

## Local Planning Strategy and Local Planning Scheme 6 Review

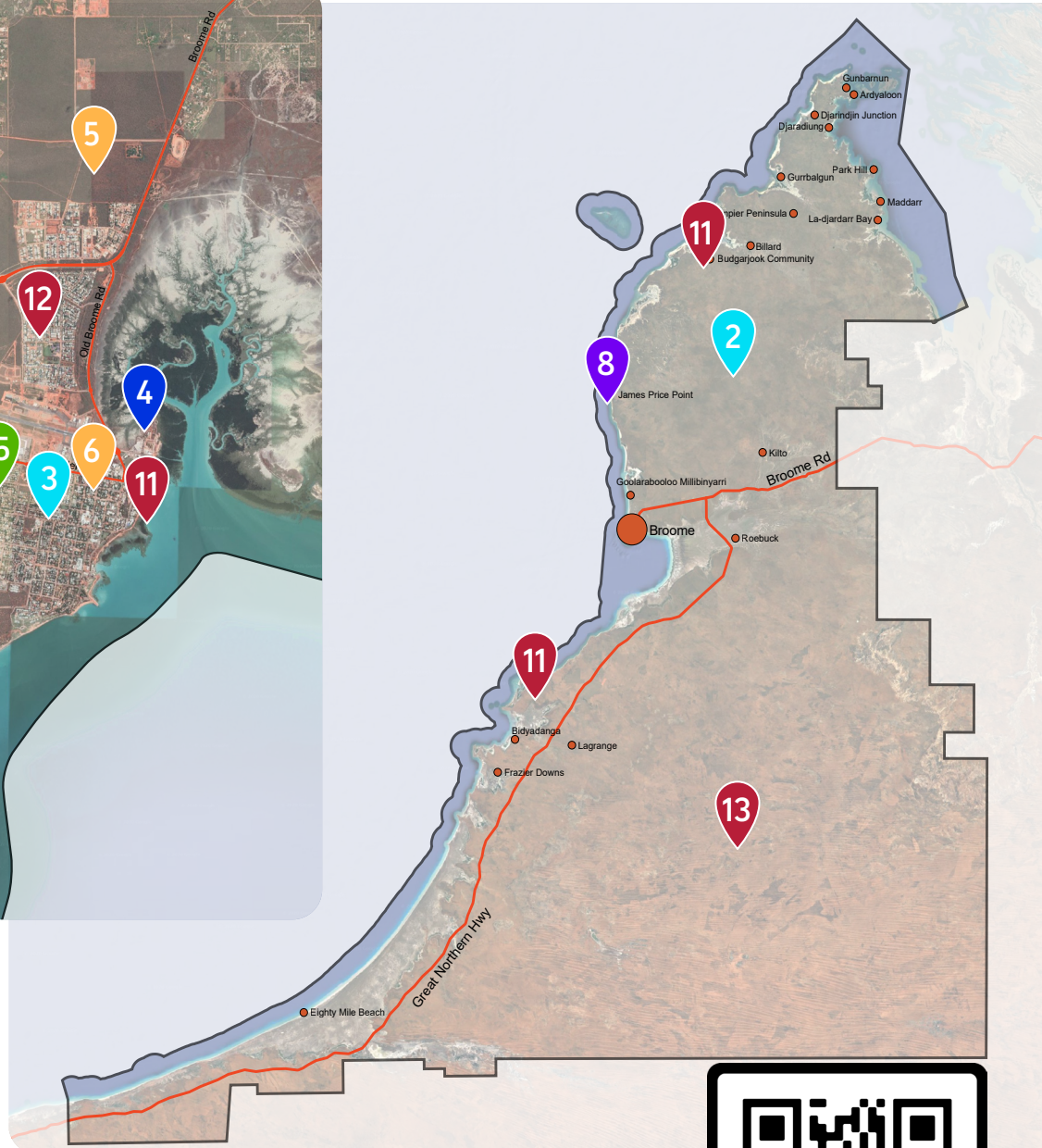
### INTERIM ENGAGEMENT SUMMARY PAPER - AUGUST 2020

Thank you so much for being involved in helping us review the Shire of Broome's Local Planning Strategy and Local Planning Scheme No 6.

So far, more than 100 people have been involved and provided us feedback via the website or in person and we are beginning to notice some strong themes emerging. This project update provides a brief summary of what we have heard to date and links this to potential planning responses that the new Strategy and Local Planning Scheme No.7. We are keen to hear your thoughts on the themes and any other opportunities or challenges you would like to see addressed through the review.

There is still plenty of time to find out more, get involved, and tell us your thoughts and ideas.

Go to the website via the QR code below, or visit [broome.wa.gov.au](http://broome.wa.gov.au) - **Have Your Say before September 14th**



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



# TOURISM & ACCOMMODATION

## Unlocking Cable Beach / Foreshore development

- + Some stakeholders identified that development of the Cable Beach Tourist zone is limited by the existing framework that requires short-stay accommodation to be the predominant land use, evidenced with few new developments in recent years. The 60/40 split for short-stay accommodation makes it difficult for projects to 'stack up' financially, this may need reconsideration.
- + Potential changes to the planning framework could help make Cable Beach an all year round destination with increased activity (more people) supporting a wider range of community, retail and residential uses, is highly desirable.

## Sealing of Cape Leveque Road / opening up the Dampier Peninsula for tourism

- + Aboriginal cultural heritage values and existing communities are important and require protection.
- + Sealing of the road enables potential tourism opportunities on the Peninsula, which would need to be considered in the new planning framework.
- + Ongoing management associated with increased activity is a major concern, including the need for formalising and sealing of secondary/access roads.
- + New public road alignments, utilities and servicing of key locations will require consideration in the new Scheme documentation, including mapping.

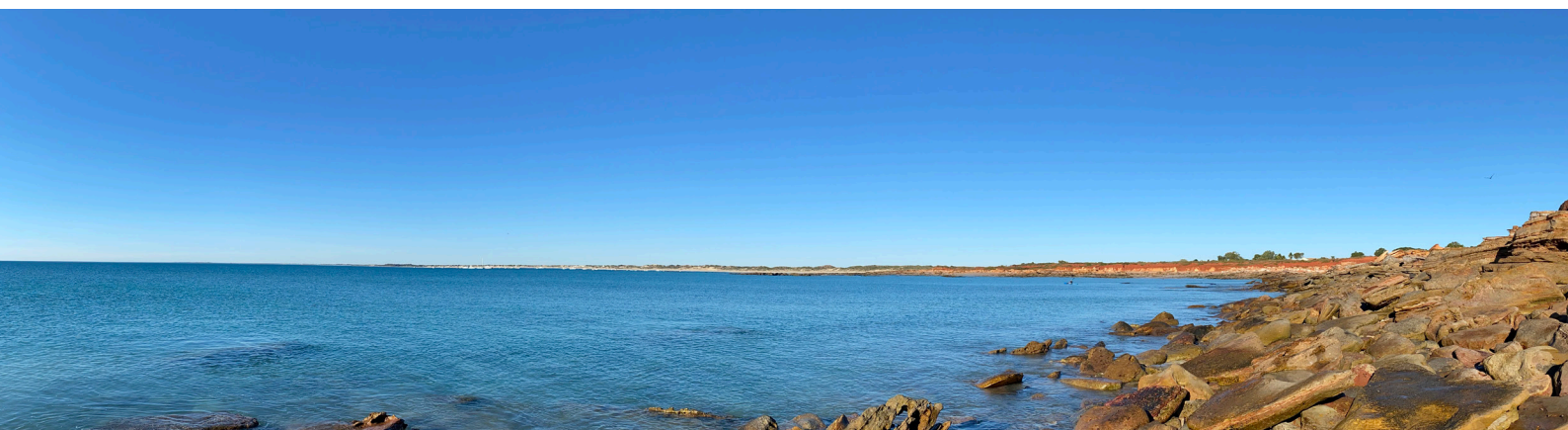
## Short Stay Accommodation

- + Management of un-hosted accommodation (i.e. people renting their whole house to tourists through AirBnB) is required to level the playing field. Currently, this is a prohibited use under the Scheme. The review could consider options such as allowing un-hosted accommodation in residential areas, but with stricter controls. Because the short-stay accommodation issue is also being considered state-wide, the Shire might need to reflect the state position on this matter across all local government areas.
- + More affordable accommodation options (e.g. backpackers) may be necessary, which would also need to be enabled by the planning framework.

# RETAIL & COMMERCIAL

## Consolidating commercial activity

- + Some stakeholders suggested a better consolidation of retail and commercial to support activation of existing precincts, which also reflects the findings of the Shire's *Old Broome Development Strategy*. This might suggest that the areas identified for mixed-use development in the current Local Planning Strategy may need to be refined to focus more on the existing centres.
- + There is potential to relocate some businesses from the light industrial area to a service commercial zone.
- + General consolidation of retail, commercial and service commercial land might be necessary in both the Strategy and Scheme. The Shire's Local Commercial Strategy and its recommendations will be considered and incorporated in the Local Planning Strategy and new Scheme.

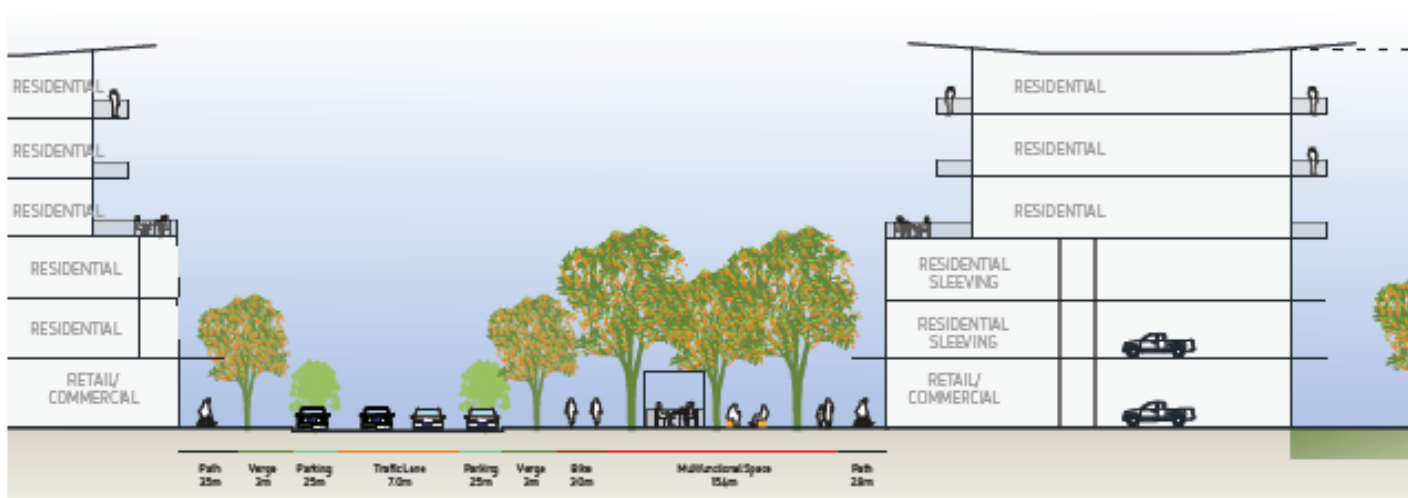




## HOUSING AND SETTLEMENTS

### 5 Limit Urban Sprawl - Diversity in built form, through density & height

- + Some stakeholders identified a desire to see urban sprawl in Broome limited. A logical and sustainable solution is to promote redevelopment of existing areas, supported by greater densities.
- + Increased density in high amenity areas with proximity to activity and open spaces can assist with providing housing diversity – both dwelling type and affordability. This could enable a greater range of housing types including retirement or aged care housing and more affordable rental accommodation.
- + In 2019, the Shire undertook an investigation of building heights. This study identified some opportunity for greater density and height in existing precincts such as Old Broome and Cable Beach. This project will look to examine the key precincts identified in the study for opportunities to meet some of the Broome community's future housing needs. Any changes to the planning framework would need to align with SPP 7.0 - Design of the Built Environment which is a State policy that sets minimum standards for design quality. It would also require use of design review panels to assess these types of development and promote high quality design outcomes.



### 6 Urban Renewal & improving safety & security

- + The urban renewal of Old Broome was identified by many stakeholders as a way of improving safety and security, and in this manner making Broome more liveable.

## INDUSTRIAL & INFRASTRUCTURE

### 7 Broome Airport & Port

- + It has been identified that the airport is unlikely to move in the lifetime of the Strategy (10-15 year horizon). Therefore the reviewed Strategy and LPS7 should ensure the direction and decisions on land use adjacent to the airport are consistent with an urban fabric of Broome both pre and post-relocation.
- + There is strong support for Kimberley Marine Support Base from business, and additional industrial land to support long-term growth was suggested to be explored further, although it is noted that there is existing industrial land in proximity to the Port that is suitable for addressing this need in the shorter term.

### 8 James Price Point

- + Whilst it is clear that the James Price Point proposal is still very controversial, it is still identified in the State Planning Strategy, and this will need to stay reflected in Broome's Local Planning Strategy.

### 9 Wastewater Treatment Plant & the Prison Relocations

- + The recently announced relocations of the waste water treatment plant and the prison present opportunities for the re-use of these two sites, that will need to be carefully considered. The planning frameworks will show the intended new sites for both of these activities and provide for the redevelopment of the existing locations.



## COMMUNITY, CULTURE & ENVIRONMENT

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### Dinosaur Footprints & Natural Assets

- + The identification of numerous dinosaur footprints in recent years was noted by various stakeholders as both something to value and respect and as a tourism opportunity. Recognition will need to be included in the Strategy, and special controls might need to be included in the Scheme.
- + The protection of the natural environment, coastal views and environmentally sensitive areas were noted by many stakeholders in various locations, with a strong desire to protect the environment and visual amenity.
- + The planning system operates in conjunction with environmental and heritage legislation. The Strategy has a role to play in clarifying this expectation and the Scheme will need to respond with regard to permitted land uses. It should be noted that some state based legislation prevails over local planning, so not all land use decisions will be determined by the Shire.

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### Celebration of heritage and culture

- + Stakeholders identified a desire to provide dedicated facilities to celebrate culture and heritage through arts and other means.

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### Improved liveability

- + The community noted that a variety of education, health, aged care and youth services needed improvement. This expectation indicates that the Strategy needs to identify both existing gaps, and opportunities to ensure the new planning framework supports their implementation.

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### Renewable energy

- + Some stakeholders expressed a strong desire to see renewable energy as a focus – for both community benefit and potential economic development opportunities. There is potential for the Strategy to recognise the importance of renewable energy and for the Scheme to provide flexible provisions that enable implementation.



## OPEN SPACE & RECREATION

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### Broome Boating Facility

- + The project team heard strong support for a safe all tides boating facility from community and other stakeholders. The site that is currently identified at Entrance Point will need to be appropriately reserved to ensure development can occur.

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### Youth Activities

- + Other recreation and open spaces were noted by a number of stakeholder as needing improvement, whilst it was also identified that a lack of youth spaces left young people with little to do. Good bike paths with shade and shelter were highlighted by young people as being important to their lifestyle and independence.