

Planning Information Sheet

Starting a: LOW IMPACT -TOURIST DEVELOPMENT



WHAT IS A LOW IMPACT – TOURIST DEVELOPMENT?

A **Low Impact Tourist Development (LITD)** is a tourist development providing short-stay accommodation options designed to have a minimal impact on the natural environment. Typically, a **LITD** will feature sites for camping or caravans, or eco-chalets, with camp-kitchen and ablution facilities.

LITD campgrounds must be designed to meet the requirements applicable to Nature Based Parks under the *Caravan Parks & Camping Grounds Regulations*. Further advice regarding these requirements can be obtained by contacting Shire Health Services on 9191 3456.

BUSHFIRE REQUIREMENTS

Land use and development proposals on land designated as bush fire prone must satisfy the requirements of the Planning for *Bushfire Protection Guidelines* further to *State Planning Policy 3.7 – Planning for Bushfire Protection (SPP 3.7)*. A suitably certified bushfire assessor will need to prepare a Bushfire Attack Level (BAL) assessment for the proposed development.

LITD are a ‘vulnerable land-use’ under the SPP 3.7 and when proposed in a bushfire prone area a Bushfire Management Plan (BMP) will need to be prepared by a level 3 assessor. The Shire will refer the BMP to the Department of Fire and Emergency Services (DFES) for advice and approval of the BMP.

Mapping of Bushfire Prone Areas is available via <https://maps.slip.wa.gov.au/landgate/bushfireprone/>.

For info on the State Bushfire Policy Framework please refer to <https://www.dplh.wa.gov.au/information-and-services/state-planning/bushfire-planning/state-planning-policy-3-7-and-guidelines>.

For info regarding certified assessors you may wish to contact the Fire Protection Association of Australia via <https://connect.fpa.com.au/Connect/Registers/BPAD/register.aspx>



COASTAL PLANNING REQUIREMENTS

If you are looking to establish a **LITD** within proximity to the coast you will likely need to address the requirements of *State Planning Policy 2.6 – Coastal Planning (SPP 2.6)*. Essentially, the application for approval will need to demonstrate how risk associated with coastal processes will be managed and/or addressed into the future. Info regarding SPP 2.6 and matters to be addressed can be found via <https://www.dplh.wa.gov.au/spp2-6-coastal-planning>.

A Coastal Vulnerability Study has been prepared for some parts of the Shire which identifies whether land may be subject to either erosion or inundation from coastal processes.

You are encouraged to discuss a planning officer at the Shire to discuss this further.

DO I NEED DEVELOPMENT APPROVAL?

Yes, Development Approval is required if you want to operate a **LITD**. The information contained in this information sheet provides a general outline of matters

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that may need to be addressed in an application for a **LITD**. For more detailed advice as to requirements specific to your proposal please contact Planning Services on (08) 9191 3456.

HOW TO MAKE AN APPLICATION FOR DEVELOPMENT APPROVAL

Your application for Development Approval must include the following:

- A completed Shire of Broome Application for Development Approval Form: (<https://www.broome.wa.gov.au/Shire-Services/Planning/Planning-Forms-and-Fees>) signed by the landowner (s) or responsible authority for the property (i.e. ALT, Department of Planning, Lands and Heritage, etc).
- Payment of the application fee
- A **Location Plan**
- A **Site Plan** drawn to-scale showing:
 - Boundaries of the property (or lease area)
 - Vehicle access
 - Existing and proposed development/structures
 - Services (i.e. water connections, effluent treatment, bin-storage, dump-point if applicable)
 - Layout of proposed campground or position or accommodation units and finished floor levels
 - Significant landscape features such as creeks, high water marks and so on
 - Areas of vegetation to be cleared
- A **Cover Letter** providing an overview of the proposal including:
 - number of sites and persons to be accommodated at any one time
 - persons to be employed and/or management arrangements
 - How the sites are services with power, water, effluent disposal and rubbish collection
- How the **LITD** will address matters under State Coastal Planning Policy 2.6.
- **Floor Plans and Elevations** for proposed structures (i.e. camp kitchen, ablutions, chalets etc.)
- **Bushfire Attack Level Assessment and Bushfire Management Plan and Emergency Evacuation Plan** (if applicable).

WHAT HAPPENS WHEN YOU SUBMIT YOUR APPLICATION?

Once received, your application will be assigned to a Planning Officer who will assess your application. You will receive an acknowledgement letter which will include contact details for the Planning Officer handling your application.

Once the Planning Officer has reviewed your application and determined that sufficient information has been provided, the proposal and BMP will be referred to DFES for advice and/or approval. Following the completion of required referral processes the Shire will determine your application. You will be notified within 2-3 business days of the Shire's decision.



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OTHER APPROVALS

Caravan & Camping Regulations – Nature Based Park

A Management Plan for your LITD will need to be prepared in accordance with the *Caravan Parks and Camping Grounds Regulations*.

Guidelines on Nature Based Parks prepared by the Department of Local Government and Communities can be supplied upon request.

This application and Management Plan should be submitted to the Shire's Health Services. Shire Health Services can be contacted on 9191 3456.

Waste Water – Effluent Disposal

Any on-site effluent disposal requires the approval of the Shire's Environmental Health Services. The Department of Health controls which systems can be installed on site and information on this can be accessed here:

https://ww2.health.wa.gov.au/Articles/U_Z/Wastewater-systems.

Once your application is submitted with the Shire, it will be referred to the Department of Health. You are encouraged to discuss your proposal with one of the Shire's Environmental Health Officers and further information can also be accessed here:

<https://www.broome.wa.gov.au/Community/Public-Health-and-Safety/Water>.

FURTHER INFORMATION

If you have any further questions or would like additional assistance in preparing your application, please contact Planning Services on (08) 9191 3456.