

FACT SHEET

Review of the Broome Coastal Hazard Risk Management and Adaptation Plan (CHRMAP)

Part 1 — Background



What is a Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) and what does it do?

A CHRMAP is a strategic planning document which outlines a long-term plan to address the impact of coastal hazards on our coastline. It looks at various hazard scenarios within 25-, 50- and 100-year timeframes and examines the potential impact of coastal hazards, now and in the future, under projected climate change and sea level rise.

A CHRMAP is developed with input from the community and key stakeholders and identifies the most appropriate adaptation strategies and options.

The current Broome CHRMAP was adopted by the Council in 2017. The document provided an assessment of coastal hazard risk for the shoreline areas around the Broome Townsite and made recommendations for managing these risks to the Shire.

The CHRMAP is available from the Shires webpage through the link below.

- [Broome Townsite Coastal Hazard Risk Management and Adaptation Plan Shire of Broome](#)

Why is the CHRMAP being updated?

A CHRMAP needs to be reviewed every 5-10 years to ensure that the plan remains current. The original Broome Townsite CHRMAP was developed in 2017 and most of the recommendations have been implemented. Given the evolving nature of coastal risks, there is a need to review and update the CHRMAP to continue to address the ongoing impacts of coastal hazards.

The process recognises the uncertainty associated with making predications for coastal areas that involve future climate change and sea level rise and seeks to provide flexible decision-making pathways that can be evaluated over time, as coastal hazards are realised.

Who is leading the CHRMAP review?

The Shire is leading this Review project, with the assistance of a Steering Committee made up of the Department of Planning, Lands and Heritage (DPLH), Department of Transport and Major Infrastructure (DoTMI) and the Kimberley Development Commission (KDC). They also have the assistance of a team of consultants who have experience in coastal hazard and risk assessment, statutory and strategic planning, economic analysis and community engagement.

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Part 2 — CHRMAPs and coastal information

What are coastal values?

There are a number of documents that provide further guidance on coastal values, including the Shire's current CHRMAP, and the State Planning Policy 2.6 State Coastal Planning Policy which can provide further information. <https://www.broome.wa.gov.au/Shire-Services/Major-Projects/Broome-Townsite-Coastal-Hazard-Risk-Management-and-Adaptation-Plan-CHRMAP>.

What is coastal hazard?

'Coastal hazards' means naturally occurring events that impact our coastline, such as coastal erosion or flooding (also referred to as inundation).

Erosion is a process where parts of the shoreline are worn away due to waves, tides, wind or human activities. It can change the shape and form of the coast, reducing the area between the ocean and features on the land, and even allowing inundation.

Inundation is when water occupies previously dry land. It can be temporary or permanent:

- Permanent inundation refers to the loss of land due to sea level rise.
- Temporary inundation is the flooding of an area due to storm surge, high tides or large waves.

What might be the strategies and options for managing coastal hazards?

There are four overarching 'strategies' for managing coastal hazards. These are:

AVOID (erosion and inundation)

Identify 'non-build' areas for the future which ensure development does not occur within hazard areas.

MANAGED RETREAT (erosion and inundation)

Continue to use assets until such time as the coastal hazard risk is too high. At that point withdraw or relocate assets at risk.

ACCOMMODATE (for inundation)

Continue to use the land but accommodate changes through building design (eg raised floor levels, structures that can withstand flooding) or converting land use.

PROTECT (erosion and inundation)

Use hard engineering or nature based solutions to protect land from the impacts of coastal hazard (eg seawalls, revetments, sand nourishment).

Within the strategies chosen, the CHRMAP can further specify options to manage coastal hazards. These include, but are not limited to:

- Building Design
- Planning Controls
- Engineered Structures (e.g. Seawalls, Groynes, Breakwaters, Revetments)
- Nature Based Solutions (e.g., Beach nourishment, planting)

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Where can I learn more about coastal hazard planning?

Coastal Hazard planning is guided by State Planning Policy 2.6 Coastal Hazard Planning and by the State Coastal Planning Policy Guidelines. These documents provide the planning framework which guides coastal hazard planning in Western Australia.

Links to these key documents are below:

- [State Planning Policy 2.6 - Coastal planning](#)
- [GD CST coastal hazard risk management-guidelines-July2019.pdf](#)

Following the adoption of the CHRMAP in 2017, the Shire developed its Coastal Planning Policy 5.23, which applies to all land identified in the CHRMAP as being subject to coastal erosion and inundation risk. The Coastal Planning Policy provides advice and recommendations for development in coastal areas around Broome with due consideration of coastal hazard in future planning periods.

The Shire's Coastal Planning Policy is available from the Shires webpage through the link below.

- [Local Planning Policies and Strategies Shire of Broome](#)

More detail relating to the planning framework is provided below

As someone who lives, works and / or recreates in the Broome area, how could the outcomes of the CHRMAP affect me?

The CHRMAP is provided to the Shire to guide decision making and management of the Towns shoreline areas. This is a strategic plan for managing coastal hazards on the coastline and it is important for the community and key stakeholders to be involved so that the review accurately reflects their values and aspirations for what is important along the coastline.

For instance, you may frequently visit a local beach. How would you feel or how would you be impacted if this beach was affected by erosion and inundation? Is it important for this type of asset to remain for the next generation to use and enjoy?

It is essential that you get involved as we ask the community and key stakeholders for their input on preferred management options – that is – what can we do to manage the risk from erosion and flooding?

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Part 3 — the Project

When will the updated CHRMAP be completed?

The Shire and consultant team have begun work on the review of the CHRMAP, with the first round of engagement scheduled to commence in August 2025.

Key stages and dates for the project include:

- 1 Project establishment – April-May 2025
- 2 Risk identification (updating mapping) – May 2025
- 3 Vulnerability analysis – May-July 2025
- 4 Community engagement – August 2025
- 5 Risk evaluation – August 2025
- 6 Risk treatment – August-October 2025
- 7 Implementation planning – October 2025
- 8 Monitor and review – October-November 2025
- 9 Draft CHRMAP – open for public comment – March 2026
- 10 Final CHRMAP – adopted by Shire of Broome – second quarter 2026

What does the engagement program involve?

The Shire and project team will be available to discuss the project at pop-ups (drop-in sessions) to discuss the CHRMAP with the community, the dates of which can be found below. Following this engagement, feedback will be analysed and gathered into an outcomes report which will be used to inform the review of the CHRMAP.



When is the engagement happening? When can I be involved?

Community and stakeholder engagement is crucial to the CHRMAP review process. There will be a few opportunities for the community and stakeholders to have their say throughout the CHRMAP project.

These will include:

Thursday 28th August

- 11am - 1pm, Broome Library corner Hamersley St &, Haas St, Broome
- 6:00pm - 8:00pm, Town Beach Markets

Friday 29th August

- 8:30am - 10:30am, Boulevard Shopping Centre 106 Frederick St, Djugun WA
- 2:30pm - 5:30pm, Boulevard Shopping Centre 106 Frederick St, Djugun WA

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Where can I get information on the project?

If you require further information, please contact:

- Jacinda Perkins - Coordinator Planning Services
- (08) 9191 3456
- Jacinda.Perkins@broome.wa.gov.au

What is a Benefit Distribution Analysis? And how does it relate to the CHRMAP?

Benefit Distribution Analysis (BDA) is recommended to be undertaken as part of a CHRMAP process to identify funding models for any recommended adaptation option.

A BDA looks at three things:

- 1 Who benefits from an adaptation investment/funding (a change to mitigate risk)
- 2 How much they benefit
- 3 When they benefit and for how long

A BDA is used so that a 'beneficiary pays principle' can be applied to guide cost recovery for investment and funding.

This CHRMAP review will undertake a BDA to help determine funding for adaptation recommendations.

What work has happened since the current CHRMAP was prepared in 2017?

There have been several projects and studies completed since the previous CHRMAP including:

- Significant projects have been undertaken that have modified the shoreline areas of Broome including the Guwarri Town Beach Foreshore Redevelopment project and the Walmanyjun Cable Beach Foreshore Redevelopment. These projects have included coastal structures that provide increased protection against erosion for shoreline areas landward.
- The Shire has delivered an annual monitoring program with input from Yawuru Rangers that has increased understanding of coastal processes around the shoreline areas of Broome, in particular the process of erosion and accretion that occurs on the beaches seasonally.
- A range of data has been collected in shoreline areas from Town Beach, Cable Beach, Entrance Point and Chinatown on a range of projects that is of key value for assessment of coastal hazard in the shoreline areas (e.g. Geotechnical data, survey information)
- The Shire of Broome has adopted several new planning documents including its Local Planning Strategy, Local Planning Scheme No.7, Local Planning Policy 5.23 Coastal Planning Policy and draft Precinct Structure Plans for Cable Beach and Old Broome/Cable Beach.

The CHRMAP update will incorporate the new information from these studies and make updates to the assessment of coastal hazard from erosion and inundation. The CHRMAP update will also consider the existing planning framework in the context of these projects and studies.

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I have seen or have been asked to participate in a Coastal Values Survey – does this relate to the CHRMAP project?

The CHRMAP review will also be informed by a Coastal Values Survey being undertaken by the University of Western Australia (UWA) and Department of Planning, Lands and Heritage (DPLH) in 2025, which is helping to understand community values and preferences for managing coastal and environmental infrastructure along Broome's Roebuck Bay and Town Beach coastline. Whilst they are being run as independent projects, the findings of the Survey will be utilised in the CHRMAP review.



Help UWA Researchers understand community values along Broome's Roebuck Bay coastline by taking part in the online survey. **Scan the QR Code to start the survey.**

Visit our website for more information

<https://www.broome.wa.gov.au/CHRMAP-2025>

What other planning documents guide coastal hazard planning in Western Australia?

A range of planning documents are in place at a state government and local government level which guide coastal hazard planning. At a state government level these include the Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations) and State Planning Policy 2.6 Coastal Planning. The Regulations provide information regarding a range of matters including how to prepare local planning policies, structure plans and special control areas.

At a local level the Shire of Broome has a range of planning documents which need to be considered when making decisions including the Local Planning Strategy, Local Planning Scheme No. 7 and Local Planning Policy 5.23 Coastal Planning Policy. There are also draft Precinct Structure Plans which have been prepared for Cable Beach and Chinatown/Old Broome.

The current Broome CHRMAP provides a detailed analysis of the planning framework under Clause 2.9. As part of the CHRMAP review, the team will review the current planning framework and may make recommendations for further changes if necessary.

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What are the biggest changes since the 2017 CHRMAP?

The draft CHRMAP includes the following key modifications:

- updated hazard mapping out to 2125;
- updated sea-level rise and erosion projections based on current scientific guidance and ongoing coastal monitoring,
- new adaptation pathways for each part of the coast; and
- a detailed economic analysis for Chinatown's proposed protection structure.

The draft CHRMAP recommends a range of further investigations in the short, medium and long term. These include Special Control Area 9 in the local planning scheme and Local Planning Policy 5.23) being updated.

Why do the hazard lines look different now?

Hazard lines may have shifted because the updated mapping uses improved data, recent shoreline monitoring, and more accurate modelling techniques. Some areas now show a lower risk due to recent protection works, while others have higher projected risk based on updated science.

Does this mean my property is now at risk?

Not necessarily. Some properties may now fall within the updated Special Control Area (SCA), while others may no longer be included. Being in the SCA does not mean your property is unsafe, it simply means coastal hazard risk needs to be considered when planning new development or significant changes.

What is a "trigger-based" adaptation pathway?

Instead of using fixed dates for when actions should occur, the new CHRMAP uses triggers, for example, when erosion comes within 5–10 metres of an asset or when a road is no longer safe. This ensures action happens when it is needed, not too early or too late.

Why is the Chinatown protection study included again? Didn't the 2017 CHRMAP already cover this?

The 2026 CHRMAP builds on the 2017 recommendation by using much more detailed economic analysis. It compares three different seawall options, identifies the best timing for construction, and examines how benefits are shared across the community. This helps inform future funding and decision-making.

Why does the plan assume a seawall in Chinatown by around 2050?

Economic analysis shows that constructing a protection structure around 2040–2045 provides the best balance between timing, costs and risk reduction. The adaptation pathways use this timing assumption so future planning for surrounding assets remains consistent and coordinated.

Will the updated CHRMAP force people to retreat or move?

No. The CHRMAP does not force immediate action. Managed retreat is one of several adaptation options and is only triggered when risks reach specific thresholds. Any future decisions about retreat would involve further assessment, planning and community consultation.

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What happens to areas already protected by new seawalls and revetments?

Recent foreshore works at Town Beach and Cable Beach are recognised in the 2026 CHRMAP as providing long-term protection. These areas now have reduced risk profiles, and future management focuses on maintenance and monitoring rather than new interventions.

How will this update impact insurance or property values?

The CHRMAP is a planning document and does not directly set insurance premiums or property valuations. Insurers and valuers use a range of information sources when assessing risk. The CHRMAP helps ensure risks are transparently documented and responsibly managed over time.

What are the next steps after this round of engagement?

Community feedback will help refine the updated CHRMAP. Following this second round of community and stakeholder engagement, the CHRMAP will be finalised and presented to Council for adoption.