

# Broome North Social Context Paper

**LandCorp**

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## Executive Summary

This report documents the community and stakeholder consultation process undertaken in lead up to the Broome North Planning Design Forum held in August 2009. The process involved:

- ▶ Establishing and facilitating a Broome North Community Reference Group;
- ▶ Hold meetings with key stakeholders; and
- ▶ Develop a working relationship with the Shire of Broome.

### Overview of Broome

Broome is one of those places that is shrouded in mystique and romance.

Since the beginning of European occupancy until the present time it has been a place where fortunes have been made and lost, stories have been told and people have relocated or visited there with the dream of something exotic and special impacting their lifestyle.

It is a place that has suggested much and has a guilt-edged folklore of being a jewel in the far north of Australia.

Even today, people seek out Broome to live or visit as a *special* place where great expectations of fulfilling lives, of multi-cultural harmony of art and culture of equity and fairness, a place set-apart from the rest of the world. It is a place where people seeking a sea-change move as well as people looking for a different lifestyle. Some, disappointed with their experience of today, nostalgically refer to the Broome of yesteryear where everything verged on perfection.

Just how real is this romantic view of Broome?

It should be obligatory for everyone who lives in Broome or has an impact on what occurs in Broome to read a book on the early years of European settlement called *Beyond the Lattice* by Susan Sickert. It places into context the romance with the reality of the less than ideal life of the vast majority of people. It is a book that quietly demonstrates that the foundation stones that formed the social and economic structure of Broome where far from idealistic.

Importantly, it gently leaves the reader feeling as though the romance of the present may be just as unreal as the romance of the past. It encourages further investigation.

### The Shire of Broome's Parameters

At the very beginning of the process to plan for Broome North the Shire of Broome made it very clear that there were two imperatives that were immutable. These were that:

- ▶ Broome North would not be created as a separate community but would integrate with existing Broome; and
- ▶ That the character and spirit of Broome be reflected in all elements of the new development.

These imperatives were central to the community engagement process and a focus in determining the method of going forward.



## Community Engagement

Typically, in the process of preparing the documentation for this phase of the planning process all segments of Broome's community would have been intimately connected into the engagement method. However, due to an arrangement with the Traditional Owners, a separate more formal method of engaging with the Yawuru was undertaken by LandCorp while no specific contact was made with the indigenous population in the formation of the community reports.

It is understood that at the next level of planning with the community a more inclusive approach will be used.

A thorough process was utilised with the remainder of the community involving the establishment of a Community Reference Group and extensive meetings with key stakeholders in Broome. The process was designed to ensure that a wide range of views was inputted into the preparation of the Planning Design Forum and into the planning process generally.

## Key Findings

In the conversation with the people of Broome several things emerged and were re-enforced by almost everyone. Firstly, people chose Broome or stayed in Broome due to many things to do with the physical environment, which is therefore very important to them, and secondly, people couldn't enunciate what they thought the character and spirit of Broome was, but knew what they did not like.

### **Neighbourhood – A Spatial Construct**

Many people chose Broome due to the climate, natural resources and the relaxed outdoor lifestyle. Their focus was almost entirely on the physical environment, its protection and on their outdoor lifestyle.

This was reflected in conversations about:

- ▶ Housing design – breezeways, Broome's style (not Perth housing!)
- ▶ Linkages in suburbs – cycle and walk ways
- ▶ Public Open Space – useable and accessible
- ▶ Beaches – uncrowded and clean
- ▶ Coast/ocean – boating and fishing
- ▶ Facilities – sport and entertainment
- ▶ Storm water management – not soil stripping drains
- ▶ Vegetation – its retention and local identity (not palms)
- ▶ Wide roads and verges
- ▶ Affordable housing – too many people excluded from Broome

There will be a significant impact on these resources from the growth in numbers of people that Broome North will bring to the town.

This creates a series of aspects that need to be addressed that will either add to the strength of Broome or cause significant problems.



The growth in numbers will see Broome move from being a country town to a regional centre in size and function. This means that there needs to be the provision of sufficient local facilities for the incoming residents in their neighbourhoods but it also creates the opportunity for the provision of facilities that may have not been feasible in a smaller town. Such things as a performing arts centre may now be appropriate for Broome.

The growth in numbers will also place more pressure on the natural resources that are seen to be precious by the existing community. This may mean that facilities such as a marina may be necessary to manage the additional numbers of people wishing to utilise the ocean for recreational purposes.

The increase in population will also require very different, more sophisticated, management plans and structures to be put in place to ensure that everything works.

What's more, with the growing expectations linked with population growth, it is essential that the approach for provision, management, maintenance and replacement be done in such a manner as not to bankrupt the Council!

But there are also the people of Broome and the need for a functioning community.

### **Community – A Social Construct**

What is Broome now?

Broome is comprised of a range of groups that in themselves are not homogeneous but the groupings allow some sort of sense to be made of the town.

- ▶ Indigenous - comprised of both the Yawuru and other indigenous people (something like 70% of the indigenous population is non-Yawuru)
- ▶ Long-term Broome residents – up to three or four generations
- ▶ Two to ten year *churn* people
- ▶ One season tourists – grey nomads and backpackers
- ▶ Short term tourists

Each of these groups is very different to the rest. In fact their values and drivers are so different that there is little in common between them apart from their attraction to the climate, natural environment and lifestyle. Yet they live very different lives and hardly ever intersect.

In essence, the social fabric of Broome is comprised of a range of spinning social networks that co-exist in one location but rarely merge to create anything of significance.

Broome is also comprised of 43 government departments and a plethora of not-for-profit organisations that are growing at an exponential rate but there appears to be little or no interaction between them.

There is a large and growing list of social problems in Broome that must be addressed if it is to prosper as a town into the future.



## **Broome – The Local Economy**

The underpinning elements of the local economy of Broome apart from pearls, fishing and pastoral, are almost diametrically opposed; but they need to have a symbiotic relationship for the town to thrive.

On one hand there is the high profile economic driver of tourism and on the other hand there is the role of Broome as a regional service centre.

Tourism operates for 6 to 8 months of the year, has a wide demographic and needs to operate in a manner to protect the high end of the market which is dying throughout the rest of northern Australia.

Broome has 43 government agencies and a wide range of not-for-profits which attract people from through the Kimberley to their services.

Often the people who are attracted to Broome through the services that are offered are not the element that the tourism industry wants to be seen in town creating all sorts of dilemmas for people stuck in the middle, let alone the people who require the services.

The tourism industry is an important source of revenue for many parts of the local business structure and ensures that there exists a range of experiences that are not usually evident in towns of Broome's size. Restaurants, hotels/resorts, tours and retail all directly benefit from tourists.

In addition, the large array of trades and services that exist in the town receive a significant percentage of their income from tourism providers.

The future of Broome's economy may well depend on how *tourism* and *service centre* requirements can be managed together.

## **Character and Spirit**

Broome has never been perfect. The issues that exist now have always existed. They were just dealt with in different ways and they are growing in magnitude as the population of the town grows.

However, Broome has had some interesting themes throughout its history and it may be possible that these themes are a representation of the character and spirit that people nostalgically recall.

## **Mix**

Broome had always been a mixture of:

- ▶ built form
- ▶ relationships
- ▶ land ownership
- ▶ land form
- ▶ ideologies
- ▶ cultures
- ▶ ethnic groups.



## **Fit**

In the midst of the mix people had a fairly good idea of where and how they fitted. There was a certain respect for the difference and acceptance of each part of the difference. There was a level of trust too. Yes, there were haves and have nots, there was inequity.... but everyone seemed to fit.

## **Give**

The underlying driver for most people was about giving to the community so that the whole could thrive.

A key question is: if these are an expression of the character and spirit that made Broome a special place, who should be the custodians of the character and spirit so that it can be reenergised in the community and sustained throughout times of change?

In recent times, perhaps for the last thirty years, there has been a drift away from these themes to the point where other characteristics have become predominant.

These days the themes that seem visible are:

- ▶ Mono-culture
- ▶ Isolated – non-connecting networks
- ▶ Take –what can I take from Broome?

## **Conclusion**

The challenge now becomes how do we ensure that in the development of Broome North the character and spirit of Broome is evident in every aspect of, not only the physical dimensions, but in the social fabric as it starts to evolve.

The challenge is to take it to all the people and let it grow to the point where it grows a critical mass and it is transferred to many.

It will take time and will need a wide range of methods of interaction.

It is important to grow the “our” element of Broome again.

An idea of how this may be done follows in this report.





## 1. Introduction

LandCorp has commenced planning for its land holding in Broome; specifically, the site is located north of Gubinge Road and is bordered by Broome Road to the east and Lullfitz Drive to the west. It is separated into two areas: north and south of Fairway drive, and is a total of 725 hectares. During the planning phase, the subject land will be known as the Broome North development.

In its role as the State Government's agency responsible for land and infrastructure development, LandCorp is committed to delivering a sustainable residential development with demonstrated excellence in built form, environmental management and community creation. LandCorp is also committed to having active community engagement from the earliest stages of the planning process.

Creating Communities Australia (CCA) has been appointed by LandCorp to consult and engage stakeholders (non-Indigenous) and the community in the Broome North project leading up to the Planning Design Forum held in August 2009.

This report documents the community consultation process and historical research undertaken leading up to the Broome North Planning Design Forum.

## 2. Project Background

Broome North is an exciting new development that will provide land, housing, business opportunities and community facilities to the thriving Shire of Broome. The project will provide the vast majority of Broome's medium to long-term land supply, and has capacity for several thousand homes, as well as schools, workers' accommodation, tourism, light industrial and commercial/retail opportunities. LandCorp's role is to masterplan the development, oversee all the necessary approvals and release land for further development.

The land will involve a mix of residential, retail, commercial, light industrial and public open space. Estate design will be sensitive to the culture of the traditional owners and is intended to have an overall strong connection to country. Environmental Cultural Corridors will link the habitats across the peninsula and the development plan will highlight climate responsive design criteria. Water Sensitive Urban Design principles will be incorporated within the design.

The Broome North development will cater for growth in population and the tourism industry, as well as potential increased demand from the resources industry through projects such as the proposed Kimberley LNG hub. LandCorp and the project team are working in close consultation with the Shire of Broome, the traditional owners and the wider community to plan the development, and private developers are likely to play a significant role in the delivery of the project, through partnering and superlot opportunities.



## 3. Consultation

On the 19<sup>th</sup> to 22<sup>nd</sup> of August 2009 a Planning Design Forum was held in Broome to collaboratively develop a Concept Plan for Broome North. In the eight-week period leading up to this forum CCA established and facilitated a Broome North Community Reference Group and held meetings with key stakeholders. This process is detailed in the following sections, with further information available in the appendix as follows:

- ▶ Appendix A Community Reference Group Terms of Reference;
- ▶ Appendix B Community Reference Group Expression of Interest Form;
- ▶ Appendix C Community Reference Group Meeting Notes; and
- ▶ Appendix D Stakeholder Meeting Notes.

### 3.1 Community Reference Group

#### 3.1.1 About the Group

##### **Aim**

A community reference group (CRG) provides community and stakeholders in Broome the opportunity to have input into the planning process of the Broome North site and ensure they are kept abreast of project planning.

Engagement of the local community is an important contributor in realising the project's vision.

The CRG has input into the project's initial design planning by contributing to the development of guiding principles for the project and communicating community values, aspirations and concerns.

##### **Nominations**

An advertising campaign was implemented by LandCorp calling for "Expressions of Interest" from interested community groups and residents to nominate for the Broome North Community Reference Group in a range of interest areas.

The CRG consists of 12 members, with representation from a wide cross-section of the community and relevant stakeholders. All those who responded following the public call to represent the community were invited to join the CRG.

They represent the interest areas of:

- ▶ Interested ratepayer;
- ▶ Resident living adjacent to Broome North;
- ▶ Education;
- ▶ Business;
- ▶ Environmental;
- ▶ Sport/recreation/culture; and
- ▶ Community service.



Selected individuals were asked to:

- ▶ Commit to CRG meetings;
- ▶ Display insight and knowledge of Broome;
- ▶ Have contact with a broad network of residents and stakeholders; and
- ▶ Show an understanding of local community aspirations.

### **Implementation**

CCA facilitated two CRG meetings in July and August 2009, leading up to the Broome North Planning Design Forum. A subsequent CRG meeting is likely to be held in November 2009.

## **3.1.2 Information Gathered**

### **Defining Characteristics**

The defining characteristics of Broome, as indicated by CRG members, are as follows.

- ▶ **Climate**  
Broome's climate is wet for a small proportion of the year and arid for the remainder. Characteristically, people and built form in Broome fit in with the climate.
- ▶ **Environment**  
Broome is situated amongst pristine coastline and extensive native environs and is a key attractor of residents to Broome.
- ▶ **Multiculturalism**  
Broome has a mixture of races and cultures, resulting from its Indigenous and pearling history. This includes Indigenous and non-Indigenous Australians, Chinese, Japanese, Sri Lankans, Manilamen and Filipinos from the Philippines, Malays from Malaysia, Rotumah men from Roti, Koepangers from Timor, and Amboinese from the Moluccas.
- ▶ **Outdoor Lifestyle**  
Living an outdoor lifestyle is seen as an integral characteristic of Broome; this includes designing houses to accommodate this lifestyle.
- ▶ **Tourism**  
The tourist season in Broome is from July to September. During this time the population of Broome can more than double.
- ▶ **Social Connections**  
The essence of Broome is found through social connections with people in the community.

Associated with these characteristics is the traditional Broome 'lifestyle', which is demonstrated by:

- ▶ Walkability throughout Broome;
- ▶ Houses designed to suite climate (e.g. oriented to maximise breezeways); and
- ▶ Residential areas designed to suite climate (e.g. breezeways, grid street pattern, wide verges, large lots, open spaces, appropriate drainage).



### **Changes to the Broome Character**

CRG members identified four distinct changes in Broome that have occurred over a long period of time. These changes are reducing the prominence of Broome's defining characteristics. In Broome North, CRG members are keen to ensure the defining characteristics of Broome are used as a philosophical base to guide the development.

These changes are:

- ▶ Multiculturalism has faded;
- ▶ Middle class has grown;
- ▶ Loss of artists from the community; and
- ▶ Newer developments and housing design do not reflect the Broome character.

### **Issues with New Residential Development Areas**

A number of elements of the new residential development areas in Broome are seen to detract from the Broome character, as indicated by the CRG members.

These include:

- ▶ The suburban feel of areas such as Cable Beach and Roebuck Estates;
- ▶ The middle class culture that dominates new developments;
- ▶ Houses not built and designed to suit the Broome climate;
- ▶ Lack of community interaction (e.g. residents do not know their neighbours);
- ▶ Lack of social integration between new development areas with existing areas in Broome (e.g. people who do not live in the new development areas do not feel welcome there and they do not perceive the new areas as 'part of Broome'); and
- ▶ Drainage in new development areas is problematic and not seen as a good solution for Broome.

### **Broome's Current Situation**

The two areas CRG members felt Broome is currently well catered for are sport and recreation facilities and community services. However, with the anticipated population increase due to the Broome North development these facilities and services will need to be expanded to cater for additional demand.

The following areas were seen to be currently lacking in Broome.

- ▶ Connecting bicycle paths throughout Broome.
- ▶ 'Kick around spaces'; however, it was noted that better use of existing spaces might alleviate this problem.
- ▶ Schooling options.
- ▶ Youth age cohort (they tend to leave Broome for 'opportunities' such as education, work and travel).
- ▶ Short-term hostels.
- ▶ Lookout points over Broome.



- ▶ Need for integrated long-term planning for the whole of Broome.
- ▶ Indigenous tourism.

Existing issues in Broome, as indicated by the CRG are:

- ▶ Overcrowding of houses;
- ▶ Protection and management of coastal areas;
- ▶ Transient community;
- ▶ Coping with the influx of people during the tourist season; and
- ▶ Decisions tend to be made on an emotive basis rather than an objective basis.

### 3.1.3 Input for Broome North

#### Opportunities

CRG members identified the following opportunities available for Broome North.

- ▶ Develop and offer sustainable housing products that are designed to cater for the Broome climate.
- ▶ Educate both builders and purchasers in Broome North about designing a house for the Broome climate.
- ▶ Provide a multipurpose sport, recreation and community facility that can become a community hub.
- ▶ Create attractive and functional outdoor spaces.
- ▶ Develop an activated and safe main street for both vehicles and pedestrians, using an open plan concept (i.e. not box shopping centres).
- ▶ Create community visiting spaces for transient Indigenous people.
- ▶ Use local resources and businesses for the development of Broome North.
- ▶ Broome North will create a critical population mass in Broome that can stimulate opportunities such as more education options, creation of a district centre.

#### Characteristics

CRG members identified the following characteristics they would like to see in Broome North.

- ▶ Wide verges and non-curbed streets.
- ▶ Bicycle-friendly paths connecting to existing areas of Broome and within Broome North.
- ▶ Encourage multicultural ownership.
- ▶ Social and public housing needs to be integrated into the development, not all clumped together.
- ▶ Housing should be built for the Broome climate.
- ▶ Retain large lots.
- ▶ Create an environment where people want to live and stay long-term.
- ▶ Keep the land context.
- ▶ Native vegetation and landscaping, in both public and private areas.



- ▶ Need to be able to use all water, not feed it back into the ocean/creeks.
- ▶ Create park and drainage corridor.
- ▶ Create surfaces that will absorb water for drainage. Use native vegetation such as native thickets as well as/instead of grass.
- ▶ Create 'nine months of the year' outdoor living environments.
- ▶ Enough spaces for community to act like a community.
- ▶ Preserve 'visual' element and 'experience' of Broome.
- ▶ New people need to connect into existing groups/people in town before the 'live' Broome; otherwise it is like any other town.

### **Issues and Concerns**

The main issues and concerns CRG members have about Broome North included:

- ▶ Continued suburban sprawl;
- ▶ Development being dictated by rules and regulations and not the 'Broome character';
- ▶ Non-conductive water and drainage solutions;
- ▶ Housing affordability;
- ▶ How Broome will cope with the growth and manage its natural resources;
- ▶ Creating non-functional public open space; and
- ▶ Engaging the Department of Housing in the process so the housing adheres to the vision and character of Broome North.



## 3.2 Stakeholder Meetings

Between June and August 2009 Creating Communities conducted extensive meetings with community stakeholders in Broome.

Meetings included the following.

- ▶ Shire of Broome.
- ▶ Community Development, Shire of Broome.
- ▶ Department for Planning and Infrastructure, Broome.
- ▶ Catholic Church.
- ▶ Kimberley LNG Presentation by DSD for Broome Chamber of Commerce.
- ▶ Anglican Church.
- ▶ Tourism WA.
- ▶ Environs Kimberley.
- ▶ Social Planning Section, Shire of Broome.
- ▶ Kimberley Development Commission.
- ▶ Country Health (Hospital).
- ▶ North West Finance.
- ▶ Broome Residents & Ratepayers Association.
- ▶ Broome Homeless Action Group.
- ▶ Kimberley Property Valuers.
- ▶ Department for Communities.
- ▶ Broome Senior High School.
- ▶ Police.
- ▶ Kimberley District Education Office, DET.
- ▶ Department of Sport & Recreation.
- ▶ Ministers Fraternal (Uniting Church, Anglican Church & other).
- ▶ Recreation Services, Shire of Broome.
- ▶ Department for Child Protection.
- ▶ VET in Schools, Kimberley District Education Office.
- ▶ Red Cross – Community Services.

### 3.2.1 Information Gathered

#### Key Issues

The following key issues were brought up during the stakeholder meetings.

- ▶ Housing affordability.
- ▶ Segmentation of the Broome community.
- ▶ Social dislocation.
- ▶ Education and cost of living are the two main reasons people leave town.
- ▶ There is no coordinated approach to service delivery in Broome.
- ▶ People are unsure how the proposed LNG plant will impact on Broome.
- ▶ Family feuding.
- ▶ Retaining staff.
- ▶ Creating ownership of Broome amongst children and young people.
- ▶ Engaging and connecting the medium-term residents (2-10 years) in Broome's social network.



- ▶ Losing a sense of family.

### **Key Messages**

The following key messages were brought up during the stakeholder meetings.

- ▶ Broome has a very transient community.
- ▶ Tourism is a key industry in Broome and during tourism season the Broome's population can double in size.
- ▶ Broome has a certain romance about it that attracts people (tourists and residents) but does not necessarily keep them in Broome for a long time.
- ▶ Broome is the major regional hub for the Kimberley.
- ▶ Sport is a unifying factor within the community; however, sporting codes tend to attract certain segments of the community.

### **3.2.2 Input for Broome North**

The following elements were offered as suggestions for the Broome North development,

- ▶ Usable and functional parks.
- ▶ Adequate street lighting.
- ▶ Medium-term accommodation to help people transition from homelessness to permanent accommodation.
- ▶ Crisis care accommodation.
- ▶ Aboriginal hostel for transient population.
- ▶ Potential for Broome North to house a regional tennis centre for Broome.
- ▶ Sustainable housing design elements.





## 4. Broome Historical Research

To understand the social changes in Broome over the last thirty years CCA conducted historical research using a 'snapshot in time' approach for the years of 1976, 1987, 1999 and 2009. These years have been used due to data availability. This section provides an overview of the researched information. Tabulated data is also available in Appendix E.

### Population

Broome's population has been consistently rising since 1976, and in 2009 Broome comprised 88% of the Shire of Broome's entire population and 41% of the Kimberley population, making it the largest centre in the region.

In fact, the Shire of Broome is the only local government area in the Kimberley where the general population has increased from 1976 to 2001, with the projected population increase between 2006 and 2031 expected to be between 12,000 and 14,200.

Broome's town dwellings have significantly increased from 493 dwellings in 1976 to 5,983 dwellings in 2006, with the town's overall population jumping from 2,920 people in 1,976 to 11,547 people in 2006.

In the same period the Shire of Broome's population has more than tripled from 4,079 to 13,059, with the Shire of Broome's dwellings increasing from 657 to 7,070.

As a proportion of the total population, the Indigenous population in Broome has been slowly decreasing, from 47% in 1976 to 36% in 2009; while the proportion of non-Indigenous residents has increased from 53% to 64%. It is important to note, however, that the actual number of both Indigenous and non-Indigenous residents has increased over this time.

### Shire of Broome Growth

The Shire of Broome's revenue has steadily increased between 1987 and 2009<sup>1</sup>. In 1987 the shire's total revenue was a mere \$3.6 million. Today the shire's total revenue is in the region of \$22 million, with total rates levied at \$11 million.

### Tourism

With the Broome Airport gaining international status in 1992 tourism numbers grew an average of 15% between 2001 and 2008; increasing from 236,175 visitors passing through to approximately 410,000 in 2008. Airport movements are expected to reach half a million by the year 2016.

The Broome Tourist Bureau recorded an increase of visitors from 5,000 people in 1976 to over 50,000 people in 1987. This was indicative of the upward trend in overseas visitors to the area, rising from 36,800 people in 1999 to 41,800 people in 2009. There was, however, a slight decline in the numbers of domestic travellers, falling from 179,000 people in 1999 to 168,000 people in 2009.

Combined, these travellers spent \$242 million dollars in Broome, providing a significant boost to the economy.

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<sup>1</sup> Please note data was unavailable for the year 1976.



## **Education**

Education options in Broome have grown with the population. In 1976 Broome Primary School and St Marys were the only options, but by 1987 this had more than doubled to include a high school, pre-primary centre and camp school. St Marys expanded to offer an infant school and Nulungu College was established.

1999 saw more improvements to the education system, with the WA Academy of Performing Arts opening its doors and Cable Beach Primary School and Kimberley Regional College TAFE being established.

It was also in this time that Edith Cowan, Notre Dame and James Cook Universities were completed and the indigenous population received WADOT – Aboriginal Services Bureau and Uuupabba's Pre-School.

In 2009 even more is being done to improve education, with the introduction of Aboriginal Independent Community Schools, a National Outdoor Leadership School and a new primary school in Roebuck.

## **Government Agencies**

In 1987 there were 24 state and commonwealth departments, which increased to 35 in 1999 and 43 in 2009.



## 5. Community Facilities Provision Standards

The use of standards provides a guide in assessing needs for community facilities in proposed residential developments. Table 1 outlines accepted facility provision standards used by many local governments for planning community facilities, and the corresponding requirements for the Broome North project based on three population estimates: 8,000; 12,000, and 15,000 people.

Please note that this standards exercise only provides an indication of the community facilities required to service the future community of the Broome North development. However, as Broome has an existing community and a number of community facilities are already in place, it will be necessary to investigate gaps in existing facility provision in order to ascertain the specific impact the new development will have on requirements for community infrastructure. Ultimately, these standards should be considered in conjunction with other research methods (audit of existing facilities, demographic analysis, and community and stakeholder consultation) as part of a broader community facilities needs assessment process.

**Table 1: Facility Provision Standards**

Local Community Facility	Accepted Standard of Provision	Requirements for Broome North Project			Preferred Provision Strategy
		est. pop 8,000	est. pop 12,000	est. pop 15,000	
Halls/ Local Community Centres	1 per 4,000	2	3	3 - 4	Located in local hubs. Depending on functionality can be co-located with public primary schools to enable shared use.
Active Ovals	1 per 3,000 – 4,000	2	3-4	4	Co-located with public primary school to enable shared use. Where possible should be senior size to maximise community use.
Sports Pavilion/ Change rooms	1 per 5,000	1	2	3	Basic multi-use facility located on local active reserve.
Public Open Space	1.7ha per 1,000	13.6ha	20.4ha	25.5ha	Combination of active and passive parks, wetland areas and civic spaces.
Multi-marked Sports Courts (Tennis/ Netball/ Basketball)	1 per 1,000	8	12	15	Can be supplemented through community use of school facilities.
Cricket Wickets	1 per 3,000	2-3	4	5	Can be supplemented through community use of school facilities.
Local Park	1 per 2,000 or 0.25 ha per 1,000 people	4 or 2ha	6 or 3ha	7-8 or 3.75ha	Include amenity for family BBQ's, dog walking, and kick about spaces. Link to other key activity nodes using walking and cycle paths.
Playgrounds (local)	1 per 2,000	4	6	7-8	Provide a range of different equipment to cater for a range of age groups.
Youth Services Centre	1 per 3,000 (aged	0	0	0	District facility.



Local Community Facility	Accepted Standard of Provision	Requirements for Broome North Project			Preferred Provision Strategy
		est. pop 8,000	est. pop 12,000	est. pop 15,000	
	10 – 19 years)				
Aged and Disability Day Care	1 per 2,000 (aged 70+ years)	0	0	0	District facility.
Childcare Centre	1 per 4,500	1-2	2-3	3-4	Locate in village centre/ local hubs in close proximity to primary schools and local community centres.
Infant Health Clinic	1 per 12,000	0	1	1	District/ regional facility.
Health and Medical Centre (for private health professionals)	1 per 3,000 – 5,000	1-2	2-3	3-4	Located in village centre and/ or local hubs.
Library	1 per 17,500	0	0	1	Regional facility.
Public Primary School	1 per 4,000	2	3	3-4	Site is co-located with local active open space.
Private Primary School	1 per 12,000	0	1	1	District facility.
Public High School	1 per 16,000	0	0	1	District/ regional facility.
Private High School	1 per 30,000	0	0	0	Regional facility
Out of School Care Service	1 per 2 primary schools	1	1	1-2	Can be accommodated in local community centre.
Playgroup	1 per 5,000	1	2	3	Accommodate in local community centre or multipurpose sports pavilion.
Church	1 per 10,000 - 12,500	0	1	1	District facility.
Employment Service/ Job Network	1 per 15,000	0	0	1	District/ regional facility



For a population of 8,000, the standards indicate a need for:

- ▶ Two local community centres (could substitute 1 district community centre);
- ▶ Two senior sports ovals (could both be incorporated within a district active open space);
- ▶ One pavilion/change room facility;
- ▶ Eight multipurpose outdoor hard courts (depending on existing provision both training and competition facilities will be required);
- ▶ Four local parks with family amenity/ playground equipment;
- ▶ One childcare centre;
- ▶ One health/ medical centre; and
- ▶ Two public primary schools.

For a population of 12,000, the standards indicate a need for:

- ▶ Three local community centres (could substitute one district community centre and one local centre);
- ▶ Three senior sports oval (could all be incorporated within a district active open space or include one or more shared-use school ovals);
- ▶ Two pavilion/change room facilities;
- ▶ Twelve multipurpose outdoor hard courts (could separate netball/ basketball from tennis to support separate clubs; should include community use of school facilities);
- ▶ Six local parks with family amenity/ playground equipment;
- ▶ Two childcare centres, an infant health clinic;
- ▶ Two health/ medical centres;
- ▶ Three public primary schools;
- ▶ One private primary school; and
- ▶ One church.

For a population of 15,000, the standards indicate a need for:

- ▶ Four local community centres (could substitute one district community centre and two local centres);
- ▶ Four senior sports oval (could all be incorporated within a district active open space or include one or more shared-use school ovals);
- ▶ Three pavilion/change room facilities;
- ▶ Fifteen multipurpose outdoor hard courts (could separate netball/ basketball from tennis to support separate clubs; should include community use of school facilities);
- ▶ Seven local parks with family amenity/ playground equipment;
- ▶ Three childcare centres;
- ▶ One infant health clinic;
- ▶ Three health/ medical centres;
- ▶ One library;



- ▶ Three public primary schools;
- ▶ One private primary school;
- ▶ One public high school (could be collocated with district active open space to enable shared use of sports ovals);
- ▶ One church; and
- ▶ One employment service (located in village centre).



## 6. Conclusions

It was clear from the responses of the community and stakeholder consultation and engagement that they desire a development that is shaped around the character and lifestyle of Broome, including the climate, environment, multiculturalism, outdoor lifestyle, tourism and social connections. It will also be important to integrate the Broome North development with the whole of Broome.

The CRG and stakeholder meetings have affirmed the inclusion of the community in the design phase and they are keen for that involvement to be continued in the ongoing development of Broome North.

The interest and support generated through LandCorp's early engagement with the community and stakeholders through the planning process has the potential to be the catalyst for creating a sustainable and functioning community in Broome North.

The challenge will be the ability and commitment of LandCorp and the project team to capitalise on the positive outcomes of the community engagement process to date, and translate community values into the final designs.



# Appendix A Community Reference Group Terms of Reference



## Broome North

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### Community Reference Group Terms of Reference

#### Background

##### About the Project

Broome North is an exciting new development that will provide land, housing, business opportunities and community facilities to the thriving city of Broome. The project will provide the vast majority of Broome's medium to long term land supply, and has capacity for several thousand homes as well as schools, workers accommodation, tourism, light industrial and commercial/retail opportunities. LandCorp's role is to masterplan the development, oversee all the necessary approvals and release land for further development.

##### Site Details

The area is located north of Gubinge Road and is bordered by Broome Road to the east and Lullfitz Drive to the west. It is separated into two areas north and south of Fairway drive and is a total of 725 ha.

##### Land Use

The land will involve a mix of residential, retail, commercial, light industrial and public open space. Estate design will be sensitive to the culture of the traditional owners and is intended to have an overall strong connection to country. Environmental Cultural Corridors will link the habitats across the peninsula and the development plan will highlight climate responsive design criteria. Water Sensitive Urban Design principles will be incorporated within the design.

##### Project Objectives

The Broome North development will cater for growth in population and the tourism industry as well as potential increased demand from the resources industry through projects such as the proposed Kimberley LNG hub. We're working in close consultation with the Shire of Broome, the traditional owners and the wider community to plan the development, and private developers are likely to play a significant role in the delivery of the project, through partnering and superlot opportunities.

#### Community Reference Group

##### Scope

We are committed to ensuring the community and stakeholders in the Broome area have input into the planning process of the subject land and are kept abreast of project planning.

The establishment of a Community Reference Group (CRG) will be an important contributor in realising the project's vision.

The CRG will have input into the project's initial planning by contributing to the development of guiding principles for the project and communicating community values, aspirations and concerns.





### **Membership**

The CRG will comprise of approximately 12 and 15 members, with representation from a wide cross-section of the community and relevant stakeholders. Members will be selected following a public call for 'Expressions of Interest' to represent the community in the interest areas of:

- ▶ Interested ratepayers;
- ▶ Business;
- ▶ Education;
- ▶ Sport/recreation/culture;
- ▶ Environment;
- ▶ Community service;
- ▶ Residents living adjacent to the subject land.

All nominations from interested individuals and local groups will be considered and selection will be subject to a set of criteria that includes: the ability to commit to meetings; insight and knowledge of the Broome area, contact with a broad network of residents and stakeholders; and an understanding of local community aspirations.

### **Frequency of Meetings**

Between two to four meetings are planned to occur during the period of July to September 2009.

### **Reporting**

Outcomes of the CRG meetings will be minuted and sent to members.

### **Organisation of CRG**

LandCorp's community consultants, Creating Communities Australia Pty Ltd will organise and chair the CRG meetings and be the principle point of contact for members of the CRG.

### **Enquiries**

Creating Communities Australia Pty Ltd

Nyssa Searles

100 Jersey Street, Jolimont WA 6014

Ph: 9284 0910

Fax: 9284 0912

Email: [nyssa@creatingcommunities.com.au](mailto:nyssa@creatingcommunities.com.au)

**Closing date for expression of interest for the Community Reference Group is**

**5pm, Thursday 9<sup>th</sup> July 2009**



# Appendix B Community Reference Group Expression of Interest Form



## Broome North

### Community Reference Group Expression of Interest Form

Closing date: 5pm, Thursday 9 July 2009

Full Name	
Preferred Name	
Phone No.	
Fax No.	
Email.	
Street Address	
Postal Address <i>(if different)</i>	

#### Representation

Please tick ✓ which area of interest you best represent:

- Interested ratepayer
- Resident living adjacent to Broome North
- Education
- Business
- Environmental
- Sport/recreation/culture
- Community service
- Other, please specify \_\_\_\_\_

Reasons for wanting to be considered for membership to the Community Reference Group

Complete this Expression of Interest form and return it by **5pm 9 July 2009** to:

Nyssa Searles  
 Creating Communities Australia  
 Post: PO Box 544, Wembley WA 6913  
 Fax: 9284 0912  
 Email: [nyssa@creatingcommunities.com.au](mailto:nyssa@creatingcommunities.com.au)  
 Phone: 9284 0910



## Appendix C Community Reference Group Meeting Notes

### Meeting Dates

- ▶ Meeting 1: 22 July 2009, Broome Circle Learning Centre, 4.30pm – 6.30pm
- ▶ Meeting 2: 5 August 2009, Broome Circle Learning Centre, 4.30pm – 6.30pm

### Meeting Notes

#### Q. What are the Defining Characteristics of Broome?

- ▶ Climate – wet for a small portion of the year; arid climate for the remainder of the year.
  - People and Broome's built form fit in with the climate.
  - Big floods during wet season are rare.
- ▶ Multiculturalism – interesting but not a major drawcard.
- ▶ Tourism – influx of tourist population from July to September.
- ▶ Outdoor lifestyle.
- ▶ Environment.
- ▶ The essence of Broome is found through social connections with people in the community.

#### Changes

- ▶ Multiculturalism has faded.
- ▶ Middle class has grown.
- ▶ Loss of artists from the community.
- ▶ Newer developments and housing design has not taken into account the Broome environment.

#### Locational Aspects

- ▶ 'Old Broome' characterises the traditional Broome character/lifestyle.
  - Walking distance to everyone.
  - Allow for breezes to flow through the area.
  - Grid street pattern.
  - Large lots and space.
  - Wide verges.
  - Houses built for the Broome climate.
  - Roads and front verges act as drainage areas, especially during wet season.
  - Houses have large setbacks from the road; therefore breeze can flow through the area.



- ▶ New developments.
  - Cable Beach and Roebuck have a suburban feel, which is not 'Broome'.
  - Don't like 'mono-culture' ghettos of middle class.
  - Houses are not built for the environment (e.g. need air-conditioning).
  - Locals feel 'rejected' by new areas.
  - Fenced properties, residents don't know their neighbours.
  - Broome residents are not proud of Roebuck and Januburu – type of housing, streets are not wide enough, drainage could have been done better, suburban feel, not integrated with other parts of Broome.
  - People living in Roebuck are not seen as part of 'Broome'.
  - Drainage is bad - front verges of properties are not designed to absorb water, and hard road surfaces cannot absorb water.
  - The future viability of businesses establishing at Cable Beach requires large lots.

#### **What is Well Catered for in Broome**

- ▶ Sport and recreation facilities are currently well catered for, and in some cases under-utilised; however, with the population growth there will be a requirement to provide multipurpose spaces, local active and passive spaces.
  - Would like to have free/subsidised access to facilities such as the pool.
- ▶ Services in Broome are catering for the current population; however, they will need to be expanded to cater for the increasing population.

#### **What is Lacking in Broome**

- ▶ Marked bicycle paths connecting all locations within Broome.
  - Pathways should have good shady trees covering them.
  - If good connecting pathways are developed there could be a bicycle 'smart rider' system introduced.
- ▶ There aren't enough 'kick around spaces' to cater for current needs.
  - Could make better use of spaces.
  - Need access to parks.
- ▶ Schooling options.
  - 'Community' school (e.g. Montessori).
  - There is a lost opportunity for Broome to create an education precinct around the high school.
- ▶ Youth age cohorts are missing in Broome, youth tend to leave Broome for 'opportunities' (e.g. education, work, travel).
- ▶ Hostels for short-term stays (e.g. visiting sporting teams, students).



- TAFE lecturers must travel to students as there is nowhere for students to come and stay in Broome.
- ▶ Lookout point over Broome. Currently there are good locations to see the town (e.g. golf course), but you need to know they exist.
- ▶ In current 'newer' developments there is a lack of smaller commercial facilities e.g. petrol stations.
- ▶ Need long term planning to ensure land is available in the right places for the right purposes.
- ▶ The Shire of Broome had to close the Cultural Centre as they couldn't afford to run it.
- ▶ The Shire of Broome has had funding for an Arts Centre for 5 years and has not used it.
- ▶ The Shire doesn't have the resources/ staff to manage community facilities.
- ▶ The Yawuru community is intending to build a community centre – it would be good to have broader community access.
- ▶ No Indigenous tourism in Broome – tourists look for it.

### **Existing Issues in Broome**

- ▶ Overcrowding of houses and no housing for people to move into.
- ▶ Access to Cable Beach is already stretched. May need addition access points with an increasing population.
- ▶ There is an ongoing need to protect coastal areas (Cable Beach, Gantheume Beach) which are the draw cards in Broome, especially if the population is going to double. Already people do not obey signs/rules. Management of people using the beach is a key issue.
  - Perhaps LandCorp could invest some money into investigating a solution?
- ▶ Locals in Broome already avoid the main beaches on weekends, due to tourists
  - Perhaps there could be a priority carpark for Broome residents. This is done at Bondi.
- ▶ At present, and in the past, Councillors make emotive decisions; perhaps with a greater population base Councillors will make more objective decisions.
- ▶ The solution for Fitzroy Crossing has impacted on Broome.
- ▶ Transient community – most Broome residents have lived there for less than 10 years.

### **Q. What Opportunities are Available for Broome North?**

#### **Opportunities**

- ▶ Develop and offer housing products that are designed to cater for the Broome climate. Having all houses designed this way means resale value will not be affected, as properties are not 'out of the ordinary'.
  - Perhaps houses on stilts.
  - There is silica in the water in Broome. Need to be careful when choosing floor tiles in houses as they silica wrecks some tiles over time.



- ▶ Provide multipurpose sport/recreation/community facility that can become a community hub.
  - Any new facility must add value to existing facilities, not duplicate it.
  - The Alice Springs Sporting Complex is a good example of a multipurpose facility that is a community hub.
- ▶ Create outdoor spaces that attract people to use them as the outdoor lifestyle is part of Broome.
- ▶ Develop an activated and safe main street for both vehicles and pedestrians, using an open plan concept. Not 'box-style' shopping centres.
  - An example of a good activated village centre is in Holland – done away with street signs, this has made drivers pay more attention when driving through the village centre.
- ▶ Need to create a variety of local meeting places in Broome North.
- ▶ Incorporate sustainability elements into the estate and housing design.
  - Enforce the use of grey water systems.
  - Solar power for all public energy use.
  - Native landscaping in both public and private areas.
- ▶ A variety of lot sizes, including apartments, is good for buyers but not for public/social housing. It must be designed and located right.
  - Also look at options for 1 and 2 bedroom houses as well as units/apartments.
  - Is there an opportunity for leasehold housing in Broome North? – has been done in Kunanarra to ease land affordability pressures.
  - The Government could lease unallocated crown land to developers who would develop the housing – Government could then rent back. Would ease land affordability.
- ▶ Broome North will create a critical population mass in Broome – identify opportunities associated with this e.g. more education options, creation of a district centre for 30,000 people.
- ▶ Create community visiting spaces/camping grounds for transient Indigenous people.
  - Some Indigenous families living in Broome are in small houses, which can't accommodate visiting families.
  - Issues: What about family feuding? Solutions need to be family based.
  - Is there a possibility of giving an Indigenous Community Trust freehold land to manage for purpose?
  - Camping grounds with ablutions may be an alternative to the proposed hostel.
- ▶ Use local resources and businesses that exist in Broome for the development of Broome North.
- ▶ Provide some rural living options at the northern end of the development area.



- ▶ Educate both builders and purchasers in Broome North about designing a house for the Broome climate. Also need to educate Department of Housing when they construct public housing.
  - Is it realistic to think that builders will add/change building features/design when they will sell for the same price as a builder who doesn't add these features? There needs to be State Government regulation so all builders have to meet criteria.
- ▶ Provide larger 2ha blocks fronting to the highway.

### **Characteristics People Would like to See in Broome North**

- ▶ Wide verges and non-curbed streets.
- ▶ Bicycle-friendly paths connecting to existing areas of Broome and within Broome North.
- ▶ Encourage multicultural ownership.
- ▶ Social and public housing needs to be integrated into the development, not all clumped together.
- ▶ Housing should be built for the Broome climate.
- ▶ Retain large lots.
- ▶ Create an environment where people want to live and stay long-term.
- ▶ Keep the land context.
- ▶ Native vegetation and landscaping, in both public and private areas.
- ▶ Need to be able to use all water, not feed it back into the ocean/creeks.
- ▶ Create park and drainage corridor.
- ▶ Create surfaces which will absorb water for drainage. Use native vegetation such as native thickets as well as/instead of grass.
- ▶ Create 'nine months of the year' outdoor living environments.
- ▶ Enough spaces for community to act like a community.
- ▶ Preserve 'visual' element and 'experience' of Broome.
- ▶ New people need to connect into existing groups/people in town before the 'live' Broome, otherwise it is like any other town.

### **Q. What Issues and Concerns do you have about Broome North?**

- ▶ Don't want to see suburban sprawl.
- ▶ Don't let rules and regulations dictate the development, Broome North should be driven by the 'character of Broome'.
- ▶ Two main issues are water and drainage.
  - Do not want to see drainage run off back into the creek.
  - Do not want drainage to be large swales/holes – integrate drainage .into grassed parks.
- ▶ Do not over engineer structures.
- ▶ Do not create parks 'blocks' (i.e. a residential lot is turned into a park).



- ▶ Homes West housing must adhere to the vision for Broome North, including any design guidelines. Do not want to see Homes West with non-native gardens, which occurred in Januburu.
- ▶ Don't put too much hard structure into buildings.
- ▶ Need to ensure neighbouring property owners are consulted.
- ▶ How do we cope with growth and manage resources, such as the coast?
- ▶ Housing affordability – Keystart home loans (state government) do not cover houses in Broome as prices are too expensive.

### **What is already occurring in Broome North** (as indicated by Paul Ferrante)

- ▶ Drainage:
  - Public open space and drainage is already being designed together.
  - Depressions must and will be vegetated to help water absorption.
- ▶ The 'old Broome' street grid pattern is being used.
- ▶ Housing Guidelines for Broome North are being developed by Sue Thomas (local architect) and Kieran Wong (LandCorp's consultant architect) to ensure Broome's local requirements are included (i.e. capture breeze, fully shaded).
- ▶ Planning to have larger blocks on the boundary of Broome North so no buffer is needed between adjoining lifestyle blocks.
- ▶ LandCorp is already having discussions with the Department of Housing and Foundation Housing about the type of social housing being provided and suitable blocks.
- ▶ LandCorp is proposing to include a vegetation buffer along Broome road.

Question: Is LandCorp talking with Cable Beach developers and the airport? The airport isn't expected to relocate for at least 20 years.

### **Statement for discussion:**

**From our meetings and discussions with community and stakeholders in Broome there does not appear to be any connecting networks.**

- ▶ Generally people agreed with this statement.
- ▶ The Shire of Broome has not had the capacity to broker such networks.
- ▶ Networks have only happened in the community when someone has taken the lead.
- ▶ Have found in the past there has been flow on implications of managing some issues within the community (i.e. once one is minimised other issues arise (sometimes illegal activities)).
- ▶ Networks are not integrated – no overarching coordination of solutions. The Shire is looking to establish an overarching group.





## Appendix D Stakeholder Meeting Notes

### Shire of Broome

17/06/2009

#### Notes

- ▶ July 3 – Shire of Broome council briefing on Broome North
- ▶ Good example of sustainable, affordable housing development is 'Revolution Road' at Seville Grove
- ▶ What the Shire of Broome would like to see in Broome North
  - Ensure affordability for young residents
  - Don't want people buying and sitting on land
  - Realistic prices for lots not just sitting on land
  - Realistic prices for lots not just market value
  - When determining lot price, can't affect price of existing dwellings
  - Involve all stakeholders in developing the vision and outcomes
- ▶ Joint venture opportunity with SOB.

#### Suggested Stakeholders

- ▶ Community Development Director – SoB
- ▶ Social Planner – SoB
- ▶ DET
- ▶ DIA
- ▶ ICC
- ▶ DSD – social impact assist.

#### Actions

- ▶ Regional Planning Councils – find further info on this.
  - New government initiatives – is it an extra layer of planning?
- ▶ Get list of state government people off Michelle.

### Department for Planning and Infrastructure, Broome

17/06/2009

#### Notes

- ▶ Suggested Meeting Rooms Available in Broome
  - Sam Mail Room
  - Ask Broome shopping centre manager
- ▶ Suggested that LandCorp will need an Indigenous consultation expert
- ▶ Kimberley region is affected by the Aboriginal stolen generation
- ▶ Don't advertise during school holidays



- ▶ MOU – LGA, Prop, DPI
- ▶ Shire of Broome's Housing Strategy is not being considered by DPI
- ▶ Broome North – need/want full range of lots
- ▶ Regional Planning Committees are being established under new liberal government
  - DPI
  - They will be developing 'Regional Plans'
  - Role will be to look over documents that affect region

#### **Suggested Stakeholders**

- ▶ Foundation housing , Kerr St
- ▶ Homeless Action Group
- ▶ Environs Kimberley
- ▶ Broome Museum

### Catholic Church

17/06/09

#### **Notes**

- ▶ Catholic Bishop is currently away, back Friday June 26. He has lived in Broome for 30 years and is the best contact person to speak to. Ph:9192 1060
- ▶ Cable Beach Primary School – can be rough

### Kimberley LNG Presentation by DSD for Broome Chamber of Commerce

- ▶ 17/06/09

#### **Notes**

- ▶ Four scenarios
  - No development within 20 years
  - Low development – 15m.tonne p.a. over 15 years
  - Medium development – 25m.tonne p.a. over 25 years
  - High development – 50m.tonne p.a. over 25 years
- ▶ Tourism Impact Assessment – contact person - Vaughan Davies, Tourism WA
- ▶ Social Impact Assessment
  - Currently gathering data
- ▶ Questions/statements from attendees:
  - Will resource extraction reduce tourism in Broome?



- There is an existing housing shortage in Broome, how will LNG plant impact further on this situation?
- There is already a shortage of doctors in Broome, especially during the tourism season; the LNG plant will only make this worse

## Anglican Church

17/06/09

### Notes

- ▶ Would be interested in contributing to and benefit from shared-use facilities
- ▶ Anglican site – buildings for workers – transformed into school when needed
- ▶ Broome has a very transient community.
- ▶ Five segments of community in Broome
  - Long-term Indigenous
  - Long-term non-Indigenous
  - People who live in Broome for 5-10 years
  - Short-term workers
  - Short-term tourists
- ▶ Need for childcare – Anglican Church looking to build one as an outreach centre
- ▶ Need to connect medium term residents into social networks
- ▶ Social dislocation, addictive behaviour
- ▶ Disruptive children at schools
- ▶ Broome and Cable Beach Primary Schools have a broad community mix
- ▶ Roebuck Primary School has newer residents, like the northern suburbs of Perth
- ▶ Cable Beach Primary School has five people on the P&C
- ▶ Roebuck Primary School has had four principals in the last few years
- ▶ Broome Primary School has had seven principals in the last few years
- ▶ Education and cost of living are the main reasons why families leave town
- ▶ Anglican Church is trying to build hardiness in people
- ▶ People generally become connected into community through school, sport and leisure
- ▶ Cyclones are an external threat in Broome
- ▶ Anglicare would be a willing partner to build social capacity



## Tourism WA

18/06/2006

### Notes

- ▶ Tourism Industry in Broome generates \$205-250K/ season
- ▶ Tourism season in Broome is Easter to October with the peak being July/Aug
  - In recent years May/June, Sept/Oct been busier too.
- ▶ Broome accommodation study has been done
- ▶ Affect of Global Financial Crisis: tourists still coming but they are doing less tours etc
  - People book 3 months in advance as opposed to 12 months
- ▶ UK/Germany main overseas market
- ▶ Indonesia & Malaysia now being targeted
- ▶ Very diverse tourism market
- ▶ Palm Grove Caravan Park sold
- ▶ Tarangau Caravan Park (Lulfitz) sold
- ▶ In Broome there is 40% residential on tourism zoned land; 60% tourist accommodation
- ▶ Three new hotels opening this year
- ▶ 3,000 rooms (in caravan sites) – average stay 3-4 days
- ▶ Lack of activities, no walk trails/interpretive signage stories
- ▶ Millington Rd project – behind Cable Beach Club
  - Cnr Sanctuary night activities
  - Activate strip tourist cafes etc
- ▶ Airport divides town
- ▶ Of the people aged between 35-55 years who earn less than \$40K, 45% are against change (from survey)
- ▶ 90% residents think tourism good (5 yrs ago opposite) (from survey)
- ▶ FIFO effort might help. Increase flights from Broome to East.
- ▶ Fringe Indigenous Tribes: Bardi, Jaba Jaba, NulNul, Bigidanga
- ▶ 8<sup>th</sup> August – Broome Cup
- ▶ Would like to see in Broome North: Good physical linkages – paths, street lighting etc

### Suggested Stakeholders

- ▶ Kimberley Development Commission

### Possible Meeting Room Venues for PDF

- ▶ Cable Beach - Same Male Room – 200ppl
- ▶ Mangrove



### **Possible Open Day Venues**

- ▶ Boulevard Shopping Centre – locals

### **Actions**

- ▶ Will send through Physical Activity Taskforce data.
- ▶ Will send draft Tourism Impact Assessment results for LNG plant

## **Environs Kimberley**

18/06/09

### **Notes**

- ▶ Areas that Environs Kimberley is interested in:
  - Zoning info and size of area
  - Drainage
  - Sustainable housing energy efficient
  - Naming of estate
  - Blend native bushland into estate
  - Public transport
  - Definite need for social housing
  - Natural landscaping
  - Get someone in to set scene for sustainable development

### **Suggested ways to promote/advertise Broome North**

- ▶ Advert in paper
- ▶ Talk on radio
- ▶ Newsletter & email

### **Actions**

- ▶ Get flora/fauna study person to call Martin in regards to Pindan Woodland
- ▶ Send Martin information on consultant requirements



## Social Planning Section, Shire of Broome

18/06/2009

### Notes

- ▶ Anne is developing a Social Plan for Shire of Broome –draft being workshopped with council next week
- ▶ Anne has worked in Local Government in the South West of WA
- ▶ In 2007 the Shire of Broome conducted a community survey and developed a background discussion paper for the Social Plan
- ▶ CRC Broome – federal funding cut
- ▶ Shire of Broome has an Indigenous communities directory
- ▶ The Shire is developing a Cultural Plan Town Beach - Sharon Griffiths is the contact person
- ▶ TAFE runs an aquaculture program with indigenous people
- ▶ DOLGART Community Development indigenous scholarships
- ▶ Grey nomad – volunteer for 3-4 months when here
- ▶ Need for human services network in Broome

### Suggested Stakeholders

- ▶ Local justice forum
- ▶ Youth Coordinating Network
- ▶ Kimberley Interagency WAG
- ▶ Kimberley partnership – employment and training
- ▶ Homeless Action Group
- ▶ Director Community Development, Shire of Broome
- ▶ Red Cross – community development program and outreach
- ▶ Notre Dame Centre – indigenous research
- ▶ PCYC - active youth services
- ▶ Broome Circle – learning centre, Centrelink

### Suggested ways to promote/advertise Broome North

- ▶ The Advertiser – newspaper
- ▶ Goolarri radio



## Kimberley Development Commission

18/06/2009

### Notes

- ▶ Current issues in Broome:
  - Oil and gas
  - Tourism
  - Overall development of the Kimberley
- ▶ The Broome Port employs 80 people – expansion possibility further 60-70 jobs
- ▶ Gubbins Rd bypass – government investment
- ▶ Concern that mining people will over-run tourist – in accommodation
- ▶ Housing affordability – big issue
  - Needs to be cheaper housing options e.g. higher density
  - Body corporate – Reid Rd – Richendale (one currently operating)
- ▶ Public housing
  - Roebuck – no blocks provided for early lots, only an afterthought
- ▶ Some people want larger blocks – indigenous purposes
- ▶ Role of Kimberley Development Commission – social and economic development – strategic level.
  - Work across government
  - Royalties for regions \$4m grant this year, \$7m next year
  - John Taylor – economic and labour force participation studies
  - Telecoms – relationship with telecoms centre
  - Housing affordability – key board issue
  - Possible foundation housing model
  - Trying to establish cross government groups
  - [www.kimberleybus.com.au](http://www.kimberleybus.com.au)

### Actions

- ▶ Get LandCorp Project Manager to meet with Kimberley Development Commission to engage local contractors



## Country Health (Hospital)

18/06/2009

### Notes

- ▶ Very transient population
- ▶ Hospital attracts a lot of staff from south eastern Australia
- ▶ Existing issues in Broome:
  - Family tend to leave Broome at a certain point
  - Affordability of housing especially for young people and families
- ▶ Hospital has to provide housing for staff
  - 150 rental properties to house staff; only had 30 Kim started
- ▶ Hospital has an incentives program for staff to purchase a house (HOSS scheme), it was working OK till 2006: Staff could receive up to \$180 week based on when rent was \$350 week
- ▶ Hospital is building mental health wing with 14 beds
  - staffing will be hard to recruit
- ▶ Broome has a certain romance about it which attracts people, but doesn't necessarily keep them in Broome for a long time
- ▶ The Uniting Church has 10-14 units on the corner of the hospital block
- ▶ Hospital has a waiting list for nurses
- ▶ Hospital deals with issues of basic health for families - breakfast etc

### Actions

- ▶ LandCorp project manager to meet with hospital director to discuss possible staff housing options in Broome North





## North West Finance

18/06/2009

### Notes

- ▶ Members of the Broome Chamber of Commerce
- ▶ Different products
- ▶ Tony Proctor, is President of the Broome Chamber of Commerce
- ▶ Business affected by lag in Global Financial Crisis
- ▶ Close to bottom of market
- ▶ Broome North
  - Engage with local contractors
  - Talk to banks when developing caveats
  - During land works – consultation with people about red dust blowing around
- ▶ Schooling is a key issue to retain population – about choice
- ▶ Need jobs for young people

## Broome Residents & Ratepayers Association

18/06/09

### Notes

- ▶ Housing affordability is a key issue in Broome
- ▶ Education - Anglican school was not granted permission
- ▶ Why people live in Broome
  - Lifestyle
  - Boating facilities
  - People come for recuperation
  - Artists
- ▶ What should be included in Broome North?
  - Parks – not many around
  - Access point to beach
  - Concert venue?

### Suggested Stakeholders

- ▶ Builders
- ▶ Architects



## Broome Homeless Action Group

18/06/09

### Notes

- ▶ Keen to be kept in the loop
- ▶ Group has produced the following documents:
  - Broome Resident Homelessness and Overcrowding Survey 2007
  - Best Practice Homeless Strategies from Broome WA, 2008
  - Broome Social Housing Framework, 2008

## Kimberley Property Valuers

19/06/09

### Notes

- ▶ Keen to be kept in the loop

## Department for Communities

19/06/09

### Notes

- ▶ Sandflies
- ▶ ICC report
- ▶ Midvale early years program

## Broome SHS

19/06/09

### Notes

- ▶ 530 students at present
- ▶ Capacity for 100 more



## Police

19/06/09

### Notes

- ▶ Would like to see CPTED principles followed in Broome North
- ▶ Broome is the major regional hub for Kimberley
- ▶ Pressures on Police:
  - Itinerancy
  - Tourism
  - Transient population
  - Two streams to manage (indigenous and other)
  - Stretched resources
  - Managing housing issues with DHW
  - Continual family feuding
- ▶ Blend of housing very important
- ▶ All about relationships
  - Smart wealthy people – liberal connections
  - Middle class
    - Business owners
    - Government workers
    - Private workers
  - Struggling
    - Pensioners
    - Non-wealthy
- ▶ Tensions in the community are very real
- ▶ Trends:
  - Tourists coming for work, park vans in carparks
  - Drug useage in middle blend
  - Vehicles increase
  - Targets for crime
- ▶ Broome has all the dynamics of metro suburb.
- ▶ Juvenile crime issues
  - some programs in place
  - Motor Vehicle theft, burglary



- ▶ Political decisions to manage/bridge indigenous gap
  - Touchy issue
  - Not very palatable
- ▶ Sport is uniting factor in the community
- ▶ Kyle Andrews foundation. Kyle's camp – house in Roebuck for people to stay
- ▶ Generosity is high:
  - Small town aspect
  - Middle and upper club
- ▶ Intervention aspect is very important
- ▶ Need/ would like a martial arts hall
- ▶ Police are working with DCP – trying to get families to take Indigenous kids (who are repeat offenders) back to 'home' locations
- ▶ Broome feeds into the Claremont Football Club catchment

## Kimberley District Education Office, DET

19/06/09

### Notes

- ▶ None of the community services in Broome are located north of airport
- ▶ Private schools – divide town
- ▶ Peter – interested in population growth
- ▶ Broome North needs a primary school early
- ▶ Roebuck started as school in houses
- ▶ Gary is main contact

## Department of Sport & Recreation

19/06/09

### Notes

- ▶ Would like to see usable & functional parks in Broome North
- ▶ Roebuck estate is lacking street lighting, would like to see adequate provision in Broome North



## Ministers Fraternal (Uniting Church, Anglican Church & other)

19/06/09

### Notes

- ▶ Would like in Broome North
  - Land for churches/community centre
  - Women's refuge
  - Emergency crisis accommodation
- ▶ Medium term accommodation – help peoples transition from homelessness to permanent accommodation
- ▶ Losing sense of family – both parents working
  - Let alone, sense of community
- ▶ Alcoholism among white community – just more hidden
- ▶ More housing availability will help with:
  - Homelessness
  - Mortgage stress
- ▶ Homeswest buying more housing in Roebuck estate
- ▶ Auskick – most integrated activity in town
- ▶ Basketball – indigenous
- ▶ Soccer, netball, volleyball – non indigenous
- ▶ Build relational communities

## Recreation Services, Shire of Broome

22/07/09

### Notes

- ▶ The number of building and development application submissions are down
- ▶ The Shire has 4 ovals, 3 built on old tip sites
  - Cost \$120-\$130k per year to maintain, plus \$60k per year to flush them out;
  - Lighting and vandalism costs are additional to this
  - Kids wedge glass into ovals which has to be removed prior to use
  - Ovals are currently not used to capacity and could cater for short term population growth
  - Male Oval – not many people using it as a kick around space
  - Ovals at Sport & Rec Centre – not many people using it as a kick around space; need to improve lighting – currently it is very expensive to run



- Haynes Oval – Mon-Thurs has evening training
- Brack Oval – Mon-Friday has evening training
- Charge rates - \$50/hr lighting, \$20 training fee/session
- ▶ Any space developed for sport and recreation needs to be flexible (e.g. Kunanarra)
- ▶ Education department gate school ovals – the Shire would like to have dual use agreements
- ▶ Need a community ownership and education campaign
- ▶ Must involve indigenous community in any social programs
- ▶ Residential college model in Broome is working
- ▶ Basketball
  - Rod – is key driver of junior basketball programs in Broome
  - Broome Basketball Centre of Excellence
- ▶ In Broome North:
  - Could investigate housing a regional tennis centre – WA Tennis Association have grants. Kimberley Development Commission also have grant funding
  - Third pipe for non-potable water
  - Sports Club – could be leased/ managed by the community with strict management guidelines/performance indicators.
    - Would need to develop ways to sustain the club – e.g. education
- ▶ Indoor Sporting Facilities in Broome
  - Use to be an indoor cricket facility in Broome
- ▶ Touch football and soccer do well but is are ‘sleeper sports’
- ▶ Arts could be stronger in Broome
- ▶ Shire of Broome is looking to develop a Sport and Active Recreation Plan. They will shortly be putting it out to tender
- ▶ Need to cater for grey nomads during tourist season in Broome

## Department for Child Protection

060809

### Notes

- ▶ NGO's & NFPs in Broome have a strong relationship and network
  - Women's Shelter
  - Broome Circle
  - KWIG – DIA Chair
- ▶ Number 1 issue in Broome is lack of affordable housing



- ▶ DCP employ 40% Indigenous workforce
- ▶ Family feuding largely between the Roes and Sampis
- ▶ Has been some discussions about an Aboriginal hostel – ask Shire/Dpt Indigenous Affairs for further information
  - Aboriginal hostel must be accessible to public transport
  - Poor community perception about an Aboriginal hostel
  - There is an Aboriginal Hostels Company – who could manage the hostel
- ▶ Broome Hospital is the psychiatric centre for the Kimberley region
- ▶ There is a Broome Indigenous Visitors Strategy
- ▶ Broome provides key government services for the whole of the Kimberley but there is nowhere affordable for people to stay
- ▶ What are the needs of the one mile community? – ask the Shire of Broome
- ▶ Hostels can provide a centre for social services
  - Clients must be in a location they're comfortable with
  - Design of building can alleviate tribal issues/segregation
- ▶ DCP currently has 124 kids in care in the Kimberley
- ▶ DCP concentrate on children aged between 0-10 years of age
- ▶ Catherine House – is an emergency hostel in Broome
- ▶ DCP staff have case loads of approximately 15-16 kids
- ▶ Alcoholism is an issue among some indigenous people only
- ▶ There is a need for more youth activities in Broome – particularly for girls
- ▶ The youth Drop-In Centre runs a variety of activities
- ▶ The PCYC also runs youth activities
- ▶ During tourism season tourists take over the town, Broome doesn't have the infrastructure to support this
  - Doctor/medical services get full by tourists – especially older tourists
- ▶ Skate park in Broome is not well used
- ▶ Sport & Recreation Centre ovals are not well used and they drain a lot of money
- ▶ Need to keep cars off the beach
- ▶ In Palmerston, Darwin – people weren't considered in the initial planning – this created social issues
- ▶ Another evacuation centre will be needed in Broome with population increase



## VET in Schools, Kimberley District Education Office

06/08/08

### Notes

- ▶ Fishing Club lease their land off the Port Authority
- ▶ Schools can't keep staff because of low pay
- ▶ State Government has a home buying scheme
  - DET & Police haven't taken it up
- ▶ EVE is an in-school training program for school to work transition
  - Students are at school 3 days and work 2 days
  - Good take up rate by students
- ▶ There is no cycle club in Broome
- ▶ If portable houses are used as a more affordable housing option in Broome this will affect the tradesmen in town – as there will be minimal work for them
- ▶ What is the incentive for builders to design/provide a housing product which is more suitable to Broome?
  - Generally builders have a fixed end cost; if they have to change their building design in a way which increases their costs this will impact on their profit
- ▶ Resorts in Broome provide worker accommodation
  - Perhaps a way to increase workers time in town is to provide worker and family accommodation? – This is done by some companies in Singapore
- ▶ ISAHA – federal government housing rental program (doesn't exist anymore)
- ▶ A good way to find out where FIFO workers are going to is through local charter companies – find out where their regular flights are going to
- ▶ In the industrial areas the price of land is too high to run a profitable business
- ▶ Homeswest – could introduce a points system for home ownership equity
- ▶ Broome Surf Lifesaving club – white enclave – they have access the funding
- ▶ Two football clubs exist in Broome – there is a good inter-racial mix
- ▶ PCYC serves a purpose – but its location is becoming a bit out of the way
- ▶ Two gymnastics clubs in Broome, one is run through the school
- ▶ Skate park is too small
- ▶ Instead of using walls as barriers within estates consider clever landscaping options instead
- ▶ Broome North will need to have a location for new sporting facilities to service Broome North and Roebuck Estate
- ▶ There is a local public bus service – but unsure of ticket prices
- ▶ Sport and recreation facilities have been poorly managed





## Red Cross – Community Services

06/08/09

### Notes

- ▶ Red Cross has been in the Kimberley for 6 months
  - Their current focus is on filling the gaps in Broome
  - Have been doing a services mapping exercise
- ▶ Just moved into a new premises
  - Will be creating a one stop shop out front - people can access community services, internet etc
    - At the moment people have to go to each individual government service to access each individual program
  - Hoping to be mobile – go to one mile
- ▶ Will Roebuck Estate become a ghetto in years to come? All houses will age at the same time and if not maintained may appeal to different type of family than currently attracted into estate
- ▶ Kennedy Hill and One Mile – house a high transient population
- ▶ Red Cross runs a 'Personal Helpers and Mentors' program in Fitzroy, Derby and Broome for young people who have become disconnected from their family
  - Aim is to break down barriers so people can fit back into home life and family can help/manage them
  - Mixed program but largely indigenous clientele
  - Non-indigenous people have family support network around them in Broome
  - Causes – alcohol, drugs and abuse
  - Hopefully this program will help reduce the youth suicide rate
- ▶ Police approach during tourist season – get it out of the public eye
  - More lenient when it's not tourist season
- ▶ Broome – culture doesn't consume you, but you can chose to be part of it
- ▶ Three types of people who live in Broome:
  - Locals
  - Those who think they're locals
  - Opportunists
- ▶ Impacts of LNG Plant
  - Trades people and contractors associated with the plant will come to town and drive priced down – this will have an impact on local tradesmen;
- ▶ Broome North needs to be integrated with Broome – already many segregated communities exist



- ▶ Need to create/develop a way to draw people from town into Broome North – this will create ownership of Broome North by locals
- ▶ Food training could be a focus in Broome North
- ▶ Lifeline and Save the Children are new NGOs looking to move into Broome
- ▶ Would like to run a midnight basketball competition
- ▶ No common area for people to run youth programs together
- ▶ Drop in Centre – staff don't have the power to control things
- ▶ Opportunity for LandCorp to fund Red Cross Programs
- ▶ Art Culture exists in Broome but is hidden – no central point exists
  - Would like an Arts Centre (need a communal location)
  - Music, visual arts
- ▶ Moagim Arts Centre is a good example – located just outside Derby

## Community Development, Shire of Broome

06/08/09

### Notes

- ▶ Directorate has existed for 4 years
- ▶ Broome Recreation & Aquatic Centre (BRAC) – lacks harmony between the users
  - Facility is subsidised by \$1.6M/year
  - Trying to get usage figures
- ▶ Shire of Broome has \$5M grant for a Performing Arts Centre – talking to James Christo about design work
- ▶ Shire is developing a Percentage for Art Policy
- ▶ Will need a new library in the next 5 years



## Appendix E Broome Timeline Snapshot

### Population and Dwellings

- ▶ The Shire of Broome is the only LGA in the Kimberley where the population has increased consistently from 1976 – 2001
- ▶ In 2009 – Broome has 88% of the Shire’s population and 40.6% of Kimberley population (largest centre)
- ▶ Projected population increase between 2006 and 2031 for the Shire is between 12,000 – 14,200
- ▶ ERP (Estimated Resident Population – ABS)

	1976	1987	1999	2009	2020	Information Source
Population Shire of Broome		6,500		15,000	20,700	Shire of Broome Annual Reports  WAPC WA Tomorrow Population Forecasts
Population Shire of Broome	4,079	7,932 (1986)	9,766 (1996) 13,196 (2001)	13,059 (2006)		ABS Census & ABS Estimated Resident Population
Dwellings Shire of Broome	657	1,357	6,221 (2001)	7,070 (2006)		
Population Broome (Town)	2,920	5,778 (1986)	9,998 (2001)	11,547 (2006)		
Dwellings Broome (Town)	493	1735(1986)	5,458 (2001)	5,983 (2006)		
Average Household Size Broome (Town)				2.6 (2006)		
Indigenous % Population Broome (Town)			20.2%	20.2% 27.2% (shire)		
Av. Population Growth Rate Broome (Town)		5.3% (1991 - 2001)	6.3% (1996 – 2001)  6.4% (2000 - 2001)			
Estimated Indigenous Resident Population Shire of Broome	2,019 or 47.2% (1981)	2,761 or 46.6% (1986)	4,712 or 35.7% (2001)	5,181 or 35.9% (2006)		
Estimated Non-Indigenous Resident Population Shire of Broome	2,261 or 52.8% (1981)	3,162 or 53.4% (1986)	8,484 or 64.3% (2001)	9,255 or 64.1% (2006)		



## Shire of Broome Growth

	1976	1987	1999	2009	2020	Information Sources
Revenue Shire of Broome		\$3.6 mill	\$10,739,442 (operating revenue)	\$22 million (total revenue)		Shire of Broome Annual Report
Operating expenditure Shire of Broome			\$9,234,749			
Income and expenditure Shire of Broome			\$15 million			
Total rates levied Shire of Broome			\$7.9 million (2006)	\$11.463 million		
Other Notes		\$10.2 million in building licences issued in 85/86 - maintaining Shire's growth rate at 6% per annum for over a decade		47% of total Kimberley Building Approvals (04/05)		

## Tourism

- ▶ Airport gained international status in 1992
- ▶ Airport numbers grew by an average of 15% between 2001/02 and 2007/08. Growth of 2% in 2007/08
- ▶ 2005/2006/2007 average of \$260 million, 346,500 visitors, 8.1 night stay per annum
- ▶ 2002, 2003,2004 average of 300,400 visitors, 9 night stay per annum

	1976	1987	1999	2009	2020	Information Sources
Visitors to Broome			215,800	209,800 (229,300/year over last three financial years)		Broome Visitors Centre Tourism Western Australia
Domestic visitors to Broome	less than 5,000 visitors to Tourist Bureau	over 50,000 visitors to tourist bureau	179,000	168,000		
International visitors to Broome			36,800	41,800		
Average Length of Stay			6.8 nights (2000)	7 nights		
Average annual expenditure				\$242 million		
Airport Movements			236,175 (2000/01 before discontinuation of Ansett) 169,633 (2001/02)	284,489 (2004/05) approx 410,000 (2008)	Estimated to reach 500,000 in 2016	



## Education Options

	1976	1987	1999	2009	Information Sources
Public Primary Schools	Broome Primary School	Broome Pre-Primary Centre Broome Primary School	Broome Pre-Primary Broome Primary School Cable Beach Primary School Uuupababa's Pre-School	Roebuck Primary School Broome Primary School Cable Beach Primary,	Shire of Broome - Directories - 1986/87, 1994, 1999, 2009
Public High Schools		Broome District High School	Broome Senior High School	Broome Senior High School,	
Private Schools	St Marys	St Mary's Infant and Primary School	St Mary's College Pre-Primary St Mary's College Primary	St Mary's College K – 12 Administration, Kindy, Primary & Secondary School	
Further Education Facilities		Kimberley Camp School Nulungu College	Kimberley Camp School WA Academy of Performing Arts Kimberley Regional College of Technical and Further Education (TAFE) University of Notre Dame Australia – Broome Campus WADOT – Aboriginal Services Bureau Edith Cowan University Broome Centre James Cook University Broome Campus	Broome Camp School Kimberley TAFE University of Notre Dame Australia Aboriginal Independent Community Schools Support Unit Broome Residential College National Outdoor Leadership School	

## Government Agencies

	1976	1987	1999	2009	Information Sources
Number of Government Agencies		15 x State, 9 x Commonwealth	35	43	Shire of Broome - Directories - 1986/87, 1994, 1999, 2009