



Broome Building a Future, For Everyone. 2024



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INTRODUCTION

Broome has evolved to become a dynamic, investment-friendly location. Our history, heritage, diversity and geography make Broome a unique place – a place full of opportunity that will provide *A Future, for Everyone*.

Broome has been earmarked by the WA State Government as one of 11 locations to become a regional city before 2050. The projects included in this plan will be essential to reaching this goal, while solving some of Broome's current issues, such as housing affordability, and also assist in recovery from the impacts of COVID-19 and natural disasters.

The Shire of Broome has broad experience with complex projects, such as the Chinatown Revitalisation and Guwarri Town Beach Redevelopment, which have won state and national awards for their planning and execution.

There is still more to do, with detailed strategic planning and community engagement leading to solutions already in place to be executed once funding is secured. The future is massively bright for Broome and the West Kimberley. With a proactive leadership group focused on transforming Broome into a forward-thinking regional hub, the *Broome: Building a Future for Everyone Plan* will play a key role in our town's economic prosperity.

Chris Mitchell

President, *Shire of Broome*

The Yawuru people are the traditional owners of the lands and waters in and around Rubibi (the town of Broome) from Bangarangara to the yalimban (south), to Wirrinmirr (Willie Creek) to the guniyan (north), and banu (east) covering Roebuck Plains and Thangoo pastoral leases.

The corporate arm of the Yawuru Prescribed Body Corporate is Nyamba Buru Yawuru (NBY) and our mission is "to strengthen mabu liyan [good wellbeing] for all, always".

In 2023, a Memorandum of Understanding was signed between NBY and the Shire of Broome. This signified strengthened relationships between our two organisations and recognises the importance of NBY being at the table to contribute to the future of our community.

As the largest landholder in Broome, NBY plays a pivotal role in contributing to the sustainable economic development of our town and the broader Kimberley region. We are excited for what the future holds and look forward to engaging strategically on the community's priorities.

Clinton Benjamin

Nyamba Buru Yawuru Chair



ACKNOWLEDGMENT OF COUNTRY

The Shire of Broome acknowledges the Yawuru people as the native title holders of the lands and waters in and around Rubibi (the town of Broome) together with all native title holders throughout the Shire.

We pay respect to the Elders, past, present and emerging, of the Yawuru people and extend that respect to all Aboriginal Australians living within the Shire of Broome.

Wirriya ngangaran liyan nyamba buru Yawuru

We hope you are feeling good in our Yawuru country

BUILDING A FUTURE, FOR EVERYONE



Call to Action

With a united voice, we are promoting the shared vision, the people, and the projects that build long term stable growth and meet community and industry priorities.

To be active in recovery and build resilience in Broome's long-term future, key organisations have focused on projects to:

1. provide long term steady growth for the economy;
2. benefit the region; and
3. meet the priorities of the community



Broome has the Plan

- Understanding of Broome's unique context and existing planning framework;
- Reducing the impacts of crisis, such as COVID-19 and Natural Disasters;
- Unlocking private investment;
- Promoting projects that build economic stability;
- Building community safety & improving health and wellbeing;

The *Broome: Building a Future, for Everyone Plan* builds a bridge between achievements to date and future significant projects that require commitment and funding.

It is a critical time to invest in Broome's future.



5

Projects with
Investment Secured

14

Projects Seeking
Investment

**INVESTMENT
OPTIONS**

across a range of
different sectors, scale
and timeframes.

9

Project
Proponents

BROOME PROJECTS



**Sanctuary Village
Holiday Park
and Key Workers
Accommodation**
\$8.8M Funding required.



**Cable Beach
Foreshore Stage 2**
\$35.7M Funding
Required.



**Broome Surf
Life Saving Club
Refurbishment**
Completed



**Broome Urban
Renewal Project**
Pilot Project Funding
Required (\$25.9M)



**Broome Recreation
and Aquatic Centre**
Redevelopment Funding
Requested (\$21.4M)



A Sporting Chance
Seeking Funding
75K / 3 years



**McMahon Estate
Development**
Funding Requested
(\$13M)



Birra Buru Estate
Under Construction



**Broome Health and
Wellness Campus**
Civil Works Underway



**Broome Boating
Facility**
Partially Funded (\$35M)



Regional Projects within the Shire



Enhancing Dampier Peninsula
Seeking Funding



Regional Resource Recovery park (1.5km North)
Funding Required: \$20.8M



Roebuck Truckwash
Seeking Funding, Site Selected



Gumaranganyjal Irrigated Agriculture
Seeking Funding



Chinatown Revitalisation Stage 1&2
Completed



Janyba Centre for Culture, Story and Arts
Seeking Funding



Broome Airport Upgrades
Completed



Wanggajarli Burugun Memorial Resting Place
Seeking Funding



Town Beach Foreshore Redevelopment
Completed



Town Beach All-Access Fishing Jetty
Completed



First Port of Entry Broome Port (\$6M)



Kimberley Marine Offloading Facility
Fully Funded (\$200M)

ABOUT BROOME

Broome is sensitive to economic shocks and has experienced significant social and economic disruption over the last few years. Just as Broome was adjusting to the post-pandemic period, ex-Tropical Cyclone Ellie and the damage to the Great Northern Highway and Fitzroy River Bridge disrupted residents and businesses to an unprecedented level. The crisis diverted resources and energies, but also underscored the Kimberley's resilience and the power of investment making transformative change to regional areas.

In 2023, the WA State Government's Regional Price Index (RPI) revealed that the Kimberley region was one of the most expensive places to live in Western Australia. Housing costs in the Kimberley remained higher than in all other regions, with the RPI indicating that living expenses were 8.9% more expensive than in Perth. The Kimberley ranked highest in five out of eight indices, including food, transport, recreation, and household costs, emphasizing the significant financial burden faced by residents.

Meanwhile, the Kimberley Development Commission's Childcare in the Kimberley (2023) report revealed what all families and employers were already well aware of: childcare availability was at crisis point. Waitlists have ballooned out to 12 – 24 months while centres are operating at 69% of capacity despite high demand, largely because of staff shortages.

The Kimberley has only 0.15 early childhood education centre places per child 0-4 years, and to increase childcare availability to Perth levels would require the addition of 1,035 additional places and an additional 213 jobs.

Despite these socioeconomic challenges, Broome's population grew by approximately 4%, from 17,652 in 2019 to 18,353 by June 2022, welcoming approximately 701 new residents during that period. (ERP June 2022 - EconomyID)

There has been a general increase in the number of businesses from 2019 to 2023. Several sectors experienced notable growth, including construction, wholesale trade, and accommodation and food services. The construction sector saw an increase from 269 to 286 businesses, while wholesale trade witnessed growth from 31 to 38 businesses, reflecting a 22.6% increase.

Overall, the rise in the number of businesses across multiple sectors suggests a positive trend in Broome's economic landscape, with potential implications for employment opportunities and local economic growth.

Between 2018/19 and 2021/22 the Health Care and Social Assistance sector saw significant expansion, with employment increasing by approximately 16% (210 workers). Similarly, the Arts and Recreation Services sector experienced remarkable growth of around 64% (118 workers).





BROOME BUSINESSES

Sector	2023	2019	% Change
Agriculture, Forestry and Fishing	61	57	7%
Mining	6	6	0%
Manufacturing	55	49	12%
Electricity, Gas, Water and Waste Services	0	0	0%
Construction	286	265	8%
Wholesale Trade	38	28	36%
Retail Trade	119	117	2%
Accommodation and Food Services	85	71	20%
Transport, Postal and Warehousing	95	82	16%
Information Media and Telecommunications	19	14	36%
Financial and Insurance Services	38	31	23%
Rental, Hiring and Real Estate Services	163	149	9%
Professional, Scientific and Technical Services	128	107	20%
Administrative and Support Services	88	75	17%
Public Administration and Safety	4	3	33%
Education and Training	19	11	73%
Health Care and Social Assistance	73	64	14%
Arts and Recreation Services	25	14	79%
Other Services	98	77	27%
Total	1383	1071	29%

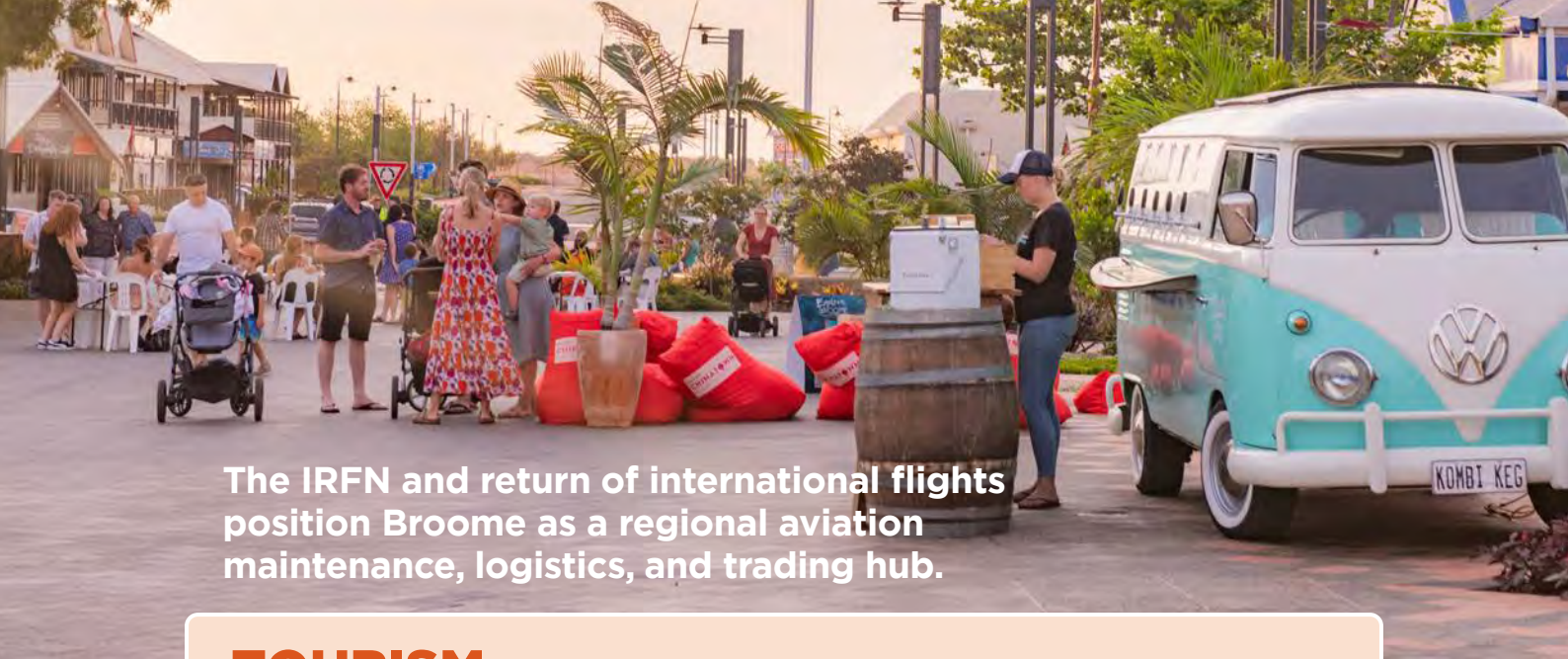
SOURCE: 8165.0 Counts of Australian Businesses, including Entries and Exits.



BROOME EMPLOYMENT BY INDUSTRY

Broome Industry	2021/22 Number	2018/19 Number	Change 2018/19 - 2021/22
Agriculture, Forestry and Fishing	334	368	-34
Mining	99	108	-9
Manufacturing	200	173	27
Electricity, Gas, Water and Waste Services	136	136	0
Construction	689	607	82
Wholesale Trade	113	87	26
Retail Trade	734	761	-27
Accommodation and Food Services	810	772	38
Transport, Postal and Warehousing	716	638	78
Information Media and Telecommunications	97	79	18
Financial and Insurance Services	64	49	16
Rental, Hiring and Real Estate Services	152	211	-60
Professional, Scientific and Technical Services	284	219	66
Administrative and Support Services	300	280	20
Public Administration and Safety	1037	985	52
Education and Training	971	985	-14
Health Care and Social Assistance	1525	1315	210
Arts and Recreation Services	303	185	118
Other Services	370	350	21
Total industries	8934	8307	627

Source: National Institute of Economic and Industry Research (NIEIR) ©2023.



The IRFN and return of international flights position Broome as a regional aviation maintenance, logistics, and trading hub.

TOURISM

Despite global pandemics, the rising cost of living, one in a hundred year floods and unrelenting negative press about crime, Broome’s reputation as a highly desirable tourism destination is a testament to its unique charm, culture and landscape. The award-winning Chinatown Revitalisation and the popular Town Beach Foreshore Redevelopment continue to enhance the experiences of visitors and residents. But our resilient tourism sector cannot be taken for granted, and government support for projects like the Cable Beach Foreshore Redevelopment and Sanctuary Village Holiday Park and Key Workers Accommodation are absolutely essential to allow Broome to realise its significant growth potential.

In 2018/19, holidaymakers constituted 58% of Broome’s visitors, but by 2021/22 this rose to 71%, indicating a substantial increase in leisure travel to the region. The number of visitors traveling for business slightly declined over the same period. This shift underscores Broome’s growing appeal as a preferred holiday destination, potentially influenced by factors such as improved tourism infrastructure and promotional efforts.

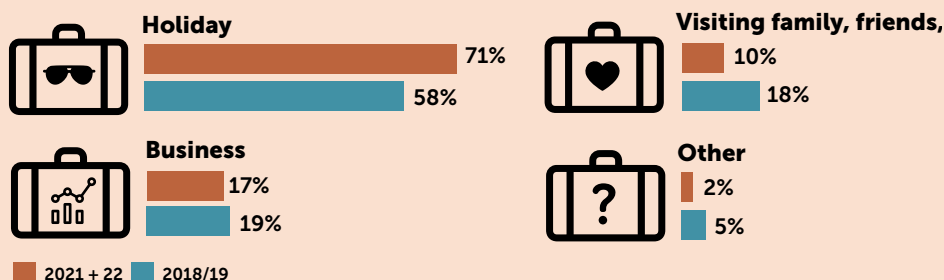
292,000

Total Visitors Annual
Average 2021-22

\$389

Total Spend (\$Million)
Annual Average 2019+20 +21+22

PURPOSE OF TRAVEL



Sum of purpose may add to more than 100% as overnight visitors can visit the LGA for more than one reason.

Positioning Broome as Regional & International Aviation Hub

In March 2024, Jetstar Asia announced direct flights from Broome to Singapore twice a week, realising a long held dream of Broome residents and reconnecting Australia’s northwest to Asia and beyond. The connection is a significant leap forward for the region and an incredible opportunity to turbocharge international visitor numbers, injecting millions into the region’s accommodation, hospitality and tourism businesses. The seasonal service is scheduled to commence on 25th June 2024 and will run through to October, before recommencing in April 2025.

In July 2023, Broome became a destination in a newly established inter-regional flight network (IRFN), along with Karratha, Geraldton, and Port Hedland. The initiative is financially supported by \$4.05 million from State Government, supplemented by an additional \$3.25 million jointly funded by the Cities of Karratha and Greater Geraldton, the Town of Port Hedland, and the Shire of Broome over a four-year period.

LOCAL PRIORITIES

The top priorities according to the independent MARKYT® Community Scorecard from 2022 are:



Safety & Crime Prevention



Access to Housing



Marine Facilities

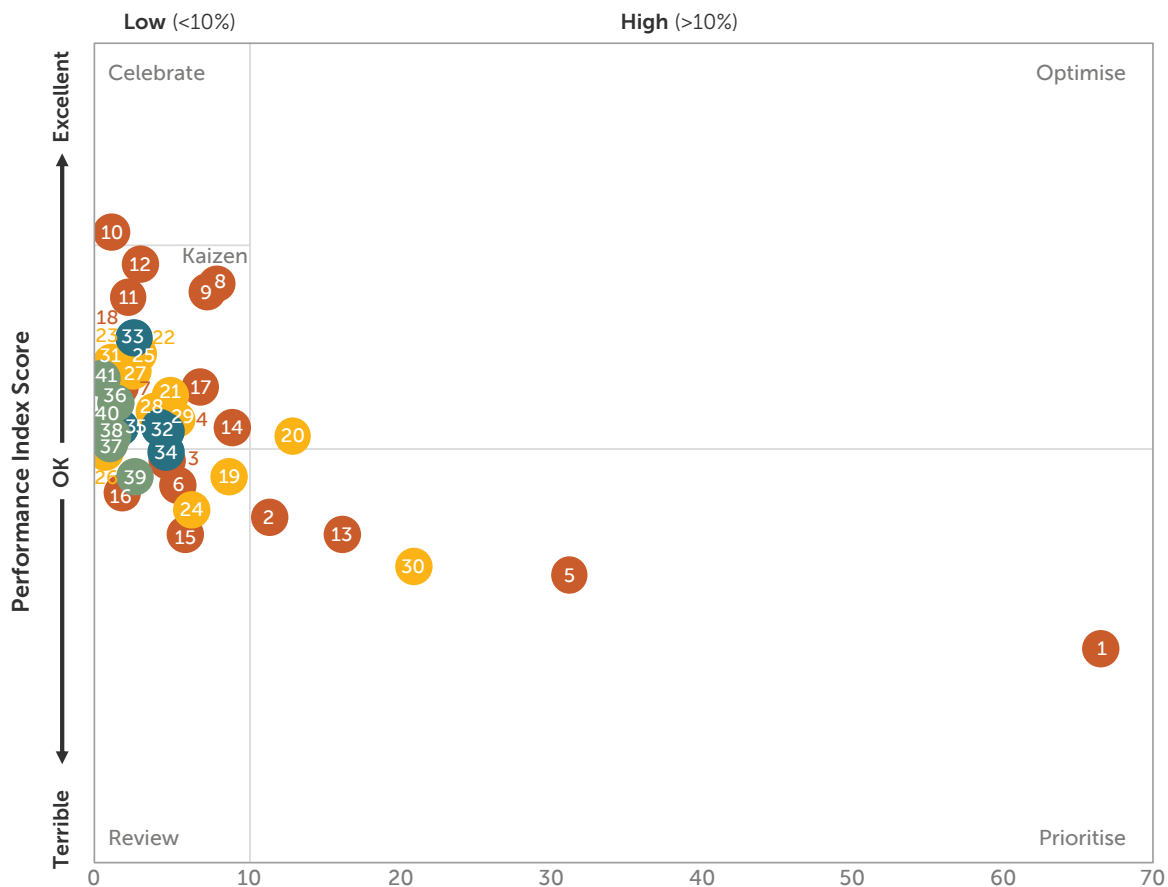


Youth Services & Facilities

Throughout the document where a project is a top priority for the community, these images are on the page.

MARKYT Community Priorities

COMMUNITY PRIORITIES (% of respondents)



Q. How would you rate performance in the following areas? Base: All respondents, excludes unsure and no response. (n=varies)
 Q. Over the next 10 years, which areas would you mostly like the Shire of Broome to focus on improving?
 Base: All respondents, excludes no response (n = 868). Copyright CATALYSE® Pty Ltd. © 2022

PEOPLE	PLACE	PRIORITY
1 Safety and crime prevention	19 Sustainable practices	32 Economic development
2 Lighting	20 Conservation and environment	33 Tourism attractions and marketing
3 Health and wellbeing programs	21 Beaches and foreshores	34 Telecommunications / internet access
4 Health and community services	22 Waste collection services	35 Education and training
5 Housing	23 Natural disaster management	
6 Animal management	24 Mosquito control	
7 Community buildings, halls and toilets	25 The area's character and identity	
8 Sport and recreation facilities	26 Planning and building approvals	
9 Playgrounds, parks and reserves	27 Streetscapes	
10 Library and information services	28 Local roads	
11 Local history and heritage	28 Footpaths, cycleways and trails	
12 Festivals, events, art and culture	30 Marine facilities	
13 Youth services and facilities	31 Airport facilities and services	
14 Family and children services		
15 Seniors services and care		
16 Disability access and inclusion		
17 Respect for Aboriginal people/ heritage		
18 Volunteer support and recognition		

PERFORMANCE

- 37 Advocacy and lobbying
- 38 Change, innovation & technology
- 39 Community consultation
- 40 Communication
- 41 Customer service

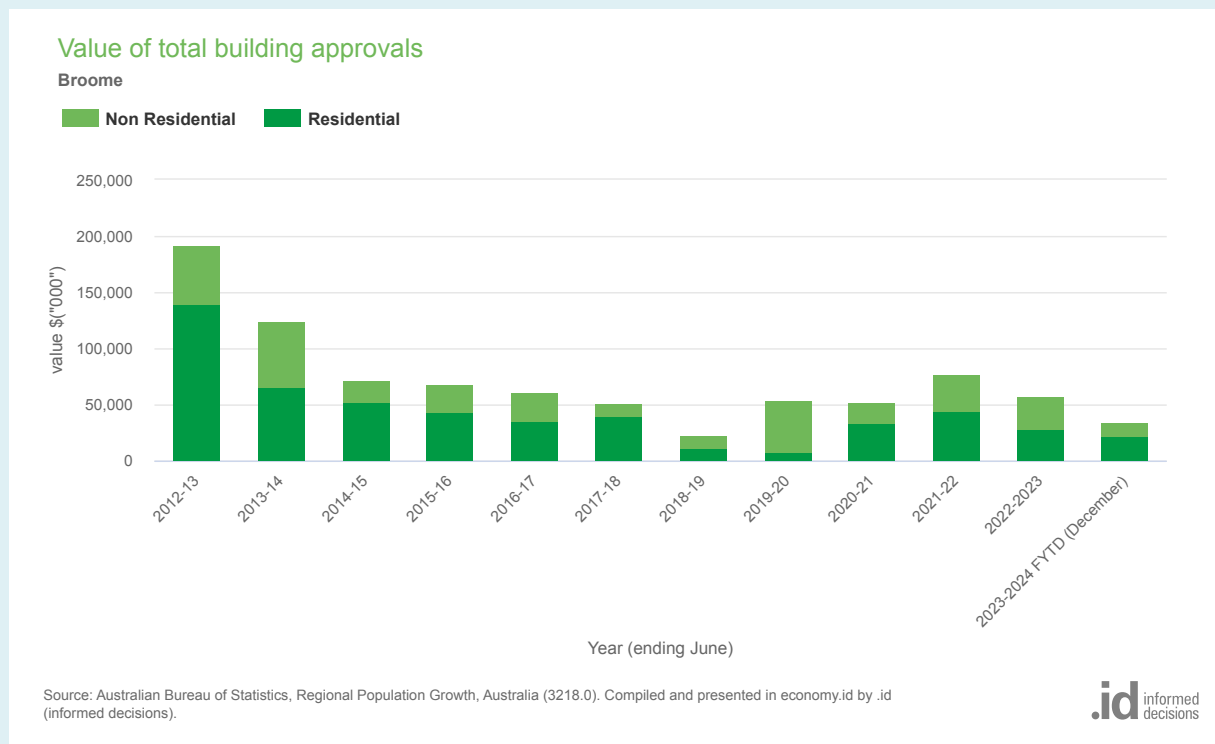
BROOME'S HOUSING MARKET CRISIS

Broome is experiencing a perfect storm of housing dysfunction which is affecting nearly all aspects of community and the economy.

Broome has some of the highest rental prices in the nation, and housing affordability has become a critical issue. This is reflected in the 2022 Community Scorecard where Housing was listed as the second highest priority. The lack of affordable and suitable housing has had a multiplier effect on the labour market, with essential workers, families and trade people leaving the community.

The KDC's *Kimberley Regional Housing and Land Snapshot 2023* revealed some of the structural causes of market failure: *"For the past three years, housing has been characterised by skyrocketing demand, especially for rentals – with as yet no response on the supply side"*.

Despite demand, approvals for new residential developments have remained low with no sign of a significant recovery.



This plan includes a number of projects to significantly address the housing crisis.

- The Sanctuary Road Key Worker Village (pg 26) aims to address one of the causes of market failure, specifically, the ongoing competition between housing for residents, temporary workers and visitors.
- NBY's Birragun Buru Estate Development (pg 28) will help introduce more private property opportunities.
- McMahon Estate (pg 29) may open up more private and government housing opportunities.

**0.4%
Rental
vacancy rate**

Source:
REIWA.com

**\$1,300 / week
Median Rental Price**

(Broome, Cable
Beach, Bilingurr)
Source: REIWA.com

**\$2,222 / Week
Median Income per
household**

Source:
ABS Census 2021

PLANNING CONTEXT

Shire of Broome has a strong planning foundation that underpins the identification and development of priority projects. The Shire has built confidence through sound planning, and has brought significant major projects from vision to reality.

Precinct Structure Plans

The Shire is in the process of preparing Precinct Structure Plans for the Cable Beach and Chinatown/Old Broome Precincts. This will build on and review the work undertaken in the Old Broome; Chinatown and Cable Beach Development Strategies.

The Precinct Structure Plans will build on the success of the development strategies in guiding key improvements including the national prize winning Town Beach Development and All Access Fishing Jetty, implementation of Coastal Protection Structures, the Chinatown Revitalisation Project and the Cable Beach foreshore improvement works.

Another important function of the Precinct Structure Plans is to review and update the planning framework over these key precincts to guide development and create an enabling planning framework, with input from the community.

The 2018 Broome Growth Plan: Strategy and Action Program

The Shire of Broome, Nyamba Buru Yawuru (NBY), Kimberley Development Commission (KDC) and DevelopmentWA partnered to develop the Broome Growth Plan, which provides the vision to develop a sustainable and inclusive economy where everyone can participate. It is founded in a deep respect for Broome's community, culture and environment.

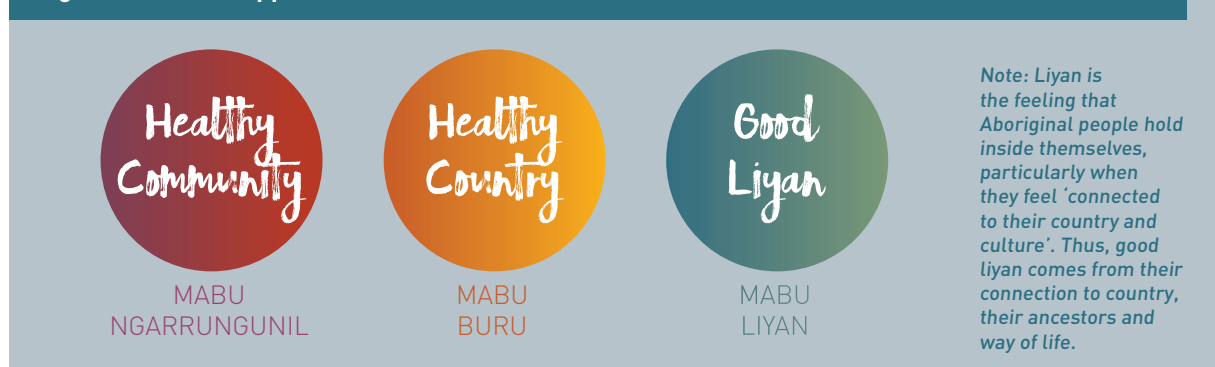
In early 2024 the State Government indicated support for an update of the Broome Growth Plan. Over the next 12 months the Shire, NBY and KDC will work collaboratively to prepare a costed project plan.

The WA Planning Commission is also preparing an updated Kimberley Regional Planning Strategy in 2024, following consultations undertaken in 2023.

Figure 1: Triple bottom line approach to development



Figure 2: Yawuru approach



Source: Broome Growth Plan

OUR JOURNEY IS
SUMMARISED BY

Values
Driven
Growth

Where a project delivers a
Broome Growth Plan goal,
this symbol is shown

GROWTH
PLAN AIM

Develop a sustainable and inclusive economy where all
can participate and which is founded in a deep respect
for Broome's community, culture and environment

OUR GOALS

People

Healthy Community
Mabu Ngarrungunil

Inclusive, Diverse,
Active, Safe, Wellbeing

Place

Healthy Country
Mabu Buru

Lifestyle, Accessible,
Natural, Heritage, Built

Prosperity

Good Liyan
Mabu Liyan

Diversification,
Participation

WHAT SUCCESS
LOOKS LIKE

Community Connectedness & Participation	↑
Happiness	↑
Safety	↑
Cultural Events	↑
Diversity of Population	=
Health & General Wellbeing	↑
Cultural Connection	↑

Lifestyle	↑
Household Overcrowding	↓
Facilities & Services Available	↑
Environmental & Cultural Surveys	↑
Protected Areas	=

Diversity in Industry	↑
Business Start Ups	=
Employment by Industry & Demographic	↑
Education Attainment	↑
Average Income	↑

THE INITIATIVES
THAT WILL
DRIVE THESE
OUTCOMES

Activating
Traded Economy, the Dampier Peninsula, Broome's Human
Capital, the Fundamentals, the Precincts of Broome

PATHWAY 1
Building Small
Enterprise

PATHWAY 2
Governance
and Policy

PATHWAY 3
Connecting
to Enablers

PATHWAY 4
Infrastructure



Investment Secured

SUCCESSFULLY COMPLETED

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**ICONIC
DESTINATION
CREATED**

GUWARRI TOWN BEACH FORESHORE REDEVELOPMENT

PROPONENT

Shire of Broome

VALUE

\$17 million

STATUS

Completed

PROJECT BENEFITS

- Expanded tourism
- Greater events capacity
- Environmental management (coastal erosion risk mitigation)
- Cultural connectivity
- Building on the recreational, cultural and historical values of the area
- Parks and Leisure Australia 2020. Best Playground >500K

The Guwarri Town Beach Foreshore Redevelopment project provides significant upgrades to one of Broome's most iconic coastal locations.

The greenspace enhancements, new nature play and water playground provide a vital additional recreation area for Broome.

Along with the construction of the revetment wall, terraces and groyne upgrade the area caters for high visitation associated with the Staircase to the Moon and night markets whilst recognising the important cultural and historical sites of Pioneer Cemetery, old jetty, Catalina Flying Boat wrecks and Broome Historical Society Museum.

This project was jointly funded by the Shire of Broome, WA State Government and Lotterywest.



This project has stimulated private sector investment in the area including more development approvals, new retail space and the growing Staircase to the Moon night market.

\$17m

Investment

54

Direct and indirect jobs

Triggered Discovery Holiday Parks committing to \$9M in Caravan Park Infrastructure



**OFFICIALLY
OPENED
NOVEMBER 2021**



GUWARRI TOWN BEACH ALL-ACCESS FISHING JETTY

PROPONENT

Shire of Broome

VALUE

\$7.1 million

STATUS

Completed

PROJECT BENEFITS

- Expanded tourism
- Improved boating safety
- Recreational facility
- Reduces conflict with the port
- 35 construction jobs (direct and indirect)
- 12 peak jobs created post construction
- Funded by Lottery West & State Government

The 112-metre jetty's completion is the final puzzle piece in the \$24m Guwarri Town Beach Foreshore Redevelopment.

The Jetty extends from the end of a unique Kimberley Quartzite groyne and was built with a concrete deck on steel piles. The structure also includes an aluminium landing structure for all abilities access to and from vessels. The Jetty is lit at night providing a 24h asset for the community and visitors.

The Jetty provides a safe land-based fishing option for community and visitors and increased access to Roebuck Bay.



The 4m wide jetty also provides a great viewing point for the Staircase to the Moon, and temporary small boat mooring.

In 2022 the first-ever event on the jetty took place, with the STRUT Indigenous fashion and design event.

**Delivered local jobs
on local projects**

47
Direct and
Indirect Jobs

\$19m
Economic contribution
to WA economy

\$38.7m
Economic contribution
to WA economy
Stage 2



COMPLETED



BROOME SURF LIFE SAVING CLUB

PROPONENT

Broome Surf Life Saving Club in partnership with Shire of Broome

VALUE

\$4.1 million

STATUS

Completed

The Surf Lifesaving Club not only provides a vital function for visitors and residents alike on Cable Beach, the facilities are located with some of the best views in Broome. This refurbishment modernised the facilities for the not-for-profit community organisation and provide function space on Cable Beach supported by multi-use training rooms.

This project has special significance as it not only delivers improved safety and a valuable tourism asset, it has a focus on youth and community recreational engagement making it an important *Building a Future for Everyone* project.

Funding was provided by Lotterywest, WA Department of Local Government, Sport, and Cultural Industries, and the Kimberley Development Commission.



**DELIVERING REGIONAL
LEVEL SPORTING
INFRASTRUCTURE**



BROOME RECREATION AND AQUATIC CENTRE RENEWAL

PROPONENT

Shire of Broome

STATUS

Completed

PROJECT BENEFITS

- Expanded recreational facility
- Enhancing Broome's position as a regional sporting centre of excellence

The Broome Recreation and Aquatic Centre Master Plan – Implementation projects delivered improved facilities for sport and activities and vital support for youth engagement.

The first stage of the project cost \$2.39m and included lighting at the pump track, BRAC indoor court resurfacing and outdoor court upgrades (cover, lighting & seating).

The second stage included field lighting at Nipper Roe Sports Field, car parking improvements and a skate park.

Construction of the \$1.5 million skate park facility was completed in September 2022.



BROOME INTERNATIONAL AIRPORT

PROPONENT

Broome International Airport

STATUS

Partially Completed

PROJECT COSTS

\$20 Million

In April 2023, Broome International Airport (BIA) completed their \$7 million arrivals terminal upgrade, designed to enhance the passenger travel experience and bolster tourism in the region. The upgraded terminal adds 1,100m² of arrivals space, features a second baggage belt, two new bathroom facilities, and provisions for international border agencies. These enhancements better accommodate increasing visitor arrivals through the airport, and who contribute significantly to the local economy and community.

The Arrivals Terminal expansion is part of a larger plan that includes completed improvements to the check-in hall and security areas, with a total investment so far exceeding \$20 million.

As a consequence of the logistical challenges identified to adequately respond to the Fitzroy flood emergency, BIA have developed plans to accommodate a combined freight/emergency support and cold storage facility at the airport. The proposal aligns with the State Government's aim to build stronger resilience in the North, and would be subject to funding support.



**FULLY
FUNDED**

Artist impression for illustrative purposes only.

KIMBERLEY MARINE OFFLOADING FACILITY

PROPONENT

Kimberley Marine Support Base Pty Ltd

VALUE

\$200 million

STATUS

- Construction contractor announced July 2022
- Facility to be operational in 2025

PROJECT BENEFITS

- 260 jobs supported during construction and 1650 jobs supported during operations (per annum).
- \$6.9m increase in tourist expenditure through growth in cruise ship visitation.
- Support increased investment in agriculture, mining, logistics, tourism.

The Kimberley Marine Offloading Facility (KMOF) is being developed by the Kimberley Marine Support Base (KMSB) within the Port of Broome. KMSB is a private company that has taken a long-term lease over land and seabed within the Port of Broome to develop the KMOF facility.

The KMOF is currently in the construction phase with an estimated completion date of Q3 2025.

The KMOF will transform Broome's marine logistics capability by providing a facility that addresses Broome's significant tidal fluctuations, and will allow 24 hour operations regardless of tide depth.

The project has secured all relevant approvals required to date and is currently in the construction phase with land side works commencing in 2024.

\$200m

Private Investment

\$47.6m

in Annual Wages

\$2.6b

Increase in WA GSP



**CIVIL WORKS
UNDERWAY**

BROOME HEALTH AND WELLBEING CAMPUS

PROPONENT

Nyamba Buru Yawuru

VALUE

\$15.5 million

STATUS

Fully funded civil works scope, with contractor mobilisation scheduled for 2024/25.

The Broome Health and Wellbeing Campus *Yinajalan Ngarrungunil* (care for people) will be a health services hub that is designed as an indigenous led clinical and allied health service centre for Broome and the wider Kimberley region.

The project is being developed by Nyamba Buru Yawuru in partnership with a range of stakeholders, and will be an innovative hub of co-located, complimentary health service facilities that will operate and collaborate under the guidance of Yawuru's Mabu Liyan philosophy and Measurement Framework. The site for the project already accommodates the Bran Nue Dae Aged Care Facility and the Broome Aboriginal Short Stay Accommodation.

Additional facilities and health service providers to co-locate in the campus include the Mental Health Commission's 'Step Up Step Down' facility to provide service for people with mental health issues and a 20 bed renal hostel.



**FULLY
FUNDED**



WHARF FACILITY WORKS

PROPONENT

Kimberley Port Authority

PROJECT COSTS

\$15 million

The Kimberley Ports Authority (KPA) operates the region's largest deep-water Port. The KPA is proposing to undertake several improvements and modifications to the wharf to maximise wharf space and facilities while assisting with safe and efficient operations. The works include the removal of the wharf shed, deck strengthening, wharf extensions and new amenities building.

The existing wharf comprises steel piles, a concrete deck and spring fendering system with an outer berth of 331 metres (m) long. The works involve extending the wharf deck and piling.

This is currently in progress, expected completion late 2025/early 2026.

Values
Driven
Growth



**Transport
and Freight**



BIRRAGUN BURU ESTATE DEVELOPMENT

PROPONENT

Nyamba Buru Yawuru

STATUS

Fully funded, under construction.

PROJECT BENEFITS

- Socially driven outcomes
- Co-equity home ownership for Aboriginal families.
- Key worker accommodation

Birrágun Buru Estate consists of approximately five hectares of land located adjacent to the existing urban development areas of Cable Beach. The Estate is well located in relation to shopping and educational facilities and with direct access to Port Drive, it is well connected to the wider Broome area. Given the adjoining urban land use, established town planning and easy access to services, the land was identified as an early opportunity and reflects one of NBY's first residential housing investment projects.

Stage 1 development consisted of the base civil works, infrastructure and services for the full 5 hectares and residential subdivision of approximately 3.5 hectares of land. This delivered 48 residential lots and 1.3 hectares of development ready land.

NBY has since progressed the development of Stage 2A of Birrágun Buru Estate. This has seen the construction of 15 dwellings across two parcels of land. The intention is for NBY to retain ownership of the homes, and enter into long-term leases with local businesses to support the accommodation needs for their key workers.

Stage 2B plans to deliver more socially-driven outcomes through a partnership with Indigenous Business Australia that is currently progressing opportunities in co-equity home ownership for Aboriginal families.



Our Future Successes - Seeking Investment

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**SEEKING
FUNDING**



SANCTUARY VILLAGE HOLIDAY PARK AND KEY WORKER ACCOMMODATION

PROPONENT

Shire of Broome

STATUS

Business Case Complete

PROJECT BENEFITS

- Key worker housing for critical Broome industries
- New family holiday destination
- Addresses shortfall of tourist accommodation sites

**FUNDING REQUIRED
FROM GOVERNMENT:
\$8.8m**

Sanctuary Village Holiday Park and Key Worker Accommodation is one of the Shire of Broome's highest priority projects. It is shovel ready, will help to alleviate the current accommodation crisis and become an economic driver for the region.

The project involves developing Lot 501 Sanctuary Road into a holiday park. The park will encompass tourist camping, cabins and caravan sites and key worker housing.

Broome is in an accommodation crisis and is topping the nation for the highest percentage of yearly rental growth. The shortfall is impacting both long-term rentals and short-term accommodation. The median rent of a Broome suburb is \$1,300/week, and there is a shortfall of at least 400-500 caravan sites during the tourist season.

Business case projections are that for each \$1 invested \$1.34 will be returned to the community and with grant funding; NPV is positive and the IRR is 14%.

The Shire of Broome secured \$7.68m funding from the Department of Planning, Lands and Heritage (DPLH) Infrastructure Development Fund. The Shire is now looking for a developer to invest the remaining \$56.3m required in exchange for 30+20 year lease.

\$79.8m

Net Benefit to the Community

191

Full Time Jobs

\$7.68m

Funding
Secured



LEGEND -

KEY WORKERS ACCOMMODATION - A

18.0x14.0 SITES	26
15.0x14.0 SITES	30
UTILITY BUILDINGS	(2)
TOTAL SITE No	56 EXC No IN ()

KEY WORKERS ACCOMMODATION - B

18.0x14.0 SITES	18
15.0x14.0 SITES	17
UTILITY BUILDINGS	(0)
TOTAL SITE No	35 EXC No IN ()

O/A TOTAL SITE No 91 **EXC No IN ()**

LEGEND - CARAVAN PARK

	ZONE 1	ZONE 2
13x10 SITES	57	35
13x10 ENSUITE SITES	10	15
13x10 LONG STAY SITES	0	43
10x10 SITES	50	35
10x10 ENSUITE SITES	2	7
9x9 SITES	23	0
6x5 CAMP SITES	0	15
DRIVE THRU SITES	8	0
OVERFLOW SITES	0	0
2 BED CABINS	25	0
3 BED CABINS	4	0
NEW AMENITY BUILDINGS	0	5
ABLUTION AMENITY	1	2
SITE ENSUITE AMENITY	3	6
SHELTERS / BBQ	0	3
ROAD NETWORK (ASPHALT)	-	-
PATH NETWORK	-	-
TOTAL SITE No	179	150
EXC No IN ()	329	





**SEEKING
FUNDING**



MCMAHON ESTATE DEVELOPMENT

PROPONENT

Shire of Broome

SEEKING FUNDING

\$13 million

STATUS

Local Structure
Planning underway

PROJECT BENEFITS

- Residential mix of private market, social housing, key worker accommodation, first home buyers and aged care.
- Significant social and economic benefit to Broome
- Preliminary analysis suggests net benefit of \$77.7 million.

The McMahon Estate Development is a proposed in-fill development project on Reserve 41551, Reid Road, Cable Beach. The 10ha parcel of land is located centrally within the south Cable Beach locality, adjacent to the local centre and Cable Beach Primary School.

Currently, the site is undeveloped and problematic in terms of lack of street and pedestrian connectivity, safety, usable open space, poor environmental responsiveness and disconnection from other facilities in the area.

The Shire's new *Local Planning Scheme No. 7* changed the zoning of land from Residential R40 to 'Urban Development', allowing for preparation of a structure plan to deliver an improved urban layout, make provision for public open space and drainage and allocate appropriate residential densities.

The Shire is now undertaking this detailed planning by preparing documents called a 'local structure plan' and a 'subdivision plan'. Using this background analysis and input from the local community, government agencies and service providers, the local structure plan will show how the site should be laid out, where housing will be and the recommended density, where roads will be located, and where open space (parks) will be located.

Values
Driven
Growth

This project would directly support the Broome Growth Plan objective of Activating the Precincts of Broome.

ACTIVATING BROOME'S PRECINCTS

BROOME URBAN RENEWAL PROJECT



PROPONENT

Department of Communities
(Housing Authority)

STATUS

Seeking Funding to
Implement a Pilot Project

FUNDING REQUIRED

\$25.9m

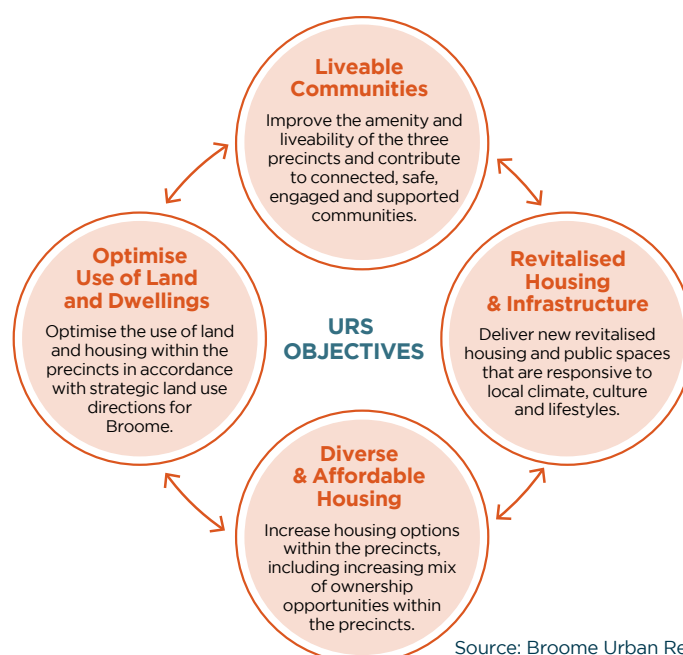
The Broome Urban Renewal Strategy was adopted by the Housing Authority's Development Committee with the intention to improve community safety and support lasting change in Broome.

After a community wide consultation, three precincts were identified as having a concentration of social housing stock between 55-75%. These precincts are characterised by aged and unsuitable social housing stock, low amenities and importantly, experience high rates of anti-social issues which have significant and far-reaching impacts on the Broome community at large.

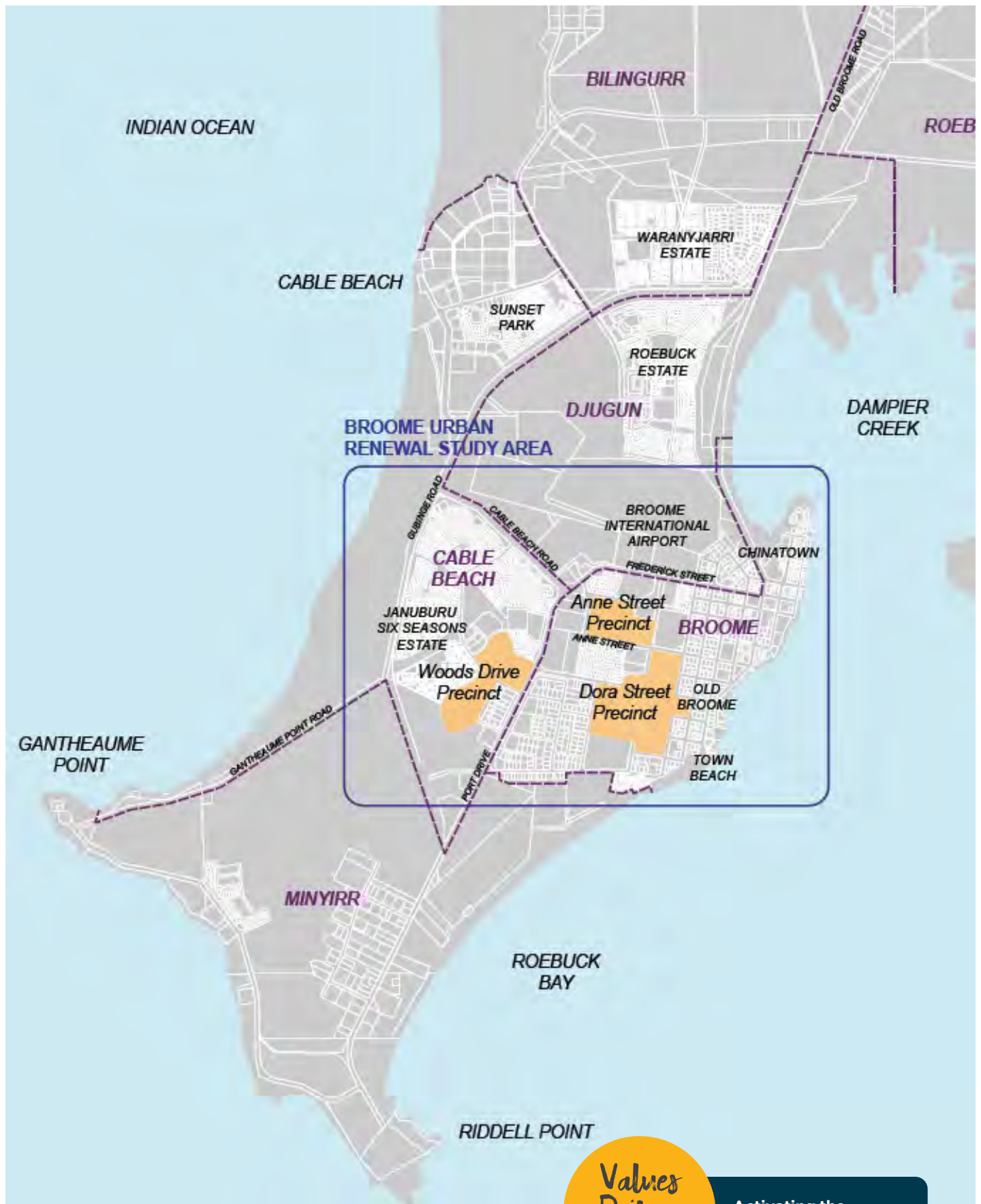
The strategy considered suitable responses for the three precincts using the principles of:

- Community wellbeing;
- Sense of place;
- Connected neighbourhoods;
- Diverse, accessible housing;
- High public amenity;
- Delivering change incrementally.

The Shire and the Department of Communities worked together to submit a pilot project proposal for consideration in the 2024/2025 State Government budget process. The project remains a high priority for the Broome community.



Source: Broome Urban Renewal Report



Activating the
Precincts of Broome



WALMANYJUN CABLE BEACH FORESHORE REDEVELOPMENT

PROPONENT

Shire of Broome

PROJECT BENEFITS

- Economic contribution \$82.5 million
- Leverage investment and property development opportunities
- Environmental management (coastal erosion risk mitigation)
- Cultural connectivity
- Additional annual visitor expenditure

The redevelopment of Cable Beach Foreshore represents a golden opportunity to expand Broome's peak season by stimulating commercial and tourism activation and ensuring one of our high-quality natural assets remains a global drawcard.

Elements include amphitheatre upgrade, foreshore enhancements and landform changes. A growth in commercial and small business opportunities, enhanced by the promenade development linking together points of interest including tourism, cultural and leisure attractions. The buried seawall will support coastal management and the reconfiguration of car parking will ease current parking and traffic flow issues.

The Shire of Broome received a Commendation from the Planning Institute Australia's Awards for Excellence for the Cable Beach Foreshore Masterplan.

174
Direct and
Indirect Jobs

\$59m
Project Value
(2024 Estimate)

\$10.9m
Funding Required
for Stage 2 and 3



STAGE 1

STATUS:
Fully funded & underway

TIMELINE:
April 2024 - Dec 2024

BUDGET: \$16.6M

ACTIVITIES:

- Laying of large draining pipes
- Coastal protection enhancements
- New beach access structures
- Transformation into a vibrant Youth Hub

STAGE 2

STATUS:
Seeking funding

BUDGET: \$36.9m

FUNDING COMMITTED
\$26.3m

PROPOSED DEVELOPMENTS:

- Urban public space
- Public art and signage
- Shade structures with BBQs
- Commercial space opportunities
- Concert and event facilities
- Sand dune reprofiling
- Amphitheatre realignment

STAGE 3

STATUS:
Fully funded

BUDGET: \$5.3M

FUNDING COMMITTED
\$5m

PROPOSED DEVELOPMENTS:

- Children's Water Park



**SEEKING
FUNDING**

ROEBUCK TRUCKWASH

PROPONENT

Nyamba Buru Yawuru

CONSTRUCTION COST

\$2 million

STATUS

Seeking funding, site selected

PROJECT BENEFITS

- Improved cleanliness and animal welfare
- Prevents disease and risk of invasive species
- Commercial benefits, including reducing weight & fuel consumption

The live export market is significant to the Broome and broader Kimberley economy, with over 62,000 head of cattle (or 11% of northern Australia's beef live export) being processed through Broome's Port. The north-west beef industry is calling for a truckwash because;

- Livestock export requires that livestock be clean at the point of sale and some importing countries have specific requirements for pre-export truck washing procedures;
- To comply with applicable occupational and environmental health and safety standards; and
- To prevent disease (including footrot), slipping injury, algae growth in roadway drainage systems, widespread nutrient pollution, manure drying (and becoming more difficult to remove).

With both Lumpy Skin Disease and Foot and Mouth Disease now widespread in the cattle of our closest neighbour, Indonesia, increased biosecurity preparedness is critical to the ongoing viability of the sector.

In 2022, a detailed business case outlined a required capital investment of approximately \$1.3 million, which is likely to have increased since then. The State Government announced funding to develop a truckwash in northern WA in October 2022, however the funding remains unallocated.

Values
Driven
Growth



**Agriculture/
Livestock and
Transport**



**PARTIALLY
FUNDED**



BROOME BOATING FACILITY

PROPONENT

Department of Transport

CONSTRUCTION COST

\$77 million

STATUS

The State Government committed \$35 million in the 2021-22 State Budget.

PROJECT BENEFITS

- Community and visitor safety
- Improved recreation amenity for attraction and retention of regional population.
- Minimal impacts to environmental and culturally sensitive areas.
- 100 new full-time jobs created through the construction and operation phases.

A new boat launch has been a high priority for the Broome community for years. It is essential to address critical safety and access difficulties associated with boat launching and retrieval and passenger transfer between vessels and shore. Large tides, strong currents, wind and waves can at times create hazardous conditions at the existing exposed beaches and boat ramps where conditions can change very quickly.

The boating facility will include four ramp lanes and up to two finger jetties, sheltering arms and detached offshore breakwater screen, trailer parking, and access road.

Preliminary design work has been undertaken to define the marine structure size, shape and cost. Significant consultation has been undertaken along with investigations and studies to understand the local environmental, cultural and heritage considerations. The project is currently seeking full funding and approvals.

The Broome Boating Facility Advisory Committee and the Shire of Broome have endorsed the development concept.

\$42m

Investment
Sought

\$35m

Committed by State
Government



broomeboatingfacility.com



REGIONAL RESOURCE RECOVERY PARK

PROPONENT

Shire of Broome

STATUS

Currently in Detailed Design

PROJECT BENEFITS

- 100-year serviceable infrastructure
- Supports normalisation of services to Aboriginal Communities
- Enhances recycling and excellence in environmental management
- 53 direct construction jobs
- 36 indirect construction jobs

The relocation of Broome's waste management facility, which is approaching the end of operational life, is now time critical. The Shire of Broome aims to establish a facility that has the capacity to service the Broome community and the wider Kimberley for the next 70 years.

This opportunity will drive significant improvements in waste management practices and see strong environmental outcomes. The new public facing Community Recycling Centre (CRC), liquid waste facility (LFW) and landfill will be located in one integrated site.

The facilities will be designed and constructed to comply with best practice environmental management standards. The project underpins the normalisation of municipal services in remote communities on the Dampier Peninsula and across the region. It also aims to service the industrial sector through the liquid waste treatment facility.

After an extensive consultation and site selection process the Shire voted for the integrated facility at Site D2, located 12km northeast of Broome on the Cape Leveque Road.

89

Direct and Indirect
Construction Jobs

\$33.4m

Project
value

\$20.8m

Funding
required



FIRST POINT OF ENTRY (FPOE) DEVELOPMENT WORKS

PROPONENT

Kimberley Port Authority

PROJECT COSTS

\$6 Million

PROJECT BENEFITS

- Reducing Carbon Footprint
- Reduced reliance on road transport
- Directly supports local businesses

In early 2024 the Australian Government gave the green light for work to continue on efforts to expand the activities that can be undertaken at the Port of Broome. This includes working with border agencies on the requirements to secure expanded First Point of Entry (FPOE) status for the Port of Broome.

This would allow more cargo to be directly imported into Broome's port, supporting local industries to bring in materials and bolstering local trade capacity. It will support cruise ships to travel directly to Broome from overseas destinations, delivering significant benefits to Broome's economy and surrounding Kimberley region.

The KPA is now seeking State Government funding for the construction of facilities to support border services provisions. The project includes offices, laydown area, Inspection and treatment facilities for cargo and passenger processing.

The KPA is currently finalising the design of the works in consultation with Commonwealth Government, Australian Border Force and the Department of Agriculture, Fisheries and Forestry. The project is estimated to be complete in 2026.

Values
Driven
Growth



Tourism,
Transport &
Freight



**STAGE 2
FUNDING
SOUGHT**

ENHANCING ACCESS TO THE DAMPIER PENINSULA

STAGE 2

PROPONENT

Main Roads WA

VALUE

Stage 2 valued at \$23.8 million

STATUS

Stage 1 Completed;
Seeking funding for Stage 2.

PROJECT BENEFITS

- Aboriginal and local construction workforce
- Increased opportunities related to tourism, agriculture, aquaculture, arts and culture, and small businesses
- Improved community safety.

The sealing of the Broome-Cape Leveque Road improved safety and access for Aboriginal communities as well as reduced delays caused by road closures during the wet season. The more efficient road network also supported growth in economic activity, including through direct benefit to Aboriginal owned businesses and increased tourism visitation.

The next stage that requires investment is to enhance the lateral roads that connect to the Broome-Cape Leveque Road on the Dampier Peninsula. This builds on the significant investment and project benefits already being achieved and will improve access to communities and facilities.

Values
Driven
Growth

This project would directly support the Broome Growth Plan objective of increasing economic activity and opportunity for communities along the Dampier Peninsular.



**SEEKING
FUNDING**

GUMARANGANYJAL IRRIGATED AGRICULTURE

PROPONENT

Nyamba Buru Yawuru

VALUE

\$7 million

STATUS

Seeking funding, finalising land tenure arrangements

PROJECT BENEFITS

- Diversification of Broome's agricultural economy
- New jobs
- Future-proofing access to quality feed in a changing climate

In January 2024, the Minister for Lands approved a change of tenure for a 420ha portion of Gumaranganyjal (Roebuck Plains) Station, from Pastoral Lease to Conditional Freehold. The site was identified for an irrigated agriculture development following a Multi-Objective Land Use Assessment (MOLA) which, in an Australian first, saw the overlay of environmental, soil, hydrology, and grazing suitability, with cultural values.

Nyamba Buru Yawuru have also been successful in securing a 3 gigalitre water licence which will support up to six centre-pivots, and require investment and relevant expertise to manage.

The next step in the process toward an irrigated agriculture production system will be to undertake an Indigenous Land Use Agreement with Yawuru people, to give effect to the Conditional Freehold tenure, which determines that the land must be used for the benefit of Indigenous people.

Values
Driven
Growth



**Agriculture,
Livestock, Crops
and Horticulture**



**SEEKING
FUNDING**



BROOME RECREATION AND AQUATIC CENTRE REDEVELOPMENT

PROPONENT

Shire of Broome

VALUE

\$27 million

STATUS

\$5.6 million funding
committed by Shire –
seeking further funding

PROJECT BENEFITS

- Most popular project (47% support from respondents) in the Community Perception Survey
- Economic and social benefit
- Improved health and wellness facility
- Increasing access for all demographics

The redevelopment of the Broome Recreation and Aquatic Centre (BRAC) is part of the BRAC Master Plan and will have important economic and social benefits and is the highest infrastructure priority for the Broome community.

The goal is to attract increased visitation and provide more access to a wider range of age and user groups. The redevelopment will also increase revenue opportunities and assist in the overall sustainability of the facility. Changes to carparking to the east of existing buildings will remove safety issues that currently exist with parking.

Redevelopment works will include:

- Gym - A well-equipped gym and functional training area will promote a healthy and active lifestyle.
- Indoor playground - A first for Broome, this air-conditioned play space for energetic 1 to 6-year-olds will be equally welcomed by their parents.
- Creche - The upgraded and relocated creche will ensure the kids are happy.
- Change rooms - refurbished changerooms and family change station.
- Multi-purpose room - Large air-conditioned space for fitness classes, recreational programs, after-school care, and circus activities
- Squash courts - Additional third court to expand matches, training and to host regional events.
- Café - Upgraded café that provides healthy food and beverage options and seating.
- Upgrade of reception foyer and administration.

Shire of Broome has invested \$875,000 for detailed designs and has committed \$5.6 million towards construction. The Shire is seeking funding of \$21.4M from State and Federal Government.



WANGGARJARLI BURUGUN MEMORIAL RESTING PLACE

PROPONENT

Nyamba Buru Yawuru

VALUE

\$11.5 million

STATUS

Seeking funding, site identified within Broome Cemetery Masterplan

PROJECT BENEFITS

- To provide a resting place for people who were taken away.
- To re-humanise the people who were taken away. The taking, study and display of human remains has led to the de-humanisation of these people. Telling their story.
- To create Mabu Liyan or good feelings for people. To create a place that allows for sorry business, grieving, healing, building strength and resilience.
- To affirm spiritual connections.
- To tell the truth, educate and raise awareness on the act of bone collection.

The Wanggarjarli Burugun Memorial Resting Place will be located at Lot number 591, reserve 1647, Port Drive, Broome. It is included in the Shire of Broome's Cemetery Masterplan.

The primary purpose of the Wanggarjarli Burugun Project is to provide a resting place for repatriated ancestral remains, both current and future.

To date, the Yawuru community has found 36 ancestors, scattered across the world, who were removed from Yawuru country during the eighteenth and nineteenth centuries. Many have been held and displayed in European museums, treated as curiosities in collections or as objects for scientific studies. Since 2018 Nyamba Buru Yawuru have repatriated 14 Ancestors back to Australia, however, this work and experience is not isolated to Broome.

This project will enable the Yawuru community to provide immediate means to put ancestors to rest whilst also providing a keeping place for unprovenanced ancestral remains from other West Kimberley regions. Components of the project will be open to the public to enable an open experience for the promotion of truth telling and reconciliation. A journey that creates social and emotional wellbeing for all.



JANYBA

KIMBERLEY CENTRE FOR
CULTURE, ARTS AND STORY

JANYBA CENTRE FOR CULTURE, STORY AND ARTS

PROPONENT

Nyamba Buru Yawuru

VALUE

\$50 million

STATUS

Seeking funding, feasibility study revised

PROJECT BENEFITS

- Greater awareness, understanding and celebration of the Kimberley's rich cultural story,
- Stronger connection with and between Aboriginal people and communities,
- Increased economic opportunities for Aboriginal people in creative arts, tourism, and other culturally related industries.

The Janyba Centre for Culture, Story and Arts will be a place to realise the unique and diverse Kimberley Aboriginal Cultural history and experience by showcasing the Kimberley in one building, maximising opportunities to host and promote cultural events.

The Centre will be located in Broome on Yawuru country and will pay special tribute and acknowledgment to the traditional custodians of the lands in which the Centre is located.

The Centre will be of global significance, reconciling the history of Broome and the Kimberley in an honest, challenging but ultimately empowering way. The Centre will present the rich culture of the world's oldest living civilisation, support tourism, and enhance the sustainability of Indigenous culture through the region.

The Centre will serve as the regional embodiment of reconciliation and the Kimberley's own unique form of Makarrata (a Yolngu word meaning "Coming together after a struggle").

A business case has been developed with Stage 1 focusing on a Kimberley-wide dialogue to establish the governance models, cultural integrity processes, site selection, design, and space activation ensuring cost neutral operations. (Project Definition Plan). Stage 2 – the construction phase – will deliver that Plan.





COMMUNITY SAFETY INITIATIVES

SECURITY REBATE SCHEME

PROPONENT

Shire of Broome

STATUS

Continuation is dependent on grant funding.

GRANT FUNDING REQUIRED

\$150,000 (3 years funding)

The Scheme provides Broome residents with rebates that cover 50 % of the cost of purchasing security products (up to a maximum per household of \$275).

Eligible items include CCTV Cameras, home intruder alarms, security sensor lights, and window/door security screens.

The scheme leverages significant positive public relations while improving safety and the perception of safety for residents.

The program was implemented during 2021/22 and received significant popularity, boasting substantial uptake and positive feedback.

The following improvements will be made to enhance community safety and economic outcomes:

- Applicants must register their CCTV devices on the WA Police State-wide CCTV database 'Cam-Map'.
- Applicants must purchase approved security devices from local Broome suppliers

BRIGHT LIGHTS PROGRAM

GRANT FUNDING REQUIRED

\$2,278,000 (Entire Broome Townsite)

PROJECT BENEFITS

Public street lighting is an essential community service that improves road safety, helps reduce crime, and makes towns more vibrant and attractive, supporting businesses and communities in growing. Streetlighting is a major expenses for Local Government and a contributor towards climate change. Smart streetlight upgrades can help reduce the energy consumption required to operate these lights and the increased resilience of assets against vandalism.

PUBLIC CCTV INFRASTRUCTURE

GRANT FUNDING REQUIRED

\$500,000

PROJECT BENEFITS

The presence of CCTV cameras deters criminal activities such as vandalism, theft and assault. It also aids WA Police in identifying suspects and reconstructing events leading up to a crime.

The Shire's Public CCTV infrastructure is extensive and comprises various technological components. There are more than 110 cameras, 53 of which are out of order. The core software for capturing and recording footage is outdated, and there are connectivity issues.

Tasks to address this include:

- Upgrading cameras to align with new Australian government regulations.
- Update Basic Network overlay of sites.
- Implementing resilience measures to establish alternative connectivity between locations, particularly the Shire's CCTV database and WA Police.
- Investigate options for future maintenance and monitoring.



**SEEKING
FUNDING**



A SPORTING CHANCE

PROPONENT

Shire of Broome

STATUS

Continuation is dependent on grant funding.

GRANT FUNDING REQUIRED

\$750, 000 (3 years funding)

PROJECT BENEFITS

- Diverting children and young people in Broome away from criminal and at-risk behaviours during high-crime and high-risk hours
- Developing pro-social behaviours in young people through the intrinsic benefits of sport

The A Sporting Chance initiative collaborates with law enforcement to provide engaging sporting and personal development programs, aiming to guide young individuals away from criminal and high-risk behaviors. Operating from 6 pm to 12 am on Friday nights, the program targets children and youth aged 8-18, offering constructive social activities to divert them from criminal involvement.

Taking a comprehensive approach to crime prevention, the initiative integrates positive role models, youth services, educational and employment opportunities, and the inherent benefits of sports. This collective effort addresses the paramount concern of community safety in Broome.

Since its launch in June 2023, the program has seen remarkable success, attracting up to 60 participants each night, including those from surrounding remote communities. Furthermore, it has opened doors to employment opportunities providing casual roles to young people, enhancing skills through training in youth work and community services qualifications.



FEEDBACK

If you have a comment or questions about these Projects here's how to contact us

Web: www.broome.wa.gov.au

Email: shire@broome.wa.gov.au

Telephone: **08 9191 3456**