



Broome Resilience & Recovery Plan





CONTENTS

- INTRODUCTION**.....4
 - WELCOME TO BROOME4
 - ACKNOWLEDGEMENT OF COUNTRY.....4
 - BUILDING BROOME’S RESILIENCE AND SUPPORTING RECOVERY.....5
- BROOME RESILIENCE & RECOVERY PROJECTS**.....6
- ABOUT BROOME**.....8
 - BROOME RESILIENCE & RECOVERY PLAN.....9
 - LOCAL PRIORITIES.....10
 - BROOME’S HOUSING MARKET CRISIS.....12
 - PLANNING CONTEXT.....13
- INVESTMENT SECURED**
- SUCCESSFULLY COMPLETED**
 - TOWN BEACH FORESHORE REDEVELOPMENT.....16
 - TOWN BEACH - ALL ACCESS FISHING JETTY18
 - CHINATOWN REVITALISATION STAGE 1 & 219
 - JETTY TO JETTY TRAIL20
 - BROOME RECREATION & AQUATIC CENTRE RENEWAL.....21
 - BROOME GOLF CLUB NEW CLUBHOUSE AND RESTAURANT22
- FULLY FUNDED & UNDERWAY**
 - KIMBERLEY MARINE OFFLOADING FACILITY23
 - BROOME HEALTH AND WELLBEING CAMPUS.....24
 - BROOME SURF LIFE SAVING CLUB REFURBISHMENT.....25
 - BROOME WATER SERVICE UPGRADES26
- OUR FUTURE SUCCESSES - SEEKING INVESTMENT**
- HOUSING CRISIS RESPONSE**
 - SANCTUARY ROAD CARAVAN PARK, KEY WORKER & OVER 55’S VILLAGE.....28
 - MCAHON ESTATE30
 - BROOME URBAN RENEWAL PROJECT.....31
- KEY INFRASTRUCTURE**
 - CABLE BEACH FORESHORE REDEVELOPMENT.....32
 - BROOME BOATING FACILITY34
 - REGIONAL RESOURCE RECOVERY PARK35
 - ENHANCING ACCESS TO THE DAMPIER PENINSULA STAGE 2.....36
- COMMUNITY**
 - BROOME RECREATION & AQUATIC CENTRE REDEVELOPMENT37
 - KIMBERLEY CENTRE FOR ARTS, CULTURE AND STORY.....38
 - KIMBERLEY BUSINESS NETWORK.....39

INTRODUCTION

WELCOME TO BROOME

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*.

The gateway to the Kimberley region, 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 solving some of Broome's current issues, such as housing affordability, and also assist in recovery from the impacts of COVID-19.

Detailed strategic planning and community engagement has led to solutions ready to be executed once funding is secured. The completed complex projects that have won state and national awards for their planning and execution should drive confidence in potential Government investors.

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 Resilience & Recovery Plan will play a key role in our town's economic prosperity.

August 2022

Harold Tracey

President
Shire of Broome



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.

BUILDING BROOME'S RESILIENCE AND SUPPORTING RECOVERY



Call to Action

With a united voice, we are promoting the shared vision, the people, and the shovel ready 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 COVID-19 and the housing crisis;
- Unlocking private investment;
- Promoting projects that build economic stability;
- Building community safety & improving health and wellbeing;

The Resilience & Recovery 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.



10
Projects with
Investment Secured

10
Projects Seeking
Investment

**INVESTMENT
OPTIONS**
across a range of
different sectors, scale
and timeframes.

10
Project
Proponents

BROOME RESILIENCE & RECOVERY PROJECTS



ABOUT BROOME

Broome is recognised as the gateway to the Kimberley and is fast emerging as a logistics hub that has economic opportunities stretching into Asia and beyond. The local government area of Broome is located in the West Kimberley in the far north of Western Australia and covers approximately 56,000 square kilometres. Broome is home to the iconic Cable Beach which continues to be a tourist mecca.

The Kimberley rated in the top five locations in the 2020 New York Times global “must visit” list, which is testament to our destination recognition on a global scale. From a resident base of 17,500 people, Broome’s population swells during the tourist season, welcoming 270,000 visitors between April and September each year.

There has been recent investment in projects that continue to enhance the experience of both visitors, residents and businesses alike, including the award-winning Chinatown Revitalisation and the popular Town Beach Foreshore Redevelopment. Looking forward,

the anticipated Cable Beach Foreshore Redevelopment will improve the year round liveability of Broome and also attract increased investment in a location identified for huge growth potential.

Like most regional areas, Broome is sensitive to economic shocks and has experienced significant change over the last few years. The Gross Regional Product grew from 0.7 billion in 2008 to \$1.732 billion in 2021 (Source: Remplan), but the rate of growth during that period varied from 25.5% (2014) to -0.07% (2015). Construction is a major employer and there has also been significant variation in building value approval from a peak in 2012-13 (\$139 million) to \$39.6 million in 2020-21.

There has also been change in the job sector, where Covid-19 has had significant impact. The greatest decrease in employment was seen in Accommodation & Food Services, and Transport, Postal & Warehousing, while the number of jobs in the Health Care & Social Assistance sector increased.

BROOME BUSINESSES BY SECTOR



TOTAL 1,177

8165.0 Counts of Australian Businesses, including Entries and Exits, June 2017 to June 2021

BROOME RESILIENCE & RECOVERY PLAN

To assure the resilience of Broome moving forward, the key stakeholders have united to put forward a strong pipeline of critical economic and social infrastructure.

The Resilience & Recovery Plan is the second iteration of the 3-Year Covid-19 Recovery Plan (developed in 2020) which was a well received initiative that garnered significant support.

The Resilience & Recovery Plan is designed to lay out the co-investment commitment and support required for significant community and industry priority projects to proceed to the next stage. Three of the projects identified are also directly related to easing the housing crisis in Broome.

The Resilience & Recovery Plan includes many of the same projects as the Covid-19 Recovery Plan, but with the latest financial and timeline data. It has a new introduction and economic overview, and additional projects such as McMahon Estate, and Sanctuary Road Caravan Park, Key Worker & Over 55s Village.

The new plan is necessary because the past three years have brought significant change and uncertainty for Broome. The COVID-19 pandemic interrupted a well planned and managed growth path and the long-term impact is yet to be fully determined.

Key sectors have been impacted, with the greatest decrease in employment in Accommodation and Food Services followed by the Transport, Postal & Warehousing sector. Meanwhile the employment sectors

of Health Care & Social Assistance and Public Administration & Safety have grown, could indicate a reduction in private sector employment. The labour market shortage, felt across Broome industries, has also been worsened by the lack of affordable housing.

At a political and economic level, there has also been change. Since the Covid-19 Recovery Plan was written, the Liberal party was in power at a Federal level, it was still the era of low interest rates, and economic stimulus was a priority. In 2022, as interest rates rise, the cost of living grows and Government considers reigning in spending, the focus shifts away from stimulating the economy towards projects that contribute to long term stable growth and correct market dysfunction.

As well as identifying that there is significant work to be done in terms of economic and social recovery, the new plan speaks to building resilience. It includes ambitious projects that are both exciting and transformational for Broome. The Kimberley Marine Offloading Base will be an economic gamechanger for Broome. The BRAC Broome Recreation and Aquatic Centre (BRAC) Redevelopment is ambitious, and the long sought after new Marine Boat Launch Facility earns its place as a massive priority for Broome, worthy of investment.

BROOME JOBS BY SECTOR

HEALTH CARE AND SOCIAL ASSISTANCE	1266
EDUCATION AND TRAINING	931
ACCOMMODATION & FOOD SERVICES	852
PUBLIC ADMINISTRATION & SAFETY	664
CONSTRUCTION	663
RETAIL TRADE	645
TRANSPORT, POSTAL & WAREHOUSING	660
AGRICULTURE, FORESTRY & FISHING	236
OTHER SERVICES	414
ADMINISTRATIVE & SUPPORT SERVICES	322
PROFESSIONAL, SCIENTIFIC & TECHNICAL SERVICES	212
ARTS & RECREATION SERVICES	159
RENTAL, HOUSING & REAL ESTATE SERVICES	148
MANUFACTURING	134
OTHER	407
TOTAL	7306

Source: REMPLAN

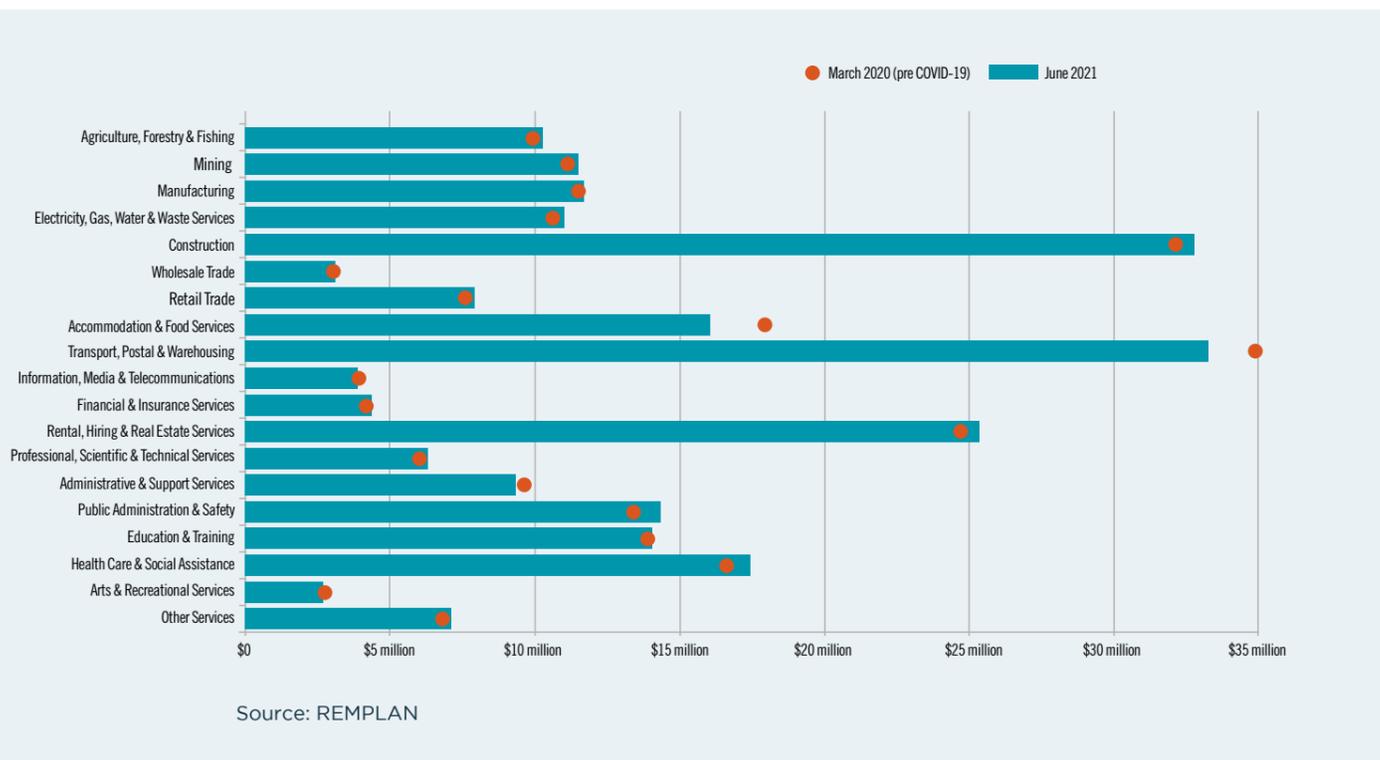
Covid-19 has not been a homogenous experience for industry. Some sectors could continue to operate with limited interruption, others pushed to bankruptcy, while others have thrived. The variation of impact for each economic sector (see figure below) shows that Construction & Real Estate output grew, whereas Transport, Accommodation and Food Service and Arts & Recreation all contracted.

The reopening of the Kimberley to interstate and international travellers in early 2022 helped to sustain the tourism and hospitality sectors, however substantial impact remains.

Major events were postponed until 2023 (such as Cable Beach Polo) and the high volume cruise ship industry is only set to resume in October 2022. The deficit of thousands of day-tourists from international passenger ships had an impact, particularly on the recently completed Chinatown redevelopment.

The Covid-19 Pandemic has delivered a level of disruption to northern Australian regional economies that means investment in these sectors is required to provide a foundation for growth.

BROOME: COVID-19 IMPACT ON ECONOMIC OUTPUT



LOCAL PRIORITIES

Safety & Crime prevention are still the number one priority areas for Broome community members, as identified from the 2022 Community Scorecard report (over page). Broome has seen a surge in social issues and juvenile crime, which has impacted the liveability of Broome, its reputation as a safe tourist destination and business confidence. A need for additional Youth Services & Facilities has also been identified for the second consecutive report.

Another long-term area of community focus is the need for upgraded marine facilities; specifically, a new boat launch (page 22).

With \$35 million in government funding secured, the community is very keen to see the remaining funding committed to finally bring this project to construction.

The new second highest community priority is Housing, which was expected giving the current crisis housing situation. This issue will be explored in depth on Page 12, and three new housing projects have been put forward for funding in the "Seeking Investment" section.

To understand local needs and priorities, the Shire of Broome commissioned an independent review. In May 2022, 1,056 community members completed a MARKYT® Community Scorecard.

The top priorities in the local community were:



Safety & Crime Prevention



Access to Housing



Marine Facilities

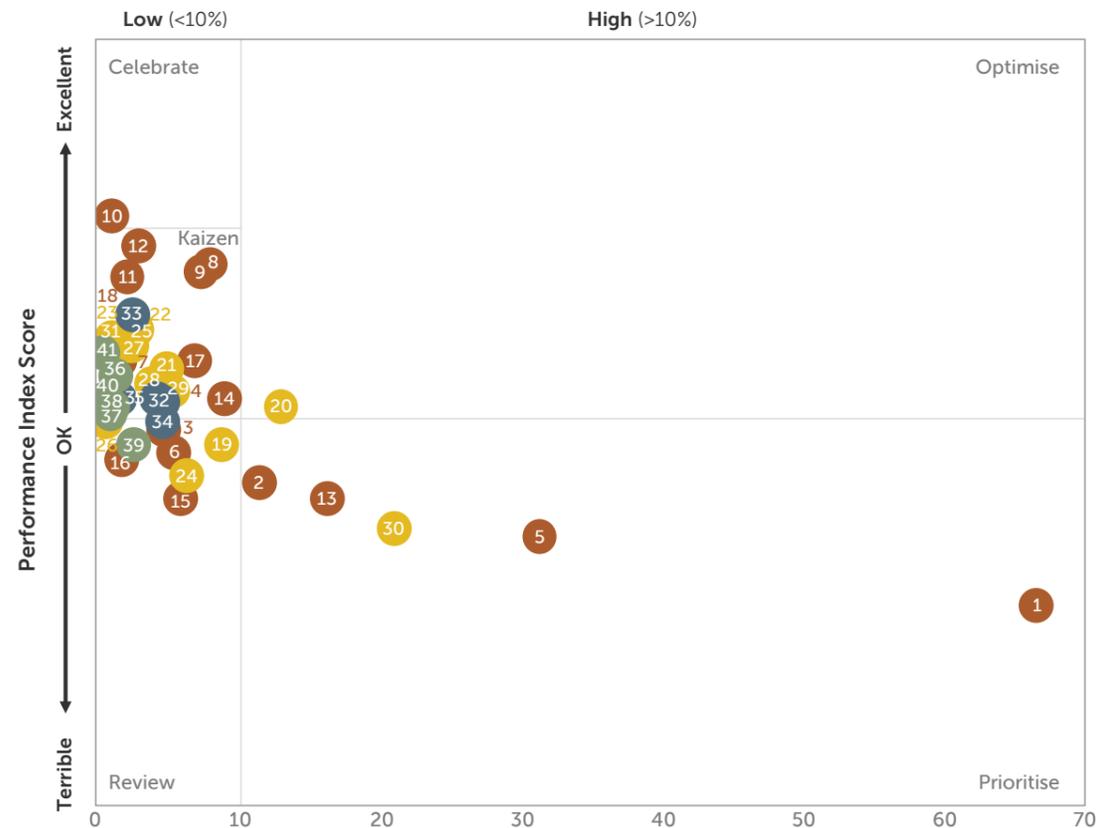


Youth Services & Facilities

The initiatives identified in this document are now time-sensitive and critical for the Broome Community. These projects will put Broome in a solid position to direct effort to activities which will restore Broome on a positive pathway.

MARKYT Community Priorities

COMMUNITY PRIORITIES (% of respondents)



PEOPLE

- 1 Safety and crime prevention
- 2 Lighting
- 3 Health and wellbeing programs
- 4 Health and community services
- 5 Housing
- 6 Animal management
- 7 Community buildings, halls and toilets
- 8 Sport and recreation facilities
- 9 Playgrounds, parks and reserves
- 10 Library and information services
- 11 Local history and heritage
- 12 Festivals, events, art and culture
- 13 Youth services and facilities
- 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

PLACE

- 19 Sustainable practices
- 20 Conservation and environment
- 21 Beaches and foreshores
- 22 Waste collection services
- 23 Natural disaster management
- 24 Mosquito control
- 25 The area's character and identity
- 26 Planning and building approvals
- 27 Streetscapes
- 28 Local roads
- 28 Footpaths, cycleways and trails
- 30 Marine facilities
- 31 Airport facilities and services

PRIORITY

- 32 Economic development
- 33 Tourism attractions and marketing
- 34 Telecommunications / internet access
- 35 Education and training

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 economic life.

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 tradespeople leaving the community.

DevelopmentWA's expansion in Broome North will bring some vacant land for home construction in the medium term, but indications are that it will not meet all the various needs of the community. Short- and medium-term worker accommodation is

required in order for essential services to continue, the Urban Renewal Strategy for the three Broome precincts has not moved forward since it was drafted in 2016, and affordable private and seniors housing looks to remain out of reach.

Broome's relaxed way of life, its liveability and future prosperity is reliant on significant support in the housing sector. Broome's partners have put forward three housing projects that meet a variety of areas of need; from affordable private housing, social housing, over 55's, opportunities for GROH housing, to flexible shovel ready options for key workers and transient residents. Government has an opportunity to invest in both long-term planned housing initiatives; and exciting, investment leveraging and fully flexible new developments. The time to act is now.

New Dwellings Building Approvals

2019/20 - 20
2020/21 - 78
2021/22 - 87

Source:
Shire of Broome

Rental Vacancy Rate

0.0%

Source:
REIWA May 2022

Broome Median Rental Cost:

\$780/week

Source:
REIWA Apr-Jun 2022

Public Housing Wait List

West Kimberley
- 121 weeks

Source: Hansard
April 30, 2022

Housing Rental Availability

Houses - 5 available
Apartments/Units - 9

Source:
REIWA April 2022

Government Regional Officers' Housing (West Kimberley)

Currently tenanted - 697
Currently unallocated - 108

Source:
Hansard April 7, 2022



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.

Strategic Community Plan 2021-2031

Guides the delivery of services to the community.

Old Broome Development Strategy

The plan resulted in the National prize winning Town Beach Development (page 16) and All Access Fishing Jetty (page 18).

Chinatown Development Strategy

The Strategy informed the implementation of the Chinatown Revitalisation Stage 1 and 2 (page 19).

Cable Beach Development Strategy

This strategy informs the Cable Beach Foreshore Redevelopment (page 32) which will encourage millions of dollars in housing, tourism, and hospitality investment.

CHRMAP (Coastal Hazard and Risk Management and Adaption Plan)

A strategy developed with community consultation that identifies the responses to coastal impacts. Has lead to investment of key protection infrastructure such as Town Beach revetment wall and will inform coastal responses at Cable Beach Foreshore redevelopment.

Community Plans

- Yawuru Corporate Group Strategic Plan 2016 - 2020
- 2036 & Beyond: A Regional Investment Blueprint for the Kimberley (2015)
- Planning for the Future: Yawuru Cultural Management Plan (2011)
- Kimberley Regional Planning & Infrastructure Framework (2015b)

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.

Figure 1: Triple bottom line approach to development



Figure 2: Yawuru approach



Note: Liyan is the feeling that Aboriginal people hold inside themselves, particularly when they feel 'connected to their country and culture'. Thus, good liyan comes from their connection to country, their ancestors and way of life.

Source: Broome Growth Plan

OUR JOURNEY IS SUMMARISED BY



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



Inclusive, Diverse, Active, Safe, Wellbeing



Lifestyle, Accessible, Natural, Heritage, Built



Diversification, Participation

WHAT SUCCESS LOOKS LIKE

Community Connectedness & Participation ↑	Lifestyle ↑	Diversity in Industry ↑
Happiness ↑	Household Overcrowding ↓	Business Start Ups =
Safety ↑	Facilities & Services Available ↑	Employment by Industry & Demographic ↑
Cultural Events ↑	Environmental & Cultural Surveys ↑	Education Attainment ↑
Diversity of Population =	Protected Areas =	Average Income ↑
Health & General Wellbeing ↑		
Cultural Connection ↑		

THE INITIATIVES THAT WILL DRIVE THESE OUTCOMES



- PATHWAY 1
Building Small Enterprise
- PATHWAY 2
Governance and Policy
- PATHWAY 3
Connecting to Enablers
- PATHWAY 4
Infrastructure



Investment Secured

SUCCESSFULLY COMPLETED

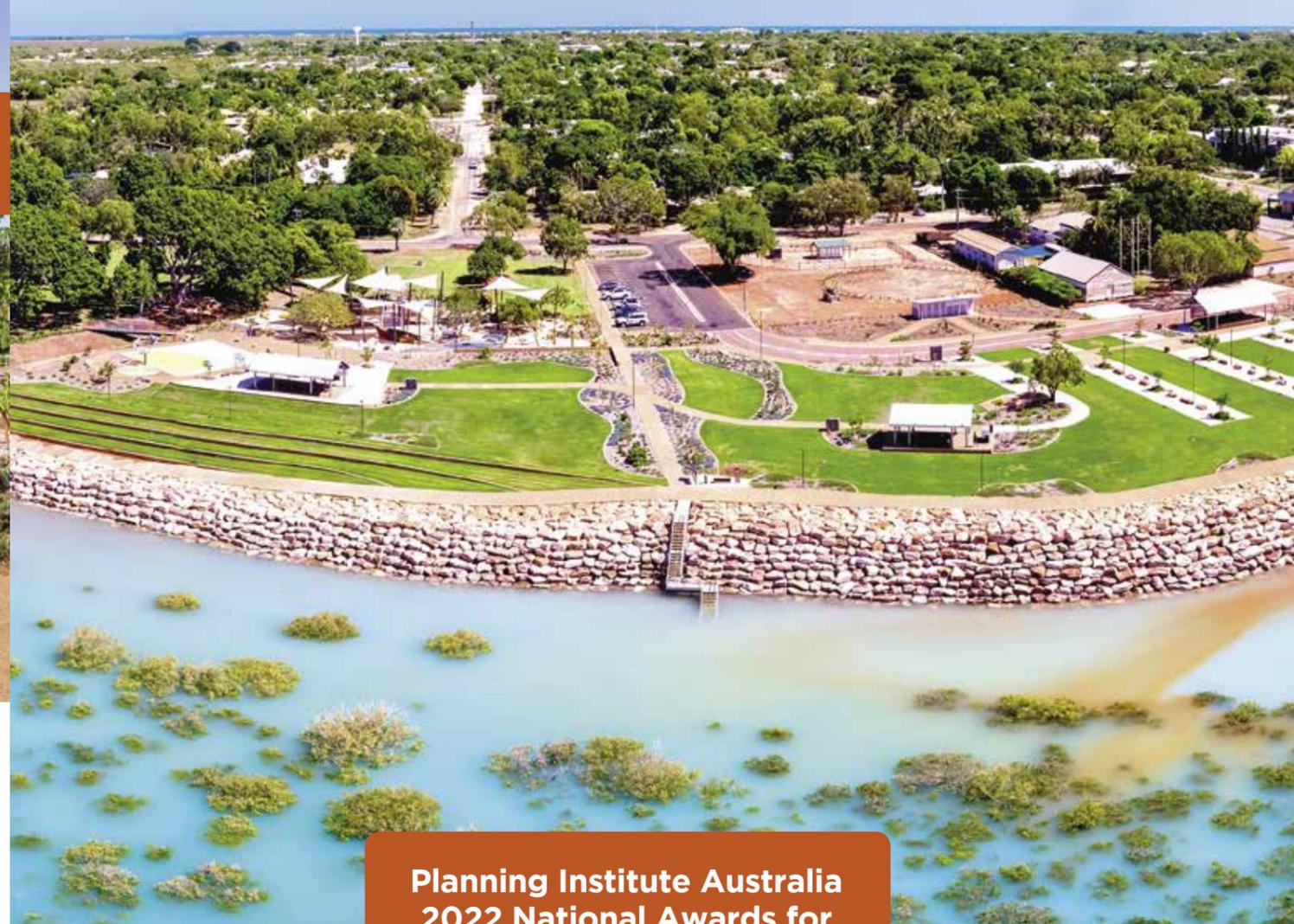
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- KIMBERLEY MARINE OFFLOADING FACILITY23
- BROOME HEALTH AND WELLBEING CAMPUS..... 24
- BROOME SURF LIFE SAVING CLUB REFURBISHMENT.....25
- BROOME WATER SERVICE UPGRADES..... 26



**ICONIC
DESTINATION
CREATED**



**Planning Institute Australia
2022 National Awards for
Planning Excellence:
“Great Place Award”**

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

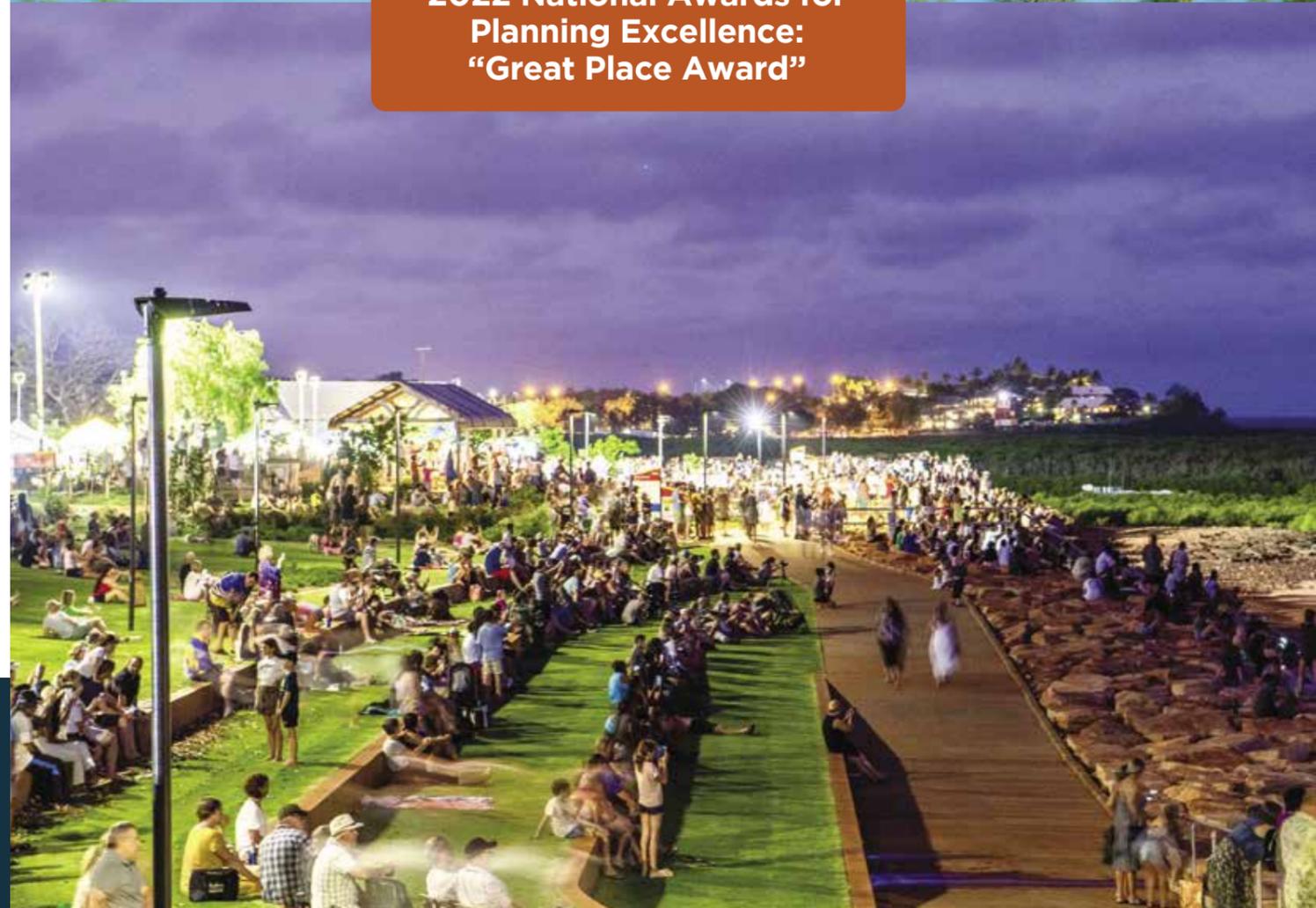
The greenspace enhancements, new nature play and water playground provide a vital additional recreation area for Broome.

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**



**SECURED CHINATOWN'S
POSITION AS
BROOME CBD**

TOWN BEACH ALL-ACCESS FISHING JETTY

PROPONENT
Shire of Broome

VALUE
\$7.1 million

STATUS
Completed

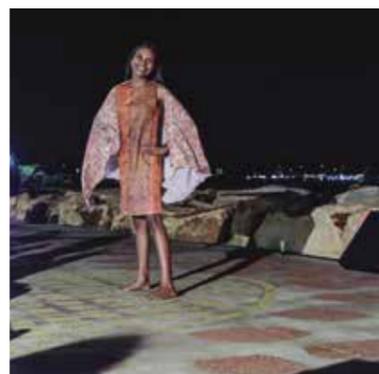
PROJECT BENEFITS

- 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 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.

CHINATOWN REVITALISATION STAGE 1 & 2

PROPONENT
Shire of Broome

VALUE
\$29.3 million

STATUS
Completed

PROJECT BENEFITS

- Retail and tourism activation
- Leverages existing investment to generate greater value
- Encourages greater tourism visitation and expenditure
- 87 direct and indirect jobs
- \$38.7 million economic contribution to the WA economy

The Broome Chinatown Revitalisation Project has brought to life the long-held aspirations of the Broome community to preserve the town's rich history, celebrate its local culture and reinvigorate economic and development opportunities. The investment also increased the amenities of the commercial and retail streetscape.

Stage 1 was completed in September 2019 and comprised ten sub-projects designed to deliver aesthetic improvements throughout the precinct. Throughout the project the community was encouraged to think differently about Broome's Chinatown area, and included major refurbishments to Carnarvon St and Dampier Tce and the construction of the Frederick St Lookout.

The \$15.5 million Stage 2 was announced in September 2019 and comprises nine further sub-projects, which are delivering additional on-the-ground upgrades within areas of the Chinatown precinct not included in Stage 1, and continue the implementation of public art, placemaking and activation strategies.

Stage 2 also included a Transit Hub, refurbishment of Streeter's Jetty, new visitor amenities, Smart Cities technology and a continued focus on public art, interpretation and place activation.

This project was jointly funded and delivered by the Shire of Broome, Department of Primary Industries and Regional Development, Kimberley Development Commission, and Development WA.

Delivered local jobs on local projects

47

Direct and Indirect Jobs

\$19m

Economic contribution to WA economy

Encouraged private investment in retail & property

87

Direct and Indirect Jobs Stage 2

\$38.7m

Economic contribution to WA economy Stage 2



**DELIVERING
CONNECTIVITY TO
MAJOR INVESTMENTS**

JETTY TO JETTY TRAIL

PROPONENT
Shire of Broome

VALUE
\$0.6 million

STATUS
Completed

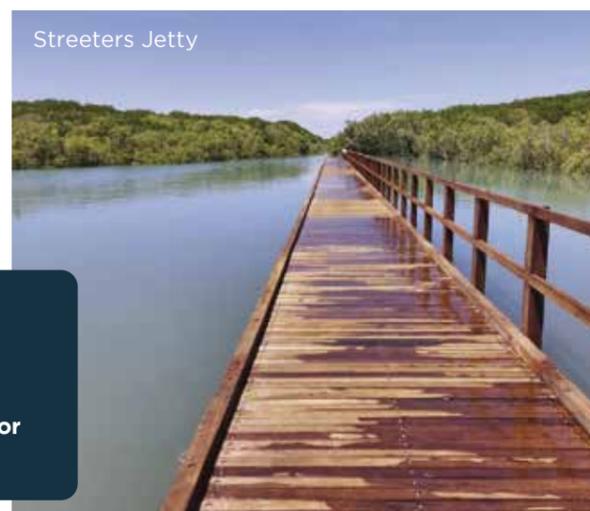
PROJECT BENEFITS

- Provides diverse options during peak cruise ship visitation
- Enhanced tourism asset which is widely promoted by Yawuru, Broome Visitor Centre, Australia's North West and Chinatown retailers
- Encourages greater tourism visitation and expenditure
- An audio companion app to the trail includes over 90 minutes of Yawuru heritage stories and music.

The 3.4km one-way Jetty to Jetty trail is a valuable addition for visitors and community, and showcases Broome's rich cultural history.

The walk is on mainly flat, mostly paved paths that take in important sites between Streeter's Jetty and the old Jetty. In 2022 the next stage of the project was completed, which paved the Conti foreshore section between Matso's and Town Beach.

Whilst the capital costs of these works are comparatively low, they deliver connectivity between other larger investments such as Chinatown and Town Beach.



Streeter's Jetty Cost: \$0.87million.
Broome's iconic Streeter's Jetty was fully replaced and reopened in 2022. The new structure was constructed in likeness to the original, while meeting Australian standards for crowd loading and vessel berthing.



**DELIVERING REGIONAL
LEVEL SPORTING
INFRASTRUCTURE**



BROOME RECREATION AND AQUATIC CENTRE RENEWAL

PROPONENT
Shire of Broome

VALUE
\$2.39 million

STATUS
Completed

PROJECT BENEFITS

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

The BRAC renewal project 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 which cost \$3.2m included field lighting at Nipper Roe Sports field, car parking improvements and a skate park.



**ICONIC DINING
AND LEISURE
FACILITY**



**FULLY
FUNDED**

BROOME GOLF CLUB NEW CLUBHOUSE AND RESTAURANT

PROPONENT

Broome Golf Club in partnership with the Shire of Broome

VALUE

\$5.1 million

STATUS

Completed

The major revamp incorporated two “pod-style” buildings, including a renovated clubhouse, new restaurant, and the pro-shop. The Golf Clubhouse and Restaurant takes advantage of the unique panoramic views of Roebuck Bay.

The new amenities at the Broome Golf Club creates an excellent hospitality venue able to host community and commercial events. With the spectacular views from the club, the venue is another drawcard for locals and tourists alike.

The project delivered:

- Construction jobs (high local capability)
- Increased ongoing operational jobs
- Improved tourism/hospitality asset
- Community recreation engagement



KIMBERLEY MARINE OFFLOADING FACILITY

PROPONENT

Kimberley Marine Support Base Pty Ltd

VALUE

\$160 million

STATUS

- Construction contractor announced July 2022
- Facility operation announced July 2022
- Facility to be operational in 2024

PROJECT BENEFITS

- Estimated \$2.6 Billion increase on GDP
- Wages of \$47.6m 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 Pty Ltd (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 design, fund and build the KMOF facility.

The KMOF will transform Broome’s marine logistics capability by providing a facility that addresses Broome’s significant tidal fluctuations while working symbiotically with the existing KPA asset.

The project has secured all relevant approvals and in July 2022 announced the appointment of its construction contractor and facility operator.

\$160m

Private Investment

\$47.6m

in Annual Wages

\$2.6b

Increase in WA GDP



**UNDER
CONSTRUCTION**



**UNDER
CONSTRUCTION**

BROOME HEALTH AND WELLBEING CAMPUS

PROPONENT
Nyamba Buru Yawuru

VALUE
\$7.98 million

STATUS
Under Construction

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 project.

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 renal care facility.



BROOME SURF LIFE SAVING CLUB REFURBISHMENT

PROPONENT
Broome Surf Life Saving Club in partnership with Shire of Broome

VALUE
\$4 million

STATUS
Under Construction

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 will modernise 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 resilience project.

Funding secured from Lotterywest, WA Department of Local Government, Sport, and Cultural Industries, and the Kimberley Development Commission.





BROOME WATER SERVICE UPGRADES

PROONENT

Water Corporation

Water Corporation is expanding and upgrading the Broome North Water Resource Recovery Facility (WRRF). This will enable it to treat all of Broome's wastewater and lead to the closure of the existing Broome South WRRF. The construction of a new underground pipeline will transfer wastewater to Broome North WRRF for processing.

Broome's bore field for potable water supply will also be expanded to support the town's development and cater for irrigation demand. Repurposed infrastructure will enable the supply of non-potable water from the bore field to be pumped into the Broome town site. This will serve as a replacement irrigation scheme for the town's 43.5 hectares of green spaces, including playing fields, school ovals, and the Broome golf course.



This initiative, advocated for by the Shire of Broome, will help protect Roebuck Bay and have economic, community and tourism benefits well into the future.

Our Future Successes - Seeking Investment

HOUSING CRISIS RESPONSE

- SANCTUARY ROAD CARAVAN PARK, KEY WORKER & OVER 55'S VILLAGE.....28
- MCAHON ESTATE 30
- BROOME URBAN RENEWAL PROJECT.....31

KEY INFRASTRUCTURE

- CABLE BEACH FORESHORE REDEVELOPMENT.....32
- BROOME BOATING FACILITY 34
- REGIONAL RESOURCE RECOVERY PARK35
- ENHANCING ACCESS TO THE DAMPIER PENINSULA STAGE 2..... 36

COMMUNITY

- BROOME RECREATION & AQUATIC CENTRE REDEVELOPMENT37
- KIMBERLEY CENTRE FOR ARTS, CULTURE AND STORY..... 38
- KIMBERLEY BUSINESS NETWORK..... 39



SEEKING FUNDING



SANCTUARY ROAD CARAVAN PARK, KEY WORKER & OVER 55'S VILLAGE

PROPONENT
Shire of Broome

STATUS
Business Case Complete

GRANT FUNDING REQUIRED
\$15 million

- PROJECT BENEFITS**
- Key worker housing for critical Broome industries
 - New family holiday destination
 - Over 55's housing solution
 - Addresses shortfall of tourist accommodation sites

Private sector investment of up to \$64 million

Sanctuary Road Caravan Park, Key Worker & Over 55's Village 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 3130 Sanctuary Road into a caravan park. The park will encompass tourist camping, cabins and caravan sites, an over 55's residential village 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 \$887/week, and there is a shortfall of at least 400-500 caravan sites during the tourist season. Currently, there are no dedicated dwellings for over 55's and retirees.

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 is seeking funding for headworks, site preparation, connections, road works and other preliminaries. Once completed, the project will be released to private investors for development and operation over a long-term lease.

LEGEND - AGED P/H & WORKERS ACCOM

WORKERS ACCOMODATION	
18.0x14.0 SITES	26
15.0x14.0 SITES	30
UTILITY BUILDINGS	(2)
TOTAL SITE No	56 EXC No IN ()
AGED PARK HOME VILLAGE	
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 ()



\$79.8m

Net Benefit to the Community

191

Full Time Jobs

\$15m

Funding Required



 **SEEKING PROJECT PARTNER**



ACTIVATING BROOME'S PRECINCTS



MCMAHON ESTATE DEVELOPMENT

PROPONENT
Shire of Broome

VALUE
\$11 million

STATUS
Business case & concept design

- PROJECT BENEFITS**
- Residential mix of private market, social housing, key worker accommodation, first home buyers and aged care.
 - Significant 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.

If progressed, the project will have significant social benefit outcomes for the Broome community. The development could provide both affordable and mixed housing at a time when housing is the second highest priority for the community. The land use housing mix scenarios are currently under review, however it is envisioned that McMahon Estate will include various proportions of private market housing, as well as housing for Shire staff, key workers, aged living, social and GROH housing.

Values Driven Growth

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

BROOME URBAN RENEWAL PROJECT

PROPONENT
Department of Communities (Housing Authority)

STATUS
Seeking Funding to Implement the Strategy

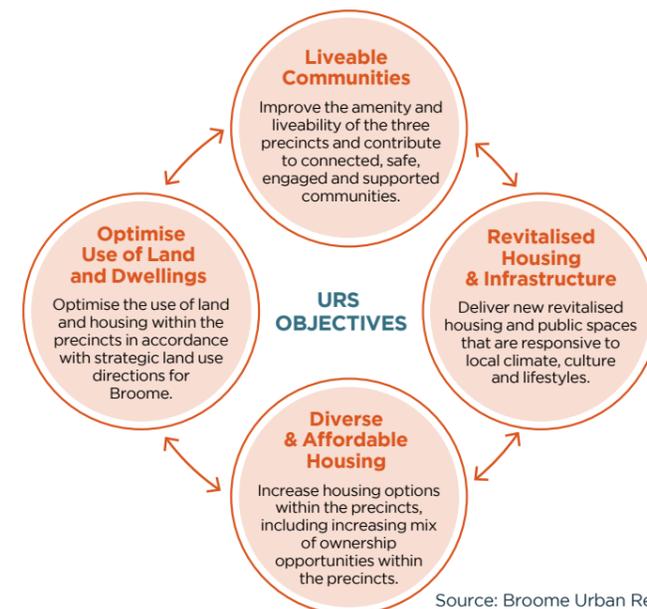
The Broome Urban Renewal Strategy was adopted by the Housing Authority's Development Committee with the intention to improve community safety and support lasting change in Broome.

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.

In June 2016, the Shire and Housing Authority signed a Memorandum of Understanding which was a commitment to the development of an urban renewal strategy and to work together to deliver lasting change in the precincts. The project remains a high priority for the Broome community.



Source: Broome Urban Renewal Report



 **PARTIALLY FUNDED**



\$41m – Cost of Project
\$11.075 – Funding Secured
\$25.5m – Funding Required

CABLE BEACH FORESHORE REDEVELOPMENT

PROPONENT

Shire of Broome

STATUS

Currently in Detailed Design

PROJECT BENEFITS

- Economic contribution \$82.5 million
- Leverage investment and property development opportunities
- Environmental management (coastal erosion risk mitigation)
- Cultural connectivity
- \$10 million+ Private Investment estimated to be leveraged
- 117 FTE Jobs through increased tourism activity
- \$13.4 million direct additional annual visitor expenditure
- \$99 million net present value

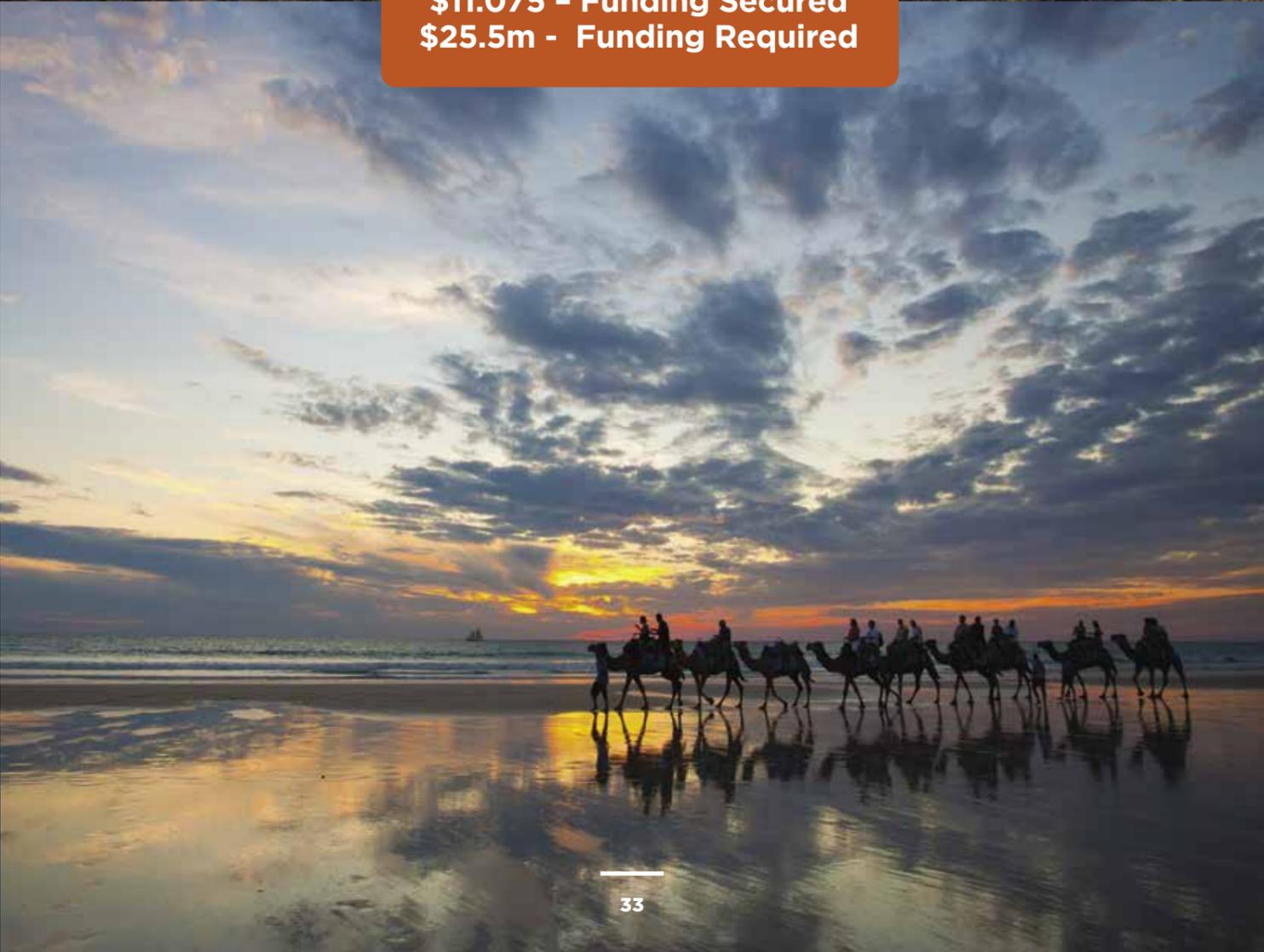
The redevelopment of Cable Beach Foreshore represents a golden opportunity to expand Broome’s peak season by stimulating commercial and tourism activation and ensuring one of our high-quality natural assets remains a global drawcard.

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.

Detailed design phase has commenced, to be followed by Tender Documentation and Procurement, ahead of a November 2023 construction start date.

A reinvigorated Cable Beach foreshore will release the significant potential of this globally recognised tourism destination - just like the increased private investment that occurred after the Town Beach Redevelopment.



174
Direct and Indirect Jobs

\$41m
(2022 Estimate)
Project value

\$25.5m
Funding required



\$ PARTIALLY FUNDED



\$ SEEKING FUNDING

BROOME BOATING FACILITY

PROPONENT

Department of Transport

VALUE

\$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.

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. The Shire is now seeking all relevant approvals for the RRRP all relevant approvals for the RRRP. Detailed Design has commenced, to be followed by Tender Documentation and Procurement, ahead of a May 2023 construction start date.

Broome has applied for a \$10M from the Building Better Regions Fund (BBRF).

\$42m

Investment Sought

\$35m

Estimated in Economic Benefit



broomeboatingfacility.com.au

89

Direct and Indirect Construction Jobs

\$27.2m

Project value

\$12.9m

Funding required



**STAGE 2
FUNDING
SOUGHT**



**SEEKING
FUNDING**

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.

BROOME RECREATION AND AQUATIC CENTRE REDEVELOPMENT

PROPONENT

Shire of Broome

STATUS

Seeking funding of \$13 million

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) 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.

The proposed facility will include a gym and multipurpose spaces to be used as a group fitness room, training and meeting space. The three squash courts, indoor air-conditioned children's playground, creche and new expanded café area will improve Broome's attractiveness as a liveable town.

Shire of Broome has committed \$875,000 over two financial years to the detailed designs and will be seeking funding through the Department of Local Government, Sport and Cultural Industries and developer contributions.



RECOGNISING CULTURE

PROJECT DEVELOPING



Photo: Mark Jones



KIMBERLEY CENTRE FOR ARTS, CULTURE AND STORY

PROPONENT

Nyamba Buru Yawuru

VALUE

\$5.5 million Stage 1;
\$41 Million Total Project

STATUS

Seeking Funding

PROJECT BENEFITS

- Create a culturally informed, accessible, and engaging way to share Kimberley Aboriginal cultures that will significantly enhance understanding and respect by all people.
- Help close the Aboriginal employment gap in a way that promotes cultural strength, good Liyan (well-being) and strong economic outcomes, reducing Kimberley Aboriginal people's dependence on government support.
- Realisation of a unique and diverse Kimberley Aboriginal Cultural experience by showcasing the Kimberley in one building, maximising opportunities to host and promote cultural events in the centre and across the region.

The Kimberley Centre for Arts, Culture and Story will be located in Broome on Yawuru country and as such it 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 because it will reconcile the history of Broome and the Kimberley in an honest, challenging but ultimately empowering way. The Centre will present to visitors the rich culture of the world's oldest living civilisation in an innovative, authentic and inspiring way that contributes significantly to the Kimberly economy, supports tourism, and enhances 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 for the full project. This stages the project for success with Stage 1 focusing on establishing the governance model, site selection and activation approach, including Kimberley-wide dialogue.

KIMBERLEY BUSINESS NETWORK

PROPONENT

Broome Chamber of Commerce and Industry INC

STATUS

Seeking Project Partners (annual subscription fee).

PROJECT BENEFITS

- Digital capacity register for the Kimberley region
- Initiatives to support business growth and capacity development
- Supporting diversification through commercial opportunity
- Attracting regional investment

The Kimberley Business Network is an online digital capacity register designed to assist regional businesses to grow and to increase the percentage of local content in major resource and industry opportunities.

The KBN will change the way business is done throughout the Kimberley. It will connect local businesses with projects and major works, enabling the region to showcase its capability electronically and in the public domain. It will be a tool to promote the Kimberley as a commercially competitive region to invest and do business in.

The BCCI is currently developing business resources and training material to promote occupational health and safety, workplace relations, industry growth and diversification, commercial readiness and industry compliance across all sectors.



This project supports the Broome Growth Plan objective of developing a more inclusive economy.

\$41m

Investment Sought

35

Post Construction Immediate Jobs

324

Jobs by 2034 including on country and regional



Shire of
Broome
A future, for everyone

FEEDBACK

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

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Email: shire@broome.wa.gov.au

Telephone: **08 9191 3456**