduce the diversity of people living in the precinct and the sense of community.</p> <p>23. Action 5C – ‘when considering applications for business/commercial activity within residential area ensure they are suited to the locations and remain the predominant use.....’. Agree the provision of business/commercial activities that include a residential component</p>	<p>11. Noted..</p> <p>12. Noted. Social housing requires integration with the wider community. It should not be seen to be ‘different’ whether by design, standard of construction or location. Broome’s residential and land market continues to have medium prices close to or above Perth’s. This requires extra effort to ensure that adequate housing is provided for all sections of the Broome community.</p> <p>13. Noted..</p> <p>14. Noted.</p> <p>15. Noted.</p> <p>16. Noted.</p> <p>17. Noted.</p> <p>18. Noted. Transport networks road, pedestrian and cycle are being developed.</p> <p>19. Noted.</p> <p>20. Noted. Local Planning Policy Open Space will be developed</p> <p>21. Noted..</p> <p>22. Noted. Local Planning Policy ‘Non residential uses in residential areas’ will be developed.</p> <p>23. Noted.</p>

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			<p>enhance the vibrancy of an area (e.g. Roebuck Estate). It also provides for a greater sense of community around the centre. This type of housing also suits many small business.</p> <p>24. Action 5D – ‘develop guidelines that restrict the location of B&Bs....’. Qualified comments. The development of guideline description of ‘suitable locations’ could be unduly restrictive on this type of accommodation operation. Many clients want to develop Bed & Breakfast accommodation on their properties. The ability to provide accommodation in peak periods has been beneficial to some people as a secondary income stream offsetting the high living costs experienced in Broome allowing them to stay in town. B&B customers also seek different accommodation experiences often in a different location to the regular ‘tourist’ areas.</p> <p>25. Action 6A – ‘prepare regional variation to the RCodes....’. Agree in consultation with designers and architects working in Broome.</p> <p>26. Action 6B – ‘prepare medium density guidelines.....’. Agree.</p> <p>27. Action 6C – ‘promote and assess subdivision design to ensure the orientation suits Broome climate...’. Agree.</p> <p>28. Action 7A – ‘investigate the essence of Old Broome....’. Agree (wording of this action is very good) It is important to identify the areas of cultural significance to the community and ensure the character and heritage of the area is retained and enhanced. New development should not be precluded as long as the ‘essence’ of the area is maintained.</p> <p>29. Action 7B – ‘in the Herbert street/Robinson area retain R10...’. Agree.</p> <p>30. Action 7C – ‘support medium density as an incentive to encourage owners of non residential uses and owners of buildings with no Broome character to relocate...’. Agree as long as this does not affect the amenity of the area and reduce the diversity of people living in a precinct and the sense of community.</p> <p>31. Action 7D – ‘support medium density designs which display acceptable and compatible Broome style characteristics....’. Strongly agree. There is a growing need of innovative residential building design that references the heritage of Broome but also incorporates modern design philosophies. The reference to ‘Broome style’ needs clarification. Diversity of housing stock is needed. Feedback is being received that the NW looks the same with its ‘tin sheds’.</p> <p>32. Action 7E – ‘urge key stakeholders to undertake an audit of land....’ Agree.</p> <p>33. Action 7F – ‘protect and enhance the established character of the</p>	<p>24. Noted.</p> <p>25. Noted.</p> <p>26. Noted.</p> <p>27. Noted.</p> <p>28. Noted.</p> <p>29. Noted.</p> <p>30. Noted. Further work needs to be done to define whether the whole area still retains the essential essence of ‘Old Broome’ or whether parts, because of intervening development the fabric and structure is markedly changed and warrants a reconsideration of the Rcoding. Should any non conforming land use wish to relocate medium density recoding will be considered provided the development is sympathetic to its neighbours, the streetscape and ensures the built form sustainably addresses Broome’s climatic conditions.</p> <p>31. Noted.</p> <p>32. Noted.</p> <p>33. Noted..</p>

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			<p>public domain'. Agree only to residential development – however due to the available land there should be some relaxation to this in and around community or local centres.</p> <p>34. Action 8A – 'undertake an audit of government owned land'. Agree the provision of affordable workers accommodation is critical to the further development of Broome.</p> <p>35. Action 8B – 'implement a policy for camping and caravan facilities.....'. Agree</p> <p>36. Action 8C – 'explore the provision of a reserve for employee accommodation.....'. Agree</p> <p>37. Action 8D – 'explore the use of new caravan and camping areas for temporary orders accommodation in rural areas.....'. Agree</p> <p>38. Action 8E – 'consider temporary employee accommodation s use Not Listed applications.....'. Agree</p> <p>39. General Comments:</p> <ol style="list-style-type: none"> Provision of affordable housing, this is a major issue within Broome there were many residents within Broome who saw the Januburu 'Six Seasons' Estate as an opportunity by LandCorp to cater for this market. . But they have become disgruntled as Landcorp appear to have been opportunistic in the pricing structure and prevented first home buyers from having an opportunity to stay part of the Broome community. Many people who are working and renting in Broome have found it almost impossible to purchase land or a house and this has resulted in several of them leaving town. The suggestion recorded during the consultation phase of a '<i>land ownership scheme that limits purchase of residential land in Broome to local residents</i>', may only address the housing issue faced by prospective home owner occupiers but may in fact compound the already restricted availability of rental housing for short to medium term residents if investors are unable to purchase land/houses. Alternatives which will only work with government/landcorp releases include <ol style="list-style-type: none"> Ballots or land releases which give priority to first home buyer and owner-occupiers. Provide significant discounts or refunds to people to buy houses and stay part of the community. Incorporate caveats over titles that can only be removed if the owner/occupier stays in the finished house for two years or more. Workers and low cost accommodation is a major factor in the growth and development of Broome and a key factor to the success of the LHS Will it is addressing this point and the way it sets up mechanisms for this style of housing to occur? Acknowledge that higher density residential developments can be problematic especially in lower socio-economic 	<p>34. Noted..</p> <p>35. Noted.</p> <p>36. Noted.</p> <p>37. Noted</p> <p>38. Noted.</p> <p>39. Noted. The price of land releases is set by the State Government the Shire of Broome will continue to lobby to make such land releases more affordable to the local community whether through price or through more innovative forms of land release.</p>

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			<p>environments however this is an area that needs to be addressed in the LHS and SoB's strategic planning for the town.</p> <hr/> <p>40. Appendix 5 – Residential Design Guidelines:</p> <ul style="list-style-type: none"> a. Although there are many common sense suggestions for additional planning requirements to '<i>ensure medium density group and multiple dwellings are suited to Broome climatic conditions</i>' additional planning requirements for higher housing could see increases in building costs and requirements that will impact heavily on the design and liveability of these higher density residences. Notwithstanding this the following comments area made: b. Building Footprint – '30% of the enclosed unit area on the ground....'. Do not Support. The intention of this issue is understood however this should not get incorporated into the Residential Design Guidelines that accompany the LHS. By mandating that each dwelling has 30% of the enclosed unit area on the ground floor this will limit the development options and increase costs associated with multiple dwellings. Many successful designs incorporate large outdoor living areas and services above ground level and adjacent living areas where the outdoor living spaces can be utilised. c. Outdoor Living Areas (OLA) – 'each to have a solid roofed area of a particular dimension adjoining the indoor living area with a height that accommodated a ceiling fan....'. Strongly Agree all dwellings in Broome should have an OLA. Minimum dimensions are sensible and will make the OLA useable which is very important. <ul style="list-style-type: none"> i. Reference to adjoining indoor space is common sense but suggest the phrase reads – <i>where possible the outdoor living area is to be located adjoining and with direct access to an indoor living area</i>". ii. Reference to 'a solid roofed outdoor living area' should be replaced with "<i>appropriate weather protection to be provided to outdoor living areas</i>" as multiple units have been designed where the balcony /veranda forms the protection to the outdoor living area d. Crossovers – ' number of crossovers to be minimised....'. Agree e. Parking Bays – ' are to be provided in close proximity to the units....'. Agree f. Access to breezes – ' design to allow through flowing breezes with clear direction on the direction of the most beneficial winds....'. Agree g. Building mass – ' to be designed so it does not inhibit the breezes to adjoining properties....'. Agree h. Breeze paths –' description provided as to how the building form, position of opening window types , multiple cross ventilation is required for all habitable areas....'. Agree with all the points however it is also acknowledged that all of 	<hr/> <p>40. Noted. Comments will be carried over into the process to finalise the LPP Medium Density Guidelines involving industry and professionals in Broome.</p>

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			<p>these aspects are not always able to be achieved in a design. This can be due to existing buildings, site orientation, landscaping etc. as long as these planning issues are nominated as guidelines or there are clearly defined performance criteria against which the design can be judged.</p> <p>i. Vertical Thermal Mass – ‘the requirement that any vertical thermal mass is to be well shaded...’. Do not support. While recognising that it is best practise to prevent as much sun from hitting the thermal mass as possible this is not always possible in multi-storey construction where shading requires large overhangs or horizontal shading devices that are often not possible with the setbacks. Current and future requirement for Energy Efficiency ratings of new residence provides an effective mechanism. The recommendation of reverse veneer is unnecessary and overly costly. State the end requirement and let the designers and builder determine how this is to be achieved. A statement “<i>to be shaded as much as possible</i>” is preferable.</p> <p>j. Horizontal Thermal Mass – ‘horizontal thermal mass to be well shaded...’. Agree</p> <p>k. Shade – ‘good shading is a requirement and the dimensions of eaves are specified...’. Agree shading is a significant requirement for housing in Broome. However, 1500mm eaves overhang to the east and west facing opening is not realistic.</p> <p>i. The structural and construction techniques and requirement mean that an 1100mmm overhang is the maximum available before additional structural support is required. A 1500mmm overhang for windows with elevated sills is not beneficial.</p> <p>ii. Well designed and structure landscaping provides greater thermal and environmental benefits to residents than additional requirement on the built form of a house.</p> <p>iii. Minimum 750mmm eaves are more than adequate for single storey development and additional shading requirement to openings should be based on the orientation and on energy efficiency ratings.</p> <p>iv. Mindful of the cost of construction in Broome and by setting guidelines for all housing that can be achieved by other mechanisms would be preferred This way designers and builders are not restricted and inhibited by good intentions.</p> <p>l. Ceiling fans – ‘requirement that all habitable rooms are to have sailing fans...’. Agree.</p> <p>m. Insulation – ‘specification about the amount of insulation...’. this is covered under the BCA.</p> <p>n. Roof Colours – ‘specification that light roof colours are to be used...’. Agree light coloured roofs should be used. However diversity in colour and materials should not be</p>	

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			<p>denied especially if the ventilation/insulation is provided to counter the effects for example of a darker roof.</p> <p>o. Architectural Response – ‘ a requirement to reflect the traditional Broome architecture...’. Agree in principal. However would like some opportunity in newer developments to move away from traditional Broome Style/Architecture to highlight the special character of areas such as ‘Old Broome’, Chinatown and areas of Cable Beach. There should be a mechanism to allow diversity and for people to express their individuality through their house. At the same time there are benefits to having a dominate style and limiting Queenslander style houses in suburban areas where single level buildings are the predominant from would be a start. How this is controlled is a difficult issue.</p> <p>p. Drainage: ‘ drainage is to be in accordance with the Shires requirement to remain stormwater on site....’. Agree with the use of swales, soft landscaping and soak wells to deal with as much stormwater on site as possible. However it has to be acknowledged that with increasing densities there is a reduced capacity to contain the stormwater within sites. Especially around Old Broome SoB needs to develop a strategy for the improved handling of Stormwater and the dispersion into natural water ways.</p>	Submission: Noted.
49	Derne JF 18 September 2008	18 Sands Street	1. Opposes to any subdivision in the North Cable Beach area to less than 1 ha.	<p>1. Noted.</p> <p>Recommendation: Noted.</p>
50.	Abacus Construction Pty Ltd 18 September 2008	3 Ignatius Court, Broome WA 6725	1. Supports the proposed LHS.	<p>1. Noted.</p> <p>Recommendation: Noted.</p>
51.	Department of Housing & Works 19 September 2008	99 Plain Street, East Perth, WA 6004	<p>1. Overview:</p> <p>a. DHW commends SoB for developing a long term housing plan over the next 15 years (2008 – 2021).</p> <p>b. The issue of increasing densities is the central discussion point of the LHS.</p> <p>c. This drive to increase housing density is attributed to a number of factors particularly housing affordability and demographic change. Currently there is a mismatch 57% of all households are 1 -2 persons yet separate houses and town houses make up 79% of building stock.</p> <p>d. The LHS recognises the need to put in place higher density schemes that can cater to the growth of 1 and 2 person households. The LHS discusses how this can be done considering</p> <p>i. Tropical Broome climate – which has a significant effect on house design;</p> <p>ii. Need to retain heritage values and the character</p>	1. Noted.

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			<p>of "Old Broome".</p> <p>e. Environment design features are also required to reduce carbon emissions. SoB deserves credit for developing a LHS informed by sustainable development principles.</p> <p>f. The suggestion that regional flexibility needs to be built into planning codes because of difference in climate is a very reasonable proposal.</p> <hr/> <p>2. The comments below focus on the actions DHW is listed as lead agency.</p> <hr/> <p>3. Actions 3A – 'support the increase in density of the DHW area...'. Support the identification of areas.</p> <p>a. SoB's willingness to consider spot rezoning and larger scale rezoning is to be commended. At the same time spot rezonings are not an ideal long term solution and the preferred approach is to increase densities at a wider precinct level.</p> <p>b. There may be a need to review rezoning regulations. If too cumbersome these can lead to an increase in costs and prevent supply adjusting to limited land stock. This has ramification for towns like Broome that continue to experience rapid population growth.</p> <p>c. DHW has been and will continue to encourage infill development and the increase of residential densities where opportunities arise.</p> <hr/> <p>4. Action 3B – 'encourage DHW to undertake a new Living Program...'. DHW periodically reviews its regional urban renewal program and will continue to consider NW towns for the program subject to the availability of funding. The Broome regional office has undertaken extensive upgrading of stock in the locale in recent years. The 'New Living' initiative tends to focus on areas which have significant market presence of DHW dwellings on large plots this configuration lends itself to a 'New Living' initiative subject to the Council agreeing to a suitable rezoning for the area.</p> <hr/> <p>5. Action 3C – 'Encourage DHW and LandCorp to ensure land and house sizes are appropriate to needs...'. This is already embedded in DHW Housing Allocations Policy which stipulates an applicant will be allocated accommodation containing the number of bedrooms to match family size This is balanced by the priority need policy that assists households that are in priority need of housing (i.e. experiencing homelessness, overcrowding, domestic violence etc.)</p> <p>a. As at July 2008 DHW had applications for 380 households. Of these 161 (42%) were for 1 or 2 bedrooms accommodation and the remaining 219 (58%) for 2 to 5 bedroom accommodation.</p> <p>b. In 2007/08 DHW constructed 21 units (4 x 2br, 15 x 3br and 2 x 4br). The proportion of 3 bedroom accommodation was driven by the higher proportion of indigenous households requiring this type of dwelling.</p> <p>c. Currently in Broome DHW has 760 tenancies, of which 384 (51%) are 3brm, 214 (28%) are 2bedrm and 116 (15%) 1 bedrm and 46 (6%) 4/5 bedrm.</p> <p>d. Broome had one of highest rates of homelessness in WA</p>	<hr/> <p>2. Noted.</p> <hr/> <p>3. Noted. The subdivision pattern (which provides good connectivity to streets footpaths and cycle ways) and the size of the existing properties provide an opportunity to increase alternative forms of housing should landowners wish redevelop. This area is proposed to be recoded R30.</p> <hr/> <p>4. Noted. The Shire of Broome will proceed to put in place appropriate town planning mechanisms that support the delivery of a New Living Program should DHW wish to proceed.</p> <hr/> <p>5. Noted.</p>

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			<p>(At 2001 this was 23 times greater than Perth) this suggests that high demand for social housing in Broome is set to continue.</p> <p>e. DHW's Social Housing Mix Policy recognises the benefits that housing diversity provides to both its service recipients and the wider community. The policy objective is to reduce the concentration of public housing in housing estates and does this by:</p> <ol style="list-style-type: none"> consulting with stakeholders on the diversity of housing requirements and local issues; Endeavouring to adhere to a ration of 1 in 9 when undertaking land development, purchasing in new subdivision, redeveloping in existing suburbs or purchasing existing dwelling in suburbs. 	
			<p>6. Action 3D – 'Requires t least 30% social Housing....'. DHW does support the notional target of 1 in 9 social housing dwelling or higher demanding on demand and local conditions. It is however an ambitious goal that given the high cost of construction in the NW requires significant funds. Both for purchase and construction whether by DHW or Community Housing Organisation (CHOs).</p> <ol style="list-style-type: none"> The Commonwealth Government has released the first phase of a new National Rental Affordability Scheme (NRAS) – which aims to stimulate growth in the not-for-profit community housing sector. The first stage runs to 2012. DHW typical costs (2008) for three different types of dwellings for the Kimberley and Pilbara regions not including land are: <ol style="list-style-type: none"> 4 Bed Cottages=\$496,392, 2 Bed Villas & Townhouses=\$426,108 and 1&2 Bed Pensioner Units=\$263,686 Trade shortages, increases in material costs and significant rises in land costs have increased the cost of public and community housing commencement program throughout the State. Provision of public housing in Broome has been hindered by; the price of residential land and Broome's prevailing density codings which work against the provision of smaller dwellings. Most housing development in Broome is on 900m2 lots and the DHW has a preference for smaller lots (approximately 560m2) which are not available in many Broome developments. 	<p>6. Noted..</p>
			<p>7. Action 3F – 'encourage not-for profit organisations...'. a. For over 60 years the Commonwealth State Housing Agreement (CSHA) has provided funds for social housing in Australia and this about to change from 1 January 2009 with the development of a new National Affordable Housing Agreement (NAHA). This new framework and the policies and funding within it will determine the social housing provision. The NAHA program and policies aim to: reduce the regions high incidence of homelessness; increase the</p>	<p>7. Noted.</p>

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			<p>supply of affordable private rental and social rental; and reduce the public housing waiting list and reduce overcrowding, particularly in Indigenous households. The provision of such housing subsidies may be the catalyst to establish an Indigenous Community Housing Organisation (ICHO) in Broome (currently there are none though other communities have ICHOs). There may be scope for the formation of a sufficiently resource housing association by Rubibi, which potentially could have overall management responsibility of Indigenous rental housing outcomes on land it owns. This would complement DHW's role in providing public housing outcomes within the Broome Town site.</p> <p>b. In July 2008, the State Government announced that it will add up to 24 low cost rental units in Broome over the next 12 months. The project aims to increase the supply of low cost rental for 50-100 low to medium income workers and the project consists of 15 one Bedroom units and 9 four Bedroom multi occupancy units. This joint venture targeting low to median income 'key workers' and providing housing at affordable rents is the first of its kind in regional WA and if successful the project could be replicated on other underutilised land close to employment centres in Broome.</p> <p>c. DHW encourages SoB to develop housing modelling as part of its long term approach to solving housing supply problems. Such a policy initiative can deliver a housing policy that recognises regional difference. Reference the Peel Region Affordable Housing Steering Group.</p>	
			<p>8. Appendix 1 page 22 - Response to comments made that DHW "needs to assess how it can improve its housing systems":</p> <p>a. The Department undertook a major review of its operation in 2006 and this is ongoing.</p> <p>b. The Department is working on dwelling uniformity across the entire social rental system. This requires gradual changes which include a common register, common waiting list and common allocations policies that not only fits household size but is also appropriate for other household needs.</p>	8. Noted.
			<p>9. Government Regional Officers Housing (GROH) - Supports the increase of residential densities. Demand for government employee housing in Broome will continue to expand in direct relation to the general population's expansion, and that it is essential housing is provided for government officers such as teachers and police. Currently GROH:</p> <p>a. Provides 377 properties to 27 different government agencies in Broome, 91 of which are owned by GROH and 286 leased from the private sector.</p> <p>b. Has requests for 78 additional properties over the next 3 years.</p> <p>c. Is negotiating with LandCorp to secure vacant land for construction, up to two group site lots are being considered.</p>	9. Noted.

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			<p>d. Will continue to access private lease accommodation and where possible spot purchase.</p> <hr/> <p>10. Concluding remarks:</p> <p>a. DHW commends SoB for the steps towards integrating environmental and social objectives within the LHS.</p> <p>b. Broome is experiencing a range of housing issues and development of a LHS will assist in highlighting and planning responses to alleviate some of these problems.</p> <p>c. There is need for regular monitoring of the Broome housing market and various households characteristics so that the unmet housing need can at least be measured (The ABS Census, although providing very useful community profiles, has a five year time lag).</p> <p>d. The DHW is well aware of the need to provide more social housing in Broome.</p> <p>e. There are promising signs that the Commonwealth's new National Rental Affordability will encourage the private sector and non-for-profit organisations to play greater role in the affordable housing market.</p>	<p>10. Noted. As part of the LPS review new population estimates and growth projections are to be developed.</p> <hr/> <p>Recommendation: Noted.</p>
52.	<p>Department of Planning & Infrastructure</p> <p>19 September 2008</p>	<p>Albert Facey House, 469 Wellington Street Perth WA 6000</p>	<p>1. DPI supports the general sentiment of the document and makes the following general suggestions about its content and structure:</p> <hr/> <p>2. Purpose of the LHS:</p> <p>a. It should provide a connection between the already completed strategic planning for the town and the more detailed policies and proposals required for a LPS and new Local Planning Scheme.</p> <p>b. Sufficient detail should be provided to allow the LHS to be the basis for Scheme Amendments and ongoing decisions.</p> <p>c. The draft LHS(2008) remains 'high – level' and seems to have discarded many of the more detailed actions outlined in the 2007 draft.</p> <hr/> <p>3. The eight Objectives in the draft LHS should be supported by actions that include implementation mechanisms that can apply in a Local Planning Scheme (policies,zoning,coding) or through other specified activities such as consultation and specialist input.</p> <hr/> <p>4. This greater level of analysis and definition would also assist in guiding SoB's day-to-day planning decisions ands scheme amendment processes</p> <hr/> <p>5. Scope of the LHS:</p> <p>a. The draft excludes consideration of a number of established areas which play a part in the provision of housing in the town such cable Beach North and the Rural Living areas along Lullfitz Drive and Sands Road.</p>	<p>1. Noted.</p> <hr/> <p>2. Noted. The LHS provides the connection between the LPS (BPSC 2005 Report) and the TSP5. The research done prior to the 2006 Census provides evidence that limited housing supply and is not addressing or providing affordable housing alternatives for the residents of Broome. While it would be preferable to update the data the Bureau of Statistics acknowledges there are gaps in the 2006 Census. The emerging challenges of the Browse Basin exploration and climate change requires SoB to focus its attention on the review of the LPS and a partnership with DPI has been put in place for the delivery of this work. The format of this LHS while cognisant of the 'standard' LHS approach developed elsewhere in the state and the WAPC guidelines (dated 1992) has been developed mindful of the local needs and forthcoming LPS review. Many detailed actions are not able to be delivered by SoB as the State Government controls the land.</p> <hr/> <p>3. Noted. Changes have been made these will be outlined below.</p> <hr/> <p>4. As 2. above.</p> <hr/> <p>5. Scope of the LHS:</p> <p>a. Noted. The Rural Living area provides an alternative form of residential development within a rural environment. Any change to the subdivision size will require a detailed assessment of the environmental and cultural heritage impacts. This is not within the scope of</p>

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			<ul style="list-style-type: none"> b. Cable Beach North is zoned 'Tourism', however residential uses are permissible under SoB's current 60/40 policy c. The 'Rural Living' area could be shown as a 'no change' area on the LHS plan d. The draft LHS limits consideration of future residential areas to those identified in the Broome Planning Steering Committee report. e. Reference is made in Action 1A to the identification of a 'new' town but areas that are being considered are not referred to or shown on the LHS plan. f. Links to the Commercial Strategy and draft Tourism Strategy - The preparation of the draft LHS should not be done as a stand-alone document as this limits the ability to link the identified actions to recommendations made in the Commercial Strategy and in the draft Tourism Strategy. Since DPI has offered to assist SoB with the preparation of a LPS it may be prudent to retain the LHS (2008) as a draft that would be used as input into a comprehensive LPS. 	<p>the LHS.</p> <ul style="list-style-type: none"> b. Noted. Lot 3150 is currently zoned Tourism this has been identified in the BSCP 2005 Report as excess to requirements c. Supported The map no longer 'shows' any 'no change area'. d. Noted. The BPSC 2005 Report is the most recent strategic directions document developed. The LPS review will consider the identification of new future residential areas. e. Supported LHS 2009 Map has been amended. f. Noted. As the LHS states this document will inform the review of the LPS.
			<p>6. Linking population growth and housing needs - A significant amount of information is provided in the appendices about population growth, rates, housing wait lists and types but the links between this information and the actions are not clear. For example areas identified as 'Future Residential Areas' on the LHS map (Lot 3150) and North of Fairway Drive) densities and mix of housing types should be specified and dwelling numbers estimated.</p>	<p>6. Not Supported. Data was collected prior to the release of the 2006 Census. There are acknowledged problems with the 2006 Census.</p>
			<p>7. Merit based/spot/case-by-case recodings:</p> <ul style="list-style-type: none"> a. Reference to case-by case recoding is made in Action 2D but the LHS provides no guidance on the criteria against which recodings would be considered and decided. b. Similarly an approach to moving from low densities to higher densities in a piecemeal way is not provided. c. WAPC does not support spot recodings outside of a strategic context. d. Spot recodings would be more acceptable if advocated within the context of a structure plan or outline development plan where the protection of public open space, road access, water management measures and environmental and heritage factors could be adequately considered. 	<p>7. Supported. The LHS no longer makes any reference to 'merit based' recoding. Notwithstanding this proponents have the right to put forward an individual case for density increase to Council.</p>
			<p>8. Relevant issues to consider in the LHS:</p> <ul style="list-style-type: none"> a. Caretaker's dwellings in the LIA have become a residential accommodation option because of severe housing shortage. LHS should advocate how the current situation is to be unravelled and ensure these areas are used effectively by Light Industry. b. Aboriginal needs housing issues have not been progressed in the draft LHS. If it is intended this is 	<p>8. Issues to consider:</p> <ul style="list-style-type: none"> a. Noted. This situation has been derived from the inclusion in TSP4 of model scheme text provision and the severe shortage of land. It cannot be unravelled within an environment of constrained land supply b. Noted. This will be addressed through other processes involving State and Federal agencies. c. Noted. Land availability has been the major issue.

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			<p>going to be done by a separate process this should be done.</p> <p>c. Workers accommodation is referred to in Objective 8, in associated actions and in the appendices. Given the immediacy of the problems faced by workers in Broome, greater attention could be given to this issue with specific prioritised actions identified (refer 2007 draft LHS).</p> <p>d. Tourism/residential mix – the impact that the current 60/40 policy in the Tourism zone has on housing supply is not addressed and there are no recommendations or actions that relate to it.</p> <p>e. Airport land is referred to in Action 1C but additional comment and associated actions would be helpful.</p> <hr/> <p>9. LHS Plan: this is the focus of the document and should represent the objectives and proposed actions.</p> <p>a. Recommend that additional detail be added to replicate all the proposed actions e.g. mixed-use areas.</p> <p>b. Large areas in the plan do not reflect what is currently under consideration or known e.g. proposed densities for Future Residential Areas and DHW Investigation Area.</p> <p>c. There is no text to support the tourism/mixed – use area.</p> <hr/> <p>10. Introduction:</p> <p>a. The identification of possible townships should be indicated on the LHS plan.</p> <p>b. Native Title has been determined – The Global negotiations continue.</p> <p>c. DHW lack the funding to construct houses rather than being limited by land supply.</p> <p>d. Dot point 'Tourism' reword to "<i>Due to the important of the tourism industry in Broome.....</i>"</p> <p>e. A LPS should provide a strategic context for decision-making within SoB for the next 15-20 years. It should apply State and regional planning policies and the rational for zones and future provisions of the Scheme.</p> <hr/> <p>11. Purpose:</p> <p>a. Under the first dot point provide examples of the mechanisms available to Council.</p> <p>b. Third Dot point change 'demand for' to 'supply of'.</p> <p>c. The principles should be more definitive given the nature of the document – there appears to be considerable cross over between them. An example of how this can be done is provided.</p> <p>d. Would benefit from a summary paragraph lining the Principles to the Objectives.</p> <hr/> <p>12. Objective 1:</p> <p>a. Action 1A – 'investigate alternative options for future growth.....' This can be better stated to indicate a</p>	<p>d. Noted. The review of the tourism 60/40 ration is not part of the LHS</p> <p>e. Not Supported. The likely timeframe of such relocation places it at the end of the LHS planning horizon. The LHS main focus is on the resolution of immediate housing issues.</p> <hr/> <p>9. Noted. The LHS 2009 Map provides a spatial representation of the objective and actions. Details of future development areas to be provided by the Development Plans.</p> <hr/> <p>10. Introduction:</p> <p>a. Supported.</p> <p>b. Noted.</p> <p>c. Noted. DHW also lack adequate land bank</p> <p>d. Supported.</p> <p>e. Not Supported. State and regional policies are balanced and applied within the local environment and needs. The LHS identifies the immediate on the ground issues in Broome.</p> <hr/> <p>11. Purpose:</p> <p>a. Noted.</p> <p>b. Supported.</p> <p>c. Noted. The Principles have been developed based on previous themes emerging from consultation with the community and stakeholders. Example not provided.</p> <p>d. Noted.</p> <hr/> <p>12. Objective 1:</p> <p>a. Supported. LHS 2009 map indicates areas outside the Broome township that have been agreed on through the</p>

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			<p>preference for accommodating future growth within the town through increased densities but actively identifying a preferred site for a new town should a higher growth scenario prevail. Actions associate with new town (per 2007 Draft) should be revisited such as structure planning once site is identified. Location of the possible sites already identified should be indicated on the LHS Plan e.g.:</p> <ul style="list-style-type: none"> i. Vicinity of Crab creek Road; ii. Broome Road south of 12 mile; iii. McGuigan Road Coconut Wells. <ul style="list-style-type: none"> b. Action 1B – ‘rezone future development areas.....’. State whether this relates to Lot 3159 and the area north of Fairway Drive. c. Action 1C – ‘develop a memorandum with the airport.....’. State how this specifically relates to Objective 1.(e.g.: to progress the release of X hectares of land for residential development by 2015) Explain and quantify this area in the text. d. Action 1D – ‘encourage stakeholders to audit.....’. An audit would identify land parcels but would probably not provide sufficient information to determine suitability. Identify those areas already acknowledge as suitable for residential development and show them on the LHS Plan as investigation areas e.g.: PCYC and DEC. e. Action 1E – ‘establish a data base.....’. DPI has an established database that can inform Council. f. Action 1F – ‘encourage infill development.....’. Provide information about where infill development is preferred/sought or refer to areas in the LHS plan. g. Action 1G – ‘ensure land for tourism is adequate.....’. Is there a surplus of Tourism zoned land or does this relate to the percentage of residential permitted within tourist development? <hr/> <p>13. Objective 2:</p> <ul style="list-style-type: none"> a. Action 2A – ‘urge developers to review subdivision sizes.....’. Where are the areas where subdivision approval has already been granted? – Is there a desire for upcoding? Are these areas represented on the LHS plan and what coding has been accorded to them? b. Action 2B – ‘in new subdivisions allow proportion of medium density.....’. ‘Medium density’ and ‘minimum proportion’ require clearer definition. c. Action 2D – ‘consdier case by case rezoning.....’. This action promotes spot recoding which is not supported. <hr/> <p>14. Objective 3:</p> <ul style="list-style-type: none"> a. Action 3A – ‘support increase of density in the DHW area.....’. About a third of this area is private freehold lots. It would be preferable for SoB to 	<p>BPSC Report 2005. Not Supported. The identification of the three areas as listed n DPI's submission have not been part of any discussions to date</p> <ul style="list-style-type: none"> b. Not Supported. Relates to all development areas. c. Noted. d. Noted. The Shire will work with the relevant key stakeholders to undertake a comprehensive audit. e. Noted. This is useful but additional information is required to ensure the data collected is useful for the SoB's and agencies needs f. Noted. Action has been removed from the LHS. g. Noted. The BPSC Report 2005 identified Lot 3150 as surplus to tourism need. <hr/> <p>13. Objective 2:</p> <ul style="list-style-type: none"> a. Noted. This has occurred in Januburu and Roebuck estate subject to existing amendments. b. Noted. c. Supported. This action has been removed from the LHS. <hr/> <p>14. Objective 3:</p> <ul style="list-style-type: none"> a. Supported. This area is included in the R30 area. b. Noted. c. Noted. Implementation actions are outlined in the

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			<p>determine an appropriate density for the area and DHW deliver their New Living Program in line with Council's strategic direction.</p> <p>b. Action 3D – 'require 30% social housing.....'. What tools will SoB apply to require that the 30% target is met?</p> <p>c. Action 3E – 'encourage more land development companies into the market.....'. What are the implementation steps for these actions?</p> <p>d. Action 3F – 'encourage non profit organisation.....'. What are the implementation steps for these actions?</p> <p>e. Action 3G – 'provide for a range of 1 and 2 bedrooms.....' – How will SoB achieve this?</p> <hr/> <p>15. Objective 4:</p> <p>a. Action 4B – 'plan for a network of local centres.....'. This suggests a link to the Commercial strategy. It would be useful to show the possible location of the proposed centres on the LHS plan. The draft 2007 version had an action to recode the areas within 400 m of the centres to accommodate medium density.</p> <p>b. Action 4C- 'plan for a network of ped' and cycle links.....'. Show these proposed links on the LHS plan.</p> <p>c. Action 4D - 'support medium density housing near centres'..... This action should refer to the relevant areas on the LHS plan.</p> <hr/> <p>16. Objective 5:</p> <p>a. This objective suggests there is a segregation of land uses which does not accord with other actions.</p> <p>b. Actions 5A to 5C - 'discouraging non residential uses in residential areas.....'. The LHS plan should indicate where local centres may be and designate the areas surrounding these where mixed use would be permissible.</p> <p>c. Action 5D - 'develop a B&B policy.....'. The LHS provides the opportunity to determine and articulate which areas are suitable and unsuitable for B&B facilities.</p> <hr/> <p>17. Objective 6:</p> <p>a. Action 6A – Will the R Code regional variation be done independently or in association with other SoB/developers in the Kimberley or Pilbara.</p> <p>b. Actions 6A - 6C all of which refer to the development of environmentally and climatically responsive dwellings – should be combined into one action.</p> <hr/> <p>18. Objective 7:</p> <p>a. There is no similar objective for any other of the residential areas in Broome.</p> <p>b. Action 7A – 'Investigate the essence of Old Broome.....'. A policy could be developed without further investigation.</p> <p>c. Action 7B – The LHS should show the area between</p>	<p>Implementation Table.</p> <p>d. Noted. Implementation actions are outlined in the Implementation Table.</p> <p>e. Noted.</p> <hr/> <p>15. Objective 4: Noted. This LHS is of a higher level. Information will be detailed in Development Plans as and when prepared.</p> <hr/> <p>16. Objective 5:</p> <p>a. Noted. Comment is unclear.</p> <p>b. Noted. This LHS is of a higher level. Information will be detailed in development Plans as and when prepared.</p> <p>c. Noted. The LHS is addressing the issue of available and affordable housing the matter of B&B location will done through the development of an LPP Bed & Breakfast.</p> <hr/> <p>17. Objective 6:</p> <p>a. Noted. The regional variation will be done using best practise and developed to be relevant to Broome.</p> <p>b. Noted. New Action 6B.</p> <hr/> <p>18. Objective 7:</p> <p>a. Noted. This is the original subdivision for Broome it is a unique area not replicated elsewhere.</p> <p>b. Not Supported. Once further research is undertaken policies can be developed.</p> <p>c. Supported. The LHS 2009 map has been amended.</p> <p>d. Noted. Action 7D is no longer included Action 7C has the</p>

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			<p>Herbert and Robinson Streets as an R10 area as the intention is to retain this coding.</p> <p>d. Actions 7C – 7D 'allowing medium density opportunities in the Old Broome area.....' - seem to contradict the previous action which states the R10 coding is to be retained. If this refers to the area between Herbert and Robinson this should be reflected on the LHS plan</p> <hr/> <p>19. Objective 8:</p> <p>a. Action 8A – Does Council have a view about where temporary workers' accommodation should be located? More specific information should be provided in the text or actions</p> <p>b. Actions 8B – 8E refers to the preparation of a policy on the provision of temporary employee accommodation. It is suggested that the City of Geraldton-Greensborough Temporary Accommodation (Construction) Camps Local Planning Policy can be followed/used as an example.</p> <p>c.</p> <hr/> <p>20. Appendix 1 – page 18 the possible impact of the growth of resource (oil and gas and mining) industries on Broome should be mentioned.</p> <hr/> <p>21. Appendix 2</p> <p>a. State Government – Add its role as a land manager and the release of land for development</p> <p>b. Construction Industry – The ability to attract construction companies to Broome impacts on the cost of construction and supply of housing</p> <p>c. Final paragraph – It is the relationship between the supply and demand for land and housing that influences prices combined with other factors such as interest rates</p> <hr/> <p>22. Appendix 6</p> <p>a. Include 2006 Census population figure</p> <p>b. The reference to WAPC's recent estimates (page 35 and page 38) should be referenced. The two 2006 projections that relate to the last census year (2006) should be update</p> <p>c. Oil and gas – correct spelling of Inpex. Woodside and Shell are also 'live' proponents. Broaden this to project associated with the development of the major <u>Browse Basin gas resource</u></p> <hr/> <p>23. Appendix 7</p> <p>a. Housing affordability - provide median house prices</p>	<p>potential to assist in the relocation of non confirming uses.</p> <hr/> <p>19. Objective 8:</p> <p>a. Noted. The location of temporary workers accommodation is not a matter to be addressed through the LHS.</p> <p>b. Noted. Action 8B and Action 8D are not included in the LHS. The temporary Workers Accommodation referred to by this objective relates to the provision of housing for local employees that come to Broome to work in local business, hospitality, service or construction sector etc. The provision of temporary works camps for the construction of the Browse Basin facility will be dealt with through other processes</p> <hr/> <p>20. Noted. Numerous comments are made relating to Appendix 1 to 8 – the referencing provided re page numbers and text do not always co-relate with the draft LHS released for consultation. Generally data relating to the updating of census figures will not be incorporated. The SoB has to rely on other information when that Census data is known to be inadequate. The Local Planning Strategy review proposes to produce population and projections that all agencies can use for forward planning.</p> <hr/> <p>21. Noted. As comment 20 above.</p> <hr/> <p>22. Noted. There are more players becoming involved by the day. The document reflects the known participants at the time of writing..</p> <hr/> <p>23. Noted. Median price is only one indicator The Broome market is small and closely clustered around the median. Perth is a large market with greater</p>

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			<p>for Broome and Perth for the same period as in the first paragraph – REIWA has these</p> <ul style="list-style-type: none"> b. Table 2 and 4 – combine as they provide similar information c. Table 5 – update d. Para following Table 5 – update or delete e. Public housing – reword last line of first paragraph f. Public housing second paragraph the sentence “LandCorp does not support setting aside land for DHW” is incorrect. g. Implications (page 41) Unsure what <i>DPI’s draft land release plan</i> is and the date of this document h. Native Title – this has been resolved but there are issue relating to compensation, management etc that continue to be negotiated through the Global Negotiations i. Page 41 para 9 - Lot 3150 not Lot 1350 j. Page 44 – update final paragraph of Tourism section – could the information in this section be summarised k. Native Title – this section requires updating and a separation of Native Title and Aboriginal heritage issues <hr/> <p>24. Appendix 9 – Medium Density Guidelines</p> <ul style="list-style-type: none"> a. It is not clear what that status of these guidelines are. Is public comment on these expected as part of this process? – it is unlikely that people will have realised this 	<p>variability. State Government policy does not support the setting aside of affordable land for DHW. The reference to native title reflects the status at the time the research section was written this has since been updated</p> <hr/> <p>24. Noted. The comments provided on this guideline will be used to finalise the LPP Medium Density guidelines.</p> <p>Recommendation: As indicated</p>
53.	Tourism Western Australia 19 September 2008	Unit ¾ 10 Frederick Street, Broome WA 6725	<ul style="list-style-type: none"> 1. A prosperous tourism sector is critical to the future of Broome and should be a key consideration in any planning initiative for the town and local area. Housing availability for workers in tourism and hospitality is vital for those industries to succeed into the future. With known short stay accommodation developments alone in Broome Tourism WA estimates that in excess of 300 new jobs will be created by 2010. Significant growth in the tourism industry is projected for the future, and given tourism is a labour intensive industry, the provision of housing is a critical component. Early identification and planning for staff accommodation can assist towards alleviating housing pressure at the end of the project 2. Action 5A -Supports in principle the recommendation to protect residential land from non-residential uses and encourages a similar position with tourist zoned land by protecting it from non-tourism uses like excessive housing and temporary workers accommodation 3. Action 8A – concurs that government owned land be investigated as potential site for temporary workers accommodation 4. Action 8B – ‘implement a policy for the provision of caravan and parking’s areas for workers.....’. Caution is advised when allowing temporary workers (or any users classified as permanent residents) within caravan parks as it may result in the loss of valuable tourist accommodation. Conflicts may arise between the users due to differing needs and activities. It is recommended that the <i>Potential</i> 	<ul style="list-style-type: none"> 1. Noted. 2. Noted. 3. Noted. 4. Supported. These actions have been removed from the LHS. But many caravan parks would not be viable without permanent residents

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			<p><i>Caravan Developments in Regional WA – Prefeasibility Study may 2008</i> prepared by ATPM for Tourism WA is used in the preparation of this policy, as a guide to determining the percentage of 'permanent' within a caravan park</p> <hr/> <p>5. Action 8C - 'explore the provision of new caravan and camping areas.....'. Encourages SoB to investigate non-tourist zoned land adjacent to the Cable Beach precinct for this purpose with priority for workers in that immediate area</p>	<hr/> <p>5. Noted. Recommendation: 1,2,3,and 5 - Noted. 4 - Supported.</p>
54.	<p>Department of Indigenous Affairs</p> <p>25 September 2008</p>	Unit 6 Woody's Arcade, 15 Dampier Terrace, Broome WA 6725	<p>1. The Department of Indigenous Affairs, together with other Australian and State government agencies and non-government organisations, share concerns regarding the unavailability of land and accommodation for Aboriginal visitors to Broome both short-term and accessibility to affordable housing for aboriginal people residing in Broome.</p> <hr/> <p>2. As noted in Appendix 3 there is no provision for hostel-type accommodation for families travelling from outlying areas seeking medical treatment. People are forced to camp and live rough and this places Aboriginal people in a position of risk to personal safety. People visiting Broome at times end up camping on reserves, crown land or on Vacant Land and with no facilities this can pose a health hazard – increase of litter as well as contributing to anti-social behaviour. Research DIA is currently carrying out indicates there are various needs for short-term accommodation for aboriginal visitors in Broome including health, pre-natal and anti-natal, dialysis, prison visitors, parents with children and single males.</p> <hr/> <p>3. DIA supports all 8 objectives in the Draft LHS.</p> <hr/> <p>4. Action 1A – Support the investigation of alternative options for future growth – e.g.: Broome road and out of town locations provided this is done in consultation with the Rubibi People. Extending housing into areas outside of Broome townsite requires the provision of other infrastructure including transport services such as buses.</p> <hr/> <p>5. Action 3D – Support a 30% allocation of social housing in new subdivisions or even greater to address the current demand for public housing and reduce the wait list for social housing. An increase in this allocation may also assist in reducing homelessness of Aboriginal people in Broome and over-crowding of houses.</p> <hr/> <p>6. Action 7E – Support key stakeholders undertaking an audit of government and institutional land. This should be done in the short term not medium term (reference Implementation table).</p> <hr/> <p>7. Appendix 1 – It is noted that many of the "Issues/Objectives Raised" relating to the need for short and long term homelessness for Aboriginal people and needs and consultation with the Rubibi were not carried forward through the LHS. This is considered the appropriate forum to progress these significant issues for Aboriginal people together with the Rubibi People and relevant stakeholders. As Broome is a regional service hub for West Kimberley, the matter of unavailability of short-term accommodation will only continue to escalate.</p>	<p>1. Noted.</p> <hr/> <p>2. Noted. The provision of short term accommodation for visitors to Broome is being addressed through other processes involving the Department of Indigenous Affairs. SoB supports these and is working collaboratively on these matters. Hostels are a permitted use in a residential zone . The issue is one of government providing land and facilities.</p> <hr/> <p>3. Noted.</p> <hr/> <p>4. Noted. This will be considered within the forthcoming review of the LPS.</p> <hr/> <p>5. Noted. This will assist if the homeless are local residents.</p> <hr/> <p>6. Noted. SoB will engage with State agencies that will have responsibility for this initiative. It is hoped this will occur 2008/9 – 2009/10.</p> <hr/> <p>7. Noted. The solution for the long term homelessness is lead by State and Federal agencies. SoB continues to be involved and supports such activities within the available responsibilities and resources.</p> <hr/> <p>Recommendation: - Noted.</p>

No.	Name & Date	Affected Property	Submission	Response
55.	KJ's Construction 10 September 2008	42 Sanctuary Road, Broome WA 6725	<ol style="list-style-type: none"> Have lived in Karratha for 10 years and understand the issues of housing shortage. Supports the re-zoning of 'Old Broome' for the following reasons: <ol style="list-style-type: none"> Has land in 'Old Broome' which could be developed for employee housing in the form of 2 bedroom, 2 bathroom units. Redevelopment will clean up some of the run down and untidy sites in the area. SoB needs to avoid the position where demand for housing over powers supply resulting in high rentals. 	<ol style="list-style-type: none"> Noted. Recommendation: Noted.
56	Mark Wilson 12 December 2008	8 Stracke Cove Broome 6725	<ol style="list-style-type: none"> Action 3B – 'Encourage DHW to undertake a New Living Program ...' <ol style="list-style-type: none"> How do individual owners link with this program? Redesign new units so there can be more joint use of open space – this may assist in maintaining these areas. Appendix 3 <ol style="list-style-type: none"> Median land and house prices - More detail should be provided re minimum cost to build, average cost to develop. Allowing transportable buildings may bring down costs and should be discussed – would benefit remote communities There should be more integration between lot sized and building orientation. Land developers are reviewing lot sizes after the land has been developed in order to try and sell Consider the "Queenslander style" housing the area underneath is the shaded outdoor living are and perfect for Broome climate The proposal for 8 Stracke Cove is to subdivide the property into 2 lots and include in the redevelopment a transportable "modabode" home. The development would be either by <ol style="list-style-type: none"> subdividing across the width and keeping the existing house subdividing front to back and erecting transportable home on stilts 	<ol style="list-style-type: none"> Noted. This is a matter for DHW to consider. They can be contacted through the Broome Office. Appendix 3 <ol style="list-style-type: none"> Noted: The LHS is focused on the delivery of achievable actions by the SoB. Information about development costs can be obtained from other sources. Noted: It is the individual choice as to what building form is used. It is important to remember any transportable/modular system needs to comply with the necessary SoB planning and building requirements Noted: Land developers in Broome have taken action to review subdivision patterns in accordance with Action 2A – <i>'review subdivision patterns and R Codes and where appropriate provide for medium density residential development'</i>. Refer response b) above Noted: It proposed that this area be recoded R30 Recommendation: Noted

The Local Planning Strategy – the LPS

The local Housing Strategy – the LHS

The Shire of Broome - SoB

The Light Industrial Areas – the LIA

Summary Submissions by Issue

(excluding those relating to specific actions or the Medium Density Guidelines)

General Direction of LHS

- ❑ Shire commended on effort to address housing issues
- ❑ Pleased Shire taking housing crisis seriously
- ❑ Low Cost Accommodation is needed for the average local worker
- ❑ Support the delivery of a range of dwelling types
- ❑ Native Title has been determined
- ❑ No recognition of Aboriginal Cultural Heritage
- ❑ Strategy is pitched at a very high level - should provide a link from the strategic to the new town planning scheme
- ❑ Strategy based on increasing density
- ❑ Urban consolidation favoured as against extending the urban footprint
- ❑ There is a limit to the population that the peninsular can sustain, this has not been considered
- ❑ Update the data and monitor - be clear how this has informed the strategy (population projections/housing needs)
- ❑ Detail the implications of growth in oil/gas/mining industries and the economic downturn
- ❑ LandCorp pricing opportunistic - impacting on people
- ❑ LandCorp works well with DHW
- ❑ LHS does not consider innovative or non traditional approaches to deliver housing land
- ❑ No discussion about Aboriginal housing and other forms of accommodation such as aged care and youth housing
- ❑ Be more prescriptive rather than using words such as 'encourage'
- ❑ Do not over regulate
- ❑ Delivery/implementation needs to be clear and linked to Shire's town planning mechanisms
- ❑ Review the rezoning process – make it simpler
- ❑ Once the strategy is approved implement density increases without further consultation

Density Generally

- ❑ Include increasing the building heights
- ❑ Large areas of high density is not the solution
- ❑ Style of housing required to accommodate Broome lifestyle and climate is not conducive to higher density
- ❑ Higher density areas will only result in more 'up-market' housing
- ❑ Higher density does not equate with 'ghettos'
- ❑ Support recoding in older parts of Broome
- ❑ Support density increases where there is existing infrastructure
- ❑ Older areas with large blocks can be better utilised
- ❑ Clearly define what is required re medium density

Consultation

- ❑ Did not consult/discuss proposed strategy with the Yawuru people
- ❑ Broome Youth Co-ordinating Network would welcome involvement in discussion on youth housing

Rezone R30/50

- ❑ Extend the area to include lots in Herbert, Walcott, Saville and Hopton Street
- ❑ Area should be rezoned to R50
- ❑ Only allow merit base recodings in this area
- ❑ R50 too dense for Broome lifestyle
- ❑ Higher density will create issues with lack of open space provision and multiple crossovers
- ❑ Address lack of open space, parking and cross overs before rezoning
- ❑ Should only proceed with rezoning after extensive consultation with the community

Future Residential Areas

- ❑ Show all future growth areas including those identified in the BPAG Report 2005
- ❑ Ensure Aboriginal Cultural Heritage areas respected
- ❑ Fast track the release of these and make more affordable
- ❑ Identify these areas as a priority

Merit Based Recoding

- ❑ Councillors should take heed of Planning Dept advice
- ❑ Spot rezonings not supported without a context

Old Broome

- ❑ 'Old Broome' character is important
- ❑ 'Essence' is the large block/ mature trees and wildlife
- ❑ Infill of old houses will result in loss of 'essence'
- ❑ Protect 'Old Broome' and retain R10
- ❑ Wide verges enhance streetscapes
- ❑ Area has been stifled for 10 years - develop policy now
- ❑ 'Essence' needs protecting but many properties which have old houses can be better utilised
- ❑ Support R30/50 to redevelop old/no character houses
- ❑ Removal of old buildings provides opportunities
- ❑ WAPC policy supports density increases in areas where there are existing utilities
- ❑ Southern area has a lot of spot R30,R40 and R50 development already
- ❑ Southern area has less heritage/character buildings
- ❑ Rezonings will allow the provision of 1 and 2 bedroom units
- ❑ Area ideal for staff housing

DHW Investigations area

- ❑ Leaving as is does not provide the clarity for DHW or local residents
- ❑ DHW regularly reviews renewal program
- ❑ Do not want this redevelopment to occur
- ❑ R50 is too high do not rezone

- ❑ Increasing density will create ghettos
- ❑ This decision will require the medium density guidelines to be finalised
- ❑ New Living Program supported
- ❑ Housing needs to be revamped
- ❑ Urgent need to redevelop the area and create a social mix
- ❑ Ensure housing layouts accommodate outdoor living area yet reduce impacts of noise on neighbours
- ❑ Supported - providing a range of different housing forms are delivered
- ❑ The provision of a higher density can only occur with the delivery of improved infrastructure and associated support agencies

Tourism Mixed use Investigation area

- ❑ Concerns expressed that this will take away the views of Roebuck Bay – these are important to residents
- ❑ Agree this area in transition
- ❑ Include in this zone a property in Walcott St that is surrounded by Tourism

Sands Drive/Lullftiz area

- ❑ Reduce the minimum subdivision size to 0.5 hectare
- ❑ Do not reduce the subdivision size

Design Guidelines (general comments)

- ❑ Key tool for the application of density increases
- ❑ Recognise these are relevant
- ❑ Work has to be concluded and should be done in consultation with professionals and industry
- ❑ Be clear about Broome style characteristics and apply guidelines strictly

Temporary Accommodation

- ❑ This is important and needs to be included
- ❑ The right location is the key
- ❑ Tourist industry should plan for workers accommodation in any development
- ❑ Mixing temporary workers with tourists in caravan parks needs to be reconsidered

30% Social Housing

- ❑ Supported
- ❑ Blanket proposal not supported

Light Industrial Areas

- ❑ Include in these in the strategy as they contain residential dwellings
- ❑ Relocate these areas and develop land for housing

Traffic generation

- ❑ Before develop higher density areas prepare traffic management plans
- ❑ Guy street identified with speed/ increased traffics

Open Space/Bushland/Urban parkland

- ❑ Plan and provide for these before density increases occur
- ❑ Current maintenance poor/non existent
- ❑ Include bushland reserves separately to formal open spaces
- ❑ There has been a loss of amenity in Broome including a loss of natural vegetation
- ❑ Maintain vegetation coverage

Other

- ❑ Redesign the Dakas Street park
- ❑ Proposal to 'define' a B&B area ignores the economic necessity people have to generate additional income to be able to live in Broome
- ❑ Proposed airport land release requires more details about estimated housing yield and time
- ❑ Show local centres, cycle and pedestrian links on map
- ❑ Protect tourist areas from residential intrusion
- ❑ Support implementation of stormwater retention
- ❑ Ensure TEC not impacted by runoff/development
- ❑ Be aware of ground water salinity

