

## SHIRE OF BROOME – THE ENVIRONMENT & HERITAGE

### Local Planning Strategy and Local Planning Scheme 6

(see recommendations for submissions in box below)

**Local Planning Strategy** - It's based on the old economy:

- Polluting industrial development – fossil fuels (oil and gas), mining
- Industrial agriculture
- Military

Pays lip service to tourism, says virtually nothing about creative economy, poor on protecting the environment

### Local Planning Scheme

Contains maps and accompanying text which say what kind of development can go where.

### Purposes of Scheme

The purposes of the Scheme are to:

- (a) set out the local governments planning aims and intentions for the Scheme area;
- (b) set aside land and reserves for public purposes;
- (c) zone land within the Scheme area for the purposes defined in the Scheme;
- (d) control and guide land use and development;
- (e) set out procedures for the assessment and determination of planning applications;
- (f) make provision for the administration and enforcement of the Scheme; and
- (g) address other matters set out in Schedule 7 of the *Planning and Development Act 2005*.

### Concerns around zones

#### **1.12 Culture and Natural Resource Use Zone**

1.12.1 *The purpose of the Culture and Natural Resource Use Zone is to provide for the use of natural resources, preservation of Aboriginal heritage and cultural areas and the conservation of natural environmental values including significant landscapes and environmental areas.*

1.12.2 *The objectives of the Culture and Natural Resource Use Zone are to:*

- (a) provide for development associated with the extraction of natural resources;***

- (b) *ensure the preservation of Aboriginal heritage and culturally significant areas;*
- (c) *provide for the conservation of significant landscape and environmental areas and values;*
- (d) *allow for low impact tourism development including limited tourist accommodation and camping areas;  
and*
- (e) *allow land uses associated with Aboriginal heritage, traditional law and culture.*

### **What's concerning?**

2. Browse workers accommodation precinct identified as a 'settlement' in the Strategy;
3. Development Investigation Areas in sensitive areas (Port, Crab Creek Road, Coconut Wells, James Price Point (Browse LNG Precinct) with very little understanding or mapping of the environment there;
4. Future Development (Development Investigation Areas) proposed in areas currently zoned as *Environmental Cultural Corridors* which the Broome community fought so hard to establish;
5. Irrigation investigation area (Page 35) – huge area including Mandorah Marsh (Ramsar listed), Roebuck Plains and Manari Road (including Broome's groundwater area);

### **What's missing?**

1. Lack of knowledge with regards to Priority and Threatened Ecological Communities (lack of mapping, knowledge and planning)
2. Previously recommended conservation areas not included – *Dampierland National Park, Roebuck Bay Marine Park*

**SEE RECOMMENDATIONS ON PAGE BELOW**

## Recommendations on the Local Planning Strategy to consider in a submission

1. Delete the Browse LNG development from the Strategy as it is no longer a viable project;
2. Delete the Browse workers accommodation precinct from the Strategy;
3. Reducing the size of the Irrigation Investigation Area in the La Grange sub-region by removing the Investigation area from the Mandorah Marsh, proposed Edgar Range National Park, Roebuck Plains and other sensitive wetland areas;
4. Retain the *Environmental Cultural Corridors* in the Broome Townsite and remove the Development Investigation Areas and Future Development Areas from them;
5. Delete the Irrigation Investigation Area on the Dampier Peninsula, this area should be protected as it supplies Broome's groundwater, contains sensitive wetlands like Willie Creek and the Manari Road area should be retained for conservation in order to enhance tourism activities along the coast in this area;
6. Undertake a comprehensive ecological mapping survey of Development Investigation Areas and Future Development Areas to ensure that Priority and Threatened Ecological Communities, rare fauna and flora and hydrological regimes are fully understood and protected prior to any proposals to develop sites;
7. Include previously recommended conservation areas in the Local Planning Strategy e.g *Dampierland National Park, Roebuck Bay Marine Park*
8. Develop a Catchment Management Plan and stormwater management plans to protect Roebuck Bay from pollution from nutrients and sediments
9. Culture and Natural Resource Use Zone – provide stronger protection for the environment and culture
10. Ensure that all priority and threatened ecological communities, wetlands and rare flora are protected in 'special control areas'
11. Ensure that the coastal zoning covers the entire coast and is a minimum of 2km in width from the coast
12. Protect Aboriginal Heritage including the Lurujarri Heritage Trail in special control areas and under the Municipal Heritage Inventory
13. Base the future vision of the Shire on tourism, renewable energy, sustainable community gardens and creative industries - performing arts, visual art, music, film,

CONCERNS REGARDING THE PREPARATION OF  
THE LOCAL PLANNING STRATEGY AND LOCAL PLANNING SCHEME 6.

**The Local Planning Strategy is the  
long-term vision for the whole Shire.  
Let's get it right!**

1. The preparation of the Local Planning Strategy (LPS) and Local Planning Scheme 6 (LPS6) has been prepared by the Broome Shire Council without following the WA Planning Commission Guidelines for Community Consultation (Section 2.6.4). The guidelines suggest call-for-comments, public meetings and discussion papers as ways of consulting the community *before* a Strategy is written.
2. The Local Planning Strategy has been prepared at the same time as the Local Planning Scheme. As the Strategy is used to provide a basis for the Scheme, it is too soon to prepare the Scheme before the Strategy has undergone proper consultation, or had changes made to it after public submissions.
3. The Council has ignored formal requests for community consultation in the preparation of the LPS. In Nov 2010, at a Special Electors Meeting, a motion was put to Council that the draft LPS not be sent to the WAPC until after community consultation. Council sent the draft LPS to WAPC, regardless of these concerns (Special Council Meeting, Dec 2010).
4. The Council has not worked with the Dept of Planning to involve the general public in the preparation of the Dampier Peninsula Plan (DPP) and Dampier Peninsula Planning Strategy (DPPS). The area of the Dampier Peninsula Planning Strategy now covers 25% of the Shire. There has been no broad consultation of Shire residents in regard to this Strategy, despite major development being proposed in this area that would affect all Shire residents.
5. The Council has approved the draft LPS and LPS6 without the DPPS having been released for a period of public submission. Aspects of the DPPS have been included into the LPS by Officers of the Shire and of the WA Dept of Planning, without the public being able to see the original sources of information.
6. The Council has approved a level of community engagement for the public submission period that has been set at a medium level of engagement, rather than a high level. The Shire has only informed the public, rather than involve them.

**Recommendations to consider in a submission**

**As part of your submission, make specific suggestions about the PROCESS that needs to happen.**

1. Ask for an immediate extension of the public submission period.
2. Ask for the Shire to set a high level of engagement in the extended submission period.
3. Ask that the Shire follow the WAPC guidelines and hold public meetings to consult with the community about all aspects of the Strategy.
4. Ask that the Strategy be considered before the Scheme.
5. Ask the Shire to request that the Department of Planning release the Dampier Peninsula Planning Strategy for a period of public submission.
6. Ask that the Strategy clearly explains any significant changes to previous policies and recommendations so that the public can compare the changes that are being suggested.

## LOCAL PLANNING STRATEGY

### **‘Old Broome’ being East of Herbert Street. Oldest residential area of Broome.**

- Map. Refer page 39 (page 47 on pdf) of LPS
- ‘Precinct Statement’. Refer Page 42 page (50 on pdf) of LPS.

- Proposes to increase Residential density from R10 to R40.

That is decrease housing plot size from 1000m<sup>2</sup> to 180m<sup>2</sup> to 220m<sup>2</sup>.

- Proposes to change zoning from Residential to Mixed Use.

Mixed Use **Examples.** (Refer pages 17 – 25 of LPS6.)

‘P’ Permitted – hotel, motel, tourist development, carpark, cinema, consulting room, offices, service station.

‘D’ Approved with Shire discretion - residential building, staff accommodation, dry cleaning, funeral parlor, shop, motor vehicle wash.

‘A’ Approved with Shire discretion after special notice (give reasons for refusal) - amusement parlour, drive through fast food outlet, liquor store, nightclub, restricted premises (brothel).

- Given Shire history of retrospective approvals and lack of non - compliance notices are these appropriate land uses for Old Broome?
- Residential expansion with resulting increased urban runoff is one of the major threats to the RAMSAR wetlands of Roebuck Bay. Increased housing density and car parking facilities for mixed use business in Old Broome will cause a big increase in urban runoff flowing into the bay from the outlets near Town Beach, the end of Guy Street, near Matsos, and at the back of Paspaley.
- A large proportion of properties on the Municipal Heritage Inventory are in this area.
- Previous Shire decisions and policies have recommended that the Old Broome precinct be zoned Residential R10 to “ensure the historical character and amenity is protected from redevelopment.” LPS (1998). This rationale is as relevant today, if not more so, as it was then.

Broome Housing Strategy (1997)      Planning Steering Committee (2005)  
LPS (1998)                                  Local Housing Strategy (2009)  
TPS4 (2004)

- Local Housing Strategy (2009) Objective 7 has been ignored in the creation of the current draft LPS. Map on page 10 of the Local Housing Strategy clearly defines a large area of Old Broome, east of Herbert Street, to be retained R10.

## LOCAL PLANNING SCHEME 6

**The TPS4 in 2004 recommended height limit of 6.5m.**

### **5.11 Height of buildings**

5.11.1 The local governments objective is to control building height so as to preserve the existing character of the Broome townsite, and to ensure the amenity of the Scheme area is protected.

5.11.2 The height of non-residential development must not exceed a wall height of ten (10) metres and a building height of fourteen (14) metres.

**This means 3 stories for Mixed Used areas.**

## OTHER ISSUES

- **R40** is too dense for our climate.
- Loss of vegetation and wildlife in Old Broome.
- Increased traffic and congestion near Broome Primary School and the hospital.

## LOCAL HOUSING STRATEGY

<http://www.broome.wa.gov.au/planning/pdf/BLHP.pdf>

**Response to submissions to the Local Housing Strategy (2009) is a valuable source for submission writing on LPS and LPS6.**

## **RECOMMENDATIONS ON THE LOCAL PLANNING STRATEGY TO CONSIDER IN A SUBMISSION**

1. Do not change existing R10 coding in 'Old Broome' to R40.
2. Do not change the zoning in Old Broome from residential to mixed use.
3. Commission a study of urban run off from Old Broome into the Roebuck Bay. Use the results of this survey to inform planning in the area. It is presumed current vegetation coverage reduces run off and any loss of vegetation will damage the Bay.
4. Protect the historical character Old Broome by allowing only spot rezoning that residents judge to be in keeping with the area.
5. Do not allow building in the area to exceed 6.5m.
6. Prevent traffic and congestion near Broom Primary and the hospital by keeping the R10 coding in Old Broome