



# **CONFIRMED MINUTES**

**OF THE**

**ORDINARY COUNCIL MEETING**

**25 AUGUST 2022**

These minutes were confirmed at a meeting held 29 September 2022 and signed below by the Presiding Person, at the meeting these minutes were confirmed.

Signed:

A handwritten signature in black ink, appearing to be 'A. J.', is written over a faint horizontal line.

**SHIRE OF BROOME**  
**ORDINARY COUNCIL MEETING**  
**THURSDAY 25 AUGUST 2022**  
**INDEX – MINUTES**

1.	OFFICIAL OPENING .....	4
2.	ATTENDANCE AND APOLOGIES .....	4
3.	ANNOUNCEMENTS BY PRESIDENT WITHOUT DISCUSSION.....	5
4.	DECLARATIONS OF INTEREST.....	5
5.	PUBLIC QUESTION TIME.....	5
6.	APPLICATIONS FOR LEAVE OF ABSENCE.....	5
7.	CONFIRMATION OF MINUTES .....	5
8.	PRESENTATIONS / PETITIONS / DEPUTATIONS.....	5
9.	REPORTS FROM OFFICERS .....	6
9.1	PEOPLE.....	6
9.2	PLACE .....	7
9.2.1	PROPOSED CLOSURE CABLE BEACH VEHICLE RAMP .....	7
9.2.2	DEVELOPMENT APPLICATION - BREWERY AND VERGE PARKING - 7 SANCTUARY ROAD, CABLE BEACH.....	70
9.2.3	MAJOR LAND TRANSACTION - BUSINESS PLAN (SANCTUARY ROAD CARAVAN PARK, KEY WORKER AND OVER 55 VILLAGE) .....	226
9.2.4	BROOME NORTH - PROPOSED ROAD NAMING .....	243
9.2.5	PROPOSED COMMUNICATION AND STAKEHOLDER ENGAGEMENT PLAN - PRECINCT STRUCTURE PLANS CABLE BEACH AND CHINATOWN/OLD BROOME.....	248
9.2.6	DEVELOPMENT APPLICATION - CARETAKER'S DWELLING.....	283
9.3	PROSPERITY .....	295
9.3.1	ADDITIONAL TRADING ZONE IN TRADING IN PUBLIC PLACES POLICY TRIAL .....	295
9.4	PERFORMANCE .....	320
9.4.1	REINSTATEMENT OF DELEGATION - KEEPING OF 3-6 DOGS .....	320
9.4.2	MONTHLY PAYMENT LISTING JULY 2022 .....	325
9.4.3	MONTHLY STATEMENT OF FINANCIAL ACTIVITY REPORT - JULY 2022 .....	338
10.	REPORTS OF COMMITTEES.....	371

---

11.	NOTICES OF MOTION WITH NOTICE .....	372
12.	NOTICE OF MOTION WITHOUT NOTICE .....	372
13.	BUSINESS OF AN URGENT NATURE .....	372
14.	MEETING CLOSED TO PUBLIC.....	372
15.	MEETING CLOSURE .....	372

**MINUTES OF THE ORDINARY COUNCIL MEETING OF THE SHIRE OF BROOME,  
HELD IN THE COUNCIL CHAMBERS, CORNER WELD AND HAAS STREETS, BROOME,  
ON THURSDAY 25 AUGUST 2022, COMMENCING AT 5:00PM.**

<b>1. OFFICIAL OPENING</b>
----------------------------

The Chairperson welcomed Councillors, officers and members of the public and declared the meeting open at 5:02pm.

<b>2. ATTENDANCE AND APOLOGIES</b>
------------------------------------

**ATTENDANCE**

<b>Councillors:</b>	Cr D Male Cr H Tracey Cr E Foy Cr P Matsumoto Cr C Mitchell Cr B Rudeforth Cr P Taylor Cr N Wevers	Deputy Shire President (Chair) Shire President (eMeeting)
<b>Apologies:</b>	Nil	
<b>Leave of Absence:</b>	Nil	
<b>Officers:</b>	Mr J Watt Mr J Hall Mr K Williams Mr D Kennedy  Mr G McKnight  Miss K Cookson	Acting Chief Executive Officer Director Infrastructure Services Director Development Services Acting Director Corporate Services (eMeeting) Marketing & Communications Coordinator Senior Administration & Governance Officer
<b>Media:</b>	T Thompson-Fuller S Jones	ABC Broome Advertiser
<b>Public Gallery:</b>	C Minshull J Mikhlik A Barnard M Teoh S Foulkes	Minshull Mechanics  Spinifex Brewery DCMG BCCI

**3. ANNOUNCEMENTS BY PRESIDENT WITHOUT DISCUSSION**

Nil.

**4. DECLARATIONS OF INTEREST**

IMPARTIALITY			
Councillor	Item No	Item	Nature of Interest
Cr C Mitchell	9.2.1	Proposed Closure Cable Beach Vehicle Ramp	"Coordinates wildlife rescue organisation that looks after marine turtles"

**5. PUBLIC QUESTION TIME**

Nil.

**6. APPLICATIONS FOR LEAVE OF ABSENCE****COUNCIL RESOLUTION:**

**Minute No. C/0822/099**

**Moved: Cr H Tracey**

**Seconded: Cr N Wevers**

***That Council grant Cr D Male a Leave of Absence from Councillor duties inclusive of 1<sup>st</sup> November 2022 through to 13 November 2022.***

**CARRIED UNANIMOUSLY 8/0**

**7. CONFIRMATION OF MINUTES****COUNCIL RESOLUTION:**

**Minute No. C/0822/100**

**Moved: Cr N Wevers**

**Seconded: Cr P Taylor**

***That the Minutes of the Ordinary Meeting of Council held on 28 July 2022, as published and circulated, be confirmed as a true and accurate record of that meeting.***

**CARRIED UNANIMOUSLY 8/0**

**8. PRESENTATIONS / PETITIONS / DEPUTATIONS**

There are no reports in this section.

<b>9.       REPORTS FROM OFFICERS</b>
---------------------------------------

<b>9.1      PEOPLE</b>
------------------------

There are no reports in this section.

## 9.2 PLACE

**Cr C Mitchell declared an Impartiality Interest in Item 9.2.1, the reason being “Coordinates wildlife rescue organisation that looks after marine turtles”. Cr C Mitchell made a written declaration that he would consider the matter on its merits and vote accordingly.**

### 9.2.1 PROPOSED CLOSURE CABLE BEACH VEHICLE RAMP

<b>LOCATION/ADDRESS:</b>	Nil
<b>APPLICANT:</b>	Nil
<b>FILE:</b>	RES 36477; RES 50994, RES 53070; NAT55.1; NAT55.3
<b>AUTHOR:</b>	Director Development Services
<b>CONTRIBUTOR/S:</b>	Nil
<b>RESPONSIBLE OFFICER:</b>	Director Development Services
<b>DISCLOSURE OF INTEREST:</b>	Nil

#### SUMMARY:

This report provides a summary of the Yawuru Park Council (**YPC**) recommendation of 22 June 2022, regarding Cable Beach turtle hatchling season and vehicle access review.

This report recommends Council in accordance with the provisions of the *Local Government Act 1995*, Council advertises for 28 days seeking public submissions the potential for a full ramp closure from 1 December to 31 January annually.

## BACKGROUND

### Previous Considerations

OMC 19 March 2009	Item 9.5.2
OMC 30 September 2010	Item 9.4.2
OMC 24 June 2021	Item 9.2.4
OMC 18 November 2021	Item 9.2.3
OMC 28 July 2022	Item 9.2.1

### OMC 19 March 2009

At the Ordinary Meeting of Council (**OMC**) of 19 March 2009, Council considered a number of strategies for limiting the impact of vehicles on nesting marine turtles along Cable Beach.

Council resolved to implement temporary beach access ramp closures at Cable Beach during turtle nesting season. A boom gate was installed at the top of the access ramp for the purpose of this closure.

### OMC 30 September 2010

At the OMC of 30 September 2010, Council resolved:

**COUNCIL RESOLUTION  
(REPORT RECOMMENDATION)**  
**Moved: Cr R J Lander**

**Seconded: Cr J Bloom**

***That Council agrees that the closure of the Cable Beach access ramp at the amphitheatre for vehicles (other than for essential Council services, licensed businesses and emergency vehicles) during the turtle nesting season 1 October to 28 February 2010/2011 should be:***

- 1. Between 2000HRS and 0600HRS each day.***
- 2. During the two (2) hours both sides of high tide where the tide is 9.0m (Admiralty Datum) or higher.***

**CARRIED UNANIMOUSLY**

Council resolved to continue ramp closures during the turtle season with ramp closures coming into effect on 1 October through to 28 February, closures occurring overnight from 8pm-6am, as well as 2 hours either side of a tide higher than nine metres. These closures continue on an annual basis.

#### OMC 24 June 2021

At the OMC of 24 June 2021, Council received a petition requesting the Shire of Broome workshop the best management options for protecting nesting turtles and hatchlings on Cable Beach with the Department of Biodiversity and Attractions (**DBCA**) registered Turtle Monitoring Volunteers and other experts.

The petition detailed the workshop was important for the following reasons –

- Flatback turtles are a threatened species listed under the *Environmental Protection Biodiversity Conservation Act 1999* (EPBC Act) and are therefore legally protected;
- The current system of vehicle registrations is not working as vehicles continue to be driven over nesting sites and create ruts in which hatchlings get stuck and die;
- The Shire has the authority to control vehicles on the beach; and
- The presence and protection of marine turtles on Cable Beach create an important tourist asset that is driving economic benefit for the community.

Council resolved:

**COUNCIL RESOLUTION:  
(REPORT RECOMMENDATION)**

**Moved: Cr C Mitchell      Seconded: Cr N Wevers**

***That Council:***

- 1. Notes the Yawuru Park Council Working Group, in collaboration with Department of Biodiversity, Conservation and Attractions turtle experts and the Cable Beach Community Turtle Monitoring volunteers, will make a recommendation to the Yawuru Park Council on potential options to limit the impact of vehicular traffic on turtles during the nesting season on Cable Beach.***
- 2. Notes the Chief Executive Officer will prepare a report for Council's consideration following the receipt of the Yawuru Park Council recommendation.***
- 3. Requests the Chief Executive Officer to urgently upgrade the signage at the entrance of the Cable Beach vehicle ramp so that it is legible, any unauthorised signs be removed and that this be done for the current tourist season.***

**CARRIED UNANIMOUSLY 9/0**

#### OMC 18 November 2021

At the OMC of 18 November 2021, Council considered the YPC recommendation of 10 June 2021 and the YPC Working Group (in collaboration with DBCA turtle scientist and Cable Beach Turtle Monitoring Volunteers), Turtle Review paper.

The YPC resolved to instruct the YPC Working Group to amend the briefing note to:

- ensure that it provides a comprehensive reference in support of a review of management arrangements for effective conservation of nesting marine turtles on Cable Beach; and
- ensure that it presents findings and evidence, including available data, linked explicitly to proposed management options (including changes to opening times for Cable Beach vehicle access ramp) to be considered the next YPC meeting.

Following the June 2021 YPC meeting, the YPC Working Group undertook further research, including engaging the DBCA turtle scientist, review of international research and engagement with YPC membership, including the Shire and Yawuru PBC.

As a result of the review, additional information was tabled at the YPC meeting on the 23 September 2021. The recommendation made to the YPC by the YPC Working Group included closure of the ramp completely from 1 December 2021 to 31 January 2022. However, the YPC did not support the YPC Working Group recommendation and made the following resolution instead:

***To support, in principal, the recommendation by the Yawuru Park Council Working Group to request the Shire of Broome:***

- 1. implement a new and complete access ramp closure from 1 December to 30 January, commencing 2022, subject to, the implementation of the risk management strategy as set out in section 10 of the report, to the satisfaction of the YPC, to be determined at the YPC meeting to be held in June 2022.***
- 2. maintain the existing access ramp closures (overnight from 8.00pm to 6.00am and 2 hours either side of a tide higher than 9 metres) from October 1 to February 28, not including the December and January full closures.***

The recommendation from the YPC meeting was then considered at the Ordinary Meeting of Council on the 18 November 2021, where it was resolved as follows:

**COUNCIL RESOLUTION:  
(REPORT RECOMMENDATION)**

**Moved: Cr C Mitchell      Seconded: Cr B Rudeforth**

***That Council:***

- 1. Supports the recommendation of the Yawuru Park Council***
- 2. Continues with the current closure of the Cable Beach access ramp, located on Reserve 36477, for vehicles (other than essential Council services, licensed businesses and emergency vehicles) during the turtle nesting season 1 October to 28 February between 2000 hours and 0600 hours each day and two (2) hours both side of high tide where the tide is 9.0 metres (Admiralty Datum) or higher.***
- 3. Notes the Yawuru Park Council in Principal Support to implement full ramp closure for all vehicles (other than essential Council services, licensed businesses and emergency vehicles), from 1 December to 31 January 2023, with closure between 2000 hours and 0600 hours each day between 1 October and 30 November 2022 and 1 February and 28 February 2023 between 2000 hours and 0600 hours each day and***

**Minutes – Ordinary Council Meeting 18 November 2021 Page 120 of 398 two (2) hours both side of high tide where the tide is 9.0 metres (Admiralty Datum) or higher.**

- 4. Notes the draft communication strategy and implementation of tasks leading to the 2022/2023 closure.**
- 5. Invites the Yawuru Park Council Working Group to submit any recommendations from the engagement strategy and data collection once considered.**

**CARRIED UNANIMOUSLY 7/0**

Consequently, ramp closures for the 2021/22 turtle nesting season occurred as per the decision of 30 September 2010, with the vehicle access ramp closed from 1 October and 28 February between 8pm and 6am and for two hours either side of any tide above 9.0 metres, and no full ramp closure.

Turtle monitoring again continued over the 2021/22 turtle nesting season, with additional data collected on tyre ruts during the hatchling season. Data collected during the 2021/22 nesting season was included in a report included in **Attachment No 2**.

As per the YPC decision of the 23 September 2021, at the YPC meeting of 22 June 2022, the YPC considered recommendations of the YPC Working Group. The YPC Working Group recommended to the YPC a two-month full closure of the Cable Beach vehicle ramp, to coincide with the peak turtle hatching months of December and January, each year, commencing 1 December 2022.

The proposed two-month full closure is in addition to the current Cable Beach vehicle access closure during turtle nesting season which provides closure of the vehicle access ramp from 1 October to 28 February between 8:00pm and 6:00am each day and two hours both sides of the high tide where the tide is 9.0 metres or higher. These closures exclude essential Council services, licensed businesses and emergency vehicles.

The YPC agenda item also provided an update on implementation of the Risk Management Strategies (as set out in section 10 of the report of 23 September 2021), for the YPC's consideration. A copy of the YPC agenda item is included in **Attachment No 1**.

The YPC recommendations from this meeting were considered by Council at the 28 July 2022 OMC. The following recommendation was made by officers:

**REPORT RECOMMENDATION:**

*That Council:*

- 1. Supports the 22 June 2022 recommendation of the Yawuru Park Council;*
- 2. Pursuant to Section 3.50(1a) of the Local Government Act 1995, advertises for public submission for a period of 28 days, the intention to introduce a full closure of the Cable Beach vehicle access ramp, located on Reserve 36477, for vehicles (other than essential Council services, licensed businesses and emergency vehicles or any vehicles authorised by the Shire of Broome Chief Executive Officer) during the turtle nesting season from 1 December to 31 January;*
- 3. Requests the Chief Executive Officer to prepare a report to Council on the consultation process with recommendations on whether to proceed with the proposed closure of the Cable Beach vehicle access;*

4. *Notes the draft communication strategy and implementation of tasks leading to the 2022/2023 closure, including a communications strategy from the Department of Biodiversity, Conservation and Attractions that should include public engagement; and*
5. *Requests the Chief Executive Officer to continue the capture of vehicle numbers at Cable Beach vehicle ramp and Gantheaume Point beach access track.*

This recommendation was not supported, and the following resolution was moved and passed:

**COUNCIL RESOLUTION:**

**Moved: Cr B Rudeforth**

**Minute No. C/0722/083**

**Seconded: Cr N Wevers**

***That Council defer consideration of this item until Council has been briefed by the Department of Biodiversity, Conservation and Attractions (DBCA) regarding their Cable Beach Turtle Monitoring Program report in addition to receiving a presentation from DBCA and the Yawuru Park Council on proposed plans at Gantheaume Point, preferably within 30 days.***

**CARRIED UNANIMOUSLY 8/0**

A briefing was subsequently made to Council by representatives of DBCA and YPC on 16 August 2022. A summary of the briefing is included in the 'consultation' section of this report.

**COMMENT**

In summary, the YPC agenda item (**Attachment No 1**) and the results of the 2021/22 Turtle Monitoring Program (**Attachment No 2**) show the following:

- The communications strategy was implemented to address the identified risk events, including community resistance to change; non-compliance (note new signage for Buckley Plains entrances currently drafted and installation pending); and low awareness of turtles;
- Vehicle data has been collected for both Gantheaume Point and Cable Beach vehicle access ramps. Data obtained between 1 December 2021 and 31 January 22, the period of the proposed closure, shows that Gantheaume Point was preferred for vehicle access (total 4,454 vehicle movements) compared with Cable Beach (total 2,189 vehicle movements);
- Vehicle tracks were present on the beach for all overnight tides below 9m. The only negative presence of tracks recorded correlate precisely with tides over 9m. This indicated that high-time tides above 9m are washing away tyre ruts, except in those instances where new tracks were present above the high tide mark.
- In half of all periods with tides above 9m, fresh vehicle tracks were recorded in proximity to signposted nests, despite high tide ramp closures.
- During 21/22 Turtle Monitoring period, the following vehicle interaction with nests/hatchlings were identified:
  - there were three instances of vehicles interacting with nesting sites;
  - 12 hatchlings were transported closer to the water due to getting stuck in tyre ruts;
  - 15 deceased hatchlings were recorded.

The agenda item also notes that the flatback turtle is endemic to Northern Australia (it nests only on northern Australian beaches) and Cable Beach flatbacks likely form a distinct nesting rookery.

The YPC agenda item concluded the following:

*Turtle monitoring performed over the 21/22 turtle nesting season has shown that vehicles are impacting on turtle hatchlings and nests. Vehicles are impacting on turtles through interactions with nesting sites (driving over nests) and tyre ruts have impacted on hatchlings.*

*Vehicle movement numbers captured between 1 December 2021 – 31 January 2022 show that during the time of year ramp closures are recommended, Gantheaume Point beach access is preference over Cable Beach. While the beach closures will impact on existing recreational usage, vehicle numbers show that this usage is not significant.*

*Based on the above and with reference to the attachments list below, it is recommended that full ramp closure is implemented for December and January annually, commencing in 2022, as per below.*

Based on the above conclusions, the YPC resolved the following:

**The Yawuru Park Council:**

- 1. Notes the scientific evidence, supported by the 2021 – 22 turtle monitoring program data, of the negative impact of vehicles on turtle hatchlings.**
- 2. Supports the recommendations of the Yawuru Park Council Working Group to:**
  - Request the Shire of Broome to implement a new and complete access ramp closure from December 1 to January 30 on an annual basis.**
  - Request the Shire of Broome to maintain the existing access ramp closures (Overnight from 8pm-6am and 2 hours either side of a tide higher than 9 metres) from October 1 to February 28, not including the December and January full closures.**
  - Continue to collaborate on actions within the Communication Strategy.**

The recommendations of the YPC are now presented to Council for consideration. In accordance with the Council resolution from November 2021, the YPC Working Group have provided additional information on the implementation of the engagement strategy and also data collected from the 2021/22 turtle monitoring program.

Section 3.50 of the Local Government Act contains provisions for the closure of roads and include explicit powers for closure of a thoroughfare for more than four weeks under Section 3.50(1a). Section 3.50(4)(a) requires a public comment period where a Local Government intends to close a thoroughfare for a period greater than four weeks.

Council officers consider that the ramp constitutes a thoroughfare under the definition included in the Act and, accordingly, it is proposed to seek comment from the public for the proposed closure.

Officer's note the conclusion of the report and the outcomes from the 2021/22 turtle monitoring season and recommend that the recommendation of the YPC are advertised in accordance with the Local Government Act provisions for closure of a thoroughfare.

Once public advertising of the potential thoroughfare closure is undertaken an item will be presented to Council to consider all submissions received.

Given that consultation will overlap with the current vehicle ramp closures, it is intended that current vehicle ramp closures will commence as scheduled on 1 October, and any further decisions on ramp closures can be determined at the October 2022 OMC.

## CONSULTATION

- Yawuru / Nyamba Buru Yawuru through the Yawuru Park Council and Working Group
- Department of Biodiversity, Conservation and Attractions through the Yawuru Park Council and Working Group
- Shire of Broome through the Yawuru Park Council and Working Group
- Proposed advertising of the proposed road closure under Section 3.50(4) of the Local Government Act

As per the request of Council through the decision on 28 July 2022, a briefing on the 2021/22 turtle nesting season was provided to Council on 16 August 2022 by officers of DBCA. Representatives of the YPC attended the briefing provided by DBCA. Key issues raised by DBCA during the briefing to Council include:

- Flatback Turtles are protected by State and Federal legislation
- Current beach access closures are sufficient to protect nesting turtles
- Tyre ruts are having a direct impact on turtle hatchlings
- Along with current ramp closures, a total ramp closure for December and January annually will protect both nesting turtles and turtle hatchlings
- Vehicle traffic counts indicate capacity for vehicles to shift from Cable Beach to Gantheaume Point to access Cable Beach without significant disruption
- Cable Beach flatback turtles nest only on Cable Beach
- Impacts on turtle hatchlings directly impacts on adult turtle numbers returning to Cable Beach
- The proposed closure recognises the need to balance protecting ecological values and recreational values of Cable beach

## STATUTORY ENVIRONMENT

### Local Government Act 1995

#### **3.50. Closing certain thoroughfares to vehicles**

- (1) *A local government may close any thoroughfare that it manages to the passage of vehicles, wholly or partially, for a period not exceeding 4 weeks.*
- (1a) *A local government may, by local public notice, order that a thoroughfare that it manages is wholly or partially closed to the passage of vehicles for a period exceeding 4 weeks.*
- (2) *The order may limit the closure to vehicles of any class, to particular times, or to such other case or class of case as may be specified in the order and may contain exceptions.*
- (4) *Before it makes an order wholly or partially closing a thoroughfare to the passage of vehicles for a period exceeding 4 weeks or continuing the closure of a thoroughfare, the local government is to —*
  - (a) *give local public notice of the proposed order giving details of the proposal, including the location of the thoroughfare and where, when, and why it would be closed, and inviting submissions from any person who wishes to make a submission; and*

- (b) give written notice to each person who —
    - (i) is prescribed for the purposes of this section; or
    - (ii) owns land that is prescribed for the purposes of this section;and
  - (c) allow a reasonable time for submissions to be made and consider any submissions made.
- (5) The local government is to send to the Commissioner of Main Roads appointed under the Main Roads Act 1930 a copy of the contents of the notice required by subsection (4)(a).
- (6) An order under this section has effect according to its terms, but may be revoked by the local government, or by the Minister, by order of which local public notice is given.

The definition of a thoroughfare as per the Act is as follows:

**thoroughfare** means a road or other thoroughfare and includes structures or other things appurtenant to the thoroughfare that are within its limits, and nothing is prevented from being a thoroughfare only because it is not open at each end;

### **Environmental Protection Biodiversity Conservation Act 1999**

Flatback turtles are a threatened species listed as 'vulnerable' under the EPBC Act and are legally protected.

### **Biodiversity Conservation Act (WA) 2016**

Flatback turtles are listed as 'rare or likely to become extinct' under the WA State Government Biodiversity Conservation Act. All marine turtles that occur in Western Australia are protected under the Biodiversity Conservation Act 2016. Under this legislation, a person must not disturb fauna unless that person has lawful authority to disturb it.

### **POLICY IMPLICATIONS**

Nil.

### **FINANCIAL IMPLICATIONS**

The cost of locking the gates at Cable Beach during the nesting season is contained within the existing Shire Operating Budget.

### **RISK**

There is strong community support for the conservation of turtle breeding sites, and this has been reflected in the Shire's Corporate Business Plan 2021-2025. Not closing access creates risk of community backlash as a result of potential turtle fatalities.

There is also well used vehicular access to Cable Beach for recreational and cultural purposes. Closure of access creates risk of community backlash due to dissatisfaction from lack of access.

Both risks will need to be balanced to ensure effective management of both issues.

**STRATEGIC ASPIRATIONS**

**Place – We will grow and develop responsibly, caring for our natural, cultural and built heritage, for everyone.**

**Outcome Five - Responsible management of natural resources:**

5.2 Manage and conserve the natural environment, lands and water.

**Outcome Six - Responsible growth and development with respect for Broome's natural and built heritage:**

6.2 Protect significant places of interest.

**Council's Corporate Business Plan contains the following Action under Outcome 5 - Responsible Management of Natural Resources**

5.2.4	Facilitate conservation of turtle breeding sites through managing vehicle access to Cable Beach during the wet season and community education.
-------	--

**VOTING REQUIREMENTS**

*Simple Majority*

**COUNCIL RESOLUTION:**

**(REPORT RECOMMENDATION)**

**Minute No. C/0822/101**

**Moved: Cr N Wevers**

**Seconded: Cr B Rudeforth**

**That Council:**

- 1. Pursuant to section 3.50(1a) of the Local Government Act 1995 advertises for public submission for a period of 28 days the potential full closure of the Cable Beach vehicle access ramp, located on Reserve 36477, for vehicles (other than essential Council services, licensed businesses and emergency vehicles or any vehicles authorised by the Shire of Broome Chief Executive Officer) during the turtle nesting season from 1 December to 31 January;**
- 2. Requests the Chief Executive Officer prepare for Council consideration a report on the outcomes of the advertising of the potential vehicle ramp closure at the October Ordinary Meeting of Council; and**
- 3. Continue with part closure of the vehicle access ramp commencing 1 October 2022 until 28 February 2023 between 2000 hrs and 0600 hrs each day and during two (2) hours both sides of a high tide where the tide is 9.0m Australian Height Datum.**

**CARRIED UNANIMOUSLY 8/0**

**Attachments**

1. YPC Agenda Item - June 2022
2. Turtle Monitoring 2021/22 Findings
3. Communications Strategy
4. YPC Agenda Paper September 2021

## YAWURU PARK COUNCIL

<b>Agenda Item:</b>	Cable Beach turtle nesting season vehicle access
<b>Meeting Number:</b>	
<b>Location:</b>	Reserve 36477 – Vehicle Access Ramp Cable Beach Reserve 53070 (Recreation – Shire of Broome) Reserve 50994 (Yawuru Minyirr Buru CP) Reserve 51162 (Guniyan Binba CP)
<b>Author and Organisation:</b>	Wil Bennett (DBCA) Jacquie Jankowski (SoB) Dean Mathews (NBY) Julie Melbourne (NBY)
<b>Contributor/s and Organisation:</b>	Keith Williams (SoB)
<b>Responsible Officer:</b>	
<b>Date of Report</b>	8 June 2022
Summary: The Working Group review recommends a two-month full closure of the beach to vehicles north of the rocks in December and January annually, in addition to current overnight & high tide closures (1 Oct – 28 Feb). Additional management measures agreed to by the YPC are reviewed below.	

Background

On 23 September 2021, the Yawuru Park Council (YPC) considered the YPC Working Group report *Cable Beach turtle nesting season vehicle access review* (YPC#51 Briefing Note 3.1 – **Attachment 1**). The report made recommendations to the YPC as follows:

- Request the Shire of Broome to implement a new and complete access ramp closure from December 1 to January 30 on an annual basis.
- Request the Shire of Broome to maintain the existing access ramp closures (Overnight from 8pm-6am and 2 hours either side of a tide higher than 9 metres) from October 1 to February 28, not including the December and January full closures.
- Implement management actions as listed and detailed in the review, in support of ramp closures agreed to by the Shire of Broome

The YPC resolved to:

***Support the recommendations, in principle, subject to the satisfactory implementation of the management actions outlined in the risk management strategy, to be determined at the June 2022 YPC meeting.***

At Ordinary Meeting of Council, 18 November 2021 (agenda Item 9.2.3), Broome Shire Council resolved to:

- 1. Supports the recommendation of the Yawuru Park Council**
- 2. Continues with the current closure of the Cable Beach access ramp, located on Reserve 36477, for vehicles (other than essential Council services, licensed businesses and emergency vehicles) during the turtle nesting season 1 October to 28 February between 2000 hours and 0600 hours each day and two (2) hours both side of high tide where the tide is 9.0 metres (Admiralty Datum) or higher.**
- 3. Notes the Yawuru Park Council in Principal Support to implement full ramp closure for all vehicles (other than essential Council services, licensed businesses and emergency vehicles), from 1 December to 31 January 2023, with closure between 2000 hours and 0600 hours each day between 1 October and 30 November 2022 and 1 February and 28 February 2023 between 2000 hours and 0600 hours each day and two (2) hours both side of high tide where the tide is 9.0 metres (Admiralty Datum) or higher.**
- 4. Notes the draft communication strategy and implementation of tasks leading to the 2022/2023 closure.**
- 5. Invites the Yawuru Park Council Working Group to submit any recommendations from the engagement strategy and data collection once considered.**

**CARRIED UNANIMOUSLY 7/0**

**Minutes – Ordinary Council Meeting 18 November 2021  
Page 120 of 398**

#### Risk Management Strategy Implementation

An update on implementation of agreed risk management strategies is provided below:

Risk Event	Risk Strategy	Actions Agreed September 2021	Party	Due Date	Implementation at June 2022
1. Community resistance to change	Implement a targeted Communications Strategy by all YPC member orgs for change management.	<b>Develop a targeted communications strategy,</b> including media releases and social media promotion for community education & awareness. Strategy to address: 1. Stakeholder groups 2. Various comms streams 3. Promotion of values & conservation context 4. Threat/Impact of vehicles 5. Current closure 6. Proposed closure 7. Campaign timeframes 8. Agreed key messaging	DBCA	To be endorsed by YPC by 31 October 2021, prior to Council 18 November 2021. Staged implementation as agreed.	<b>COMPLETE:</b> Strategy endorsed by YPC December 2021.  Implementation is staged as outlined in strategy and is ongoing through the 22/23 turtle season.
2. Non-compliance: low awareness of changes and/or deliberate access north of rocks during closures	Implement communications strategy & associated media campaign to raise awareness as above.	Further to above, Communication Strategy to include: 1. Current prohibited dunes access to beach north to Coconut Well lagoon 2. Applicable penalties & consistent messaging on enforcement 3. Note alternate beach vehicle access at Gantheaume Pt 4. Installation of new signage at Buckleys plain on Birragun CP/ along beach front	DBCA	As above.	<b>COMPLETE:</b> (1)-(3) As above, included in Comms Strategy messaging.  (4) – new signage installed on beach front. Buckley's signs content drafted and under review by NBY for installation this year.
	Continue patrols & implement seasonal beach closure	Seasonal patrols to target non-compliance including application of the CALM Act on Guniyan Binba CP.	DBCA SoB	Ongoing	<b>ONGOING</b>
3. Low awareness of turtles	Promote value of turtles as integral to character of Cable Beach through interpretations development at foreshore, Communications Strategy, and available	Turtle nesting signage at access gate.  Comms Strategy key messaging to raise profile of local turtles.	DBCA SoB	1 October 2021 – commencement of overnight closures.  Staged implementation of Comms Strategy as agreed.	<b>COMPLETE:</b> Signage installed at access gate September 2021  <b>COMPLETE</b> as above.

	Risk Event	Risk Strategy	Actions Agreed September 2021	Party	Due Date	Implementation at June 2022
		communication products	Turtle interps included in future interps development at Cable Beach Foreshore.		WG to progress discussions in 2022.	<b>INCOMPLETE:</b> Foreshore interps outstanding. All parties represented on Community Reference Group.
4.	Reduced vehicle recreation at Cable Beach	Limit closures to quietest months (Dec / Jan) and promote/monitor alternate recreation points.	As above, Comms Strategy to note continued access at Gantheaume Point.  Place vehicle counter at Gantheaume access ramp to monitor access.  Encourage continued pedestrian access north of rocks and work with camel operators to ensure no interruption to business.  Develop Reddell Beach carparks for improved access.	DBCA  SoB	As above  1 December 2021	<b>COMPLETE:</b> As above.  As above.    Communications strategy and capital works program ongoing.
5	Camel impact to nests	Comms strategy targets operators. Adjust licensing conditions to observe nests.	Shire officers to engage camel Traders and advise of new condition  Shire officers amend Trading Licence to restrict camels from within 5 metres of marked nest.	SoB	1 October 2021	<b>COMPLETE:</b> Trading licenses amended ahead of 21/22 season.
6	Lighting determined to affect nesting	Work with Cable Beach residents and operators to adjust lighting	Investigate best practice options for lighting.  Include CB Foreshore Master Plan timing of works outside nesting season	DBCA  SoB	For progress in 2022	<b>COMPLETE:</b> Lighting requirements tabled through Community Reference Group. Works to be completed outside of turtle/cyclone season. <b>Sand nourishment May – Oct. (unless emergency works)</b>
7	Poor ramp access data	Place vehicle counter at access ramp year-round.	CB vehicle ramp (currently SoB Traffic counter – DBCA to provide traffic counter for shared access data  Gantheaume Pt vehicle ramp (currently SoB traffic counter).	DBCA SoB  SoB	1 October 2021   1 December 2021	<b>COMPLETE:</b> Vehicle counters deployed 2021.  <b>COMPLETE:</b> Vehicle counters deployed 2021.

	Risk Event	Risk Strategy	Actions Agreed September 2021	Party	Due Date	Implementation at June 2022
			SoB install traffic counter 1 December – 30 January 2022.			
8	Increasing Broome population and visitor numbers over time creates new or continued unacceptable levels of impact	Decisive action on report recommendations, based on current research and data to set new habits.	YPC to action based on Working Group review	DBCA/SoB / NBY	September 2021	<b>COMPLETE:</b> YPC in-principle support for review recommendations Sept 2021
			Community surveys to gauge social impact of vehicle closures.	SoB	March 2022	<b>INCOMPLETE</b> Not undertaken due to YPC recommendation to undertake closures in 2022/23 and subsequent Council resolution endorsing YPC recommendation.
		Adaptive management	Volunteer monitoring program to be adjusted to account for systematic vehicle impact records for nesting season.	DBCA	November 1, 2021	<b>COMPLETE:</b> Monitoring program adjusted for 21/22 season.
			Access restrictions for the protection of flora & fauna to be revisited as necessary, as per Yawuru Minyirr Buru and Guniyan Binba Joint Management Plans.	DBCA/SoB / NBY	September 2022	To be revisited as required.

#### Vehicle Data

As of 31 January 2022, due to significant storm erosion, the vehicle access ramp was closed for the remainder of the turtle nesting season. The Cable Beach vehicle ramp remained closed until the first week in April (approximately 10 weeks), during this closure, there was very little negative feedback from the community. Pedestrians continued to access the beach north of the rocks during this period.

#### **Vehicle Stats**

##### **Gantheaume Pt (1 December 21 – 31 January 22)**

Total vehicles: 4,454

AM Peak Times:

- 0600 – 1000 Saturday (199 vehicles)
- 0600 - 1000 Sunday (186 vehicles)

Vehicle movements were consistent throughout the day.

PM Peak Times:

- 1600 – 2000 Sunday (322 vehicles)
- 1600 – 2000 Monday (273 vehicles)

##### **CB Vehicle Ramp (1 December 2021 – 31 January 2022)**

Total vehicles: 2,189

AM Peak Times:

- 0700 – 1000 Sunday (72 vehicles)
- 0700 – 1000 Saturday (64 vehicles)

PM Peak Times:

- 1600 – 2000 Tuesday (185 vehicles)
- 1600 – 2000 Sunday (161 vehicles)

2021/22 Turtle Monitoring – Adjustments for track data

2021/22 data collection sequences were adjusted by the turtle monitoring team at DBCA's Marine Science Branch to enable vehicle track photos to be consistently recorded by all monitors daily, prior to the February 1 ramp closure.

Data analysis determined a positive presence of tracks recorded each morning for all overnight tides below 9m. The only negative presence of tracks recorded correlate precisely with tides over 9m. This indicates that night-time tides above 9m were washing away all tyre ruts, except in those instances where new tracks were present above the high tide mark.

In half of all periods with tides above 9m, fresh tracks were recorded in proximity of signposted nests. A high correlation with large tide periods suggests that driving above the high tide mark is more common during large tides, despite high tide ramp closures. These records on tides above 9m account for two thirds of all vehicle interference with nests.

Ranger patrols during January checked rut depth at intervals of 200m, north of the rocks to the end of monitoring Sector 3. Rangers found that ruts measuring 10-15cm deep featured consistently over the monitoring area. Ruts over 15cm were recorded on each patrol, though less frequently. Ruts as deep as 20-30cm were recorded on several occasions.



(12.1.22)





(9.2.22)



(24.5.22)

Excerpt of CBCTMP Overview 2021-22 p3 (provided as Attachment 2)

**Turtle activity statistics- Cable Beach- 6km transect**

1. Number of turtle nests recorded overall: 56 (signs installed on all nests)
  - Flatback turtle (*natator depressus*) nests: 54
  - Green turtle (*Chelonia mydas*) nests: 1
  - Unidentified: 1
2. Number of false crawls recorded overall: 17 Flatback turtle (*natator-depressus*)
3. Number of hatched nests recorded overall: 25 Flatback turtle (*natator-depressus*)

**Nest Disturbances/predation**

- Predation: 5 nests directly predated (dog, cat, crab, goanna)
1. **Vehicles driving over nests** (only those that were posted on Facebook by the public on the Broome Natural Environment page)
    - Vehicle driven into dunes within 3m of nest (26/11/21)
    - Vehicle driven into dunes within 3m of nest (1/1/22)
    - Vehicle driven into dunes within 3m of nest (29/1/22)
  2. **Hatchlings transported closer to the water due to getting stuck in tyre ruts:** 12 (by monitors)

**Deceased hatchlings recorded:** 15 (by monitors – 3 occasions)

Communication Strategy (**Attachment 3**) – Excerpt of Actions 2022 / 23.

Period / Timing	Issues / key message	Communication methods / actions	Lead Agency
Pre-season (September 2022)	Promotion of Cable Beach Community Turtle Monitoring program to seek volunteers	<ul style="list-style-type: none"> <li>- Social media</li> <li>- Public engagement (school holiday programs volunteer training)</li> </ul>	DBCA

	<ul style="list-style-type: none"> <li>- Awareness of current ramp closures</li> <li>- Approved additional beach closure information</li> <li>- Promotion of alternative beach access at Gantheaume Point</li> </ul>	<ul style="list-style-type: none"> <li>- Project videos (joint video)</li> <li>- Social media</li> <li>- Shire news</li> <li>- Media release</li> <li>- Website</li> <li>- Newsletters</li> </ul>	Shire of Broome
Nesting (October 2022- January 2023)	<ul style="list-style-type: none"> <li>- Promotion of Cable Beach Community Turtle Monitoring program to seek volunteers</li> <li>- Awareness of current ramp closures</li> <li>- Approved additional beach closure information</li> <li>- Conservation of value- turtles</li> <li>- Turtles nesting on Cable Beach</li> <li>- Effects of beach driving on nesting turtles</li> <li>- Turtle watching guidelines</li> <li>- Turtle nesting process</li> <li>- Legislation</li> <li>- Infringement for beach driving</li> </ul>	<ul style="list-style-type: none"> <li>- Project videos (joint video)</li> <li>- Social media</li> <li>- Public engagement (school holiday programs volunteer training)</li> <li>- Radio interviews</li> <li>- Management signage</li> <li>- Interpretative signage</li> <li>- Publications (distribution of the 'Marine Turtles of the Kimberley coast' brochure)</li> </ul>	DBCA
	<ul style="list-style-type: none"> <li>- Awareness of current ramp closures</li> <li>- Approved additional beach closure information</li> </ul>	<ul style="list-style-type: none"> <li>- Project videos (joint video)</li> <li>- Social media</li> <li>- Shire news</li> <li>- Media release</li> <li>- Website</li> <li>- Newsletters</li> </ul>	Shire of Broome (access ramp management)

Hatching (December- March 2023)	<ul style="list-style-type: none"> <li>- Approved additional beach closure information</li> <li>- Conservation of value- turtles</li> <li>- Effects of beach driving on hatching turtles</li> <li>- Turtle watching guidelines</li> <li>- Turtle hatching process</li> <li>- Legislation</li> </ul>	<ul style="list-style-type: none"> <li>- Social media</li> <li>- Public engagement (school holiday programs volunteer training)</li> <li>- Radio interviews</li> <li>- Interpretative/management signage</li> <li>- Publications (distribution of the 'Marine Turtles of the Kimberley coast' brochure)</li> <li>- Project videos (joint video)</li> </ul>	DBCA
---------------------------------------	---	--	------

It is acknowledged that the Shire of Broome, through the Annual Community Matched Funding program 2021-22, has pledged to fund \$9,000 towards the Native Animal Rescue Broome Inc – for the marine turtle rescue unit.

### **Conclusion**

Turtle monitoring performed over the 21/22 turtle nesting season has shown that vehicles are impacting on turtle hatchlings and nests. Vehicles are impacting on turtles through interactions with nesting sites (driving over nests) and tyre ruts have impacted on hatchlings.

Vehicle movement numbers captured between 1 December 2021 – 31 January 2022 show that during the time of year ramp closures are recommended, Gantheaume Point beach access is preferenced over Cable Beach. While the beach closures will impact on existing recreational usage, vehicle numbers show that this usage is not significant.

Based on the above and with reference to the attachments list below, it is recommended that full ramp closure is implemented for December and January annually, commencing in 2022, as per below.

**Recommendations**

*The Yawuru Park Council:*

- 1. Notes the scientific evidence, supported by the 2021 – 22 turtle monitoring program data, of the negative impact of vehicles on turtle hatchlings.**
- 2. Supports the recommendations of the Yawuru Park Council Working Group to:**
  - Request the Shire of Broome to implement a new and complete access ramp closure from December 1 to January 30 on an annual basis.**
  - Request the Shire of Broome to maintain the existing access ramp closures (Overnight from 8pm-6am and 2 hours either side of a tide higher than 9 metres) from October 1 to February 28, not including the December and January full closures.**
  - Continue to collaborate on actions within the Communication Strategy.**

**Attachments:**

1. YPC Agenda Item 23 September 2021 - Cable Beach turtle nesting season vehicle access review (YPC#51 Briefing Note 3.1).
2. Cable Beach Community Turtle Monitoring Program Overview 2021/2022 Season
3. Communication Strategy



Department of Biodiversity,  
Conservation and Attractions



### **Cable Beach Community Turtle Monitoring Program Overview 2021/2022 Season**

**Background:** The Cable Beach Community Turtle Monitoring Program began in 2006 and was run by Conservation Volunteers Australia with the aim to increase the conservation of nesting turtles on Cable Beach. In 2013, the Department of Parks and Wildlife acquired this volunteer program. Initially the program was run for 3 months from December to March. In 2014 the program was extended to a 4-month period to account for nesting activity during November.

**Study area:** This monitoring program was completed between November 2021 and March 2022. The study area was along a 6km stretch of Cable Beach, Broome. This 6km stretch is divided into three 2km monitoring sectors. Vehicles and camels are permitted to use approximately 3km of this 6km stretch of beach. This increases the risk of human disturbance on turtles, turtle nests and turtle hatchlings.

**Objective:** Increase the conservation of nesting turtles on Cable Beach through:

- **Turtle nesting census** - monitoring turtle activity along a 6km stretch of Cable Beach and recording the associated data- turtle nests, false crawls, predation, disturbance, and hatched nests
- **Training** - train volunteers to conduct census as described above
- **Communication and education** – raise awareness in the local community about nesting turtles on Cable Beach. By increasing public awareness, it will help minimize human disturbance on nesting turtles, turtle nests and hatchlings.
- **Indigenous engagement and partnership** – promote cross cultural knowledge exchange through partnerships with Yawuru

### **Volunteer statistics**

- Volunteers registered: 71, with 45 volunteers remaining at the end of the season
- Kilometres walked: 1800km
- Monitoring days completed: 120 days
- Volunteer hours: 1440 (not including volunteer management of roster and sectors)
- Jan Lewis (volunteer)- management of the volunteer roster throughout the season
- Sector leaders (volunteers)- Steve Kelsall, Lynn Rofe, Tania Binning

### **Staff involvement**

- Tablet refresher and sign marking training - 3 Yawuru Rangers trained
- Yawuru Rangers Preston Manado, Curtis Robinson and Peter Roe led the turtle nest signage twice a week during the monitoring program. Assistance from Melanie Edgar (Yawuru Communications Officer)
- Melanie Edgar, Sharon Ferguson (Regional Interpretation Officer), Madeline Hermawan (Visitor Communications Officer), Nicole Godfrey (Operations Officer, Nature Conservation), and Wil Bennett (Yawuru Parks Coordinator) were involved in monitoring walks
- Melanie Edgar running 2 turtle education walks throughout the season
- Total of 769.5 hours in project coordination and installation of signage by Rangers
- 153 hours of staff participating in monitoring walks



Department of Biodiversity,  
Conservation and Attractions



## Education and communication activities

### 1. Facebook

#### Key messages-

- How to view turtle nesting, the Turtle Watchers Code of Conduct (TWCOC)
- How to not disturb nests- no driving in the sand dunes, purpose of the monitoring program, purpose of beach closures
- advertisement for monitoring program and education walks, hatchling education-hatching
- process and what to do if you see a turtle
- End of season thankyou and statistics

Posts completed: 8

Date	Post	People reached	Post engagements	Reactions	Comments	Shares
4/4/22	End of season	6722	580	82	3	6
19/1/22	Education walk	4267	97	17	5	4
23/12/21	Turtle facts	4764	179	43	5	7
3/12/21	Turtle code of conduct	4764	217	63	1	14
5/11/21	Signing up for turtle monitoring	4569	108	29	10	6
8/10/21	Signing up for turtle monitoring	7567	447	90	23	21
7/10/21	Are you interested in turtle monitoring?	10247	656	90	46	20
4/10/21	Marine parks and flat back turtles	2022	120	39	0	2
	Total	44922	2404	453	93	80

### 2. Radio interview and articles

- Article- 3 on the Shire of Broome Facebook page

### 3. Promotion

- Program promoted: October school holiday program, Shinju, Facebook, Turtle Monitoring Education Walks x 2 (11/11/2021 and 20/01/2022)

### 4. Brochure distribution

- Kimberley turtle brochure distributed to Caravan Parks and Visitor Centres, and on education walks

### 5. School holiday program activity

- October 2021 (Broome Boulevard)- Sea turtle awareness- cut out and colour in turtle backpacks, and paper plate turtle life cycles (30 children involved)

### 6. Training and events

- 23<sup>rd</sup> and 24<sup>th</sup> October 2021 - Start of the season- volunteer theory and practical nesting training session
- 18<sup>th</sup> October 2021 - Start of season- meeting with Yawuru Rangers to discuss components of program
- 19h November 2021 - Start of hatching season- volunteer hatchling theory training session-evening



Department of Biodiversity,  
Conservation and Attractions



- 18<sup>th</sup> March 2022 - End of season windup- opportunity to thank volunteers and to receive feedback
- Ad-hoc training of new volunteers during the season- 4 times

#### **Community awareness generated**

- An increase in community awareness of nesting turtles on Cable Beach. Seen through an increased amount of people on the beach, looking at the sign posted nests for turtle hatchling activity
- Volunteers supported beach closures during nesting season; volunteers approached vehicles that were on the beach during closure times to inform them why the beach closures were in place and the impacts they were potentially having on sea turtles by camping on the beach.
- A petition created by the Turtle Monitoring volunteers last season was received by Shire, to review beach access to *determine the best management options for protecting nesting turtles and hatchlings*. Shire noted the findings of a subsequent review by the Yawuru Parks Council working group in November 2021 and is due to give further consideration in 2022 on implementing the review recommendation to close the beach for 2 months of the turtle laying and nesting season.

#### **Turtle activity statistics- Cable Beach- 6km transect**

1. Number of turtle nests recorded overall: 56 (signs installed on all nests)
  - Flatback turtle (*natator depressus*) nests: 54
  - Green turtle (*Chelonia mydas*) nests: 1
  - Unidentified: 1
2. Number of false crawls recorded overall: 17 Flatback turtle (*natator-depressus*)
3. Number of hatched nests recorded overall: 25 Flatback turtle (*natator-depressus*)

#### **Nest Disturbances/predation**

- Predation: 5 nests directly predated (dog, cat, crab, goanna)
1. **Vehicles driving over nests** (only those that were posted on Facebook by the public on the Broome Natural Environment page)
    - Vehicle driven into dunes within 3m of nest (26/11/21)
    - Vehicle driven into dunes within 3m of nest (1/1/22)
    - Vehicle driven into dunes within 3m of nest (29/1/22)
  2. **Hatchlings transported closer to the water due to getting stuck in tyre ruts:** 12



Department of Biodiversity,  
Conservation and Attractions



## Cable Beach Volunteer Turtle Monitoring Program Statistics 2017-

2021

### Summary

**Monitoring including the of abundance of turtle nests and the presence of tyre ruts within the 6km stretch (data collection was added this season to account for systematic records of tyre ruts)**

The 2021/2022, 4-month turtle activity monitoring at Cable Beach recorded a lower number of nests than the previous three seasons. To be able to accurately monitor and detect trends in turtle nesting at Cable Beach, there is a need for long term data collection. To be able to accurately assess the status and identify any trends in the nesting turtle population, decades of monitoring are required (Limpus, 2007). The total number of nesting attempts can vary from year to year (Dalleau et al., 2012).

Continuing this monitoring program will ensure that data is consistently collected in the same manner, at the same time of year, so that a long-term database can be established. This will ensure accurate interpretation of sea turtle nesting trends and abundance at Cable Beach.

Figure 2 and 3 provides an overview of the turtle nesting success over the last 7 seasons.

21/22 data collection was adjusted on the request of the Yawuru Parks Council, to enable vehicle track photos to be consistently recorded by all monitors daily. The data collected has been added to this turtle monitoring season to account for systematic records of tyre ruts

Data collected during this season indicates a positive presence of tracks recorded each morning in Sectors 2 & 3 for all overnight tides below 9m. No tracks were present on tides over 9m meaning a clear rut-free run to the sea for any hatchlings emerging after high tide (no way of telling when during the night they were emerging).

However, many of the worst offending incidents of people driving above the high tide mark were during those big tides, even though the beach access gate is shut two hours ahead of high tides above 9m.



Spring tide



neap tide



Department of Biodiversity,  
Conservation and Attractions



*Dead hatchling – run over, found by volunteers 17/1/2022, on a big tide*



*Dead hatchlings in tyre ruts- 30/11/21 on neap tide*



*Facebook post- shared to the Broome Natural page– dead hatchling in tyre rut 12/12/2021 – neap tide*

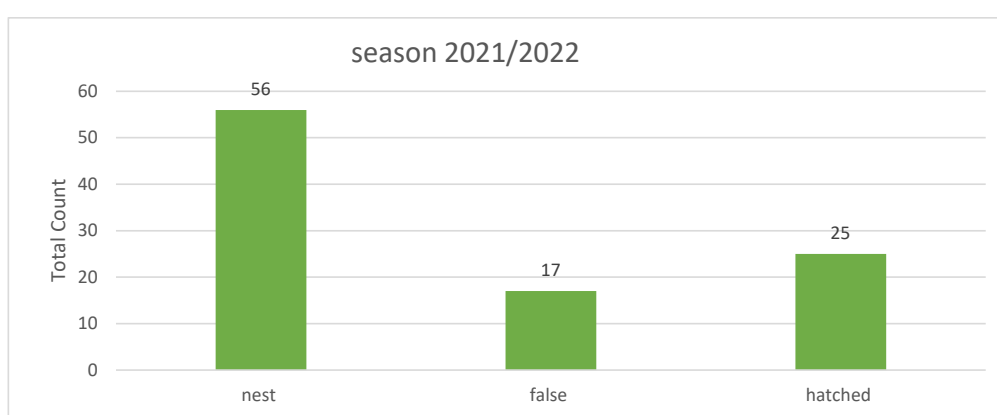


Department of Biodiversity,  
Conservation and Attractions

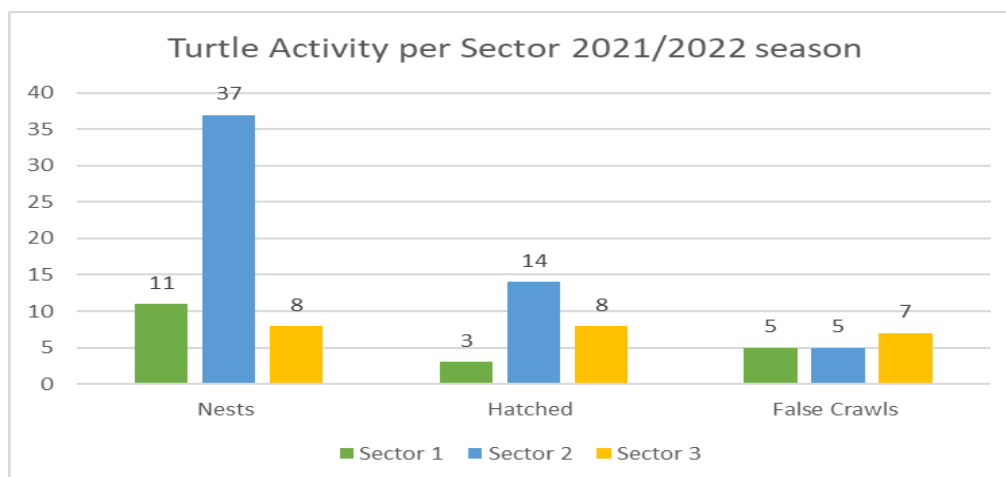


**Table 1.** Historical data of nesting success, predation of nests and volunteer involvement in the Cable Beach Community Turtle Monitoring Program from 2017-2022.

Season	False Crawls	Sector with most nests	Predation within 5m	Hatched nests	Volunteers involved	Total days monitored
2017/2018	10	2	11 predated nests, 92 disturbances	7	52	120
2018/2019	43	2	7 predated nests, 116 disturbances	36	71	120
2019/2020	40	2	8 predated nests, 38 disturbances	38	80	120
2020/2021	29	2	No data input	17	70	120
2021/2022	17	2	5 predated nests, 55 disturbances	25	78	120



**Figure 1.** 2021 -2022 Season count of turtle false crawls, nests, and hatched nests within the 6km transect during 120 days of monitoring on Cable Beach from 1/11/21 -28/2/22. 31 nests did not hatch 45% hatched. Last year 28.3% hatched.



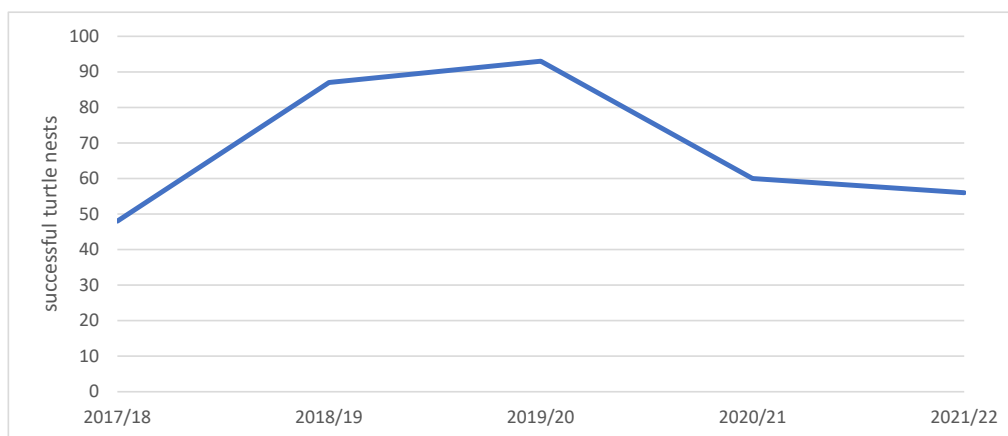
**Figure 2.** 2021-2022 Season count of turtle false crawls, nests, and hatched nests between sectors within the 6km transect during 120 days of monitoring on Cable Beach from 1/11/21-28/2/22.



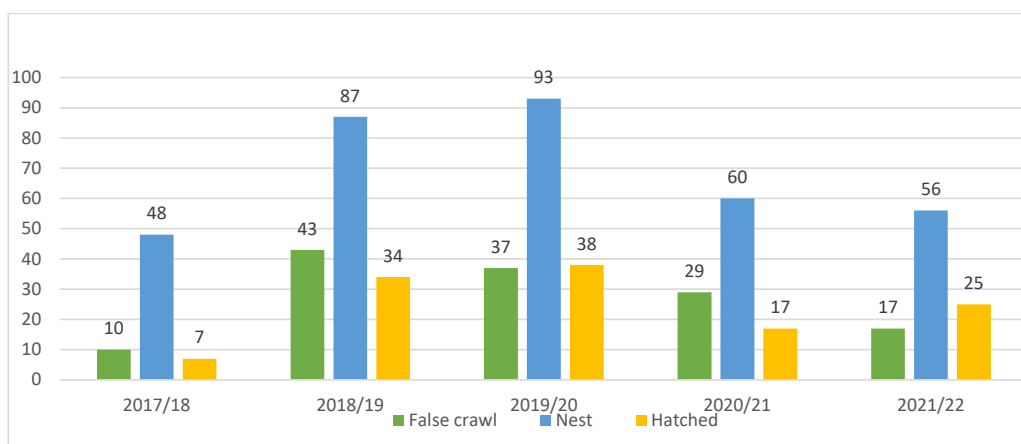
Department of Biodiversity,  
Conservation and Attractions



Shire of  
**Broome**  
people • place • prosperity



**Figure 3.** Successful turtle nests between seasons from 2017/2018-2020/2021/2022 within the 6km transect during 120 days of monitoring on Cable Beach.



**Figure 4.** Yearly season counts of turtle false crawls, nests and hatched nests within the 6km transect during 120 days of monitoring on Cable Beach.

#### Data collection method

The ODK Collect app was used to gather turtle activity, predation of turtle nests and animal stranding data and subsequently uploaded to the Western Australian Sea Turtle Database (WASStD). Feedback from volunteers undertaking data entry in the field found that it was difficult to remember the processes to follow when inputting data. They advised that when an error was made it could not be corrected, creating data accuracy issues. They suggested that the application be refined to make it more user-friendly and less time consuming.



Department of Biodiversity,  
Conservation and Attractions



### Volunteer feedback

#### Google forms survey completed by volunteers

**Table 2.** Google forms feedback survey outcomes, 2021-22 season.

Question	Average answer (1 lowest-5 highest)
Please rate your enjoyment of the program	4
Did you find the initial training provided was adequate to your needs?	4
Did you find the hatchling training was adequate to your needs?	4
Did you understand all the program protocols. Eg how confident are you at doing the survey, identifying key features, using the tablet and app, using the equipment etc	4
Did the roster suit your availability?	92.9% yes
How do you rate the equipment provided?	4
Has your knowledge of Kimberley Sea Turtles improved since starting the program?	5
How would you rate the communication methods to volunteers?	4
Do you feel you are contributing to research of Flatback turtles?	5
Rate your overall experience with the turtle monitoring program	4
Do you have any feedback on the Parks and Wildlife Service staff involvement in the program?	See table 3
Would you recommend this program to other volunteers?	92.9 % yes
Would you like to be contacted about volunteering again next season?	71.4% yes
Do you have any suggestions for ways the program could be improved?	See table 3
Do you have any other comments or feedback?	See table 3

**Table 3.** Volunteer feedback, 2020-2021 season

Nesting	- Markers that were used to write the date and hatchling estimated date rubbed off over time.
Training	<ul style="list-style-type: none"> <li>- Suggested that there is more time to be spent training people to use the tablet</li> <li>- Better instructions on how to use the tablet would be helpful</li> <li>- Ongoing training during the season, for those that missed the initial training</li> <li>- More tablet training in the meeting room rather than outside</li> </ul>
Volunteer Management	- The group WhatsApp not helpful as too much conversation and volunteers missing messages I would like to go back to communicating via Facebook instead of WhatsApp. It is difficult to put extra photos into the tablets.
Recording system	Also, could not take off name of person who last was the recorder. We also found the tablet to be a little temperamental at times. Icons would shift, Geo point map sometimes would not appear, and reports would not save
Additional suggestions	<ul style="list-style-type: none"> <li>- More options to do different sectors</li> <li>- Use a simpler app to record data</li> </ul>



Department of Biodiversity,  
Conservation and Attractions



	<ul style="list-style-type: none"> <li>- Additional training and to put inexperienced volunteers with experienced volunteers</li> </ul>
Positive comments	<ul style="list-style-type: none"> <li>- Overall, I loved my experience and look forward to participating next year 😊👍</li> <li>- Lyn Rolfe, the Volunteer Coordinator I had for Section 1 always responded to any queries and was helpful. I look forward to participating next season!!! :)</li> </ul>

#### Problems encountered by Coordinator

- Significant reduction in volunteer numbers by the end of the season
- Viewing data on the WASTD system - data was not visible for some time and therefore difficult to make management decisions at short notice
- Unable to find the predator prints in 5m radius data on the WASTD
- Difficult to match the nests that have hatched
- Many volunteers did not place the ID on the data making it difficult to match the hatched nests

#### Recommendations

##### Suggested changes / projects for next season

##### Projects

- Improved nest marker signage – permanent marker of date marked and expected hatching dates faded over time.
- Review tablets use and ODK system. Revamp instruction sheets as they are confusing. Review the practical training on Day 2 so each person or couple can use the tablet.
- Interpretation turtle signage designed for Cable Beach (to be part of the Cable Beach Foreshore Development)
- Continue vehicle ramp signage to inform people why the beach access is closed at certain dates and times.
- Consider running another Eighty Mile Beach nesting experience trip as an incentive for volunteers (COVID risk dependent)
- Purchasing of fat bikes for monitoring sector 3 due to the distance and fatigue of volunteers.
- Meetings and training for new volunteers part-way through the season
- Additional social media posts during the turtle nesting/hatching season to continue to communicate the programs key messages
- Beach closure for vehicles to continue to be reviewed alongside the Yawuru Park Council to discuss with Marine Science: explore science monitoring techniques to DNA / Satellite track nesting turtles on Cable Beach to see if they are moving from other nesting beaches. Volunteers are keen to see an exhumation study.
- Sector leaders and roster coordinator continued to work very well. Relinquished a large amount of work from communications staff.
- Review how we can retain or attract volunteers towards the end of the season, particularly Sector 3, as there were many absences at the last minute that required DBCA staff to step in.

##### Changes to the program



Department of **Biodiversity,  
Conservation and Attractions**



- New program coordinator at start of season
- Wind-up event was successfully hosted on Cable Beach outside due to COVID restrictions

### References

Dalleau M, Ciccione S, Mortimer JA, Garnier J, Benhamou S, Bourjea J., (2012) Nesting phenology of marine turtles: insights from a regional comparative analysis on green turtle (*Chelonia mydas*). PLoS ONE 7: e46920

Limpus, C.J., 2007, *A biological review of Australian marine turtles. 5. Flatback Turtle Natator depressus (Garman)*. Environmental Protection Agency, Queensland



Department of Biodiversity,  
Conservation and Attractions



## Turtle nesting seasonal beach closures - Cable Beach communications strategy

**1.1. Purpose:** The strategy is a risk mitigation action of the Cable Beach turtle nesting vehicle access review, conducted by the Yawuru Parks Council working group throughout 2021. Development and implementation of this strategy is a requirement of YPC meeting no. 51 (September 23, 2021). This strategy provides guidance to Joint Management partners on agreed messaging and communication methods associated with YPC in-principle support for the findings of the review. This strategy is intended to promote improved management of threats to marine turtles nesting on Cable Beach. Further detailed information can be drawn from the review paper. Proposed communication outlined below for the 2022/23 turtle season is subject to YPC recommendation and Shire of Broome formal approval for additional beach closures.

### **1. Description of Issues**

#### **A. Values**

##### **Turtles**

- Flatback turtles (*Natator depressus*) are endemic to Australia and only nest on northern Australian beaches
- Flatback foraging grounds are relatively close to shore on the continental shelf. All other turtle species have an oceanic phase to their lifecycle
- Flatback turtles are true locals – those that nest on Walmanyjun (Cable Beach) are known to forage in Roebuck Bay
- Flatback turtles are the least studied of the seven species of marine turtle
- Yawuru Rangers and Yawuru Country Managers work with DBCA scientists on flatback research projects
- Flatback turtles reach maturity at approximately twenty years of age, at which point females commence nesting every one to three years for the remainder of their life, to approximately fifty years of age
- Every year sea turtles nest on Walmanyjun (Cable Beach) between October-March mostly at night when the tide is high, with hatching occurring approximately 7 weeks after the nest is laid
- Hatchlings usually emerge between dusk and dawn with the cooling sand acting as a trigger



Department of Biodiversity,  
Conservation and Attractions



- Under natural conditions only 1 in 1000 hatchlings survive to adulthood

### Protection

- All marine turtles that occur in Western Australia are protected under the Biodiversity Conservation Act 2016
- Flatbacks are listed as 'rare or likely to become extinct' under the Biodiversity Conservation Act (WA) 2016 and 'vulnerable' under the Environmental Protection and Biodiversity Conservation Act (Commonwealth) 1999
- On the IUCN red list flatbacks are listed as data deficient
- Protection of marine turtles is a management objective of the Yawuru Conservation and marine parks

## B. Threats

### Nesting turtles

- Vehicles on turtle nesting beaches present an immediate risk to nesting females
- Vehicle are known to scare nesting turtles and lead to turtles returning to the water and abandoning a nesting attempt
- Sand compaction decreases nesting success. It is known to result in higher incidence of false crawls (where turtles come onto the beach and may begin to dig, but determine not to nest or lay eggs and subsequently return to sea).

### Hatchling turtles

- Sand compaction decreases hatching success. Driving over nests decreases hatching success and results in hatchling fatalities due to crushing, suffocation and the increased difficulty of hatchling emergence (digging upwards after hatching)
- Vehicle tyre ruts on the beach interfere with the dispersal of hatchlings from the nest to the sea. Hatchlings can spend considerable time navigating through ruts, resulting in increased expenditure of energy necessary to survive crucial early development at sea, and increased exposure to predation and dehydration.

## C. Management actions



Department of Biodiversity,  
Conservation and Attractions



- The Cable Beach access ramp is currently closed between the hours of 8pm to 6am, from 1 October- 28 February, and for two hours either side of high tides of 9m or more. This assists in the protection of nesting and hatching turtles, particularly from vehicle collision.
- Upon recommendation from the YPC and approval from the the Shire council, additional ramp closures will be implemented to protect turtle hatchlings during peak hatching months - December and January, beginning in 2022
- Compliance patrols will be completed during this time by DBCA and Shire rangers

## 2. Communication methods

**DBCA-** Social media, public engagement (school holiday programs, volunteer training), publications (distribution of the 'Marine Turtles of the Kimberley coast' brochure and Turtle watching Code of Conduct), interpretative/management signage, radio interviews, media release (including joint media releases)

**Shire of Broome-** Social media, Shire news, media release (including joint media releases), website, newsletters, advertising, project videos, interpretative/management signage

**Nyamba Buru Yawuru-** social media, website, media release (including joint media releases), radio interviews

## 3. Communication timeline

Period	Issues/key message	Communication methods/actions	Lead agency
Pre-season (September 2021)	Promotion of Cable Beach Community Turtle Monitoring program to seek volunteers	<ul style="list-style-type: none"> <li>- Social media</li> <li>- Public engagement (school holiday programs volunteer training)</li> </ul>	DBCA
	Awareness of current ramp closures	<ul style="list-style-type: none"> <li>- Social media</li> <li>- Shire news</li> <li>- Media release</li> <li>- Website</li> <li>- Newsletters</li> </ul>	Shire of Broome (access ramp management)



Department of Biodiversity,  
Conservation and Attractions



Nesting (October 2021- January 2022)	<ul style="list-style-type: none"> <li>- Promotion of Cable Beach Community Turtle Monitoring program to seek volunteers</li> <li>- Conservation of value- turtles</li> <li>- Turtles nesting on Cable Beach</li> <li>- Effects of beach driving on nesting turtles</li> <li>- Turtle watching guidelines</li> <li>- Turtle nesting process</li> <li>- Legislation</li> </ul>	<ul style="list-style-type: none"> <li>- Social media</li> <li>- Public engagement (school holiday programs volunteer training)</li> <li>- Radio interviews</li> <li>- Publications (distribution of the 'Marine Turtles of the Kimberley coast' brochure)</li> <li>- Management signage</li> </ul>	DBCA
	Awareness of current ramp closures	<ul style="list-style-type: none"> <li>- Social media</li> <li>- Shire news</li> <li>- Media release</li> <li>- Website</li> <li>- Newsletters</li> </ul>	Shire of Broome (access ramp management)
	Announcing YPC recommendation and Shire Council decision on new access ramp closures	<ul style="list-style-type: none"> <li>- Social media</li> <li>- Shire news</li> </ul>	Shire of Broome (access ramp management)
Hatching (December 2021-March 2022)	<ul style="list-style-type: none"> <li>- Conservation of value- turtles</li> <li>- Effects of beach driving on hatching turtles</li> <li>- Turtle watching guidelines</li> <li>- Turtle hatching process</li> <li>- Legislation</li> </ul>	<ul style="list-style-type: none"> <li>- Social media</li> <li>- Public engagement (school holiday programs volunteer training)</li> <li>- Radio interviews</li> <li>- Management signage</li> <li>- Publications (distribution of the 'Marine Turtles of the Kimberley coast' brochure)</li> <li>- Multi message board (CB vehicle ramp)</li> </ul>	DBCA
Pre-season (September 2022)	Promotion of Cable Beach Community Turtle Monitoring program to seek volunteers	<ul style="list-style-type: none"> <li>- Social media</li> <li>- Public engagement (school holiday programs volunteer training)</li> </ul>	DBCA



Department of Biodiversity,  
Conservation and Attractions



	<ul style="list-style-type: none"> <li>- Awareness of current ramp closures</li> <li>- Approved additional beach closure information</li> <li>- Promotion of alternative beach access at Gantheaume Point</li> </ul>	<ul style="list-style-type: none"> <li>- Project videos (joint video)</li> <li>- Social media</li> <li>- Shire news</li> <li>- Media release</li> <li>- Website</li> <li>- Newsletters</li> </ul>	Shire of Broome
Nesting (October 2022- January 2023)	<ul style="list-style-type: none"> <li>- Promotion of Cable Beach Community Turtle Monitoring program to seek volunteers</li> <li>- Awareness of current ramp closures</li> <li>- Approved additional beach closure information</li> <li>- Conservation of value- turtles</li> <li>- Turtles nesting on Cable Beach</li> <li>- Effects of beach driving on nesting turtles</li> <li>- Turtle watching guidelines</li> <li>- Turtle nesting process</li> <li>- Legislation</li> <li>- Infringement for beach driving</li> </ul>	<ul style="list-style-type: none"> <li>- Project videos (joint video)</li> <li>- Social media</li> <li>- Public engagement (school holiday programs volunteer training)</li> <li>- Radio interviews</li> <li>- Management signage</li> <li>- Interpretative signage</li> <li>- Publications (distribution of the 'Marine Turtles of the Kimberley coast' brochure)</li> </ul>	DBCA
	<ul style="list-style-type: none"> <li>- Awareness of current ramp closures</li> <li>- Approved additional beach closure information</li> </ul>	<ul style="list-style-type: none"> <li>- Project videos (joint video)</li> <li>- Social media</li> <li>- Shire news</li> <li>- Media release</li> <li>- Website</li> <li>- Newsletters</li> </ul>	Shire of Broome (access ramp management)
Hatching (December- March 2023)	<ul style="list-style-type: none"> <li>- Approved additional beach closure information</li> <li>- Conservation of value- turtles</li> </ul>	<ul style="list-style-type: none"> <li>- Social media</li> </ul>	DBCA



Department of Biodiversity,  
Conservation and Attractions



	<ul style="list-style-type: none"> <li>- Effects of beach driving on hatching turtles</li> <li>- Turtle watching guidelines</li> <li>- Turtle hatching process</li> <li>- Legislation</li> </ul>	<ul style="list-style-type: none"> <li>- Public engagement (school holiday programs volunteer training)</li> <li>- Radio interviews</li> <li>- Interpretative/management signage</li> <li>- Publications (distribution of the 'Marine Turtles of the Kimberley coast' brochure)</li> <li>- Project videos (joint video)</li> </ul>	
--	--	--	--

#### 4. Key talking points for DBCA, NBY and Shire of Broome

##### **A. 2021**

##### **Flatback turtles (*Natator depressus*) - general information**

- Flatback turtles (*Natator depressus*) are endemic to Australia and only nest on northern Australian beaches
- Turtles return to nest on the same beach where they hatched
- Flatback turtles are the least studied of the seven species of marine turtle.
- Flatback foraging grounds are relatively close to shore on the continental shelf. All other turtle species have an oceanic phase to the lifecycle

##### **Protection**

- All marine turtles that occur in Western Australia are protected under the Biodiversity Conservation Act 2016
- Under the Biodiversity Conservation Act 2016, \$50,000 fines can be given to anyone disturbing turtles
- Marine turtles are a key management objective of the Yawuru Conservation Parks, and the Yawuru Nagulagun Roebuck Bay Marine Park.
- Cable Beach is part of the Yawuru Conservation Parks, jointly managed by Nyamba Buru Yawuru, DBCA and the Shire of Broome, including more than 20km of sand dunes and intertidal beach.



Department of Biodiversity,  
Conservation and Attractions



- The Yawuru Parks Council (YPC) is made up of members from Nyamba Buru Yawuru, DBCA and the Shire of Broome
- Following a review this year, the YPC has determined to provide in-principle support for new access ramp closures for the whole of December and January each year, commencing December 2022. Formal YPC consideration on this matter is proposed to occur in June 2022. In the interim, a range of actions will be introduced in keeping with conservation and recreation strategies of the Conservation Parks, including an upgrade of associated signage and a series of communications to raise public awareness of marine turtles nesting on Cable Beach and the joint management interventions to protect them.
- A traffic counter on the Cable Beach access ramp, recently installed by the Shire on recommendation of the YPC working group, will remain permanently in place to provide access data to the Shire and YPC, including vehicle numbers accessing the beach during the 2021/22 nesting season. Additional data collection via the Cable Beach Community Turtle Monitoring Program will account for systematic data on the presence and pressures of vehicles on Cable Beach to the turtle rookery during the 2021/22 nesting season.
- The YPC provides in-principle support for the new December & January Cable Beach access ramp closures commencing in December 2022, subject to satisfactory implementation of supporting risk mitigation and communication actions by member agencies – the Shire of Broome, Nyamba Buru Yawuru, and Parks and Wildlife/DBCA. This support aligns with land use planning policy objectives of the *Planning and Development Act 2005*, as well as the ecological and recreational objectives of the Yawuru Conservation Parks.

### **North West Shelf Flatback Turtle Conservation Program**

- Aims to increase the conservation and protection of the North West Shelf flatback turtle population
- The Cable Beach Community Turtle Monitoring Program is funded by this program since 2014
- One of two additional conservation program delivered from the Gorgon Gas Project

### **Nesting turtles on Walmanyjun (Cable Beach)**

- Every year sea turtles nest on Walmanyjun (Cable Beach) between October-March mostly at night when the tide is high with hatching occurring approximately 7 weeks after the nest laid
- Cable Beach (*Walmanyjun*) is one of Australia's great iconic beaches. It stretches from Gantheaume Point northwards for more than 20 kilometres, adjacent to and as part of three Conservation Parks - Yawuru Minyirr Buru, Yawuru Birragun, and Guniyan Binba Conservation Parks.
- The majority of turtles that lay on Cable Beach are flatback turtles
- The flatback turtles nesting on Cable Beach forage in Roebuck Bay - they are local turtles



Department of Biodiversity,  
Conservation and Attractions



- Flatback turtles reach maturity at approximately twenty years of age, at which point females commence nesting every one to three years for the remainder of their life, to approximately fifty years of age.
- Follow the 'Turtle Watching Code of Conduct' if you see a turtle- NO GLOW, MOVE SLOW, STAY LOW- STOP, DROP, ACT LIKE A ROCK
- Vehicles are known to scare nesting turtles and lead to turtles returning to the water and abandoning a nesting attempt
- Sand compaction decreases nesting success. It is known to result in higher incidence of false crawls (where turtles come onto the beach and may begin to dig, but determine not to nest or lay eggs and subsequently return to sea).
- Best practice conservation for beaches with nesting turtle populations prohibits or excludes vehicles to prevent damage to turtle populations

### **Hatching turtles on Walmanyjun (Cable Beach)**

- Hatchlings usually emerge approximately 7 weeks after the eggs are laid between dusk and dawn with the cooling sand acting as a trigger
- Under natural conditions only 1 in a 1000 hatchlings survive to adulthood
- Cable Beach is one of the only beaches in Western Australia where vehicles can drive during turtle nesting season
- Most beaches in northern Australia are inaccessible or closed to vehicles during turtle nesting seasons
- Driving over nests decreases hatching success and results in hatchling fatalities due to crushing, suffocation and the increased difficulty of hatchling emergence (digging upwards after hatching)
- Research shows that vehicle tyre ruts on the beach interfere with the dispersal of hatchlings from the nest to the sea.
- Hatchlings emerge from their shells with limited reserves of energy. Hatchlings can spend considerable time navigating through tyre ruts, resulting in increased expenditure of energy necessary to survive crucial early development at sea, and increased exposure to predation and dehydration.
- Hatchlings can become disoriented when in a tyre track which can lead them to crawl in the wrong direction parallel to or away from the sea
- Research shows that more than 90% of hatchlings are unable to traverse a single tyre rut 15cm or deeper. Navigation of a single 5 or 10cm rut disorients many hatchlings and can take them from 2.6 to 18.6 times longer to traverse than a naturally flat control path. Successive ruts take progressively longer and longer to get through to reach the water, expending energy necessary to survive early development at sea.

### **Cable Beach Community Turtle Monitoring Program**

- DBCA in collaboration with Nyambur Yawuru and the Shire of Broome run a turtle monitoring program from November-March to record turtle activity on Cable Beach.
- The Cable Beach Community Turtle Monitoring Program began in 2006 and was run by Conservation Volunteers Australia with the aim to improve the conservation of nesting turtles on Cable Beach.
- In 2009 advice provided to the Shire of Broome led to the current overnight closures in nesting season, following a unanimous vote by Council



Department of Biodiversity,  
Conservation and Attractions



- In 2013, the Department of Parks and Wildlife acquired the volunteer program. Initially the program was run over a 3-month period from December to March to monitor the peak nesting and hatching season. In 2014 the program was extended to a 4-month period to account for nesting activity occurring in November.
- The monitoring is completed annually along a 6km stretch of the more heavily used sections of Cable Beach, including Conservation Park managed in partnership between Nyamba Buru Yawuru, DBCA and the Shire of Broome
- Approximately 60-80 volunteers are involved in this program annually from the Broome community
- Yellow signage is stalled on nest to protect them from disturbance and to monitor hatching success

#### **Other effects of vehicles on beaches**

- Little Terns nest on Cable Beach; migratory shorebirds forage and roost on Cable Beach
- Dune vegetation is very important for the protection of sand dune ecosystems (niyamarri) but is sensitive to damage by vehicles
- Research shows that vehicles are an extreme hazard to fauna such as birds, sea turtles, ghost crabs etc. Vehicles threaten the physical environment, resulting in sediment disruption, erosion events and destruction of vegetation

## **B. 2022**

*[pending YPC support in June 2022 and subsequent determination by Shire Council]*

(In addition to all talking points as above at A. 2021)

- Current ramp closures will continue to come into effect on 1 October through to 28 February occurring overnight from 8pm 6am, as well as 2 hours either side of a tide higher than 9 metres
- Current arrangements have been in place since 2009 when the Shire of Broome responded to advice on protection of nesting turtles by implementing temporary beach access ramp closures at Cable Beach during turtle nesting season. A boom gate was installed at the top of the access ramp for the purpose of this closure. At the Ordinary Meeting of Council of 30 September 2010, Council resolved to continue these ramp closures during the turtle season on an annual basis
- Additional December and January closures to the Walmanyjun (Cable Beach) access ramp will be implemented commencing with this year's turtle nesting season, to provide improved conservation of turtle hatchlings as well as turtle nesting.
- Approximately 80% of hatching events and 50% of nesting events occur during December and January each year, as recorded by the Cable Beach Community Turtle Monitoring Program



Department of Biodiversity,  
Conservation and Attractions



- Additional December and January closures is a recommendation of the Yawuru Parks Council (YPC), following an extensive review of vehicle access arrangements during turtle nesting season. The YPC is the governing body for Yawuru Conservation Parks, made up of representatives from Nyamba Buru Yawuru, Shire of Broome and DBCA. The YPC recommendation has been supported by the Shire Council
- The Walmanyjun (Cable Beach) access ramp will be closed throughout December and January, day and night
- Penalties apply for failure to comply with vehicle closures to Cable Beach. Infringements will be issued by Shire Rangers, Yawuru Rangers and other DBCA authorised officers.
- Alternative vehicle access at the Gantheaume beach access ramp continues as normal

## **5. Other communication actions**

- Communication of prohibited access to beach north to Coconut Well lagoon, to protect turtles in the Guniyan Binba and Yawuru Birragun Conservation Parks
- Installation of new signage on Yawuru Birragun CP at Buckleys plain and along beach front
- Use of multi-message board at entrance of the Cable Beach access ramp with turtle nesting messaging
- Encourage pedestrian access north of rocks and work with camel operators to ensure no interruption to business
- Shire officers to engage camel traders and advise of new conditions
- Community surveys to gauge social impact of vehicle closures
- Installation of new Cable Beach access ramp management signage
- Installation of interpretative signage as part of the Cable Beach foreshore redevelopment

## **6. Key messages**

- The YPC provided *in-principle support* for the new December & January Cable Beach access ramp closures commencing in December 2022.
- The communications strategy, data collection and 2021/22 turtle monitoring program ~~form part of the assessment and decision making~~ have been reviewed by the YPC and it is recommended that access ramp is closed from December to January each year.
- ~~The YPC will consider the above in June 2022 once presented with all of this data.~~



Department of Biodiversity,  
Conservation and Attractions



~~• The Shire will consider the subsequent recommendations of the YPC once the data is tabled and recommendation is made.~~

- Cable Beach is a Conservation Park, jointly managed by Nyamba Buru Yawuru, DBCA and the Shire of Broome, including more than 20km of sand dunes and intertidal beach.
- The Yawuru Parks Council is made up of members from Nyamba Buru Yawuru, DBCA and the Shire of Broome
- Marine turtles are a key management objective of the Yawuru Conservation Parks, and the Yawuru Nagulagun Roebuck Bay Marine Park.
- Turtles nesting on Cable Beach were born on Cable Beach
- Nesting flatback turtles are Broome locals – they are born on Cable Beach, they forage in Roebuck Bay and they return as adults to nest on Cable Beach
- The Cable Beach Community Turtle Monitoring Program commences 1 November every year to monitor turtle activity on Cable Beach - volunteers are essential to the success of the Program and are very welcome
- Pedestrians are welcome on the beach
- Avoid driving on the beach
- IF choosing to drive on the beach where and when access is permitted, please stay below the high-water mark and away from any nests
- Nests are marked with yellow signage to protect them from disturbance and to monitor hatching success
- Stay away from marked nests
- If you see a turtle follow the 'Turtle Watching Code of Conduct'
- Vehicles are known to scare nesting turtles and lead to turtles abandoning a nesting attempt
- Vehicle tyre tracks are known to significantly hinder the dispersal of hatchlings from the nest to the sea as they spend a lot of energy trying to make their way through ruts
- Sand compaction decreases hatching success
- Hatchlings can take several days to emerge from their nests
- If you see a hatchling, it is important that you DO NOT TOUCH THEM and let them make their way to the water
- Stay at least 1 metre behind the hatchlings and don't get between the hatchling and the ocean
- Control dogs when walking on Cable Beach
- Always keep behind the hatchling and don't stand between the hatchling and the ocean
- 1 in 1000 hatchlings survive to adulthood

## **7. Brochures and publication links**



Department of Biodiversity,  
Conservation and Attractions



Turtle watching Code of Conduct (DBCA) <https://www.dpaw.wa.gov.au/images/documents/plants-animals/threatened-species/policy/Turtle%20watching%20code%20of%20conduct.pdf>

Marine Turtle of the Kimberley (DBCA) <https://www.dpaw.wa.gov.au/images/documents/conservation-management/marine/Marine%20turtles%20of%20the%20Kimberley%20Coast.pdf>

North West Shelf Flatback Turtle Conservation Program website (DBCA) <https://flatbacks.dbca.wa.gov.au/>

Assessing the effects of multiple off-road vehicle (ORVs) tyre ruts on seaward orientation of hatchling sea turtles: implications for conservation-  
[https://www.researchgate.net/publication/326750013 Assessing the effects of multiple off-road vehicle ORVs tyre ruts on seaward orientation of hatchling sea turtles implications for conservation](https://www.researchgate.net/publication/326750013_Assessing_the_effects_of_multiple_off-road_vehicle_ORVs_tyre_ruts_on_seaward_orientation_of_hatchling_sea_turtles_implications_for_conservation)

YAWURU PARK COUNCIL

<b>Agenda Item:</b>	<i>Cable Beach turtle nesting season vehicle access review</i>
<b>Meeting Number:</b>	51
<b>Location:</b>	Reserve 36477 – Vehicle Access Ramp Cable Beach Reserve 53070 (Recreation – Shire of Broome) Reserve 50994 (Yawuru Minyirr Buru CP) Reserve 51162 (Guniyan Binba CP)
<b>Author and Organisation</b>	Jesse Kelly and Sharon Ferguson (DBCA) Jacquie Jankowski (SoB) Wil Bennett (DBCA)
<b>Contributor/s and Organisation</b>	Workshopped and reviewed by the YPC working group (April-September 2021)
<b>Responsible officer:</b>	Wil Bennett, Yawuru Parks Coordinator (DBCA)
<b>Date of report:</b>	September 2021
<b>Summary:</b>	The Working Group review recommends a two month full closure of the beach to vehicles north of the rocks in December and January annually, in addition to current overnight & high tide closures (1 Oct – 28 Feb). Additional management measures are recommended to accompany the new ramp closures.

### About this document

The purpose of this paper is to identify issues and propose strategies to limit the impact of vehicles on nesting marine turtles and hatchlings on Cable Beach, extending north from the vehicle access ramp through the Yawuru Minyirr Buru and Guniyan Binba Conservation Parks. This paper summarises the findings of the review of vehicle access arrangements on Cable Beach during turtle nesting season, undertaken by the Yawuru Parks Council Working Group following the 2020/21 nesting season. A key recommendation of the review is to implement further seasonal restrictions to vehicle access to Cable Beach.

### 1. Background

Cable Beach (*Walmanyjun*) is one of Australia's great iconic beaches. Located on the western edge of Broome township it stretches from Gantheaume Point northwards for more than 20 kilometres, adjacent to and as part of the Yawuru Minyirr Buru and Guniyan Binba Conservation Parks.

Broome's population increases significantly during peak tourist season and Cable Beach is a major attraction for tourists, as described in the Cable Beach Foreshore Master Plan (2017). Tides can reach over 9 metres. Combined with its 22km length, this presents a spectacular natural landscape of high ecological and cultural significance. Cable Beach is the setting for various beach activities such as camel rides, swimming, surfing and dog walking. It is also popular for 4WD vehicles which access the beach via the vehicle ramp and are permitted north past the rocks to northern sections of the beach, including the Conservation Parks jointly managed by Nyamba Buru Yawuru, the Shire of Broome, and the Department of Biodiversity, Conservation and Attractions (DBCA).

Turtles nest on Cable Beach between October and April and are a key ecological value of the Conservation Park Joint Management Plans. During nesting season some vehicle restrictions are in place, first implemented by the Shire of Broome in 2009.

The Shire responded to advice provided in 2009 by implementing temporary beach access ramp closures at Cable Beach during turtle nesting season. A boom gate was installed at the top of the access ramp for the purpose of this closure. At the Ordinary Meeting of Council (OMC) of 30 September 2010, Council resolved to continue ramp closures during the turtle season with ramp closures coming into effect on 1 October through to 28 February occurring overnight from 8pm-6am, as well as 2 hours either side of a tide higher than 9 metres. These closures continue on an annual basis.

While the current beach closures reduce vehicle-turtle interactions overnight and aim to reduce the number of vehicles driving near the high tide line, there are still instances of nesting turtles and hatchling emergence occurring during daylight hours. Vehicle tracks are known to significantly hinder the dispersal of hatchlings from the nest to the sea and, as a result, increase the risk of hatchling predation and survival. There have been five recorded instances of hatchlings stuck in wheel ruts over the course of the 2020/21 nesting season.

Over the last several years there has been increased community advocacy for further vehicle restrictions to reduce impacts from vehicles on turtles, including laying marine turtles and nests, as well as the impact on hatchlings of vehicle tyre ruts on the beach. This is evidenced through social media, correspondence

from members of the public, public feedback during Ranger patrols and conversations with volunteers in the program. The Cable Beach Community Turtle Monitoring Program, running since 2006, has seen a significant increase in volunteer numbers over the last three seasons. Volunteers continue to raise the concerns listed, and these have been discussed by members of the Yawuru Parks Council at various times. In October 2020 the Shire of Broome released a media statement indicating that it was “working with Nyamba Buru Yawuru and other stakeholders exploring possible expansion of closure times to provide the best chance for turtles to safely lay their eggs and increase survival rates of hatchlings.”.

At the Ordinary Meeting of Council of 24 June 2021, a petition was presented to Council with over 1000 signatures of Broome Shire electors. The petition stated the following:

*We request the Shire of Broome to ask the Department of Biodiversity and Attractions (DBCA) to workshop with DBCA registered Turtle Monitoring Volunteers and other experts to determine the best management options for protecting nesting turtles and hatchlings on Cable Beach.*

*This is important for the following reasons –*

- Flatback turtles are a threatened species listed under the EPBC Act and are therefore legally protected;*
- The current system of vehicle restrictions is not working as vehicles continue to be driven over nesting sites and create ruts in which hatchlings get stuck and die;*
- The Shire has the authority to control vehicles on the beach; and*
- The presence and protection of marine turtles on Cable Beach create an important tourist asset that is driving economic benefit for the community.*

The petition is a contributing driver to the current review of vehicle access to Cable Beach during turtle nesting season as undertaken by the Yawuru Park Council working group. The review commenced at the conclusion of the 2020/21 nesting season following 2020 discussions by Yawuru Parks Council members, and provides the mechanism to implement associated management strategies of the recently finalised Guniyan Binba Joint Management Plan, which was launched by members at the Cable Beach amphitheatre in November 2020.

Current review timeline - turtle nesting season vehicle access	
October-December 2020	2020/21 turtle nesting season and Cable Beach Community Monitoring Program begin.
	Guniyan Binba Joint Management Plan is launched at Cable Beach amphitheatre.
	Yawuru Parks Council member organisations and working group begin discussions for a review of vehicle access during nesting season.
March 2021	2020/21 turtle nesting season and Cable Beach Community Monitoring Program conclude.
April 2021	YPC working group commences formal planning to advance the review.

<b>May 2021</b>	Petition received by Shire of Broome requesting DBCA workshop best management options.
<b>June 2021</b>	Draft findings and management options presented to YPC by working group.
<b>July 2021</b>	Meeting with monitoring volunteers. Review continues by working group and with DBCA turtle scientist.
<b>August 2021</b>	Initial presentations to Shire of Broome.
<b>September 2021</b>	1 <sup>st</sup> - Presentation to Yawuru PBC. 23 <sup>rd</sup> - Proposed consideration of review report and options by YPC, with advice and request for consideration provided on to Shire.
<b>October-December 2021</b>	October/November - 2021/22 turtle nesting season and Cable Beach Community Monitoring Program begin. November - Shire to consider YPC recommendations. December 1 - Proposed commencement of agreed management options.

## 2. Key Challenges

Nyamba Buru Yawuru, Shire of Broome and DBCA working group members have collaborated on the review. The Working Group acknowledge the multi-user nature of Cable Beach and the need to consider recreational as well as ecological and cultural values in undertaking the review.

The review has considered a range of management actions and member responsibilities to improve conditions for nesting turtles and hatchlings and improve the resilience of the Cable Beach rookery, including further seasonal restrictions to vehicle access. Implementing review findings will require continued collaboration between parties to maximise the effectiveness of new and renewed management actions and achieve stakeholder cooperation in their implementation.

## 3. Key Benefits

Coastal areas throughout Yawuru Minyirr Buru and Guniyan Binba Conservation Parks, as well as the adjacent Yawuru Birragun Conservation Park, contain sensitive environmental and cultural sites and values. Vehicle access to these areas is a significant management issue for the Yawuru Parks Council, the Yawuru Rangers and Shire Rangers. The working group review has determined that further seasonal restrictions to vehicle access to Cable Beach can be achieved to support conserving these values without significant impact to the recreational values associated with established 4WD vehicle access.

Benefits to turtles through seasonal vehicle access restrictions are explored further in the paper below. Other environmental values likely to benefit from further seasonal restrictions include migratory and non-migratory shorebirds, including the large numbers of Sanderling who feed on Cable Beach during the wet season to build fat reserves for migration, and Little Terns who breed on Cable Beach. Reduced damage to adjacent foredunes and vegetation during the growing season, as is caused by vehicles driving and parking too high up from the water, is an additional benefit.

Promotion of these values as integral to the vitality of Cable Beach is considered a key benefit and opportunity for the Broome community and forms part of the review recommendations. Celebration of these values as part of the character and identity of Cable Beach will add to its reputation as an iconic Australian beach.

#### 4. Strategic Alignment

The Yawuru Minyirr Buru (in-town) and Guniyan Binba (northern intertidal zone) Conservation Park Joint Management Plans (the Plans) identify marine turtles, particularly flatback turtles, as key values to protect.

The Plans recognise the possible impacts from off road vehicles to beach flora and fauna, such as turtles, and include management strategies. Below is a relevant extract from the Plans:

##### Yawuru Minyirr Buru Conservation Park Joint Management Plan 2018 (excerpt from management table)

Summary of management arrangements for flora, fauna and ecological communities (page 35)	
Management strategy	2. If required, implement strategies to minimise the effects of threatening processes on native flora, fauna and ecological communities 3. Determine the need for access restrictions as necessary to protect flora, fauna and ecological communities, and implement as required
Target	1. Implement key protection strategies 2. Baseline flora, fauna and ecological community research

##### Guniyan Binba Conservation Park Joint Management Plan 2020 (excerpt from management table)

Summary of management arrangements for ecological values (page 33)	
--	--

Management strategy	<p>4. Maintain access restrictions to provide seasonal protection to turtles and their nests</p> <p>5. Based on monitoring outcomes, determine the need for further access restrictions, if necessary, to protect flora, fauna and ecological communities and implement as required (e.g. to provide seasonal protection to turtles)</p>
Target	2. No significant disturbance of marine turtles

The Plans also recognise recreational values and include management strategies.  
Below is a relevant extract from the Plans:

**Yawuru Minyirr Buru Conservation Park Joint Management Plan 2018 (excerpt from management table)**

Summary of management arrangements for recreation values (page 47)	
Management strategy	3. Monitor environmental impacts associated with recreation by developing a database to record information on an ongoing basis
Target	Ensure a high-quality recreation experience is provided

**Guniyan Binba Conservation Park Joint Management Plan 2020 (excerpt from management table)**

Summary of management arrangements for recreation and tourism (page 37)	
---	--

Management strategy	<ol style="list-style-type: none"> <li>2. Designate areas under the CALM Regulations within the Guniyan Binba Conservation Park where visitors can drive licenced vehicles onto the beach for recreational purposes (and to launch and retrieve vessel from the beach).</li> <li>3. Prepare and distribute information to visitors about acceptable conduct within the Conservation Park including the responsible driving of vehicles within the Conservation Park.</li> <li>5. Carry out research and monitoring to evaluate visitation levels and patterns, and what, if any, effects recreation and tourism activities is having on key values and implement additional or alternative management measures if necessary.</li> </ol>
---------------------	---

## 5. Key Stakeholder and Communication Strategy

The Working Group acknowledge the need for stakeholder engagement in considering, communicating and implementing the findings of the review. Primary stakeholders are being engaged in the current review. Secondary stakeholders will be targeted to communicate the final outcomes of the review, including management recommendations and decisions by the Yawuru Parks Council and the Shire of Broome. Development of a communication strategy for this purpose forms part of the review recommendations.

<b>Primary</b>	<ul style="list-style-type: none"> <li>• Department of Biodiversity, Conservation and Attractions</li> <li>• Nyamba Buru Yawuru</li> <li>• Shire of Broome</li> <li>• Cable Beach Community Turtle Monitoring Volunteer Group</li> <li>• Yawuru Park Council</li> <li>• Broome Shire Council</li> </ul>
<b>Secondary</b>	<ul style="list-style-type: none"> <li>• Broome community</li> <li>• Camel operators</li> <li>• Coconut Wells residents</li> </ul>

## **6. Data Analysis**

### **Turtles – threatened species**

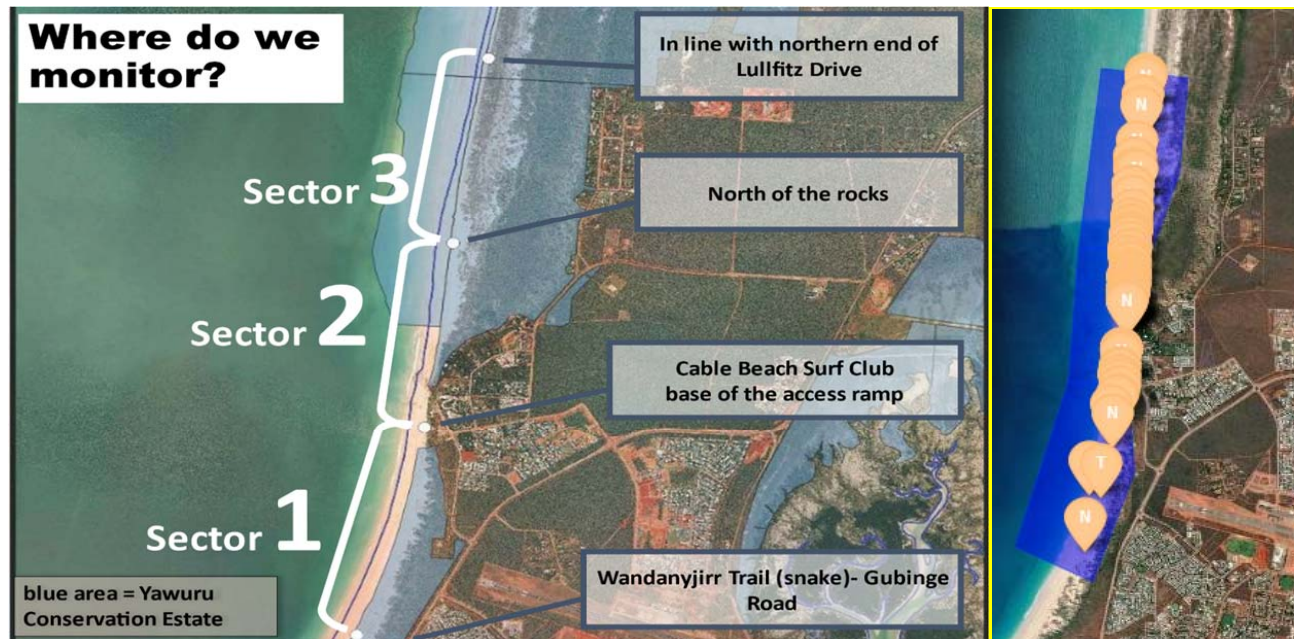
Flatback turtles (*Natator depressus*), as well as the occasional green turtle (*Chelonia mydas*), nest on Cable Beach from October-April. The flatback turtle is endemic to Northern Australia (it nests only on northern Australian beaches) and Cable Beach flatbacks likely form a distinct nesting rookery. Flatbacks are listed as 'rare or likely to become extinct' under the Biodiversity Conservation Act (WA) 2016, and 'vulnerable' under the Environmental Protection and Biodiversity Conservation Act (Commonwealth) 1999. They nest on inshore islands and the mainland from Mon Repos in southern Queensland, across the north of Australia, to Exmouth in Western Australia. Female flatbacks nest every one to three years upon reaching maturity at approximately 20 years old.

All marine turtles that occur in Western Australia are protected under the Biodiversity Conservation Act 2016. Under this legislation, a person must not disturb fauna unless that person has lawful authority to disturb it. Asides from Fraser Island, Broome's Cable Beach is unique amongst Australia's turtle nesting beaches (e.g. Ningaloo at Exmouth, Mon Repos at Bundaberg) for allowing public vehicle access onto the beach, though there are numerous examples of this practice internationally.

### **Cable Beach Community Turtle Monitoring Program**

The Cable Beach Community Turtle Monitoring Program began in 2006 and was run by Conservation Volunteers Australia with the aim to improve the conservation of nesting turtles on Cable Beach. In 2013, the Department of Parks and Wildlife acquired this volunteer program. Initially the program was run over a 3-month period from December to March to monitor the peak nesting and hatching season. In 2014 the program was extended to a 4-month period to account for nesting activity occurring in November.

The monitoring is completed annually along a 6km stretch of the more heavily used sections of Cable Beach as shown in the map below. Turtles are known to nest along the length of Cable Beach north of these sections, as well as on the beaches at Reddell and Crab Creek, but only rarely at the southern extreme of Cable Beach toward Gauntheaume Point. The 6km stretch is divided into three 2km sectors as shown in the map below:

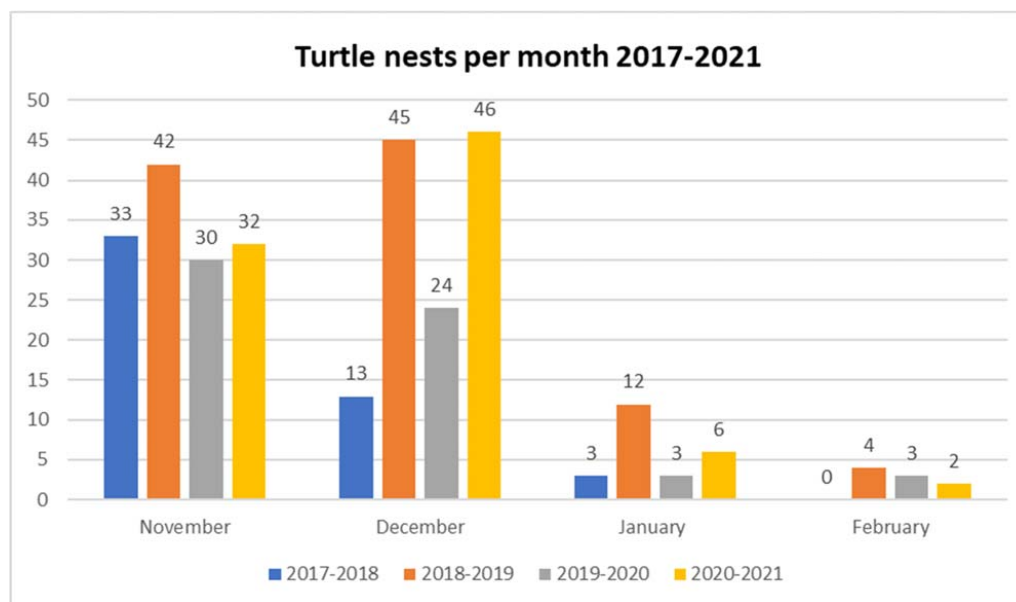


The objective of the Program is to increase the conservation of nesting turtles on Cable Beach through:

- **Turtle nesting census** - monitoring turtle activity and recording the associated data (turtle nests, false crawls, predation, disturbance to nests, and hatched nests).
- **Communication and education** – raise awareness in the local community about nesting turtles on Cable Beach. By increasing public awareness, it will help minimise human disturbance on nesting turtles, turtle nests and hatchlings.
- **Indigenous engagement and partnership** – promote cross cultural knowledge exchange through partnerships with Yawuru.
- **Training** - train volunteers to conduct census as described above.

Over the past four seasons (2017-2021) nearly 300 nests have been recorded within the monitoring area. The Sector with the most nests has consistently

been Sector 2, starting from the bottom of the surf club access ramp, extending 2km north over the rocks. There have been 127 records of vehicles tracks within 5m of signposted turtle nests and 5 records of vehicles driving directly over nests.



**Figure 1. Recorded turtle nesting per month from 2017-2021 on Cable Beach.**

Please note that the formal monitoring season occurs from 1 November to 29 February, data outside of this period is captured infrequently through Ranger patrols and public reporting.

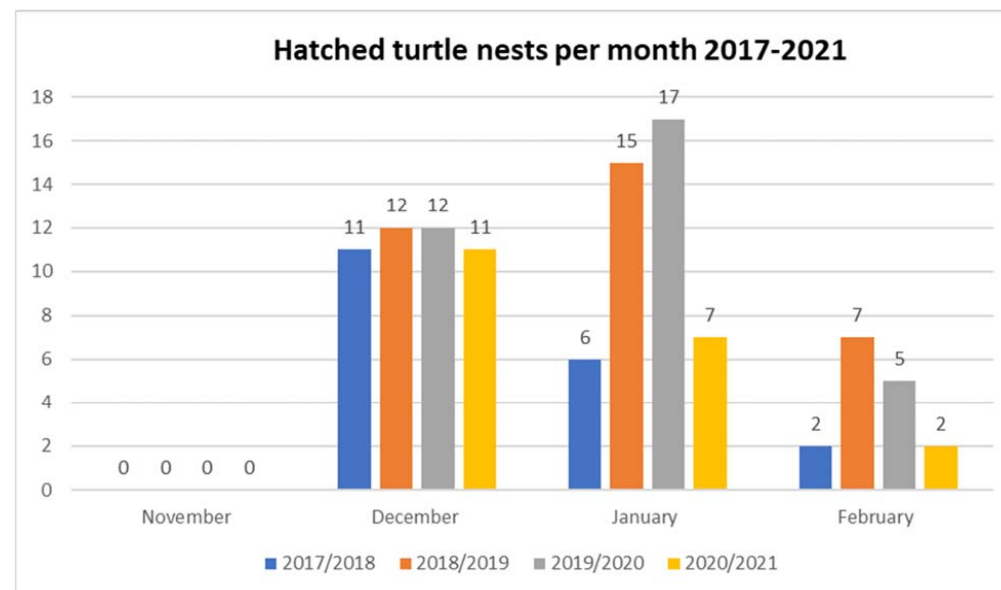


Figure 2. Recorded nest hatching per month from 2017-2021 on Cable Beach.

Flatback turtles reach maturity at approximately twenty years of age, at which point females commence nesting every one to three years for the remainder of their life, to approximately fifty years of age. Given the long life cycles of flatbacks it is necessary for monitoring to continue for decades to detect trends in hatching or nesting success and frequency. As such long-term monitoring is planned by DBCA for the Cable Beach rookery, as for most other nesting rookeries of the north-west.

#### Vehicle stats

Vehicle statistics can be an important input for future management considerations. The Shire of Broome installed a traffic counter on the vehicle ramp for the period of 14:00 Friday 9 October to 09:00 Monday 26 October 2020, inclusive.

This dataset is limited and as such has not been included here. This has prompted Yawuru Parks Council members to action purchase and placement of a

permanent traffic counter for use on the access ramp as an immediate outcome of this review. This will be actioned from August 2021.

## 7. Issue Analysis

There are many threats that impact turtles, including vehicles, vehicle tracks, light pollution, predation, climate change, beach geomorphology change, sea level rise and marine debris (Commonwealth of Australia, 2017). The review has focused on those threats that can be managed locally – namely, vehicle-related threats, for which there is a considerable amount of research to draw on from across the globe.

- 1) **Vehicles on nesting beaches present an immediate risk to nesting females.** Collision with an adult female generally results in turtle fatality. Disturbance by a vehicle can, on the other hand, simply spook a nesting female and lead to her returning to the water and abandoning a nesting attempt (a false crawl).
- 2) **Sand compaction decreases nesting success (Nester & Fraser, 2007).** Research in the United States shows that driving on beaches compacts sand where turtles nest, and is known to result in higher incidence of false crawls (where turtles come onto the beach and may begin to dig, but determine not to nest or lay eggs and subsequently return to sea).
- 3) **Sand compaction decreases hatchling success (Nester & Fraser, 2007).** Driving over nests decreases hatching success and results in hatchling fatalities due to crushing, suffocation and the increased difficulty of hatchling emergence (digging upwards after hatching). Sand compaction alters incubation temperatures which affects the sex ratio of hatchlings (a lower temperature results in lower numbers of female hatchlings).
- 4) **Vehicle tyre ruts on the beach interfere with the dispersal of hatchlings from the nest to the sea (van de Merwe, West & Ibrahim, 2012).** Research by Australian and Malaysian researchers in Malaysia shows that hatchlings can spend considerable time navigating through ruts, resulting in increased expenditure of energy necessary to survive crucial early development at sea, and increased exposure to predation and dehydration. Hatchlings can also become trapped in ruts, lose their sense of direction and travel along ruts parallel to the sea, rather than directly to the water. Any delay for a hatchling on the beach results in increased energy expenditure, increased dehydration, increased exhaustion, increase predation and decreased hatchling survival through crucial early development at sea.

This study investigated the effects of simulated tyre ruts (5, 10 and 15 cm depth) on the dispersal of turtle hatchlings and indicated serious consequences. 91% of hatchlings were unable to traverse a single 15cm deep rut. Navigation of a single 5 or 10cm rut disoriented many hatchlings and took the hatchlings anywhere from 2.6 to 18.6 times longer to traverse than the flat control path, with successive ruts taking progressively longer to get through.

Current scientific research on the impacts of vehicles on turtles can be seen in each of two categories – impacts on nesting (adult) turtles, and impacts on turtle hatchlings.

Examples of this research are correlated by evidence recorded by program volunteers and rangers. The Cable Beach community turtle monitoring program focuses on successful turtle nesting and nest hatching, in line with the other associated northern Western Australia monitoring programs. Some 70 volunteers were engaged for more than 1400 hours over the 2020/21 season. The program records direct vehicle disturbances to nests but does not provide for systematic research and inquiry on vehicle impacts such as nest temperature variations after compaction or decreased hatchling survival rates at sea due to navigation of vehicle ruts. For this information the review draws on similar research already completed elsewhere, as described above. Examples of annual documented concerns of vehicle impacts on Cable Beach turtles include –

- **Hatchlings** becoming stuck in tyre ruts and discovered in the early morning.
- **Hatchlings** still emerging in the morning, recorded variously from 5-9.30am.
- **Adult turtles** emerging onto the beach during early evening while it is still light.
- **Adult turtles** nesting in the early morning after sunrise.

#### **8. Options analysis summary – access ramp closures**

In light of the issue analysis above, the working group concludes that any management interventions designed to affect change to vehicle impact on turtles must include further restrictions to vehicle access. Current overnight closures aid in preventing disturbance to nesting females who generally come on to the beach at night. For this reason current night-time closures are recommended to remain in place.

Vehicles are however still unacceptably impacting threatened species on the beach, including nesting turtles and hatchlings.

Five additional access ramp closure options are presented here with summary assessment, and considered in detail in Section 9. The table shows the full range of ramp closure options investigated by the YPC Working Group, from no change to current closures, through to full closure of the beach for the season, October to February. The no change option (1) continues the current unacceptable impact to turtle life cycle. Full closure (5) represents best practice conservation approach.

We considered each of these options with reference to a balance of current vehicle access and further positive ecological impact, as shown.

Ramp closure options			Benefits/Impacts	
			Vehicle access maintained	Positive change to ecological values
1)	No change	<b>Not recommended</b>	Very high	Low
2)	Full closure in November & December (peak nesting)	<b>Not recommended</b>	Medium	Medium
3)	Full closure in December & January (peak hatching)	<b>Recommended</b>	Medium	High
4)	Extended next morning closure times (closed until 10am)	<b>Not recommended</b>	High	Low
5)	Full seasonal closure.	<b>Not recommended</b>	Low	Very high

We have identified Option (3) as a practical middle ground – full closure in December and January in addition to current seasonal closures. This is a compromise on the best practice conservation outcome, to provide for continued vehicle access outside of peak hatching months.

Note that as December is a peak month for nesting females, complete closure during this month is likely to benefit nesting females as well as hatchling success. Twenty-four hour closures will also likely all but eliminate instances of overnight campers on the beach, previously recorded by volunteers and rangers during nesting season.

Without further vehicle access restrictions, turtles will continue to be negatively impacted by vehicles. In the context of an increasing Broome population and increasing visitor numbers, further access restrictions strive to accommodate both recreation and conservation values for Cable Beach and the conservation parks. Acknowledging the many threats to turtle survival throughout their long lives at sea, a focus on turtle hatchlings provides the means to exercise a positive influence on survival rates where it is most possible – on the beach.

## 9. Access ramp closures – options analysis detail

### 1. No change to ramp closures - **NOT recommended.**

- Benefits/impacts – All year round vehicle access for residents and visitors during daylight hours.
- Challenges/risks – Continued vehicle access results in continuing impacts to turtles. Compliance challenges - opening times not likely well understood by public.

- Ease of implementation – Requires daily security presence.

**2. Additional ramp closures during peak nesting months – November & December closure - NOT recommended.**

- Benefits – This period likely to include more than 80% of turtle nesting occurrences, based on monitoring data 2017-21. Likely to include 40% of nest hatching occurrences.
- Challenges/risks – Subsequent opening in January exposes remaining nests and hatching events to risk of vehicle impact. November closure likely to affect more residents than 1.3, i.e. prior to quieter holiday/low season. Any full monthly closure presents a significant change to users.
- Ease of implementation – two month closure can be clearly communicated with little confusion. Communication strategy essential.

**3. Additional ramp closures during peak hatchling months – December & January closure - RECOMMENDED.**

- Benefits – This period likely to include more than 80% of nest hatching occurrences, based on monitoring data 2017-21. Likely to include 50% of turtle nesting occurrences. Unimpeded hatchling survival rates during peak hatching is of high ecological benefit. December & January closure most closely aligns with Broome's quietest months/visitor low season.
- Challenges/risks - Any full monthly closure presents a significant change to users. Continued vehicle risk to early evening or morning nesting turtles during high nesting month in November.
- Ease of implementation - two month closure can be clearly communicated with little confusion. Communication strategy essential.

**4. Additional ramp closures during peak hatching months – extended overnight closure times only - NOT recommended.**

[Same as option 1, however, increase closure time to 10:00 (allowing hatchlings additional time to travel to the water unimpeded by vehicles.)]

- Benefits – late emerging hatchlings at reduced risk of direct encounter with vehicles and may reduce number of ruts for them to navigate
- Challenges/risks – does not address ruts created or vehicles encountered between 10am and 8pm. Continued vehicle access results in continuing impacts to turtles. Compliance challenges - opening times not likely well understood by public.
- Ease of implementation - Requires daily security presence.

**5. Full seasonal closure - NOT recommended.**

[November 1<sup>st</sup> to February 28<sup>th</sup>, aligned with monitoring period.]

- Benefits – very high reduction in vehicle impacts to both turtle hatchlings and nesting females.
- Challenges/risks – significant interruption to established beach access (duration, and to a lesser extent, timing during school term).
- Ease of implementation – straightforward implementation. Does not require same security emphasis as current arrangements re daily unlocking and locking of ramp gate.

**10. Risk management strategy (implementation of additional actions)**

The Working Group has considered risks to effective implementation of the recommend ramp closures and the goal of improved life chances for flatback turtles nesting on Cable Beach. This has been achieved through a risk assessment, identifying a range of additional actions necessary alongside the ramp closures.

Risk mitigation bundles a suite of management actions to ensure their greatest effect.

No.	Risk Event	Risk Strategy	Actions	Responsible Party	Due Date
1.	Community resistance to change	Implement a targeted Communications Strategy by all YPC member orgs for change management.	Develop a targeted communications strategy, including media releases and social media promotion for community education & awareness. Strategy to address: <ol style="list-style-type: none"> <li>1. Stakeholder groups</li> <li>2. Various comms streams</li> <li>3. Promotion of values &amp; conservation context</li> <li>4. Threat/Impact of vehicles</li> <li>5. Current closure</li> <li>6. Proposed closure</li> <li>7. Campaign timeframes</li> <li>8. Agreed key messaging</li> </ol>	DBCA	To be endorsed by YPC by 31 October 2021, prior to Council 18 November 2021. Staged implementation as agreed.

2.	Non-compliance : low awareness of changes and/or deliberate access north of rocks during closures	Implement communications strategy & associated media campaign to raise awareness as above.	Further to above, Communication Strategy to include: <ol style="list-style-type: none"> <li>1. Current prohibited dunes access to beach north to Coconut Well lagoon</li> <li>2. Applicable penalties &amp; consistent messaging on enforcement</li> <li>3. Note alternate beach vehicle access at Gantheaume Pt</li> <li>4. Installation of new signage at Buckleys plain on Birragun CP/ along beach front</li> </ol>	DBCA	As above.
		Continue patrols & implement seasonal beach closure	Seasonal patrols to target non-compliance including application of the CALM Act on Guniyan Binba CP.	DBCA SoB	Ongoing
3.	Low awareness of turtles	Promote value of turtles as integral to character of Cable Beach through interpretations development at foreshore, Communications Strategy and available communication products	Turtle nesting signage at access gate.  Comms Strategy key messaging to raise profile of local turtles.  Turtle interps included in future interps development at Cable Beach Foreshore.	DBCA SoB	1 October 2021 – commencement of overnight closures.  Staged implementation of Comms Strategy as agreed. WG to progress discussions in 2022.
4.	Reduced vehicle recreation at Cable Beach	Limit closures to quietest months (Dec / Jan) and promote/monitor alternate recreation points.	As above, Comms Strategy to note continued access at Gantheaume Point.  Place vehicle counter at Gantheaume access ramp to monitor access.  Encourage continued pedestrian access north of rocks and work with camel operators to ensure no interruption to business.  Develop Reddell Beach carparks for improved access.	DBCA  SoB	As above  1 December 2021
5.	Camel impact to nests	Comms strategy targets operators. Adjust licensing conditions to observe nests.	Shire officers to engage camel Traders and advise of new condition	SoB	1 October 2021

			Shire officers amend Trading Licence to restrict camels from within 5 metres of marked nest.		
6.	Lighting determined to affect nesting	Work with Cable Beach residents and operators to adjust lighting	Investigate best practice options for lighting. Include CB Foreshore Master Plan timing of works outside nesting season	DBCA SoB	For progress in 2022
7.	Poor ramp access data	Place vehicle counter at access ramp year-round.	CB vehicle ramp (currently SoB Traffic counter – DBCA to provide traffic counter for shared access data  Gantheaume Pt vehicle ramp (currently SoB traffic counter). SoB install traffic counter 1 December – 30 January 2022.	DBCA / SoB  SoB	1 October 2021  1 December 2021
8.	Increasing Broome population and visitor numbers over time creates new or continued unacceptable levels of impact	Decisive action on report recommendations, based on current research and data to set new habits.  Adaptive management	YPC to action based on Working Group review  Community surveys to gauge social impact of vehicle closures.  Volunteer monitoring program to be adjusted to account for systematic vehicle impact records for nesting season.  Access restrictions for the protection of flora & fauna to be revisited as necessary, as per Yawuru Minyirr Buru and Guniyan Binba Joint Management Plans.	SoB  DBCA	September 2021  March 2022  November 1 2021  September 2022

Alternative interventions will not have significant effect unless implemented in conjunction with restrictions to vehicle access. Through the risk assessment the Working Group has considered how to maximise the impact of the recommend ramp closures through additional management actions as listed above.

## 11. Review recommendations

The YPC Working Group has considered local data and current national and international scientific research in investigating the efficacy of current access restrictions to vehicles on Cable Beach. We acknowledge the trend of increasing Broome resident and visitor populations, and the increasing risk of human use impacts on turtles locally as a result, and further afield beyond our control. To increase the resilience of the local rookery against a range of known current anthropogenic threats we have focused our recommendations on protecting hatchlings by preventing vehicle access north of the rocks during peak hatchling season. We acknowledge that the review recommendations are a compromise both on best practice conservation approaches and on current vehicle access arrangements, and have determined a middle path. This is a compromise supported by the working group based on the findings of the review.

The YPC Working Group makes the following recommendations for YPC consideration:

- Request the Shire of Broome to implement a new access ramp closure from December 1 to January 30 on an annual basis.
- Request the Shire of Broome to maintain the existing access ramp closures (Overnight from 8pm-6am and 2 hours either side of a tide higher than 9 metres) from October 1 to February 28, not including the December and January full closures.
- Implement management actions as described above at (10) in support of agreed ramp closures.

---

## References

<https://www.broome.wa.gov.au/Shire-Services/Major-Projects/Cable-Beach-Foreshore-Redevelopment>  
<https://www.broome.wa.gov.au/Home/Tabs/Latest-news/Protecting-our-turtles-with-temporary-beach-closures>

[\[Turtle lifecycle\]](#) | [\[North West Shelf Flatbacks\]](#) ([dbca.wa.gov.au](http://dbca.wa.gov.au))  
[Information About Sea Turtles: Threats from Beach Activities – Sea Turtle Conservancy](#) ([conserveturtles.org](http://conserveturtles.org))  
<https://www.widecast.org/conservation/threats-and-solutions/beach-driving/>  
<http://www.seaturtle.org/mtn/archives/mtn115/mtn115p2.shtml>

van de Merwe, West & Ibrahim (2012) Effects of off-road vehicle tyre ruts on the beach dispersal of green sea turtle *Chelonia mydas* hatchlings [Inter Research » ESR » v18 » n1 » p27-34 \(int-res.com\)](#)

Nester and Frazer (2007) Beach Driving Management at Cape Hatteras and Cape Lookout National Seashores, North Carolina, USA [MTN 115:2-3 Guest Editorial: Beach Driving Management at Cape Hatteras and Cape Lookout National Seashores, North Carolina, USA \(seaturtle.org\)](#)

**Voting requirements**

**Yawuru Park Council Recommendation:**

That the Yawuru Park Council supports / does not support the recommendation by the Yawuru Park Council Working Group to:

- Request the Shire of Broome to implement a new and complete access ramp closure from December 1 to January 30 on an annual basis.
- Request the Shire of Broome to maintain the existing access ramp closures (Overnight from 8pm-6am and 2 hours either side of a tide higher than 9 metres) from October 1 to February 28, not including the December and January full closures.
- Implement management actions as listed and detailed in the review, in support of ramp closures agreed to by the Shire of Broome:

In accordance with the Yawuru Minyirr Buru and Guniyan Binba Joint Management Plans, vehicle access restrictions will be revisited as required.

***Moved:***

***Seconded:***

***FOR:***

***AGAINST:***

**9.2.2 DEVELOPMENT APPLICATION - BREWERY AND VERGE PARKING - 7 SANCTUARY ROAD, CABLE BEACH**

<b>LOCATION/ADDRESS:</b>	7 Sanctuary Road, Cable Beach
<b>APPLICANT:</b>	Laird Tran Studio - Architecture & Design
<b>FILE:</b>	SAN-3/7
<b>AUTHOR:</b>	Planning Officer
<b>CONTRIBUTOR/S:</b>	Nil
<b>RESPONSIBLE OFFICER:</b>	Director Development Services
<b>DISCLOSURE OF INTEREST:</b>	Nil

**SUMMARY:**

A development application has been received for a Use Not Listed – Brewery on Lots 400 and 403, No. 7 Sanctuary Road, Cable Beach. The application is being referred to Council for determination as the application is proposing to vary the parking ratios required under Local Planning Scheme No. 6 and the construction of verge parking. In accordance with Local Planning Policy 5.6 an application proposing verge parking or variation to the parking ratio's requires referral to Council.

This report recommends that Council approve the development application, subject to conditions.

**BACKGROUND**Previous Considerations

OMC 14 October 2021 Item 9.2.1

Site and Surrounds

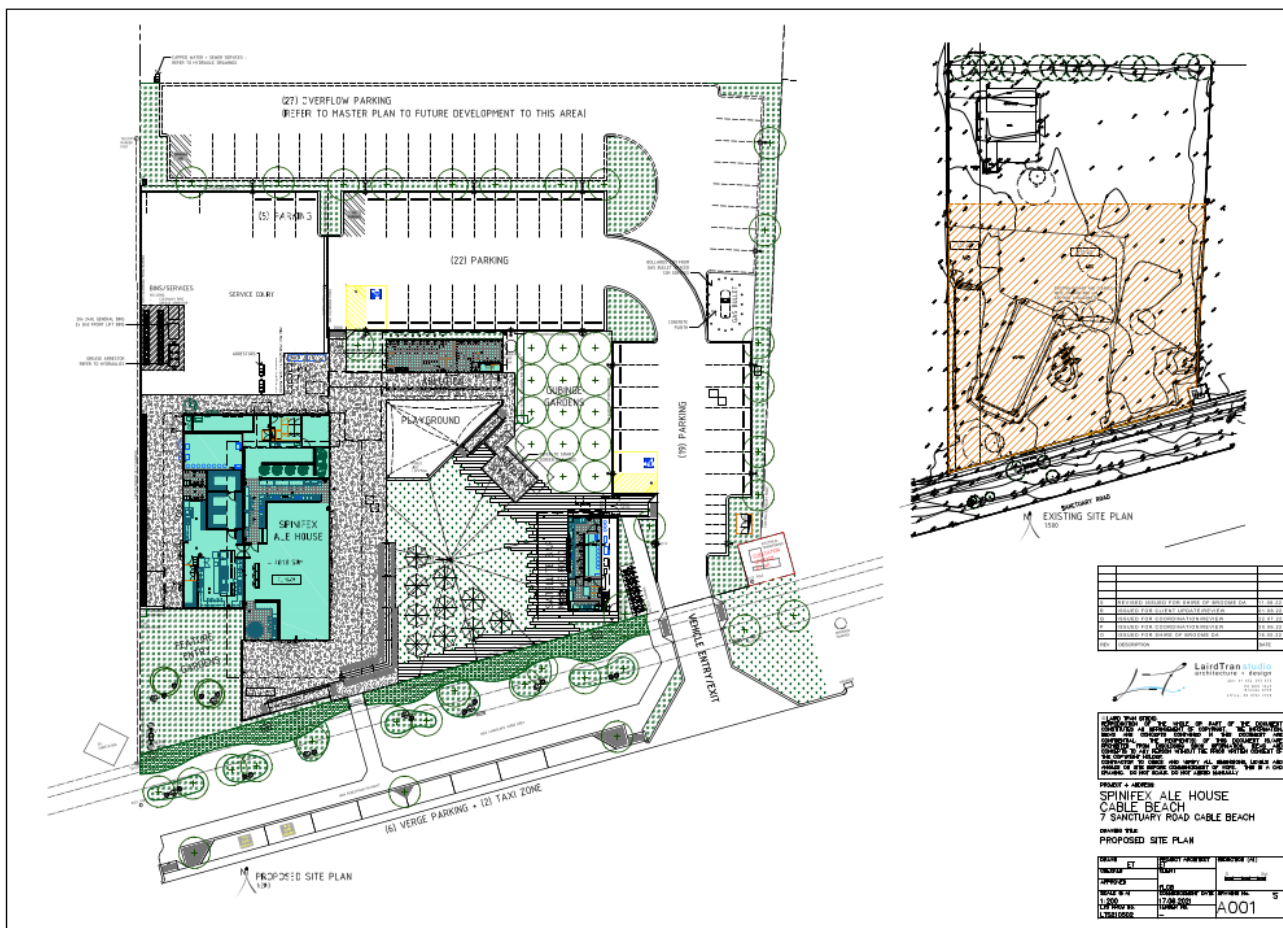
The subject site, No. 7 Sanctuary Road, is 9,713 sqm and currently consists of two vacant lots, being Lot 400 and 403 (lot 403 being an easement). The subject site is zoned 'Tourist' under Local Planning Scheme No. 6 (**LPS6**) and is currently vacant. The property adjoins a tourist/residential development to the east, a large vacant property to the west. The Oaks Cable Beach adjoins the property to the north and adjacent (across the road), are two tourist developments, and a vacant block. Refer to the below aerial image for location of the subject site.



### Proposal

The application is seeking approval for a Brewery and Restaurant on the southern portion of the subject site. The proposed development consists of the following components:

- Main Ale House building which includes commercial kitchen facilities, cool room and freezer, internal seating/dining area, bar, office, staff toilets/changeroom, brewing area with associated cool room, and mill store
- Ablution block for patrons
- Standalone bar facility and native food display
- Outdoor LED screen and stage (grassed area)
- Outdoor lawn area (informal dining area)
- Playground area
- Service area including loading zone
- Public art - proposed interactive sculptural piece (playground area)
- Construction of onsite parking and verge parking
- Landscaping throughout the site and verge treatment



Additional copies of the site, floor and elevation plans of the proposed development are included in **Attachment 1**.

## COMMENT

An assessment of the application against the Local Planning Framework is set out below:

### Local Planning Scheme No. 6

As identified above, the subject site is zoned 'Tourist' under LPS6. The proposed development is a Brewery (use not listed) under LPS6. As the land use is a use not listed, the proposal is required to be advertised for public comment and land use permissibility be assessed against clause 3.18.2 of LPS6, which outlines that the local government may determine that the use may be consistent with the purpose and objectives of the particular zone.

The purpose of the Tourist Zone is identified in LPS6 to contribute to a desirable tourist destination through the provision of visitor accommodation including caravan parks and associated retail and service facilities. LPS6 seeks to ensure that development is in line with the intentions of the zone and encourages development to be in accordance with the relevant development strategies and design guidelines (in this case, the Cable Beach Development Strategy).

The objectives of the Tourist Zone are to:

1. Ensure short term tourist and holiday accommodation are the predominant land uses in this zone
2. Encourage development of a range of tourist activities and accommodation types
3. Promote a high level of connectivity in pedestrian and other movement networks to maximum access to destinations and activity nodes and contribute to a positive tourist experience; and
4. Encourage development in accordance with relevant development strategies and design guidelines.

Overall, the proposed land use is consistent with the purpose and objectives of the Tourist zone as it will provide for associated service facilities to contribute to a desirable tourist destination. It is therefore deemed that the proposed land use can be approved on the subject site.

Schedule 8 of LPS6 establishes the development standards for the site including the maximum permitted site coverage (55%), the permitted setbacks (front, side and rear) and Special Conditions. The Special Condition applicable to the Tourist Zone outlines that nil front setbacks may be provided where indicated/supported in an endorsed development strategy. Part xiii of Clause 3.6.1 (Development Control Provisions) of the Cable Beach Development Strategy outlines that nil front setbacks are encouraged for commercial land uses on lots with frontage to streets identified on the Strategy Plan as 'Priority Active Frontage'.

Whilst the proposed buildings are all setback from the primary street boundary, Officers consider the intent and objectives of the Cable Beach Development Strategy to have been met through the provision of dining and seating areas along the front boundary. Based on an assessment of the application against Schedule 8, the development is consistent with all relevant development standards under LPS6.

#### Draft Local Planning Scheme No. 7

The subject site will be zoned 'Tourism' under draft Local Planning Scheme No. 7 (**LPS7**). LPS 7 has a land use definition for Brewery, which refers to the production of beer, cider or spirits. 'Brewery' is an 'I' or 'Incidental' use in the Tourism Zone, which means that the use is permitted if it is incidental to the predominant use of the land and, complies with the development standards of the Scheme. The land use component of selling and consuming drinks and food on the premise is deemed to be a 'Restaurant/Café' land use, which is a 'P' or 'Permitted' use in the Tourism Zone. The 'Restaurant/Café' land use would be deemed to be the predominant land use on site and the 'Brewery' land use incidental. Therefore, based on this, the application would be consistent with the land use permissibility under draft LPS7.

Schedule 4 of LPS 7 outlines the additional site and development requirements applicable to the Tourism Zone (site coverage, permitted setbacks). The proposal has been assessed against and is consistent with the requirements contained within Schedule 4.

#### Car Parking Requirements

Schedule 9 of LPS 6 establishes car parking requirements for different land uses and Local Planning Policy 5.6 – Parking (**LPP 5.6**) provides guidance for off-site parking.

The below table outlines car parking requirements, as calculated under Schedule 9 of LPS6.

Use	Area	Rate	Required Parking
Ale House building – internal & external dining area (Restaurant and associated dining area)	416 sqm (146sqm internal dining and 270sqm external dining)	1 bay per 6 sqm of dining area	69
Brewery	102 sqm	1 bay per 50 sqm	2
Lawn Area	332 sqm	1 bay per 6 sqm	55
<b>Total Required</b>			<b>126</b>
		Provided on-site	67 (plus 6 motorcycle bays)
		Provided off-site	8 (including 2 taxi bays)
		Total Provided	81 bays (including 6 motorcycle bays)

As detailed in the table above, in order to meet with the parking requirements under LPS 6, 126 bays should be provided for the development. **Attachment 1** shows the provision of 81 bays. Of these 81 bays, 73 bays are proposed to be constructed on-site (including 2 ACROD bays and 6 motorcycle bays) and 8 bays within the adjacent verge (including two taxi bays). Of the 73 bays proposed to be provided on-site, 27 car parking bays have been identified by the applicant as 'overflow parking' and are within the site boundary of the future tourist accommodation development proposed as part of the Masterplan for the site (**see Attachment 2**). Once the future tourist accommodation development is delivered, the Brewery would lose 27 car parking bays, reducing the number of bays provided on site to 46 bays, with a total provision of 54 bays.

Based on the above, the application proposes a total shortfall to the car parking requirements of Schedule 8 and Schedule 9 of LPS6 of 45 bays.

During pre-lodgement meetings, Shire officers communicated a preference for parallel parking within the verge to ensure safe access and egress and to deliver consistency with the existing parking configuration on the southern side of Sanctuary Road. Notwithstanding this advice, the applicant initially submitted plans indicating 90-degree parking within the verge on the basis that this configuration would deliver an additional 13 bays.

Whilst parallel parking reduces the provision of bays, it is a more desirable outcome for the Shire, in delivering safer access and egress to these bays. As such, the applicant was requested to amend the plans to reflect the advice initially provided.

#### *Justification for Parking Shortfall*

Both LPS6 and LPP5.6 provide discretion for Council to approve a development where the parking ratios in Schedule 8 are not satisfied. LPP 5.6 requires the applicant to demonstrate that the parking ratios in Schedule 8 exceed the demand for parking generated by the development. In order to support this, the applicant must supply empirical evidence that demonstrates that the demand for car parking generated by the development will be less than what is prescribed under Schedule 8.

The applicant has supplied a Transport Impact Statement (**TIS Attachment 3**) undertaken by Donald Veal Consultants, in accordance with the Western Australian Planning Commission's Transport Impact Assessment Guidelines (2016).

The submitted TIS includes empirical evidence based on a car parking survey of an existing Broome establishment of a similar size and scale to the proposed development, being Divers Tavern. The Car parking survey was undertaken on Friday 5 August between 5:00pm and 9:00pm. To collect the required data, the methodology undertaken to complete the car parking survey included the following measures:

- Counters located at all entry/exit points;
- Counters located outside the premises to count pedestrian and/or vehicle movements in/out of the site; and
- Counter conducting a parking survey to record the number of parked vehicles (within the site and on the surrounding streets).

The survey data was analysed in hourly blocks and as a total over the four-hour survey period. A detailed summary of the methodology can be found within Appendix C of Attachment 3.

The TIS summarises the following results from the survey:

- An average of 58% of patrons arrived on foot over the survey period;
- Taxis and other ride share companies account for an average of 11% of patron arrivals;
- On-site parking accounted for an average of 32% of patron arrivals; and
- Average vehicle occupancy rates were initially low but climbed over the survey period from 1.1 to 2.2 persons per vehicle.

The development proposal for the proposed development site envisages a total patronage of 417 (with a liquor licence for up to 600). Applying the Divers Tavern modal split and average car occupancy rate of 2.1 indicates that for 417 patrons, 63 parking bays would be required. In considering this, the 81 bays which will be initially provided would exceed the demand generated from the proposed development.

If the 27 overflow bays are removed to accommodate the future tourist development to the rear of the site, the proposed development would fall short of the maximum demand for bays by 9 bays. Notwithstanding this, officers consider the number of bays provided to be adequate as the peak demand for bays is only likely to occur during a relatively short timeframe in the afternoons and early evenings between Friday and Sunday during the dry season. During all other hours of operation, the number of bays proposed is likely to significantly exceed the demand for bays.

Based on the above information, the TIS assumes that the venue is likely to attract a high proportion of tourists and other visitors to the development, primarily those staying nearby in short stay accommodation facilities, who are more likely to walk to the site, or if located further away, utilise taxi and bus services. Two taxi bays have been provided within the verge parking area, and 10 bicycle racks for those who wish to utilise active means of transport. The nature of the venue is also marketed to attract more families than Divers Tavern, which is expected to result in a higher vehicle occupancy rate.

### Trip Generation

The TIS has provided trip generation rates in association with the proposed use. Based on the 'Restaurant' land use approximately 37 trips would occur in peak hour. Another method categorising the land use as a 'Drinking Place', gives a maximum PM peak hour trip

generation of approximately 82 trips. Based on the WAPC's Transport Impact Assessment Guidelines, a peak hour rate of less than 100 trips is considered to be a 'moderate impact', meaning no detailed technical analysis is required.

The Broome Explorer bus service also has a route running along Sanctuary Road. The service runs every 30 minutes during the high tourist season (May- mid October) from 7:23am to 6:23pm and every hour during the low tourist season from 8:53am to 5:53pm. There is a bus stop within 200m of the subject site and as such provides an alternative method of public transport.

Based on the above, officers are satisfied that the information submitted adequately demonstrates the provisions of LPS6 and LPP5.6 have been met and the proposed use would not impose an unreasonable impact on the safety and amenity of the locality.

#### Maintenance of Verge and Deed of Agreement

As per Clause 3.9 of LPP 5.6, any off-site parking, vehicle access, manoeuvring areas and landscaping is the responsibility of the owner to maintain indefinitely. A condition of this approval will outline the requirement of the deed to be prepared by and at the cost of the owner.

#### Strategic Planning Framework – Local Planning Strategy and Cable Beach Development Strategy

##### Local Planning Strategy

The subject site is within Precinct 11 of the Shire's Local Planning Strategy (**LPS**). Precinct 11 (Cable Beach Tourist) is identified to comprise of the tourist accommodation area at Cable Beach, adjoining Cable Beach Road West and the adjacent residential areas.

The objective of this precinct is as follows:

- Establish Precinct 11 as the major leisure tourism area of the Shire including hotels, restaurants, bars, tourist accommodation and leisure tourism activities on and around Cable Beach. The LPS outlines development for this area must have regard to the Cable Beach Development Strategy.

The development is consistent with the precinct objectives in further establishing and realising the Cable Beach precinct as a leading destination for tourists.

##### Cable Beach Development Strategy

The Cable Beach Development Strategy (CBDS) was adopted by Council at its Ordinary Meeting of Council held on 28 July 2016. The strategy seeks to guide development within the Cable Beach Tourist Precinct, including development control provisions relating to land use, built form, movement network and public realm. Sanctuary Road is identified as Priority Active Frontage, which encourages development that engages pedestrians along the street frontage and nominates that this type of development would be a preferred land use (Restaurant/Brewery). The development is considered to have a high level of interaction with Sanctuary Road (proximity to the boundary, low fence, walkway etc.), achieving the objective of the Priority Active Frontage in the CBDS.

Section (v) of part 3.5.1 of the CBDS (actions), outlines the possibility for a tourist-orientated commercial land use to be developed on a parcel of land with the following taken into consideration:

*The local government may consider tourist-orientated commercial development with frontage to the street(s) designated as 'Priority Active Frontages' to be a 'Tourist Land Use' for the purpose of Clause 4.41.1.(c)(vi) of LPS 6 and such development may be undertaken as 'Stage 1' of an integrated tourism development, with the permanent residential component able to form 'Stage 2', if the following criteria are met to the satisfaction of the Local Government:*

- 1. A development Application is lodged which shows the full development of the site, including a future component of short-stay accommodation; and*
- 2. The tourist-orientated commercial land use is designed to meet the objectives of the 'Tourist Zone in LPS 6 and this strategy.*

As per the above, the applicant has submitted an overall masterplan for the site at the time of lodgement of the application, which details a short-stay accommodation development located at the rear of the site (**Attachment 2**). The masterplan shows the development of 20 short-stay units and a reception/manager's residence. The development provides for 33 parking bays (including 6 visitor bays) and is proposed to be separated by a fence and gate from the development subject of this report.

Overall, the development is deemed to satisfy the Cable Beach Development Strategy.

#### Local Planning Policy 5.12 – Provision of Public Art

Local Planning Policy 5.12 – Provision of Public Art (**LPP5.12**) applies to all development within the Shire of Broome over the value of \$4 million (unless otherwise falling within the exemptions provided for under Clause 1.0, which does not apply in this case). The Policy sets out that development is required to contribute a monetary amount or the installation of a public artwork on the site subject of the development, within a crown reserve adjoining or near the development site, that is half a percent (0.5%) of the estimated construction cost.

The estimated construction cost of the development subject of this application is \$4,900,000 (excluding GST) and thus a public art contribution of \$24,500 or a public art installation equal to that dollar value. The applicant has outlined in their development application that they will be incorporating a public art piece into the development. The applicant has provided detail regarding the public art noting in the submitted application that the brief for the piece is for an interactive sculptural design located within or adjacent to the playground area. The interactive artwork will draw inspiration from the brewing processes and Kimberley landscape.

Notwithstanding the applicant's submission, Officers do not consider that the location of the proposed art piece would meet the requirements of LPP5.12 which states, '*Is created and located for public accessibility, either within the public realm or which in view of the public realm, such as a street, park, urban plaza (area) or public building*'. A condition of approval is recommended which would require the matter to be resolved prior to the initial occupation of the building.

#### Landscaping

The applicant has submitted a landscaping plan detailing proposed landscaping and planting for the site. Along the street frontage, within the verge parking area, three different species of tree's (melaleuca argenta, melaleuca dealbata and syzgium eucalyptiodes) and proposed to be planted at a rate of 1 per 4 bays, as required under Clause 2.2 of Local Planning Policy 5.6 – Parking. The landscaping plan was reviewed by the Shire's Parks & Gardens team. A condition of approval is recommended which will require detailed landscaping design drawings to be submitted and approved by the Shire, prior to construction or works commencing onsite.

#### Noise Considerations

An acoustic report was submitted (**Attachment 6**) to model outbound noise generated by the venue in eight worst case operational scenarios. The acoustic report states that outbound noise generated by the venue will comply with the provisions of the Environmental Protection (Noise) Regulations 1997 (**Regulations**). The acoustic report was reviewed by the Shire's Environmental Health team and was deemed to be acceptable. It was however, noted that the acoustic report has not modelled the worst-case scenario for events to be held in the outdoor area. The acoustic report refers to "small events", "live music or movies played outdoors at the stage area under the outdoor LED Screen" and "low background music playing". Based on this limitation of the acoustic report, the outdoor area therefore has the potential to result in noise exceedance to adjoining properties depending on type of events held at the venue, particularly as the applicant's application report indicates that the venue could accommodate "large events" and "community events".

To address the above, a condition is recommended which will require all operations of the proposed development to be restricted to the modelled operational scenarios outlined in the acoustic report.

A noise management plan (**Attachment 4**) was also submitted to demonstrate how the operator will manage the venue, it's staff and patrons. The plan is intended to respond to potential complaints from operational matters relating to deliveries, rubbish collections, music, events, LED Screen, management of patrons when the venue closes etc. The noise management plan states that events held at the venue will be at low noise levels, otherwise the operator is required to seek additional approvals from the Shire.

The Shire's Environmental Health team have provided the following advice:

1. The hours of operation of the venue should be limited to 10:00pm;
2. The Noise Management must be complied with as a condition of the Development Approval;
3. All noise generated by the development must comply with the provisions of the Environmental Protection (Noise) Regulations 1997.

The above advice will form part of the recommended conditions to address any noise related concerns. This will place limitations on the hours of operation and noise generated from the development.

#### Local Planning Policy 5.14 - Public Consultation

In accordance with Local Planning Policy 5.14 – Public Consultation (**LPP5.14**), as the proposed land use is a 'Use Not Listed' under LPS6, public consultation as per Level C requirements of LPP 5.14 was undertaken. Level C consultation is undertaken with owners of

the land in the locality where a proposed land use or development is determined as having the potential to impact upon:

- i. The use and enjoyment of the land within an area but not extending to the whole of the Shire district; or
- ii. Specific interest groups within that area

This involved the following:

- i. A notice of the development proposal was published in the Broome Advertiser containing information relating to the proposal, noting that copies of the proposal were made available online and at the Shire Administration building.
- ii. A notice of the development proposal was made available on the Shire's website with links to plans attached.
- iii. A sign was placed in a prominent position of the property
- iv. Written notice was given to landowners within 100m of the subject site. All owners, including strata owners in tourist accommodation developments within a 100m radius were consulted.

The application was advertised for public submissions from 23 June 2022 until 14 July 2022. A total of 12 submissions were received during comment period. Five submissions were in support of the proposal (some support though noted concerns), and eight submissions objected to the proposed development.

The main concerns raised in the submissions relate to:

- a) Noise;
- b) Anti-social behaviour;
- c) Road safety and car parking; and
- d) Impact of additional alcohol venue in Broome adding to the existing alcohol related issues the town has.

A full summary of submissions and officer responses are detailed in **Attachment 5**.

The concerns received during the public submission period largely relate to the potential noise issues. As discussed above, it is considered that these issues/concerns can adequately be addressed through the imposition of conditions of approval relating to operational management of the venue (including noise, odour, waste and patron management).

### Summary

As outlined above, development is deemed to satisfy the local planning framework and is recommended for conditional development approval.

## **CONSULTATION**

In accordance with Local Planning Policy 5.14 – Public Consultation (**LPP 5.14**), the application was deemed to be Level C and as such, public consultation as per Level C requirements of LPP 5.14 was undertaken (as outlined above).

In performing the assessment of the development application, numerous internal and external departments were consulted. Externally, the WALGA Road Safety Commission was consulted regarding the LED TV Screen. It is considered by WALGA that the screen is a

considerable distance from the road, and as such, from a road safety perspective, there are not any issues. It was however noted by WALGA that the Shire should monitor the area for any emerging issues.

Internally, the Shire's Infrastructure (including Parks & Gardens) and Environmental Health teams were consulted.

The detailed designs of the development including parking, drainage and landscaping are proposed to be further reviewed by the Technical Officers in the Infrastructure team through recommended conditions of approval, prior to implementation and occupation of the development.

## **STATUTORY ENVIRONMENT**

*Planning and Development Act 2005*

*Planning and Development (Local Planning Schemes) Regulations 2015*

*Local Planning Scheme No. 6*

## **POLICY IMPLICATIONS**

Local Planning Policy 5.6 – Parking

Local Planning Policy 5.12 – Provision of Public Art

Local Planning Policy 5.14 – Public Consultation

## **FINANCIAL IMPLICATIONS**

Nil.

## **RISK**

If Council resolved to refuse the application, the applicant may seek a review of the decision of Council to the State Administrative Tribunal.

## **STRATEGIC ASPIRATIONS**

**People – We will continue to enjoy Broome-time, our special way of life. It's laid-back but bursting with energy, inclusive, safe and healthy, for everyone.**

***Outcome Three - A healthy, active community:***

3.2 Improve access to sport, leisure and recreation facilities, services and programs

**Place – We will grow and develop responsibly, caring for our natural, cultural and built heritage, for everyone.**

***Outcome Six - Responsible growth and development with respect for Broome's natural and built heritage:***

6.3 Create attractive, sustainable streetscapes and green spaces.

**Prosperity – Together, we will build a strong, diversified and growing economy with work opportunities for everyone.**

**Outcome Nine – A strong, diverse and inclusive economy where all can participate:**

9.1 Increase Broome's domestic and international trade in tourism, agriculture, aquaculture, minerals and energy, culture and the arts, conservation economy and other emerging industries.

## **VOTING REQUIREMENTS**

*Simple Majority*

### **COUNCIL RESOLUTION:**

**(REPORT RECOMMENDATION)**

**Minute No. C/0822/102**

**Moved: Cr C Mitchell**

**Seconded: Cr P Taylor**

**That Council:**

- 1. Approve the application for development approval 2022/43 for a 'Brewery and Verge Parking' at Lots 400 and 403, No. 7 Sanctuary Road, Cable Beach, subject to the following conditions:**
  - (a) The development plans, as date marked and stamped 'Approved', together with any requirements and annotations detailed thereon by the Shire of Broome, are the plans approved as part of this application and shall form part of the development approval issued, except where amended by other conditions of this approval.**
  - (b) The Acoustic Report (by Acoustic Engineering Solutions dated 18/05/2022, attachment 6) and revised Noise Management Plan (dated 21 July 2022, attachment 4) shall be implemented in perpetuity to the satisfaction of the Shire.**
  - (c) Prior to any construction or works starting onsite, a Lighting Plan showing lighting to pathways, car parking and buildings must be submitted to and approved by the Shire. All lighting shall be installed prior to the initial occupation and operated as per the approved plan.**
  - (d) The venue shall not operate outside the hours of 7:00am to 10:00pm.**
  - (e) Maximum number of patrons at any one time shall not exceed 417 persons.**
  - (f) Prior to the initial occupation, an Operational Management Plan is to be submitted to and approved by the Shire. The Operational Management Plan shall include (but not be limited to) details relating to the management of litter (on-site and off-site), anti-social behaviour, security, odour, waste collection and servicing arrangements. The Operational Management Plan shall be implemented on the first day of occupation and complied with in perpetuity.**
  - (g) Prior to any construction or works starting onsite, a Landscaping Plan must be submitted to and approved by the Shire. It is highly desirable that mature trees already on site are incorporated into the development if feasible and**

**practicable. For the purpose of this condition, a detailed Landscaping Plan must be drawn to an appropriate scale and show the following:**

- i. The location and type of existing trees including girth sizes (to be measured around the width circumference); and how they interact with the proposed development.**
- ii. The location and type of new trees and shrubs including an estimate of ultimate girth sizes that are proposed to be installed as part of the landscaping.**
- iii. Any lawns to be established.**
- iv. Any natural landscape areas to be retained.**
- v. Those areas to be reticulated or irrigated.**
- vi. Please note, to allow establishment of landscaping a minimum area of landscaping 1 metre wide shall be installed and a minimum area of 1sqm minimum, should be kept clear of all impervious materials around existing and proposed tree trunks**

**(h) No products, materials or other goods are to be stored outside of the building, unless in a designated area approved by the Shire for that purpose.**

**(i) A deed of agreement is to be prepared and executed at the owners cost between the owner and the Shire prior to the commencement of site works, under which the owner agrees and acknowledge the following:**

- i. The owner agrees to maintain the car parking, landscaping and any construction within the road verge; and**
- ii. The owner agrees to indemnify the Shire over any claim arising from the improvements in the road verge and agrees to take out and maintain public liability insurance for a minimum amount of \$10 million for any one claim;**

**The deed of agreement is to permit the Shire to lodge a caveat against the Certificate of Title to the land to secure the performance of the obligations of the Deed**

**(j) Prior to the occupation of the development, areas set aside for parked vehicles and access lanes, as shown on the approved plans, must be:**

- i. Finished to a sealed standard (either asphalt, two-coat bitumen seal or concrete), drained and kerbed in accordance with the approved plan.**
- ii. Fully drained in accordance with the Shire of Broome's guidelines and specifications.**
- iii. Line marked and signed in accordance with AS 2890 (off street parking) and disabled bays to be in accordance with AS/NZS2890.6:2009.**
- iv. Maintained by the owner and kept available for these purposes.**

**(k) A contribution to public art to the value of \$24,500, is to be made to the Shire of Broome prior to the occupation of the development in accordance with the provisions of Local Planning Policy 5.12. The public art contribution may take the form of a monetary contribution or the installation of a public art work on the development site or within a Crown Reserve adjoining or near to the development site. If the installation of art work is proposed, it must be approved**

**by the Shire in accordance with the requirements in the 'Guidelines for Developers – Provision of Public Art'.**

**(l) A Construction Management Plan that details how the construction of the development will be managed to minimise the impact on the surrounding area shall be submitted to and approved by the Shire prior to any construction or works starting onsite. The Construction Management Plan is required to address the following concerns that relate to any works to take place on the site:**

- **Public safety, amenity and site security;**
- **Contact details of essential site personnel;**
- **Construction operating hours;**
- **Noise control and vibration management;**
- **Dilapidation Reports of nearby properties;**
- **Air, sand and dust management;**
- **Stormwater and sediment control;**
- **Soil excavation method;**
- **Waste management and materials re-use;**
- **Traffic and access management;**
- **Parking arrangements for contractors and subcontractors; and**
- **Consultation plan with nearby properties**

**(m) Lot 400 and Lot 403 Sanctuary Road must be amalgamated into a single lot on a Certificate of Title. Amalgamation must occur prior to commencement of site works for the development, unless a legal agreement (including the placement of a caveat on the relevant title) is achieved in accordance with the requirements of the Shire's solicitors to allow the amalgamation to occur at a later time.**

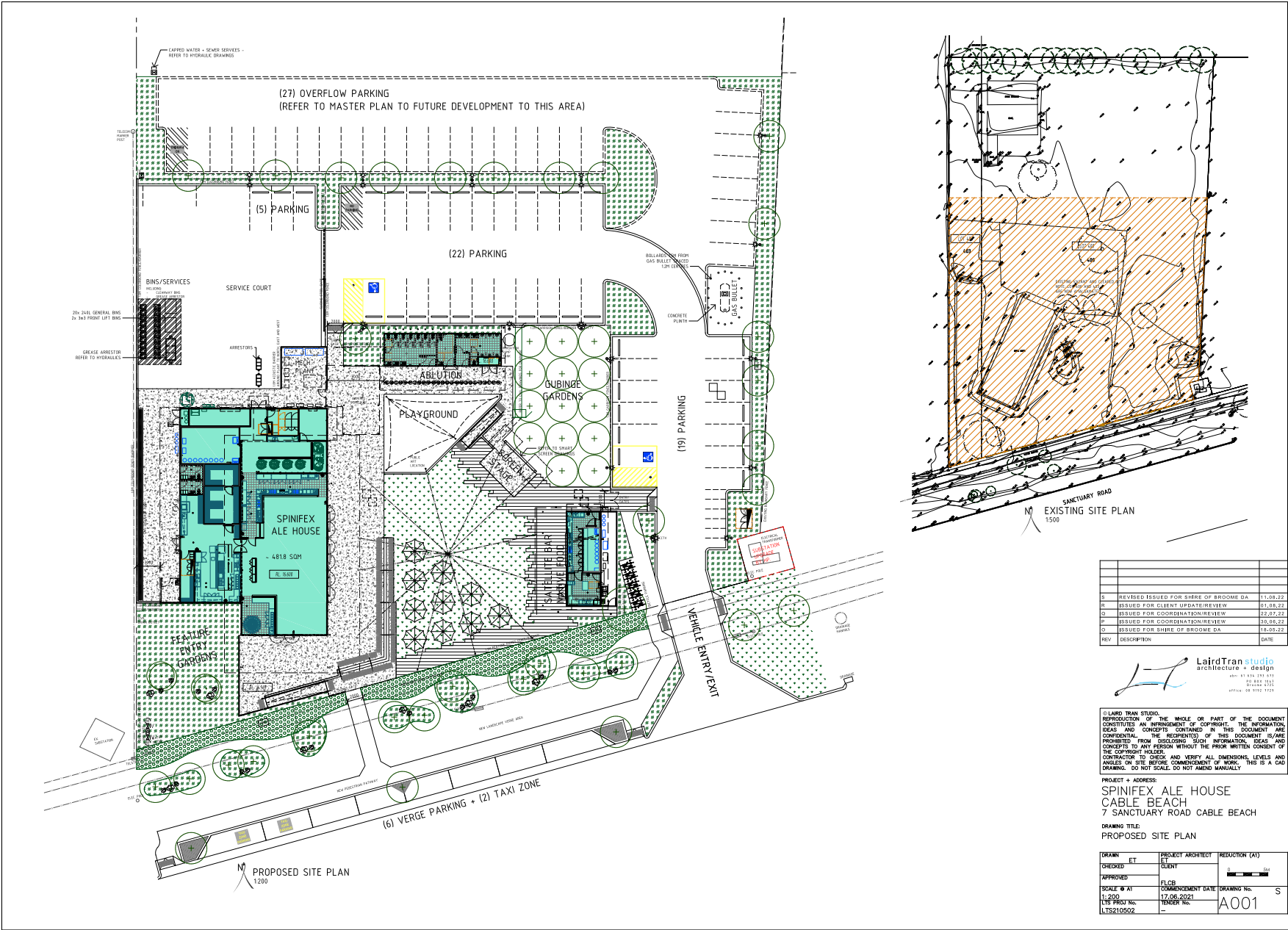
**(n) Prior to any construction or works commencing on site, a Stormwater Drainage Plan must be submitted to and approved by the Shire. The Stormwater and Drainage Plan shall be provided in accordance with the Shire's guidelines and specification for design and construction of stormwater drainage systems and shall comply with the requirements of Local Planning Policy 5.7- Development Standards for Development Applications. The Stormwater Drainage Plan shall be designed and documented by a practicing Civil Engineer to the satisfaction of the Shire. Drainage and any filling of the site must be carried out in accordance with the approved Stormwater Drainage Plan prior to the occupation of the development and then maintained at the owners costs to the satisfaction of the Shire.**

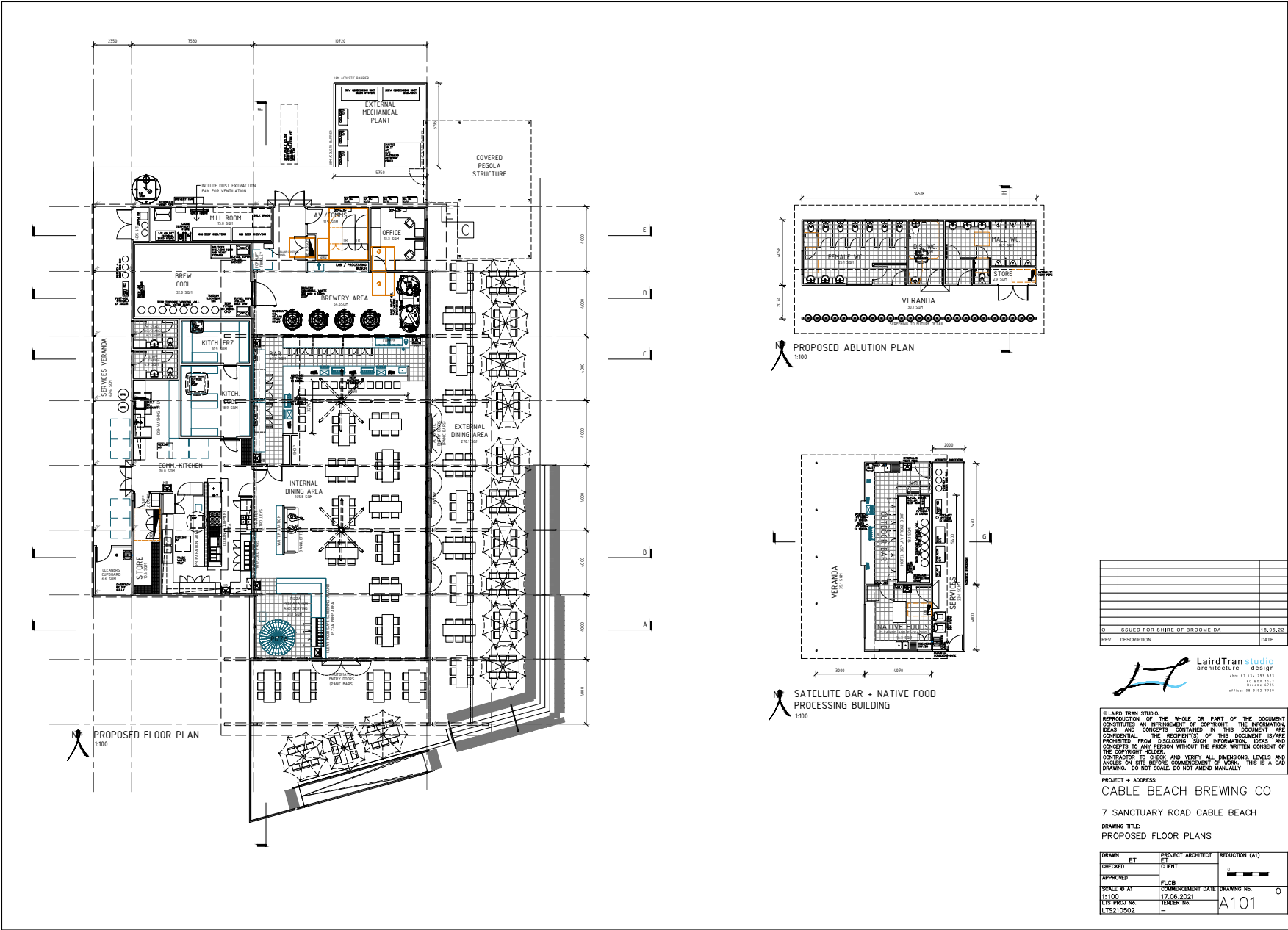
**CARRIED UNANIMOUSLY 8/0**

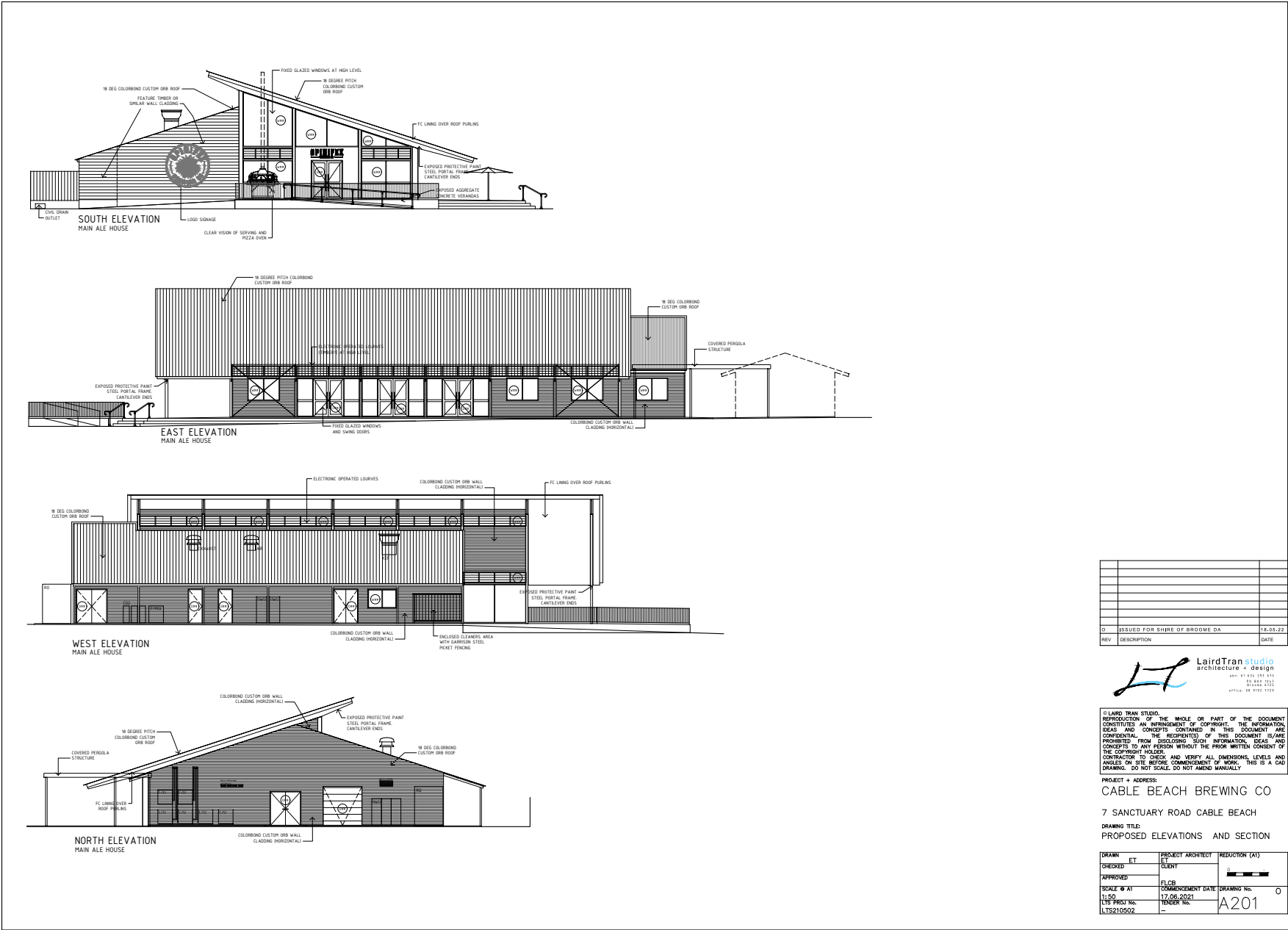
#### **Attachments**

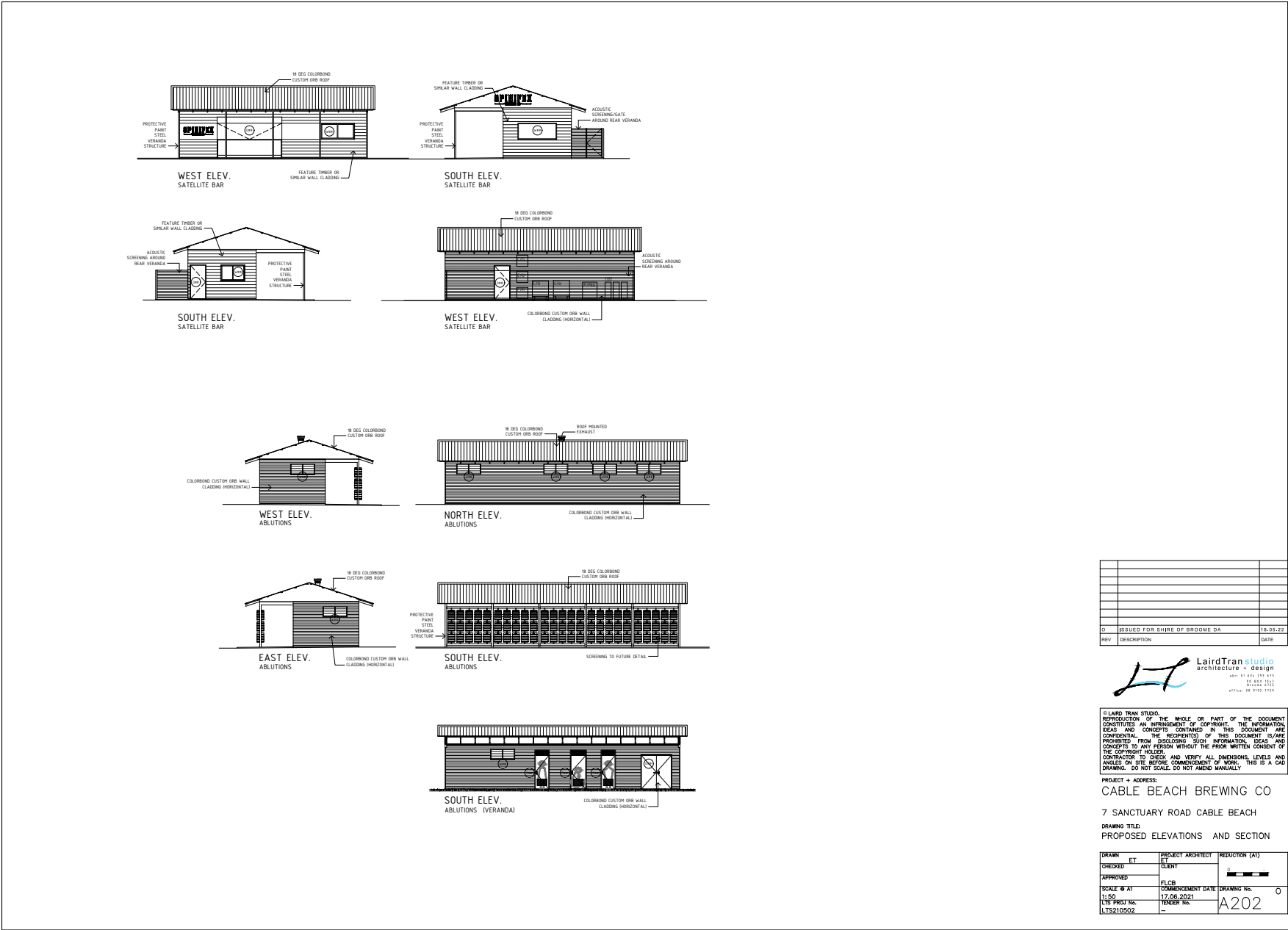
1. Development Plans
2. Site Masterplan
3. Traffic Impact Statement
4. Noise Management Plan
5. Schedule of Submissions

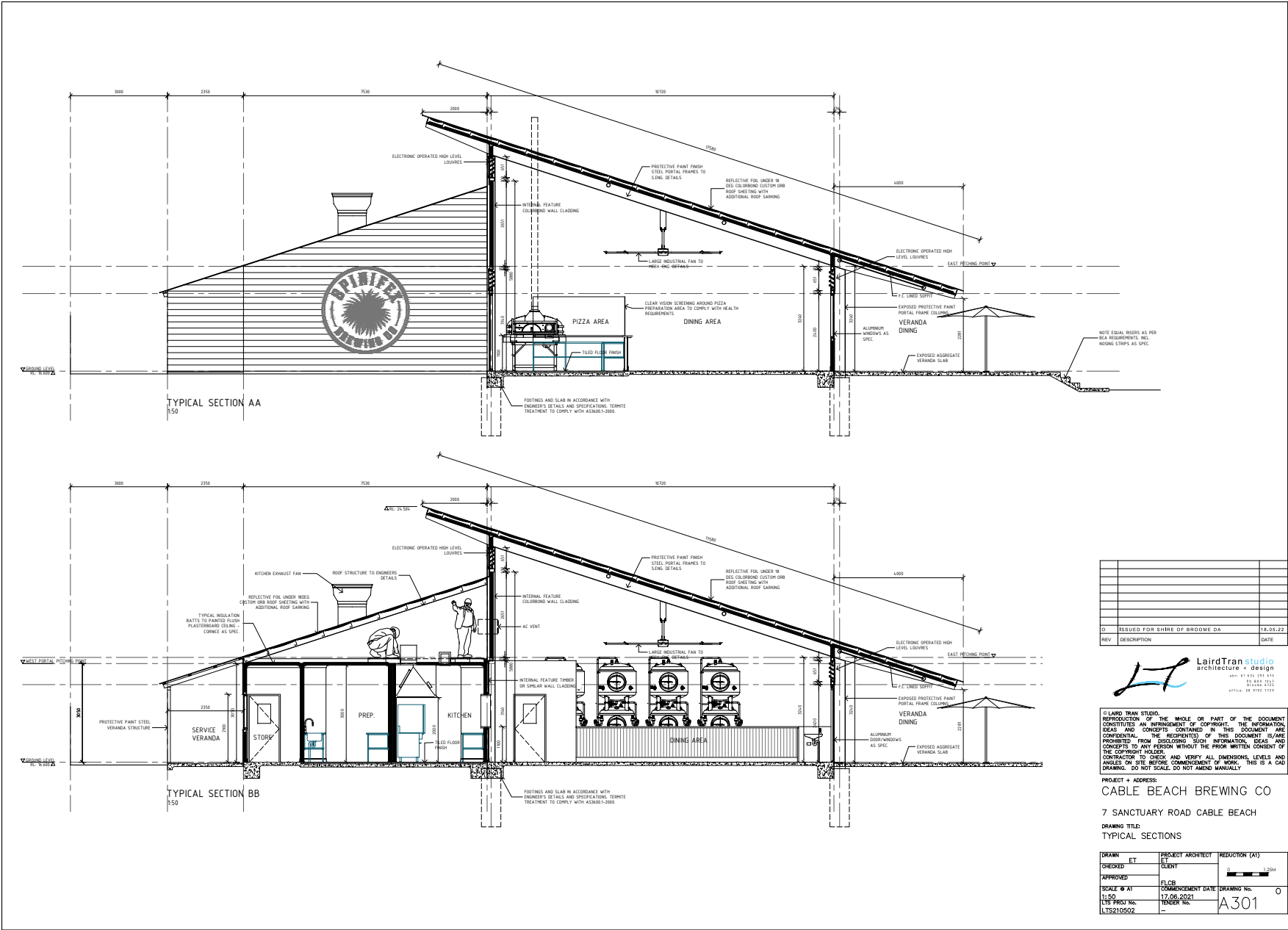
6. Acoustic Report

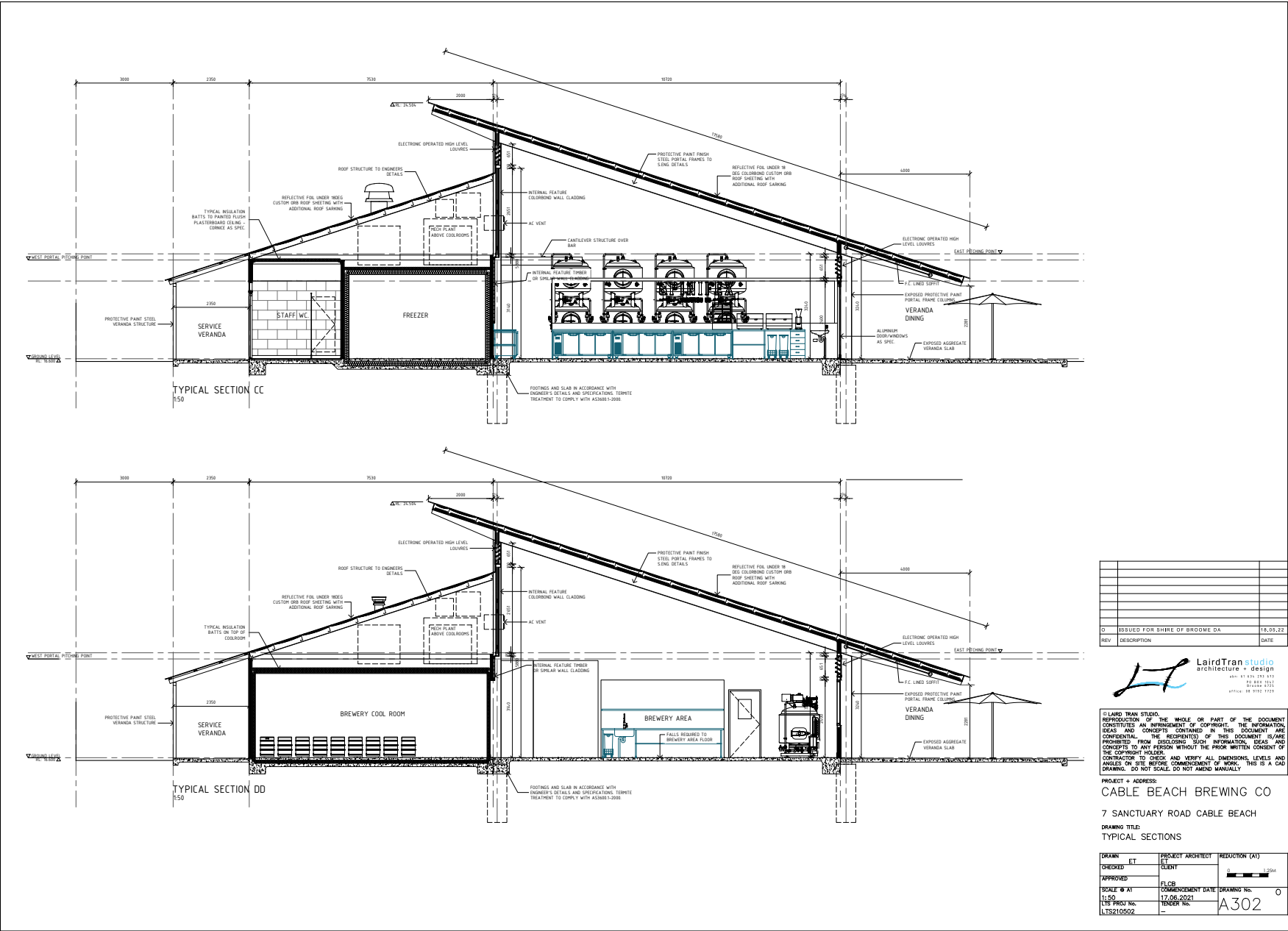


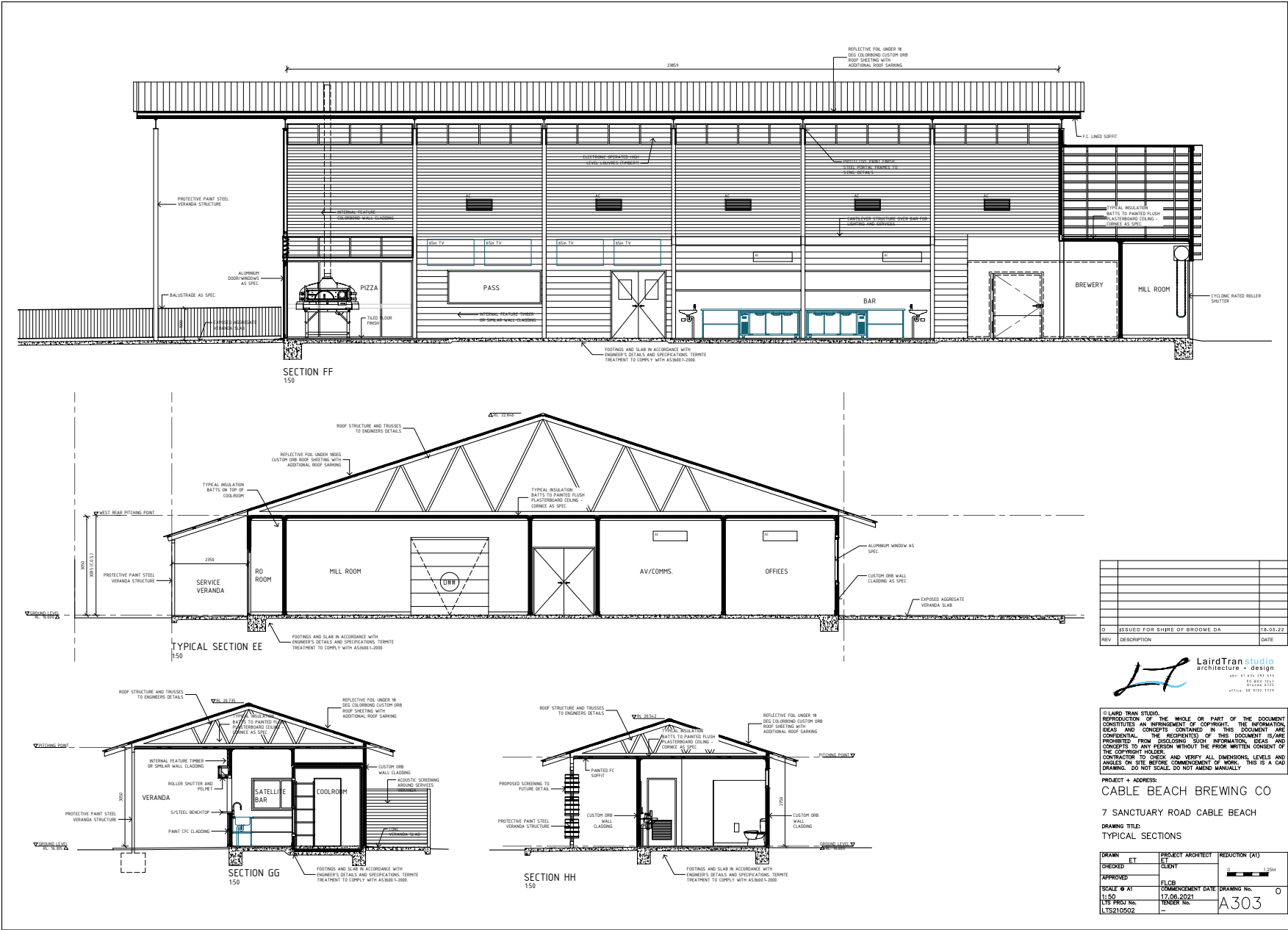


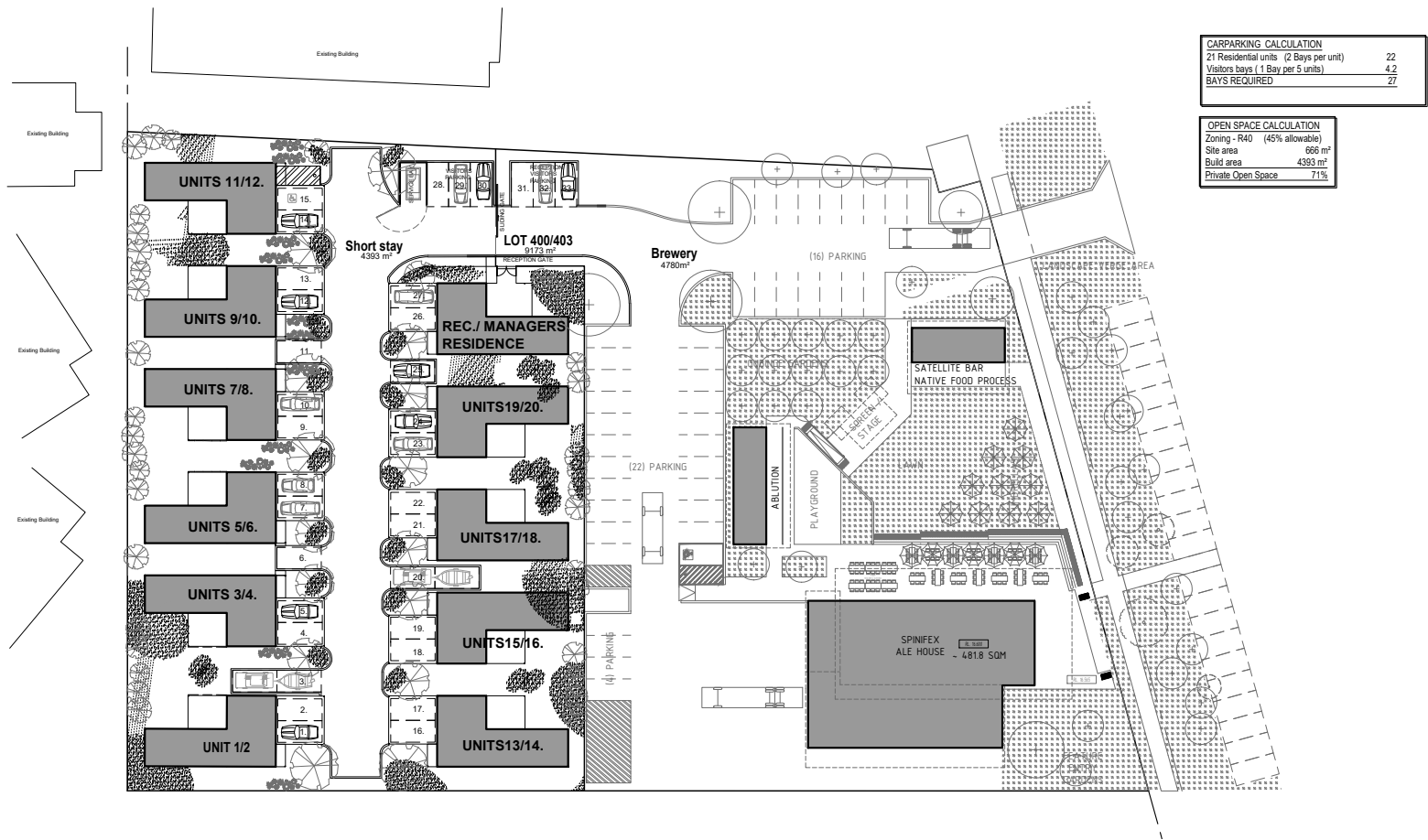




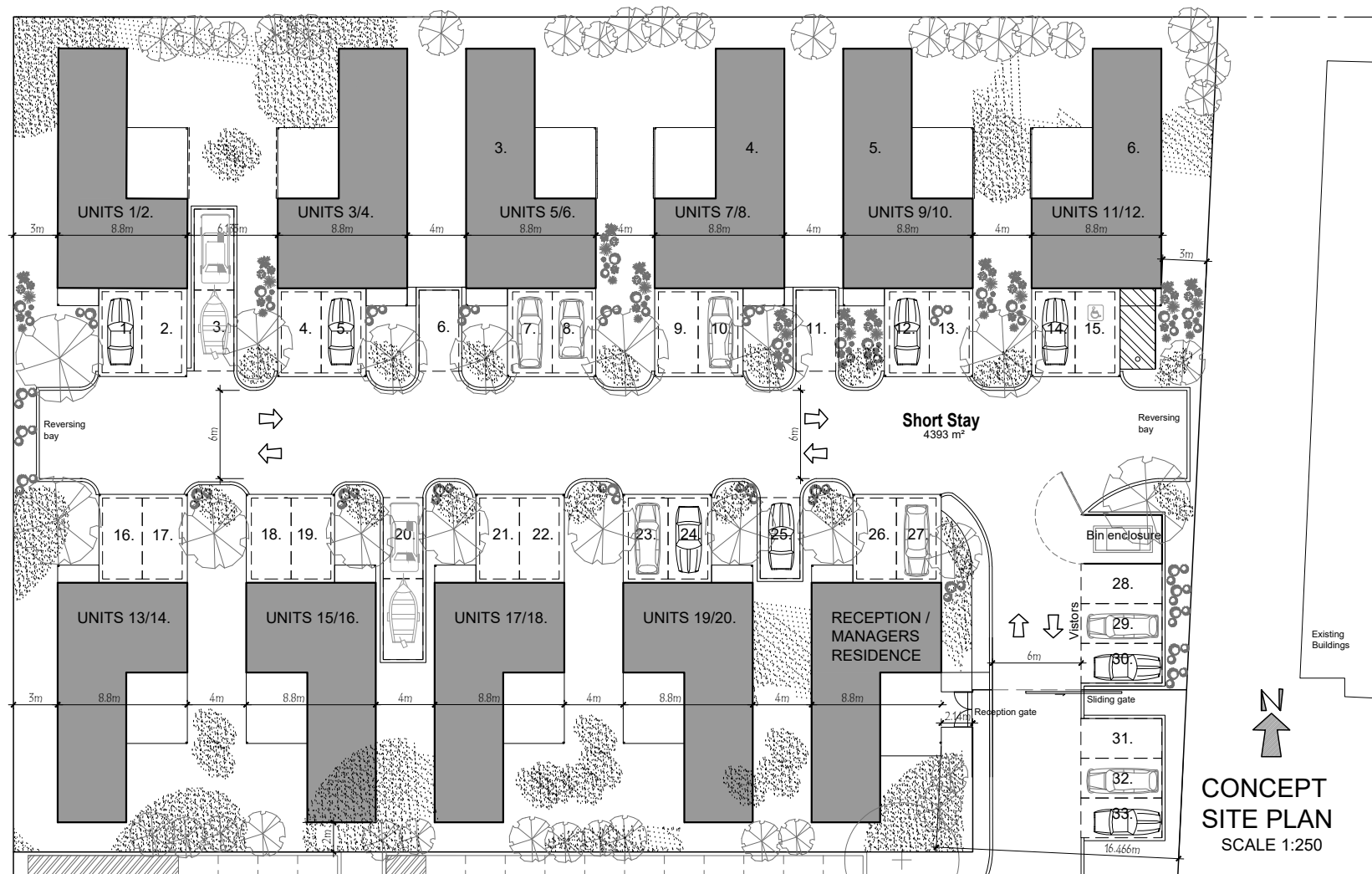








 broome builders Ph 9192 3498 builder@broomebuilders.com			<b>PROPOSED SHORT STAY UNITS DEVELOPMENT PLAN FOR: 7A SANCTUARY DRIVE CABLE BEACH</b>	<b>DRAWING: SITE PLAN</b>	
				DATE: 14/04/22	SCALE: 1:500
				DRAWN: RM	SHEET: 1 OF 3
REV DESCRIPTION		DATE			



**B**roome  
**B**uilders  
Ph 9192 3498  
builder@broomebuilders.com

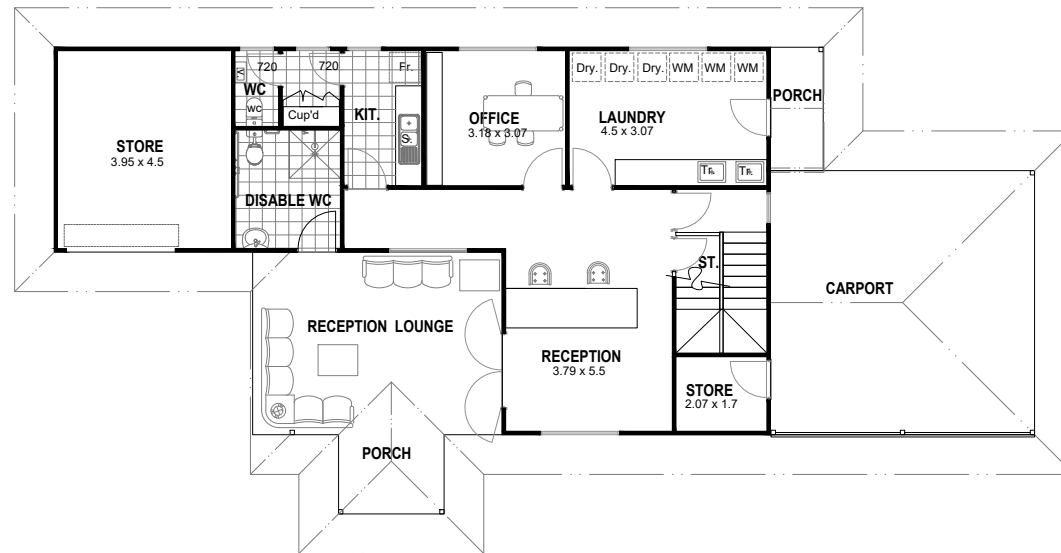
REV	DESCRIPTION	DATE

PROPOSED SHORT STAY UNITS  
DEVELOPMENT PLAN  
FOR: 7A SANCTUARY DRIVE  
CABLE BEACH


DRAWING:  
SITE PLAN

DATE: 14/04/22 SCALE: 1:250

DRAWN: RM SHEET: 2 OF 3



RECEPTION GROUND FLOOR PLAN  
SCALE 1:100

<div> Ph 9192 3498 <a href="mailto:builder@broomebuilders.com">builder@broomebuilders.com</a></div>				PROPOSED SHORT STAY UNITS DEVELOPMENT PLAN FOR: 7A SANCTUARY DRIVE CABLE BEACH	DRAWING:  GROUND FLOOR PLAN	
					DATE: 14/04/22	SCALE: 1:100
					DRAWN: RM	SHEET: 3 OF 3
	REV	DESCRIPTION	DATE			



August 2022

Final Rev 1

Spinifex Ale House – Sanctuary Road, Cable Beach, Broome

Prepared For  
FLCB Developments

Transport Impact Statement  
Report



---

T: +61 8 9274 7076  
F: +61 8 9274 4854  
E: Admin@dvcworld.com

6 Burgess St Midland WA 6056  
PO Box 5060 Midland WA 6056  
[www.dvcworld.com](http://www.dvcworld.com)

---

Client: FLCB Developments  
Project: Spinifex Ale House TIS



#### DOCUMENT ISSUE AUTHORISATION

Issue	Rev	Date	Description	Prepared By	Checked By	Approved By
0	0	06/04/2022	Draft Report	KL/SGY	DNV	DNV
0	1	30/04/2022	Revised Draft Report	KL/SGY	DNV	DNV
1	0	12/05/2022	Final Report	KL/SGY	DNV	DNV
1	1	11/08/2022	Draft Report Rev 1 – with empirical data	KL/SGY	BAV	DNV
1	1	11/08/2022	Final Report	KL/SGY	BAV	DNV

*The information contained in this document is solely for the use of the client identified for the purpose for which it has been prepared. It is not to be used by any third party and no responsibility is undertaken to any third party. All photographs remain the copyright of Donald Veal Consultants and are included for illustration only.*

**Donald Veal Consultants Pty Ltd**

Client: FLCB Developments  
Project: Spinifex Ale House TIS



## TABLE OF CONTENTS

	PAGE
1. INTRODUCTION.....	3
1.1 BACKGROUND.....	3
1.2 SCOPE OF THIS REPORT.....	3
2. EXISTING SITE CONDITIONS.....	4
2.1 LOCATION.....	4
2.2 CURRENT LAND USES.....	5
2.3 ACCESS ARRANGEMENTS.....	5
2.4 ADJACENT ROAD NETWORK.....	5
2.5 EXISTING TRAFFIC VOLUMES.....	6
2.6 CRASH HISTORY.....	6
2.7 PLANNED CHANGES TO THE ROAD NETWORK.....	6
3. PROPOSAL.....	7
3.1 PROPOSED DEVELOPMENT.....	7
3.2 PROPOSED ACCESS.....	8
3.3 PARKING.....	9
3.4 EMPIRICAL PARKING DATA.....	10
3.5 APPLICATION OF EMPIRICAL DATA TO PROPOSED SITE.....	13
4. TRAFFIC IMPACT.....	14
4.1 TRIP GENERATION.....	14
4.2 SERVICE VEHICLES.....	14
4.3 RUBBISH COLLECTION.....	14
5. SUSTAINABLE TRANSPORT AND ROAD SAFETY.....	15
5.1 PEDESTRIANS AND CYCLISTS.....	15
5.2 PUBLIC TRANSPORT.....	15
5.3 ROAD SAFETY.....	15
6. SUMMARY AND CONCLUSION.....	16
6.1 SUMMARY.....	16
6.2 CONCLUSION.....	17
APPENDIX A: MRWA CRASH DATA.....	18
APPENDIX B: DEVELOPMENT PLANS AS SUBMITTED TO THE SHIRE.....	20
APPENDIX C: SURVEY METHODOLOGY.....	21
APPENDIX D: SURVEY DATA.....	22

Client: FLCB Developments  
Project: Spinifex Ale House TIS



---

## **1. INTRODUCTION**

### **1.1 BACKGROUND**

This Transport Impact Statement has been prepared by Donald Veal Consultants (DVC) on behalf of FLCB Developments. It assesses the likely transport impact of the proposed development of the Spinifex Ale House, comprising restaurant dining, a bar and brewery facility on Lot 400 (#7) Sanctuary Road, Cable Beach, in the Shire of Broome.

### **1.2 SCOPE OF THIS REPORT**

The structure and scope of this Transport Statement are in accordance with Volume 4 (Individual Developments) of the Western Australian Planning Commission's Transport Impact Assessment Guidelines (2016).

Client: FLCB Developments  
Project: Spinifex Ale House TIS



## 2. EXISTING SITE CONDITIONS

### 2.1 LOCATION

The site is located at Lot 400 (#7) Sanctuary Road, Cable Beach, in the Shire of Broome. The general locality is shown in **Figure 2.1**, with more detail in **Figure 2.2**.

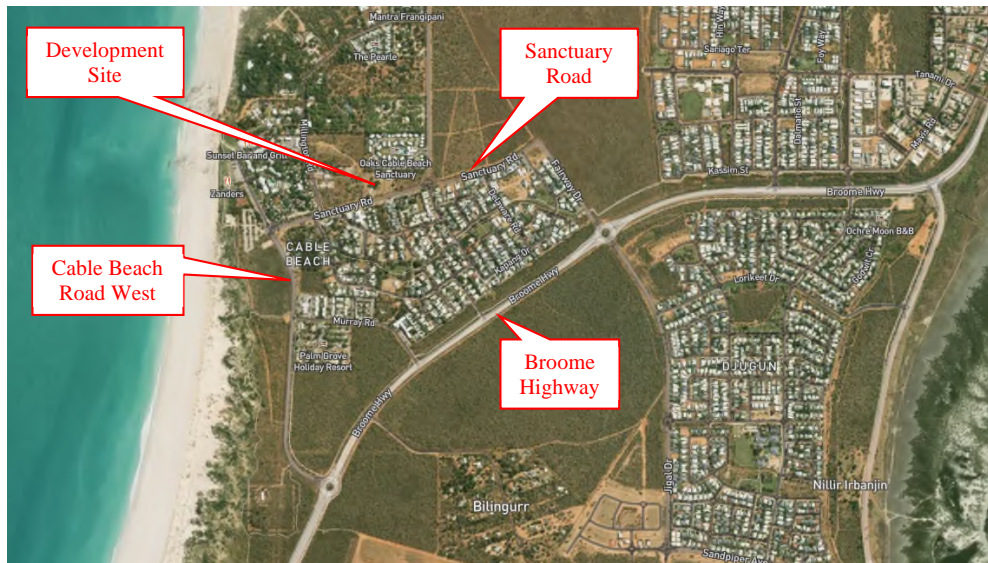


Figure 2.1: General Locality Plan

Source: Metromaps

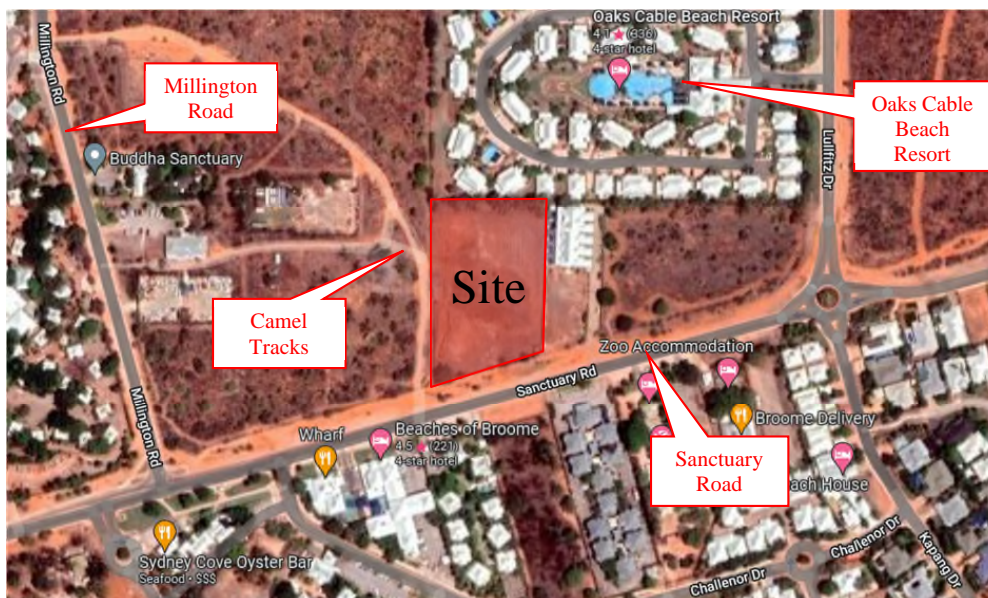


Figure 2.2: Site Location

Source: Google maps

Client: FLCB Developments  
Project: Spinifex Ale House TIS



## 2.2 CURRENT LAND USES

The site previously occupied by a single storey building, as shown in **Photo 1**. However, the dwelling has since been demolished.



**Photo 1:** The site was previously occupied by a single storey building. *Source: Streetview*

Land uses in this area are generally tourist accommodation sites, with some undeveloped lots. Cable Beach shoreline is approximately 700m to west of the site and the centre of Broome is approximately 5kms to the southeast.

## 2.3 ACCESS ARRANGEMENTS

The site currently has no formal crossover to Sanctuary Road. See **Photo 1**.

## 2.4 ADJACENT ROAD NETWORK

The road network adjacent the site consists of Sanctuary Road, which is constructed as a single carriageway with one lane in each direction. The section of road past the site access is kerbed, but has no centreline. There is a footpath and embayed parking on the south side of the road opposite the site.

Sanctuary Road is classified as a Local Distributor Road under Main Roads WA's (MRWA) Metropolitan Road Hierarchy, and is subject to the Urban Default speed limit of 50 km/h. See **Figure 2.3**.

Client: FLCB Developments  
Project: Spinifex Ale House TIS



Figure 2.3: MRWA Functional Road Hierarchy

## 2.5 EXISTING TRAFFIC VOLUMES

MRWA's TrafficMap was interrogated for the latest traffic flow data for the area. However, no data was available for Sanctuary Road.

Traffic flows on Sanctuary Road are unlikely to exceed 100 vehicles per hour (vph) during the peak hours, even in the holiday season as Cable Beach Road West provides the main road connection to the residential areas of Broome, south of the airport. Sanctuary Road provides the connection through to Cable Beach shoreline for the suburbs of Bilingurr and Djugun that have a combined population of about 5,000 people.

## 2.6 CRASH HISTORY

According to MRWA's CrashMap database, there were two minor property damage only crashes recorded along Sanctuary Road between Millington Road and Lullfitz Drive/Kapang Drive in the latest 5-year reporting period between January 2017 and December 2021. One involved a moped rider turning right out of Challenger Drive in front of a through vehicle travelling westwards and the other was a side swipe with a parked vehicle whilst attempting to park midblock. Details of these crashes are provided in **Appendix A**.

## 2.7 PLANNED CHANGES TO THE ROAD NETWORK

DVC is unaware of any planned changes to the road network in the immediate vicinity of the site.

Client: FLCB Developments  
Project: Spinifex Ale House TIS



### 3. PROPOSAL

#### 3.1 PROPOSED DEVELOPMENT

The proposed development, known as the Spinifex Ale House, will comprise of a restaurant, bar and brewing facility on the site in the heart of the tourist precinct of Cable Beach, Broome.

**Figure 3.1** shows the general layout of the planned development, whilst **Figure 3.2** shows the floor plan of the main area in more detail. The proposed site plan is attached in **Appendix B**.

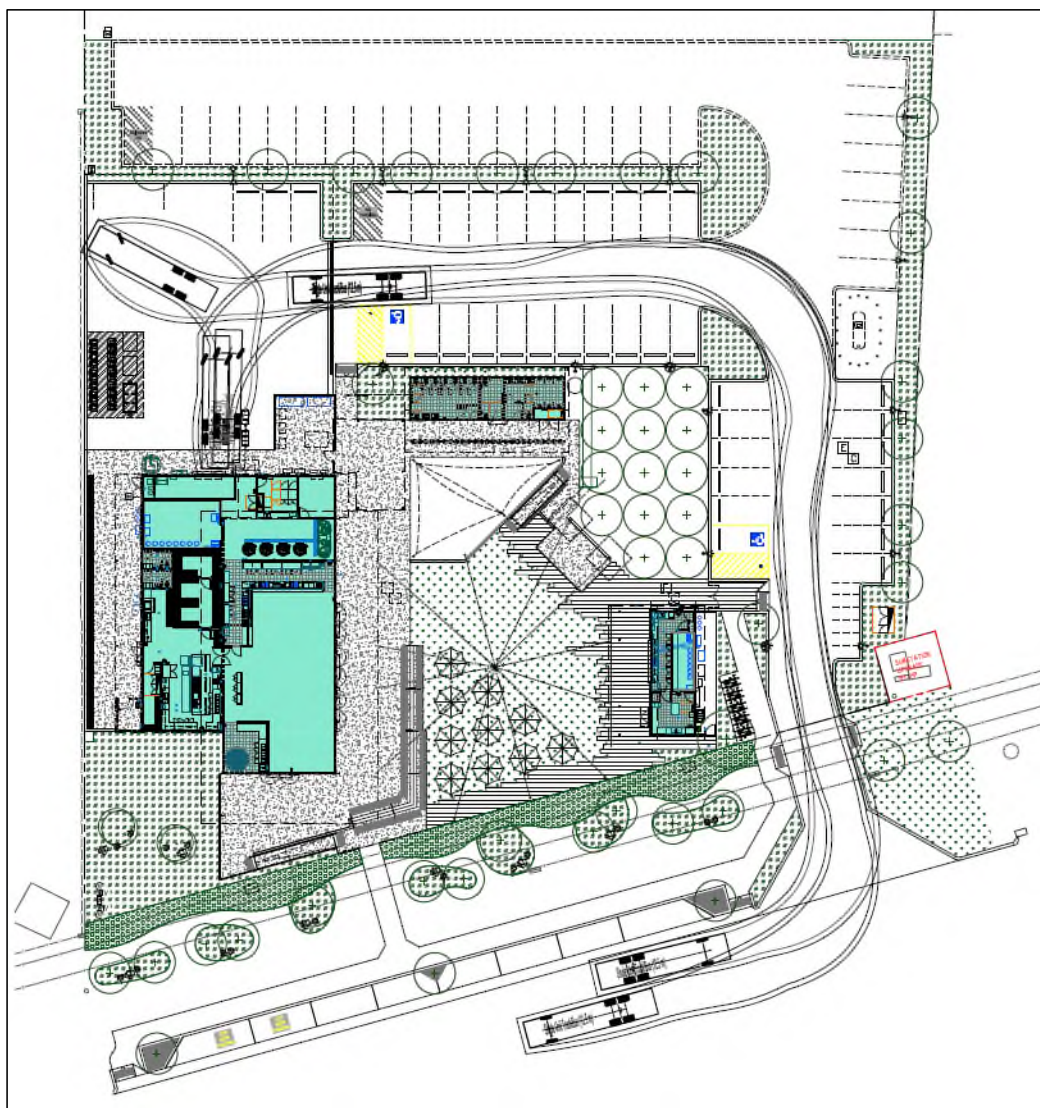


Figure 3.1: Proposed Site Plan

Source: LairdTran Studio Drg. A001 Rev S dated 11.08.2022

Client: FLCB Developments  
Project: Spinifex Ale House TIS

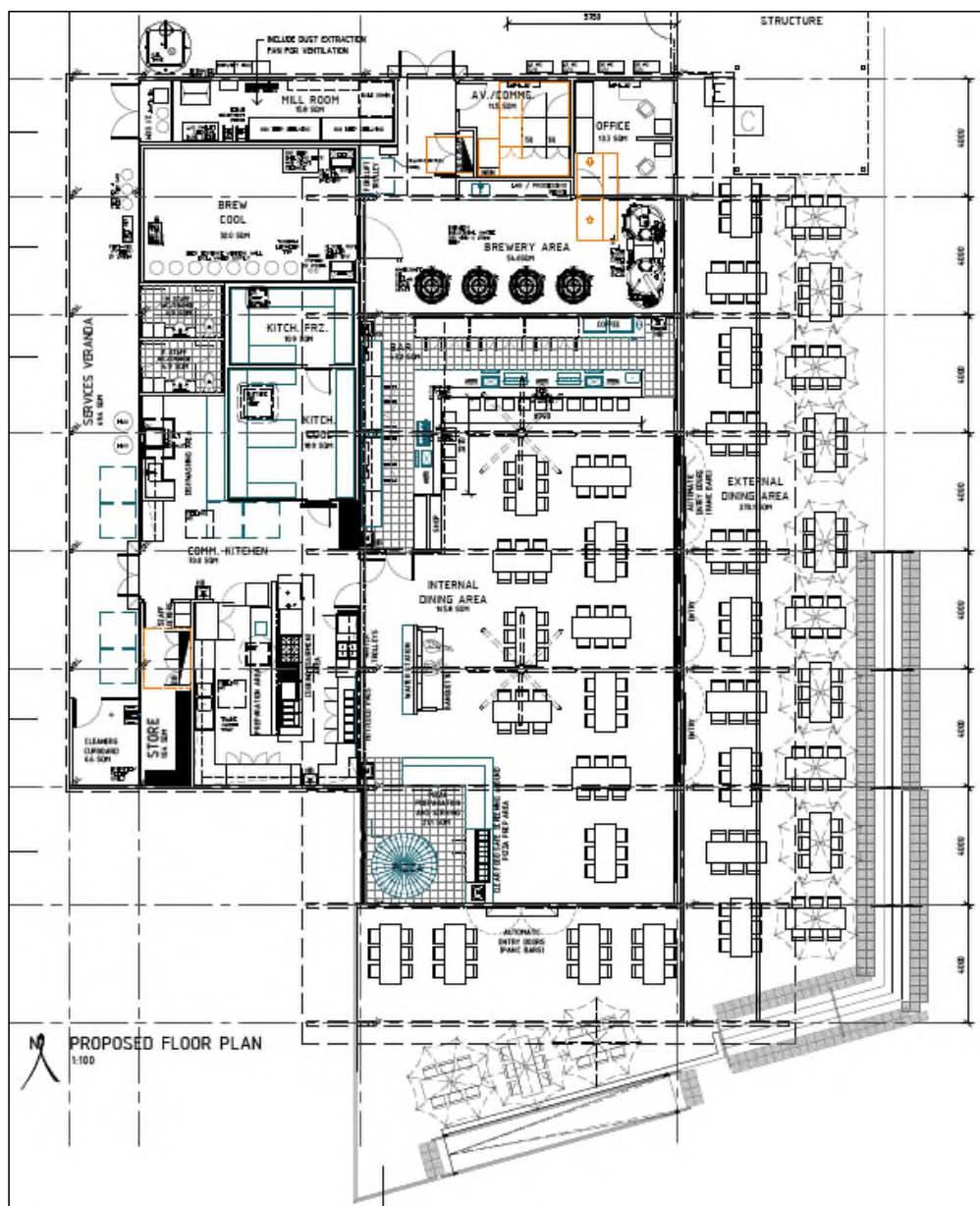


Figure 3.2: Proposed Floor Plan Source: LairdTran Studio Drg. A101 Rev O dated 18.05.2022

### 3.2 PROPOSED ACCESS

The site will have a single two-way vehicular crossover from Sanctuary Road, as shown in **Figure 3.1**, leading to the parking and service areas.

Client: FLCB Developments  
Project: Spinifex Ale House TIS



Visibility along Sanctuary Road from the proposed crossover location appears to be adequate from this location, in either direction.

### 3.3 PARKING

The Shire of Broome Local Planning Scheme No. 6 states (at Table 1), that the parking requirement for the proposed Restaurant land use (including Alfresco dining areas) is 1 bay per 6m<sup>2</sup> of dining area. Parking for other areas, including the brewery working area are based on a rate of 1 bay per 50 m<sup>2</sup>. Thus, based on the Shire's Scheme, the proposed development would require 126 parking bays as shown in **Table 3.1**.

Parking Requirements	Patron/Dining Area (m <sup>2</sup> )	Shire's Parking Bay Requirements	No. of Required Parking Bays
Restaurant Dining (Internal & External)	416	1 per 6m <sup>2</sup>	70
Brewery Working Area including Mill Room (excluding Cool Room, Office & Common Areas)	71	1 per 50m <sup>2</sup>	2
Lawn Area (excluding Gardens, footpaths, Ablutions, Satellite Bar & Verandahs)	325	1 per 6m <sup>2</sup>	54
<b>Total</b>			<b>126</b>

**Table 3.1: Parking Bay Calculations**

The proposed layout in **Figure 3.1** shows 75 bays being provided (69 on site and 6 on street), plus 2 on site ACROD bays and 2 on street dedicated taxi bays, totalling 79 in all. There are also six motorcycle bays shown on site and parking for 10 bicycles. For parking calculation purposes, only the 75 general purpose bays are recognised. Hence, based on the above areas, this indicates a shortfall of 51 parking bays.

It is noted that Shire Officers' preference is for verge bays to be provided parallel to the road. Were verge bays constructed in a 90° format then a further 13 bays could be achieved.

Whilst the indicated parking shortfall may initially appear significant, it should be noted that the parking provision rate for 'Restaurant' has been applied not only to the formal dining areas, both internal and external to the buildings, but also to the entire lawn area. The lawn area in particular is unlikely to be fully populated in the same manner as the internal areas, with its use as a dining area likely to be less formal, with patrons far more spread out.

In addition, in this location, the venue is expected to attract a high proportion of tourists and other visitors to the area, primarily those staying in nearby short stay accommodation facilities, the vast majority of whom

Client: FLCB Developments  
Project: Spinifex Ale House TIS

---



would most likely walk to the site, or if further away, arrive in taxis or tourist buses. Others may of course choose to cycle to the facility, and bicycle racks have been provided to accommodate this mode choice.

With today's heightened awareness of the consequences of drink-driving, those that do choose to drive to the venue would be likely to have a higher vehicle occupancy rate, with one member acting as skipper. The nature of the venue is also expected to attract families. Again, vehicle occupancy rates for this element are also expected to be high, with each family arriving in a single vehicle.

The overall parking demand is likely to be reduced not only by these factors, but also by the availability of other public parking opportunities in the immediate area, with facilities such as Cable Beach public car park at the western end of Sanctuary Road with over 200 parking bays within easy walking distance of about 540m. A further 200 parking bays are also provided within 750m walking distance along Cable Beach Road West. These bays are popular during the day and attract tourists to watch the sunset. After sunset they are largely vacant.

### 3.4 EMPIRICAL PARKING DATA

Shire officers have requested empirical evidence of the likely adequacy of parking to meet patron demand. DVC therefore devised a survey methodology to undertake a survey of activity at the nearby Divers Tavern in Cable Beach. This venue has several similar aspects to that of the proposed development with some notable differences. The Divers Tavern site also operates a drive-through bottle shop and therefore the survey methodology omitted as far as possible, activity generated by this component of the site.

The methodology devised by DVC was submitted to the Shire of Broome officers for review and approval in principle before undertaking the survey. A copy of the methodology is included in **Appendix C**.

The survey was carried out on Friday 5<sup>th</sup> August 2022 and the collected data provided to DVC for analysis. The raw data is shown in **Appendix D** and records information in 15-minute time intervals apart from the parking beats that were conducted hourly.

The survey data has been analysed in hourly blocks and as a total over the four-hour survey period (1700 to 2100 hours). Some assumptions were made with regards to taxi occupancy rates as this information was not collected. The assumption made was that each taxi brought two people to the venue and that no taxi pick ups occurred during the survey period. Taxis mainly entered via Cable Beach Road West and were specifically counted and assumed to leave via Murray Road. A further amendment was made to the 1700 hours data whereby the foot traffic of 8 people to and from the southern Cable Beach Road West driveway to the bottle shop were assumed to be bottle shop customers and not patrons to/from the Tavern. The final amendment was to omit 15 pedestrians entering via the northern bottle shop driveway from the count entering the Tavern. Instead, these were assumed to enter later as a queue of 16 people was observed waiting to enter the Beach Bar prior to opening at 1815 hours.

Bus numbers were low with only a few observed. External parking turnover was not measured and therefore its contribution was not accurately measured. The parking beat data for the external areas showed little change from beat to beat suggesting little turnover occurred meaning this parking contributed little to the

Client: FLCB Developments  
Project: Spinifex Ale House TIS



arrivals and departures at the Divers Tavern. Indeed, there was always vacant parking bays within the site's car park.

A summary of the model outputs is shown in **Tables 3.2 and 3.3**. These results show:

1. An average of 58% of patrons arriving on foot over the survey period;
2. Taxis and other ride share companies account for an average of 11% of patron arrivals;
3. On site parking accounted for an average of 32% of patron arrivals; and
4. Average vehicle occupancy rates were initially low but climbed over the survey period from 1.1 to 2.2.

Hr Beginning:	Total			
	VEHICLES		VEHICLES	VEHICLES
	IN	OUT	Parked	
Tavern	116	77		51
Taxis	53	53		
External				13
	PEDS	PEDS		
	IN	OUT	total	
Tavern B&R	487	448		935
Beach Bar	60	10		70
External Peds	269	260		529
Internal Taxi	106	0		106
Internal Peds	172	145		317
	PEDS	PEDS		
	IN	OUT	total	% age
Walk	269	313	582	58%
Taxi	106	0	106	11%
Car internal	172	145	317	32%
Total	547	458	1005	100%
Tavern Car Park	VEHICLES	Customers	Per vehicle	
PRESENT	51			
ENTRY	116	172	<b>1.5</b>	

**Table 3.2: Parking Survey Results – 4-hour period**

Client: FLCB Developments

Project: Spinifex Ale House TIS

<b>Hr Beginning: 1700</b>					
	VEHICLES		VEHICLES	VEHICLES	
	IN	OUT	Parked		
Tavern	47	22	45		
Taxis	10	10			
External			4		
	PEDS		PEDS		
	IN	OUT	total		
Tavern B&R	194	49	243		
Beach Bar	0	0	0		
External Peds	120	17	137		
Internal Taxi	20	0	20		
Internal Peds	54	22	76		
	PEDS		PEDS		
	IN	OUT	total	%age	
Walk	120	27	147	60%	
Taxi	20	0	20	8%	
Car internal	54	22	76	31%	
Total	194	49	243	100%	
Tavern Car Park	VEHICLES	Customers	Per vehicle		
PRESENT	45				
ENTRY	47	54	1.1		

<b>Hr Beginning: 1800</b>					
	VEHICLES		VEHICLES	VEHICLES	
	IN	OUT	Parked		
Tavern	35	33	49		
Taxis	21	21			
External			13		
	PEDS		PEDS		
	IN	OUT	total		
Tavern B&R	160	149	309		
Beach Bar	21	0	21		
External Peds	93	95	188		
Internal Taxi	42	0	42		
Internal Peds	46	33	79		
	PEDS		PEDS		
	IN	OUT	total	%age	
Walk	93	116	209	63%	
Taxi	42	0	42	13%	
Car internal	46	33	79	24%	
Total	181	149	330	100%	
Tavern Car Park	VEHICLES	Customers	Per vehicle		
PRESENT	49				
ENTRY	35	46	1.3		

<b>Hr Beginning: 1900</b>					
	VEHICLES		VEHICLES	VEHICLES	
	IN	OUT	Parked		
Tavern	23	10	51		
Taxis	4	4			
External			8		
	PEDS		PEDS		
	IN	OUT	total		
Tavern B&R	86	107	193		
Beach Bar	15	5	20		
External Peds	45	50	95		
Internal Taxi	8	0	8		
Internal Peds	48	58	106		
	PEDS		PEDS		
	IN	OUT	total	%age	
Walk	45	54	99	46%	
Taxi	8	0	8	4%	
Car internal	48	58	106	50%	
Total	101	112	213	100%	
Tavern Car Park	VEHICLES	Customers	Per vehicle		
PRESENT	51				
ENTRY	23	48	2.1		

<b>Hr Beginning: 2000</b>					
	VEHICLES		VEHICLES	VEHICLES	
	IN	OUT	Parked		
Tavern	11	12	47		
Taxis	18	18			
External			11		
	PEDS		PEDS		
	IN	OUT	total		
Tavern B&R	47	143	190		
Beach Bar	24	5	29		
External Peds	11	98	109		
Internal Taxi	36	0	36		
Internal Peds	24	32	56		
	PEDS		PEDS		
	IN	OUT	total	%age	
Walk	11	116	127	58%	
Taxi	36	0	36	16%	
Car internal	24	32	56	26%	
Total	71	148	219	100%	
Tavern Car Park	VEHICLES	Customers	Per vehicle		
PRESENT	47				
ENTRY	11	24	2.2		

Table 3.3: Parking Survey Results – individual hour periods

Client: FLCB Developments  
Project: Spinifex Ale House TIS



### 3.5 APPLICATION OF EMPIRICAL DATA TO PROPOSED SITE

The development proposal for the Spinifex Ale House site envisages a total patronage of 417 plus staff and a liquor licence for up to 600 plus staff. Applying the Divers Tavern modal split and average car occupancy rate of 2.1 indicates that for 417 patrons, 63 parking bays would be required, see **Table 3.4**. The 75 proposed bays would therefore be adequate, including provision for 12 staff bays.

Mode	total	% age
Walk	241	58%
Taxi	44	11%
Car internal	132	32%
Total	417	100%
Car Occupancy rate		2.1
Parking	63	

**Table 3.4: Parking requirement for 417 Patrons**

The 600 patrons covered by the liquor licence would require 90 parking bays as shown in **Table 3.5**. This equates to a shortfall of 15 bays plus staff parking.

Mode	total	% age
Walk	347	58%
Taxi	63	11%
Car internal	189	32%
Total	600	100%
Car Occupancy rate		2.1
Parking	90	

**Table 3.5: Parking requirement for 600 Patrons**

Note that both **Tables 3.4** and **3.5** are based on a car occupancy rate of 2.1. This is justified by the Divers Tavern data indicating this level of car occupancy from 1900 hours. We are advised that the Divers Tavern attracts a significant number of local tradies prior to this time, especially as the premises runs the “Hundred Helmets” promotion between 1500 and 1800 hours on Fridays (survey day), which would typically reduce the car occupancy rate.

Client: FLCB Developments  
Project: Spinifex Ale House TIS



## 4. TRAFFIC IMPACT

### 4.1 TRIP GENERATION

Based on standard published trip generation rates, such as those contained within the RTA's *Guide to Traffic Generating Developments*, the facilities are expected to generate around 5 trips per 100m<sup>2</sup> GFA in the PM peak hour, based on a land use of 'Restaurant'.

On this basis, with the total potential dining area being 741m<sup>2</sup>, this would equate to around 37 peak hour trips.

Alternatively, the ITE Trip Generation Rates (8<sup>th</sup> Edition) gives a PM peak hour generation rate of around 11 trips per 100m<sup>2</sup>, based on a land use of 'Drinking Place'. This would give a total PM peak hour trip generation of around 82 trips.

Using either land use as the basis, these figures would represent an absolute maximum for this particular location, as patrons of the proposed Spinifex Ale House are expected to be mainly tourists, particularly attracting those staying in the adjacent accommodation facilities around the Cable Beach area. A significant proportion are therefore likely to walk to the premises, thus reducing the trip generation rate.

A peak hour rate of less than 100 trips is only considered to represent a 'moderate impact' under WAPC's *Transport Impact Assessment Guidelines*, and no further technical analysis is therefore required.

### 4.2 SERVICE VEHICLES

Service deliveries to the site will include various goods for the restaurant and brewery. The service area is located on the north side of the main building as shown in **Figure 3.1**. The largest service delivery vehicle is expected to be a single unit rigid truck (12.5m), although it may be possible to accommodate a 19m vehicle, if required. Swept path analysis of the relevant trucks manoeuvring to, from and within the site, and the crossover design itself, have been undertaken by the project's civil engineering team and shown in **Figure 3.1** and in **Appendix B**. This demonstrates that adequate space has been provided for the service vehicle to enter and exit the site in a forward gear.

### 4.3 RUBBISH COLLECTION

Rubbish bins will be stored in an enclosure adjacent the western boundary of the site as shown in **Figure 3.1**. It is envisaged that rubbish collection would be undertaken from within the site and not along the road verge.

Client: FLCB Developments  
Project: Spinifex Ale House TIS



## 5. SUSTAINABLE TRANSPORT AND ROAD SAFETY

### 5.1 PEDESTRIANS AND CYCLISTS

There are no on-road cycle lanes or dedicated cycle paths in this area. However, footpaths are provided along Sanctuary Road. These will provide excellent pedestrian and cyclist access into the site.

### 5.2 PUBLIC TRANSPORT

The main bus service currently available within Broome is the Broome Explorer, which operates between the town's central area and Cable Beach. The route runs along Sanctuary Road past the site, with stops within 200m of it, as shown in **Figure 5.1**.



Figure 5.1: Broome Explorer bus routes. Source: Broome Explorer Bus

### 5.3 ROAD SAFETY

There are no road safety issues identified with the proposed design.

A footpath is proposed along the frontage of the site west of the crossover with pedestrian ramps to connect to the existing footpath on the south side of Sanctuary Road. The camel track along Sanctuary Road past the site frontage is preserved. There is good sight distance for drivers emerging from the crossover onto Sanctuary Road and segregated site access for pedestrians.

Client: FLCB Developments  
Project: Spinifex Ale House TIS



## 6. SUMMARY AND CONCLUSION

### 6.1 SUMMARY

This Transport Impact Statement has been prepared by Donald Veal Consultants (DVC) on behalf of FLCB Developments. It assesses the likely transport impact of the proposed development of the Spinifex Ale House, comprising restaurant dining, a bar and brewery facility on Lot 400 (#7) Sanctuary Road, Cable Beach, in the Shire of Broome.

The likely trip generation of the development has been estimated using both a 'restaurant' land use, and that of a 'drinking place'. These land use categories give PM peak hour trip generation figures of 37 and 82, respectively. However, patrons of the proposed Spinifex Ale House are expected to be mainly tourists, with many staying in the adjacent accommodation facilities around the Cable Beach area. A significant proportion are therefore likely to walk to the premises, thus reducing the trip generation rate.

As a result, with significantly less than 100 trips forecast to be generated in the peak hour, this is considered to represent a moderate traffic impact under WAPC's Transport Impact Assessment Guidelines, and no detailed technical analysis is therefore required.

Service deliveries to the site will include various goods for the restaurant and brewery. The service area is located on the north side of the main building. The largest service delivery vehicle is expected to be a single unit rigid truck (12.5m) and a vehicle swept path analysis has been undertaken by the civil engineer engaged on the project, to demonstrate that adequate space has been provided for it to enter and exit the site in a forward gear. Rubbish bins will be stored in an enclosure on the site. It is envisaged that rubbish collection would be undertaken from within the site and not along the road verge.

If strictly calculated in accordance with the Shire of Broome Local Planning Scheme No. 6, the proposed development would require a total of 126 bays, primarily on the basis of the 'Restaurant' land use rate. With 75 parking bays proposed, the development has a theoretical shortfall of 51 bays.

However, consideration should be given the informal nature of much of the 'dining' area, the high proportion of patrons likely to walk to and from the site especially those staying in nearby tourist accommodation, the higher vehicle occupancy rates expected at a family venue and the availability of nearby public car parking options of over 400 bays within less than 750m walking distance. Based on these local factors DVC considers that the provision of a total of 75 parking bays will be adequate for the proposed development and the modest shortfall should not result in any significant transport impact issues.

To validate these assumptions, DVC devised a survey methodology to establish likely travel mode split and car occupancy rates for a similar existing site, namely Divers Tavern in Cable Beach. The methodology was submitted to the Shire of Broome and received in principal approval. The subsequent survey was conducted between 1700 and 2100 hours on Friday 5<sup>th</sup> August 2022. The survey results indicated a mode split of 58% arriving on foot, 11% by taxi and/or other ride share operators and 32% arriving by car. The car occupancy rate was recorded as 2.1 after 1900 hours, albeit lower earlier in the survey.

Client: FLCB Developments  
Project: Spinifex Ale House TIS



This empirical data indicates that the proposed site would require 63 parking bays to accommodate the envisaged 417 patrons. Hence the 75 proposed parking bays would adequately cater for this level of patronage and provide 12 bays for staff.

We understand the liquor licence for the Spinifex site is for 600 patrons, which would equate to a shortfall of 15 bays plus staff parking.

## **6.2 CONCLUSION**

We conclude, based on the assessment described in this report, that the development proposal will have no significant adverse impact on the capacity or safety of the surrounding road network. Furthermore, based on the empirical data gathered from the Divers Tavern survey, the level of parking provision is forecast to be adequate for 417 patrons when a car occupancy rate of 2.1 is applied. We therefore fully support the development application in terms of its traffic and road safety impact and recommend its approval.

Client: FLCB Developments  
Project: Spinifex Ale House TIS

---



## **APPENDIX A: MRWA CRASH DATA**

Client: FLCB Developments  
Project: Spinifex Ale House TIS



Details Extract of the two recorded crashes on Sanctuary Road:

Road Name	0010006 - Sanctuary Rd
Intersection/SLK	Millington Rd (0.24) to Lullfitz Dr & Kapang Dr (0.72)
Carriageway	All
From Date	01/01/2017
To Date	31/12/2021
Crash Type	All
Severity	All

Run By	Donald Veal
Run Date	30-Apr-2022 16:09

Crash No.	NM_SLK	ACC_ATYP	ACC_DATE	ACC_DAY	ACC_TIME	ACC_SEVERITY	ACC_LIGHTING	ACC_ROAD_CONDITION	ACC_TRAFFIC_CONTROL	ACC_ROAD_FEATURE	EVT_MR_NATURE_CODE
1	0.32	Intersection	19/05/2021	Wednesday	1640	PDO Minor	Daylight		Give Way Sign	3-way Intx (T-junction)	Right Angle
2	0.41	Midblock	20/05/2021	Thursday	1415	PDO Minor	Daylight	Dry	No Sign Or Control		

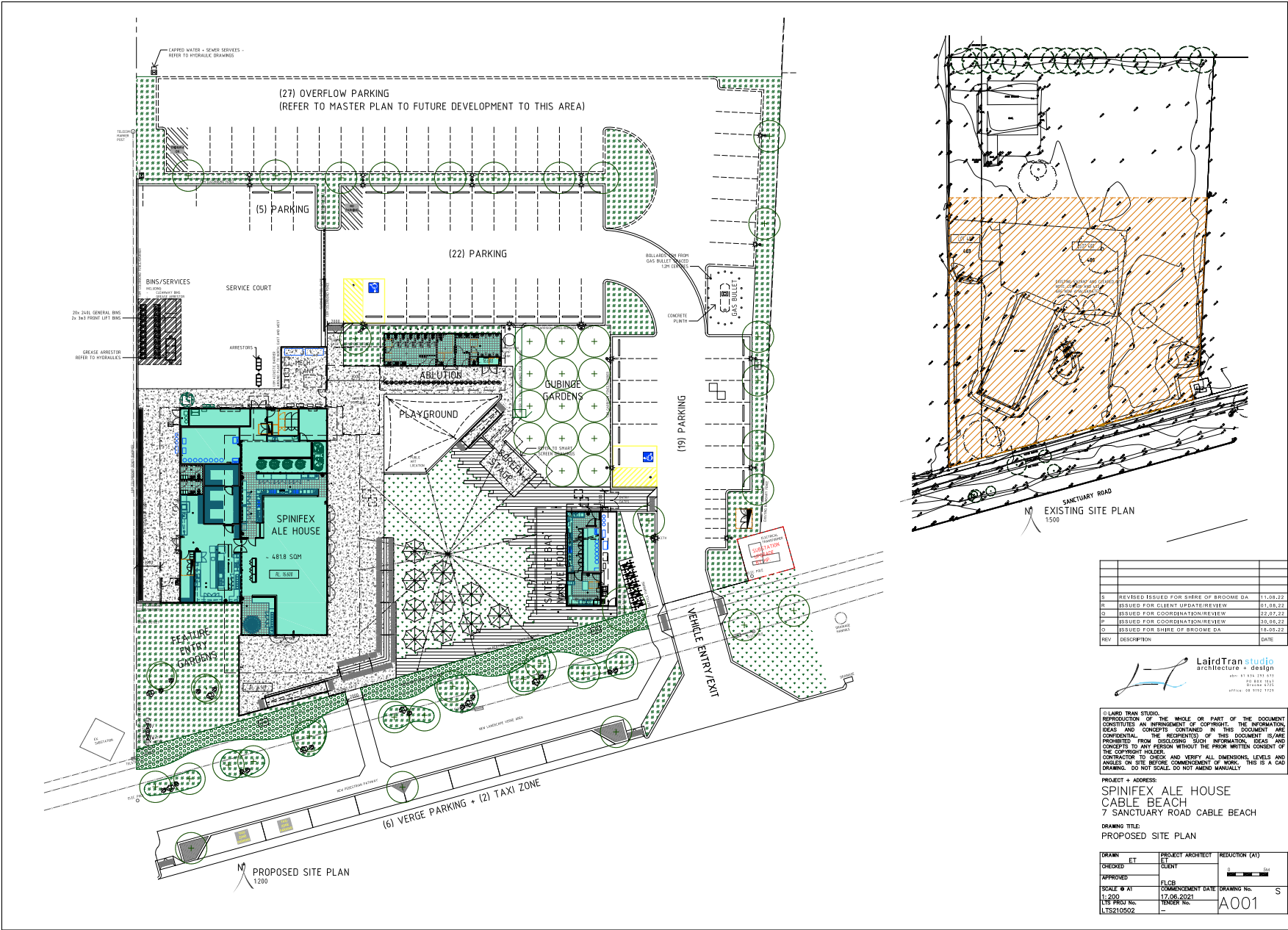
Crash No.	EVT_EVENT_LOCATION_CODE	EVT_ROAD_USER_MOVEMENT_CODE	UNIT	UNIT_TYPE	EVT_FROM_DIRN	EVT_TO_DIRN	EVT_VEH_MOVT	TARGET_UNIT_IMPACT_POINT_CODE
1	On Cway	14:Intr: Thru - Right	Colliding	Moped	S - CHALLENGOR DR	E - SANCTUARY RD	Out Of Control: Other	
	On Cway		Target	Utility	E - SANCTUARY RD	W - SANCTUARY RD	Straight Ahead: Not Out Of Control	Side
2	On Cway	43:Manoeuv: Parking	Colliding	Utility	E	W	Parking: Forward	
	On Cway		Target	Car	E	W	Stopped: Parked On Cway	Side

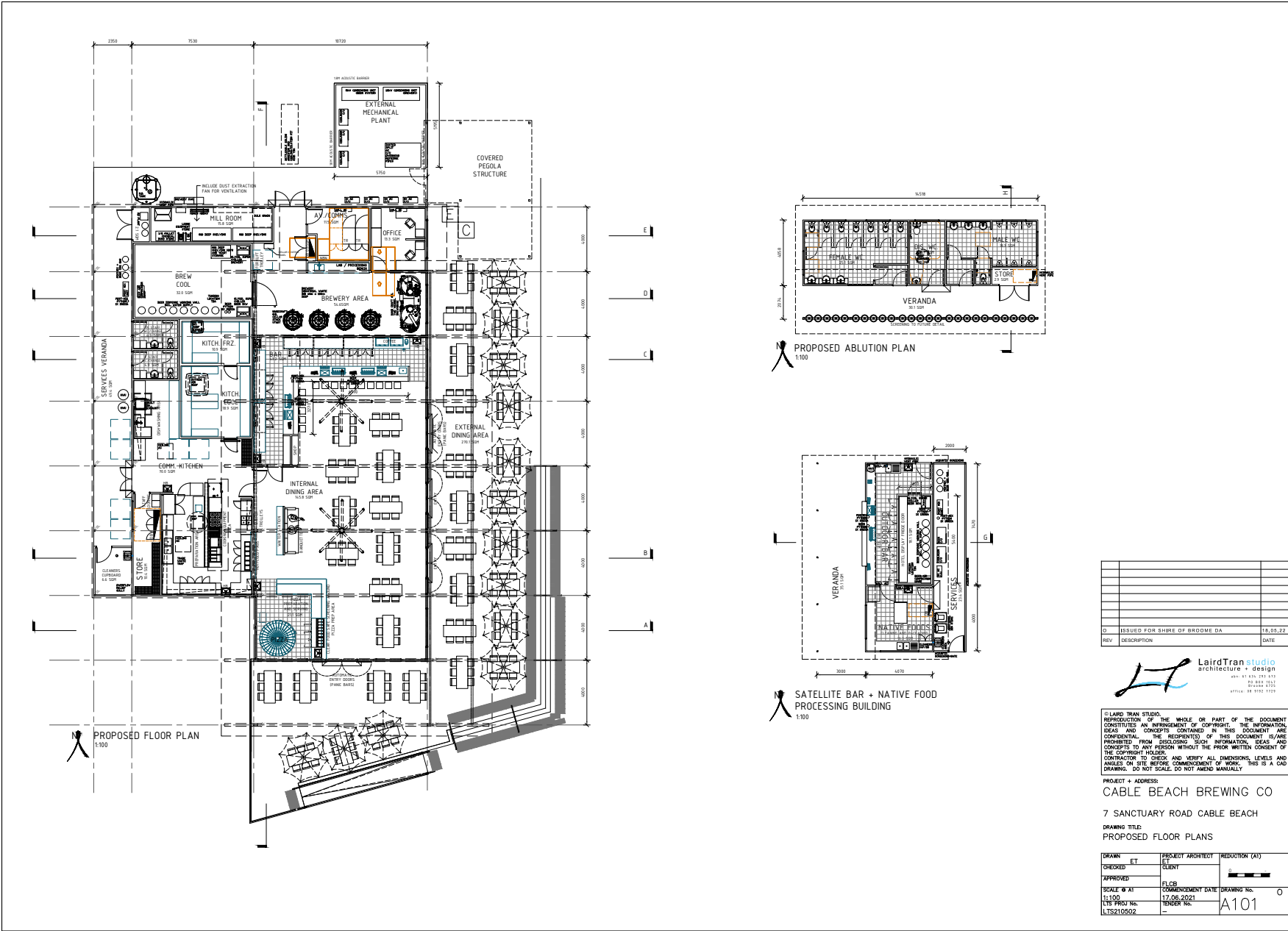
Client: FLCB Developments  
Project: Spinifex Ale House TIS

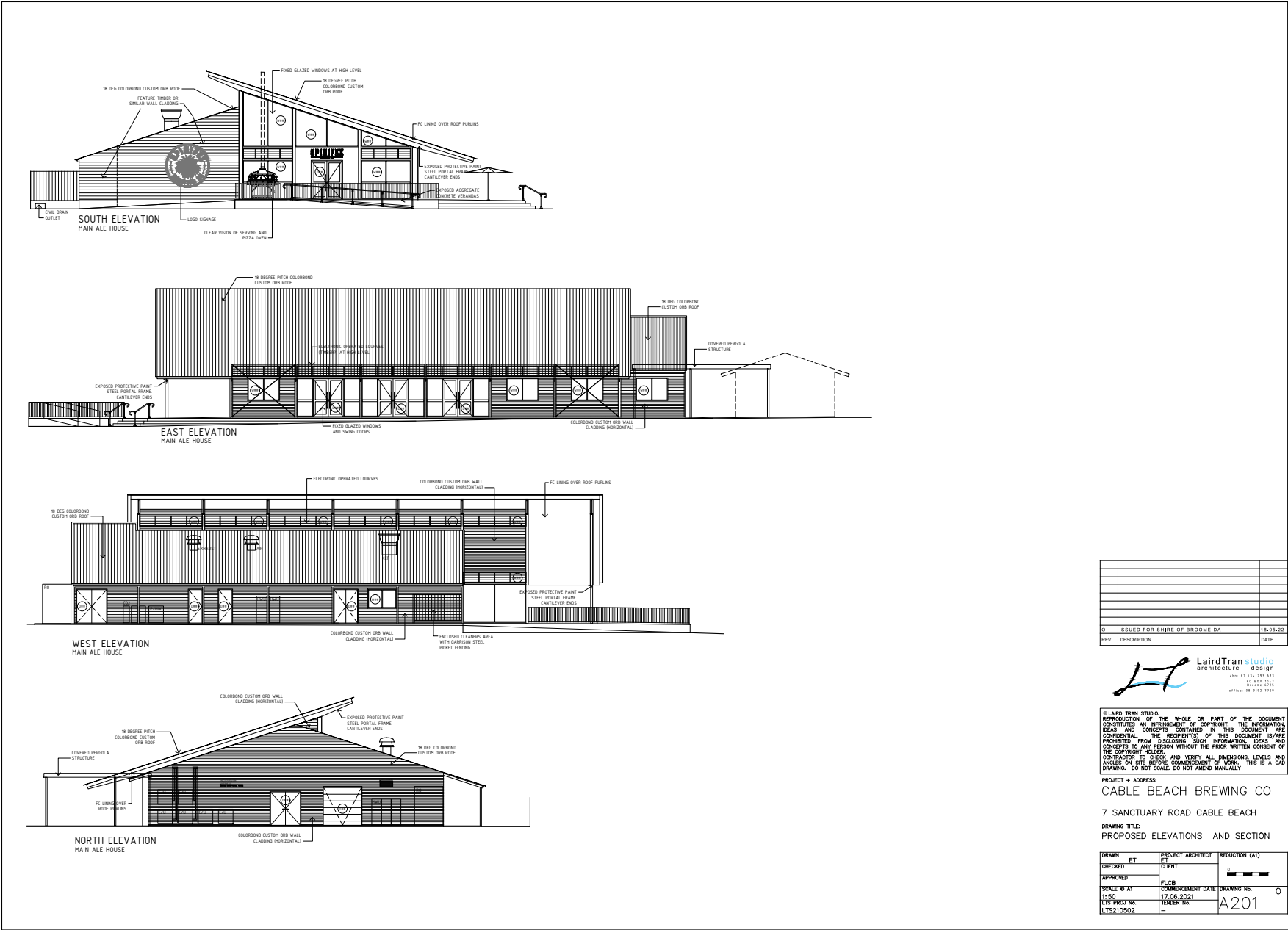
---

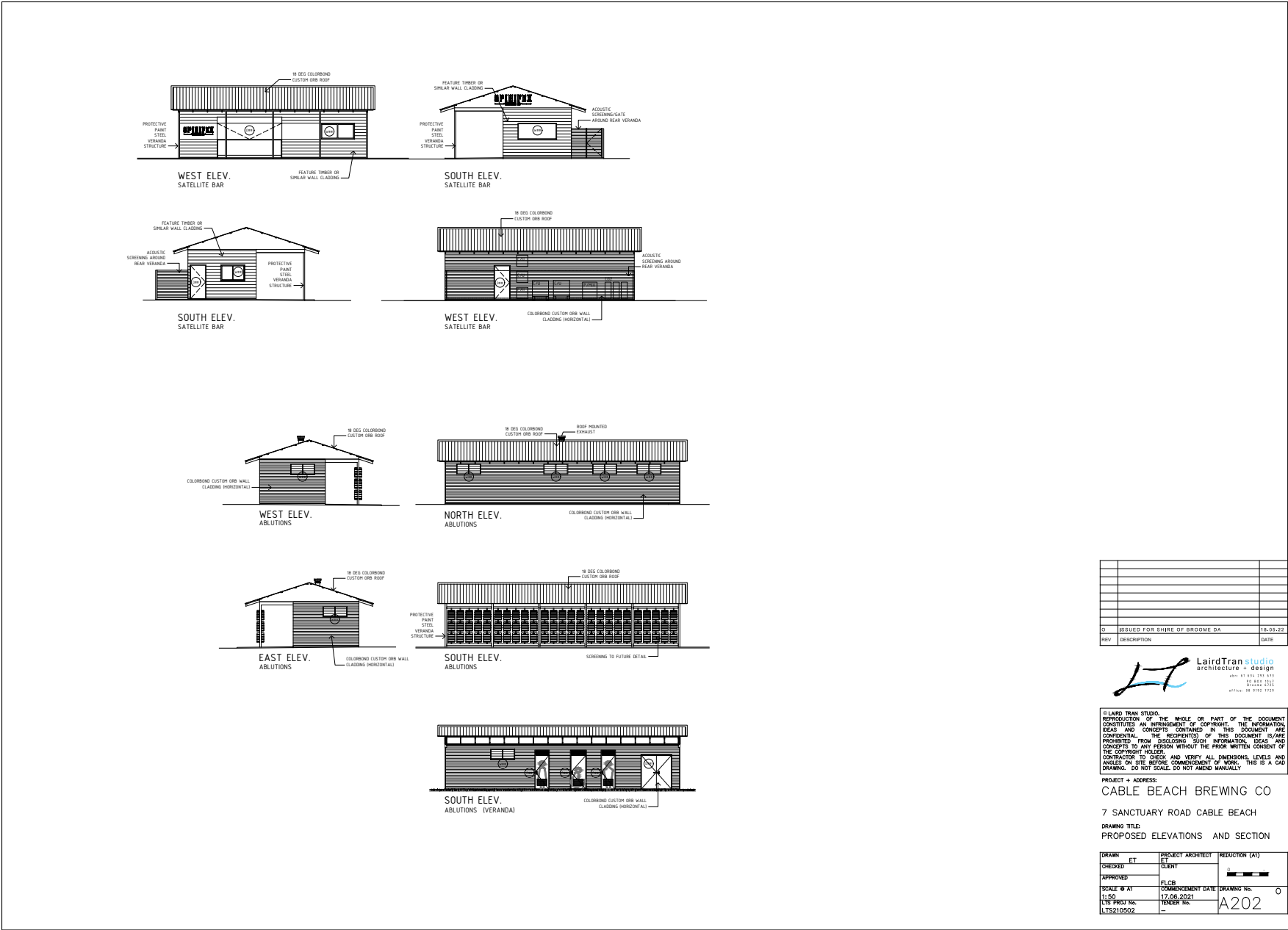


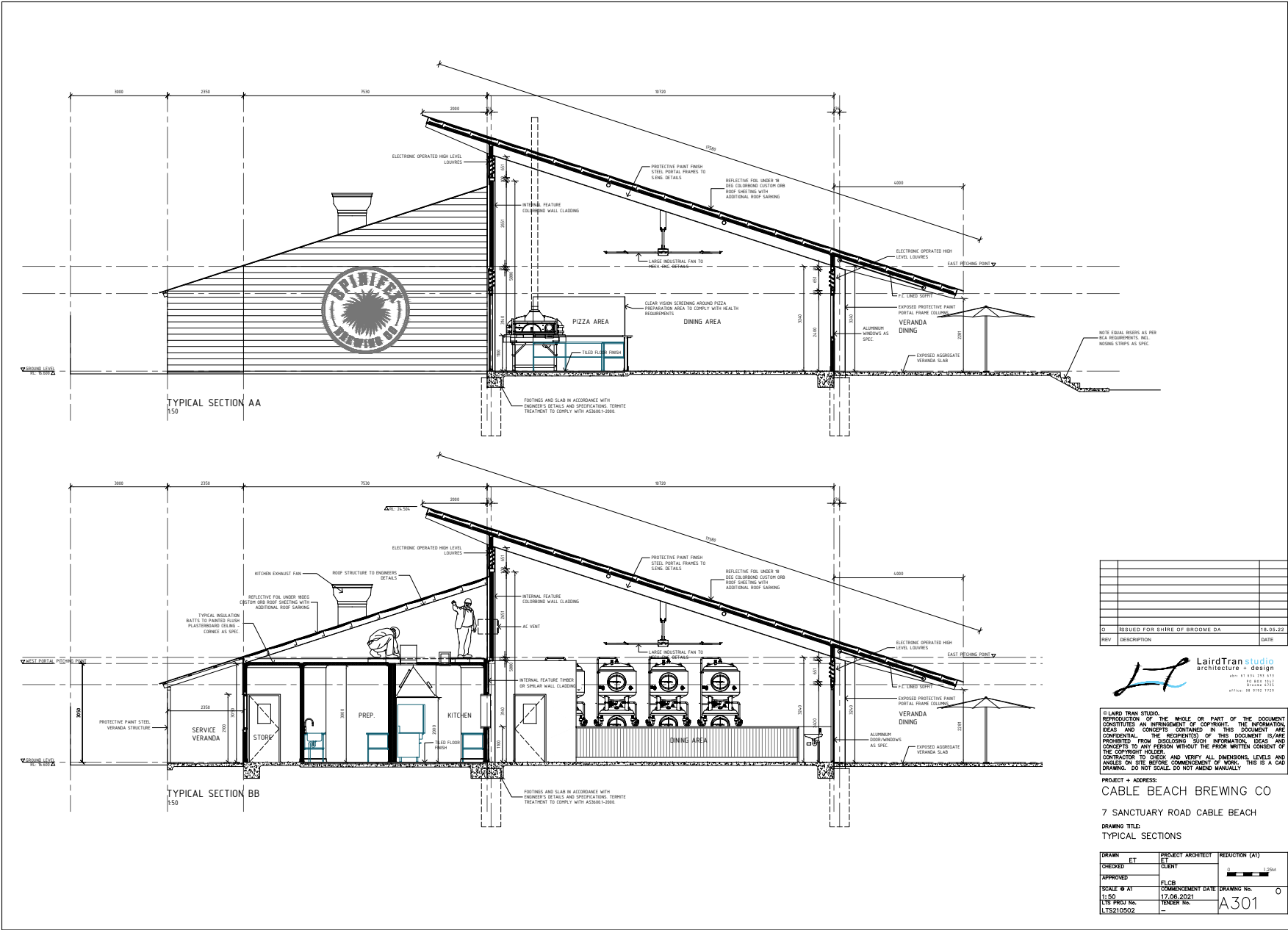
## **APPENDIX B: DEVELOPMENT PLANS AS SUBMITTED TO THE SHIRE**

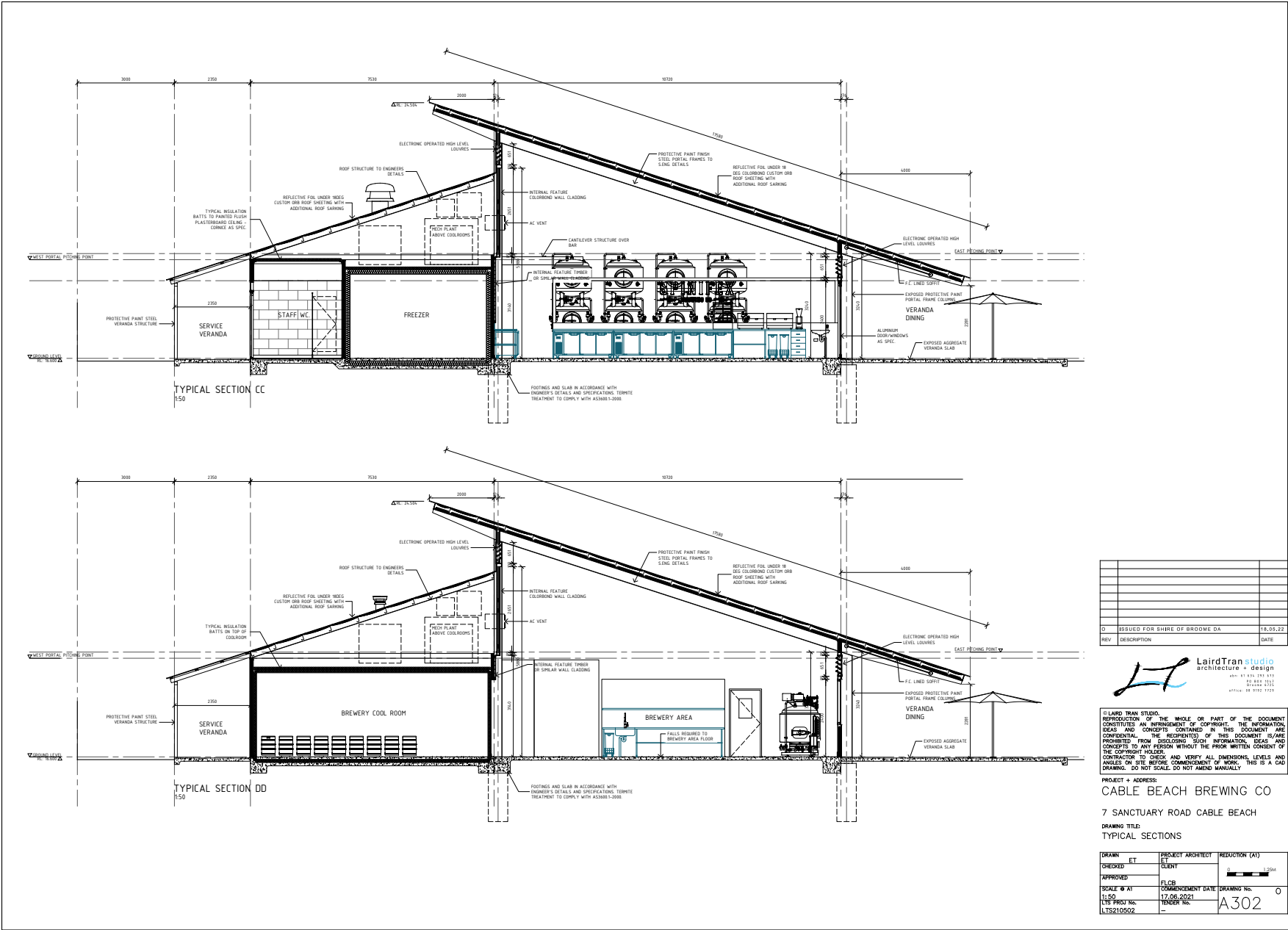


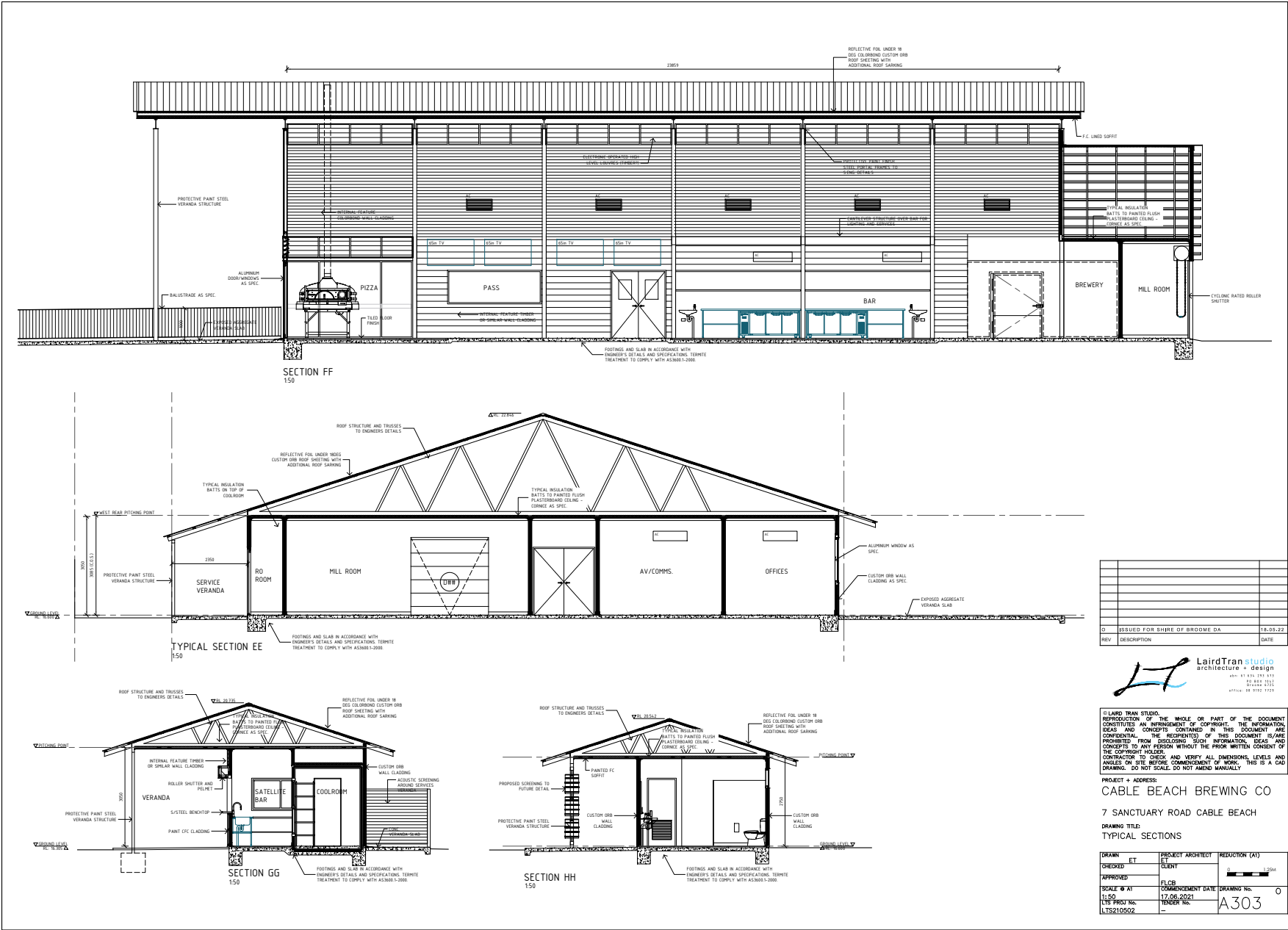












Client: FLCB Developments  
Project: Spinifex Ale House TIS

---



## **APPENDIX C: SURVEY METHODOLOGY**

Client: FLCB Developments

Project: Empirical Data Survey – Divers Tavern, Cable Beach



## **SPINIFEX ALE HOUSE MANAGEMENT**

### **Proposed Empirical Data Survey Methodology**

**Version: 27.07.2022**

#### **1 SELECTED SITE**

The site selected is Divers Tavern and Bottle Shop in Cable Beach as this venue is similar to that proposed for the Spinifex Ale House with the exception that the former has a bottle shop that will not be included as part of the proposed development. **Figure 1** shows the proposed survey site.



**Figure 1: Divers Tavern and Bottle Shop**



Client: FLCB Developments

Project: Empirical Data Survey – Divers Tavern, Cable Beach

---

## 2 DATA REQUIREMENTS

To provide empirical data relevant to the proposed development we propose to establish the following critical measurements:

1. Number of staff and customers on site;
2. Number of vehicles parked relating to the Tavern usage;
3. Number of Tavern customers arriving on foot (walk in);
4. Number of Tavern customers arriving by vehicle;
5. Mode of arrival – ratio of Walk to Drive; and
6. Vehicle occupancy rate.

This will enable us to estimate the number of car bays needed to support the level of staff and customers for the Spinifex development. For example, if X customers are expected then we will be able to estimate how many are likely to arrive on foot and how many vehicles will need to be accommodated assuming the same vehicle occupancy value.

## 3 SURVEY METHODOLOGY

The Divers Tavern survey is complicated by the inclusion of the Bottle Shop and the activity this generates need to be separately identified and excluded from the calculations.

The site has three vehicle accesses being separate entry and exit driveways onto Cable Beach Road West and an all movement driveway onto Murray Road.

We understand there is only one pedestrian access to the bar and restaurant area of the Tavern building and another to the Beach Bar area with several footpath connections off the two adjacent roads.

The survey has been designed to omit the Bottle Shop traffic.

To collect the required data, we propose to deploy six survey staff. **Figure 2** shows the proposed survey points and data to be collected. Two staff will be stationed at the entry points to the building, one to the Tavern bar and restaurant and one at the Beach Bar, which opens at 8pm. Three staff will be located outside of the premises to count pedestrian and/or vehicle movements in/out of the site and one survey staff member will conduct a parking beat survey to record the number of parked vehicles.

The pedestrian and vehicle movement counts need to be recorded for 15-minute intervals from 5pm through to 9pm (4 hours). The parking beat needs to start on the hour for 5 beats starting at 5pm with the last beat starting at 9pm. These should follow the same route each time and record the number of vehicles parked in each section shown in **Figure 3**.

Each member of the survey team will need to be briefed on precisely what data to record. Note also that the survey will largely be at night.

Client: FLCB Developments

Project: Empirical Data Survey – Divers Tavern, Cable Beach

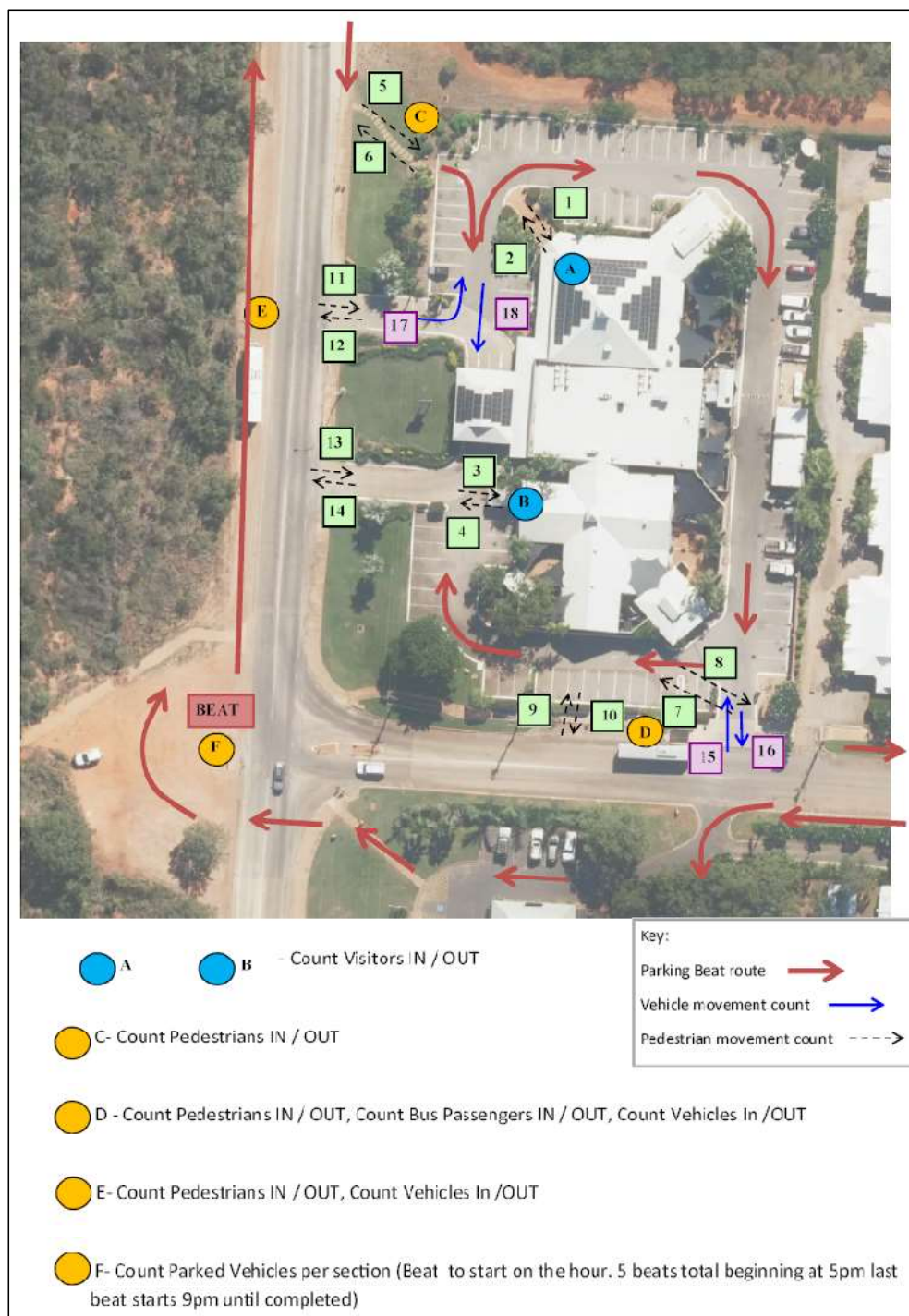


Figure 2: Divers Tavern and Bottle Shop Survey Team Locations and Tasks

Client: FLCB Developments

Project: Empirical Data Survey – Divers Tavern, Cable Beach

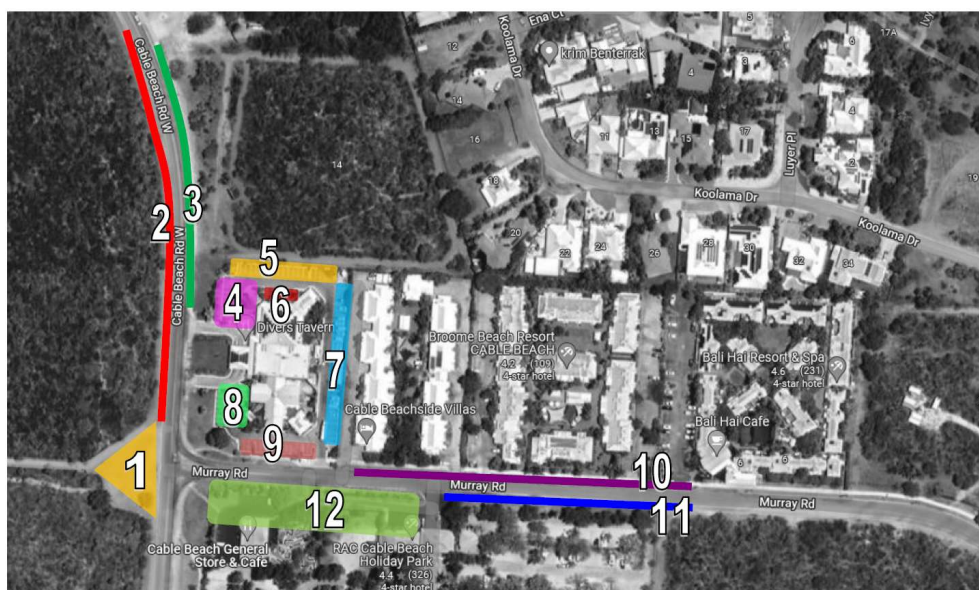


Figure 3: Parking Areas Map

#### 4 DATA COLLECTION

To enable the required data calculations to be performed the survey staff will need to collect 15 measurements as shown in **Table 1** and **Figure 3**. Each member of the team will be required to record between 2 and 8 counts. These data will record pedestrian and vehicle movements either in or out of the site plus one person conducting periodic counts of the number of parked vehicles both within the car park and off site. Data is to be recorded in 15-minute intervals from 5pm until 9pm hours preferably on a Friday and/or a Saturday, with the final beat survey beginning at 9pm until completed.

Survey Staff	Team	1 Restaurant WALK IN	2 Restaurant WALK OUT	3 Beach Bar WALK IN	4 Beach Bar WALK OUT	5 Restaurant PEDS IN	6 Restaurant PEDS OUT	7 PEDS WALK IN	8 PEDS WALK OUT	9 * Bus Passengers PEDS IN	9A * Buses VEHS IN	10 * Bus Passengers PEDS OUT	10A * Buses VEHS OUT
A	BLUE	1	2										
B	BLUE			3	4								
C	ORANGE					5	6						
D	ORANGE							7	8	9	9A	10	10A
E	ORANGE												
F	ORANGE												

\*Bus Passengers = Record No. passengers per bus e.g. Bus 1 = 26 alight (IN) Bus 2 = 15 alight (IN) bus 3 = 17 board (OUT)

Survey Staff	Team	11 Bottleshop IN Drive way	12 Bottleshop WALK OUT	13 Bottleshop WALK IN	14 Bottleshop WALK OUT	15 Murray Rd VEHS IN	16 Murray Rd VEHS OUT	17 Cable Beach Rd West VEHS IN	18 Cable Beach Rd West VEHS OUT	19 Tavern VEHS PARKED
A	BLUE									
B	BLUE									
C	ORANGE									
D	ORANGE					15	16			
E	ORANGE	11	12	13	14			17	18	
F	ORANGE									BEAT

Table 1: Allocation of Data Collection

Client: FLCB Developments

Project: Empirical Data Survey – Divers Tavern, Cable Beach

## 5 DATA ANALYSIS

The data will provide information on the attributes in **Table 2**, using the formulae shown in **Table 3**:

DATA ANALYSIS			VEHICLES	VEHICLES	VEHICLES
Cell Ref.			IN	OUT	Parked
A	Tavern				
B	Buses				
C	External				
			PEDS	PEDS	
			IN	OUT	
D	Tavern B&R				
E	Beach Bar				
F	External Peds				
G	External Bus				
H	Internal Peds				
			PEDS	PEDS	
			IN	OUT	
J	Walk				
K	Bus				
L	Car internal				
M	Car external				
N	Total				
	Tavern		Parked Vehicles	CUSTOMERS	
p	PRESENT				
Q	Vehicle Occupancy Rate		PRESENT		
	External Car Park		Parked Vehicles	CUSTOMERS	
R					

Table 2: Required Data

Client: FLCB Developments

Project: Empirical Data Survey – Divers Tavern, Cable Beach

FORMULAE			
Cell Ref.		VEHICLES IN	VEHICLES OUT
A	Tavern	= 15+17	=16+18
B	Buses	=9A	=10A
C	External		
			=15 (Areas 1 to 3 + 10 to 12)
		PEDS IN	PEDS OUT
D	Tavern B&R	=1	=2
E	Beach Bar	=3	= 4
F	External Peds	=5+7+11+13	=6+8+12+14
G	External Bus	=9	=10
H	Internal Peds	=1+3-(5+7+9+11+13)	= 2+4-(6+8+10+12+14)
		PEDS IN	PEDS OUT
J	Walk	=N-(K+L+M)	=N-(K+L+M)
K	Bus	=G	=G
L	Car internal	=H	=H
M	Car external	=R	=R
N	Total	=D+E	=D+E
	Tavern	Parked Vehicles	CUSTOMERS
p	PRESENT	=A	=H
Q	Vehicle Occupancy Rate	PRESENT	=H/A
	External Car Park	Parked Vehicles	CUSTOMERS
R		=C	=C * Q

Table 3: Formulae

Client: FLCB Developments  
Project: Spinifex Ale House TIS

---



## **APPENDIX D: SURVEY DATA**

<b>Donald Veal Consultants Pty Ltd</b>	<b>5pm - 9pm, 5 Aug 2022</b>
--	------------------------------

**Z879 Divers Tavern Survey****Count Location: A**Surveyor: JuliaChecker: BAVData Entry: DNV
**Pedestrians                      Pedestrians**

No.	Time Start:	<b>IN</b> - <sub>1</sub>	<b>OUT</b> - <sub>2</sub>	Notes:
1	17:00	5	0	
2	17:15	18	10	
3	17:30	39	4	
4	17:45	45	27	
5	18:00	48	35	
6	18:15	32	18	
7	18:30	30	36	
8	18:45	3	15	
9	19:00	7	29	
10	19:15	29	23	
11	19:30	22	24	
12	19:45	19	15	
13	20:00	14	13	
14	20:15	25	10	
15	20:30	6	34	
16	20:45	2	32	

<b>Donald Veal Consultants Pty Ltd</b>	<b>5pm - 9pm, 5 Aug 2022</b>
--	------------------------------

**Z879 Divers Tavern Survey****Count Location: B**Surveyor: AdamChecker: BAVData Entry: DNV

		Pedestrians	Pedestrians	DVC Notes:
No.	Time Start:	IN - 3	OUT - 4	
1	17:00	0	0	
2	17:15	0	0	
3	17:30	0	0	
4	17:45	0	0	
5	18:00	0	0	
6	18:15	16	0	
7	18:30	4	0	
8	18:45	1	0	
9	19:00	12	3	Data x 3 as surveyor absent for beat survey
10	19:15	0	2	
11	19:30	0	0	
12	19:45	3	0	
13	20:00	8	0	Data x 2 as surveyor absent for beat survey
14	20:15	5	0	
15	20:30	9	5	
16	20:45	2	0	

<b>Donald Veal Consultants Pty Ltd</b>	<b>5pm - 9pm, 5 Aug 2022</b>
--	------------------------------

**Z879 Divers Tavern Survey****Count Location: C**Surveyor: JuliaChecker: BAVData Entry: DNV**Pedestrians****Pedestrians**

No.	Time Start:	IN <sup>-5</sup>	OUT <sup>-6</sup>	Notes:
1	17:00	7	0	
2	17:15	19	4	
3	17:30	27	0	
4	17:45	34	4	
5	18:00	11	4	
6	18:15	10	0	
7	18:30	21	20	
8	18:45	5	21	
9	19:00	0	7	
10	19:15	3	0	
11	19:30	5	9	
12	19:45	1	0	
13	20:00	0	5	
14	20:15	0	13	
15	20:30	0	27	
16	20:45	0	9	

<b>Donald Veal Consultants Pty Ltd</b>	<b>5pm - 9pm, 5 Aug 2022</b>
--	------------------------------

**Z879 Divers Tavern Survey****Count Location: D**

Surveyor: Mike      Checker: BAV      Data Entry: DNV

	Pedestrians	Pedestrians		Vehicles	Vehicles
No.	IN - 7	OUT - 8	Time Start:	IN - 15	OUT - 16
1	8	1	17:00	3	1
2	8	2	17:15	3	9
3	16	2	17:30	8	4
4	1	3	17:45	6	8
5	8	7	18:00	5	11
6	6	9	18:15	4	9
7	11	13	18:30	5	11
8	5	10	18:45	1	2
9	3	9	19:00	0	0
10	7	14	19:15	1	3
11	2	3	19:30	4	4
12	5	4	19:45	2	3
13	3	11	20:00	1	4
14	5	3	20:15	0	6
15	1	7	20:30	2	0
16	0	13	20:45	1	2

Donald Veal Consultants Pty Ltd 5pm - 9pm, 5 Aug 2022

Z879 Divers Tavern Survey

Count Location: E

Surveyor: Chris

Checker: BAV

Data Entry: DNV

Pedestrians				Pedestrians		Vehicles				
No.	IN - 11	OUT - 12	Time Start:	IN - 13	OUT - 14	No.	Time Start:	IN - 17	IN - 18	Taxis IN
1	1	0	17:00	5	8	1	17:00	12	0	0
2	2	0	17:15	1	0	2	17:15	3	1	1
3	4	0	17:30	0	0	3	17:30	5	2	2
4	8	1	17:45	2	0	4	17:45	7	7	7
5	2	2	18:00	4	0	5	18:00	3	7	7
6	2	5	18:15	2	2	6	18:15	10	8	8
7	6	2	18:30	0	0	7	18:30	4	2	2
8	0	0	18:45	0	0	8	18:45	3	4	4
9	0	1	19:00	0	0	9	19:00	6	2	2
10	0	2	19:15	0	0	10	19:15	1	0	0
11	3	1	19:30	0	0	11	19:30	5	0	0
12	14	0	19:45	2	0	12	19:45	4	2	2
13	0	2	20:00	0	0	13	20:00	4	6	6
14	0	0	20:15	0	0	14	20:15	1	5	5
15	0	7	20:30	0	1	15	20:30	0	3	3
16	2	0	20:45	0	0	16	20:45	2	4	4

<b>Donald Veal Consultants Pty Ltd</b>	<b>5pm - 9pm, 5 Aug 2022</b>
--	------------------------------

Z879 Divers Tavern Survey

Count Location: F (BEAT)

Surveyor: Adam

Checker: BAV

Data Entry: DNV

	Beat 1	Beat 2	Beat 3	Beat 4	Beat 5
Parking Area: Refer Plan	1700	1805	1900	2005	2100
1	3	13	7	4	2
2	1	0	0	1	0
3	0	0	0	6	0
4	5	5	5	4	3
5	15	15	14	13	12
6	4	4	4	4	4
7	11	7	11	10	8
8	5	9	8	8	10
9	5	9	9	8	8
10	0	0	1	0	0
11	0	0	0	0	0
12*	0	0	0	0	0
End Time:	1711	1813	1910	2011	2107
Total	49	62	59	58	47

\* Note: Car Park 12 not used by Divers Tavern patrons, hence data omitted.



# **NOISE MANAGEMENT PLAN**

**FOR**

**SPINIFEX ALE HOUSE**

**21 July 2022**

**AES-890256-R01-A-21072022**

# DOCUMENT CONTROL

## Noise Management Plan

**Prepared for:** FLCB Developments

6 Minilya Road

Broome WA 6275

**Contact:** Adam Barnard

**Prepared by:** Dr Roy Ming

Acoustic Engineering Solutions

[roy.ming@acousticengsolutions.com.au](mailto:roy.ming@acousticengsolutions.com.au)

0408 944 982

**Revision:** A

**Date:** 21 July 2022

**Doc NO:** AES-890256-R01-A-21072022

**Acoustic Engineering Solutions**

**ABN: 64 451 362 914**

This document contains commercial, conceptual and engineering information which is proprietary to Acoustic Engineering Solutions (AES). The information in this document should not be divulged to a third party without AES written consent.

---

**Error! Unknown document property name.**

Page II

## TABLE OF CONTENTS

1.0	INTRODUCTION.....	1
1.1	PURPOSE AND OBJECTIVES.....	1
1.2	ROLE AND RESPONSIBILITY .....	1
2.0	LEGISLATION AND REGULATIONS.....	2
2.1	RELEVANT LEGISLATION.....	2
2.1.1	Noise Criteria.....	2
2.1.2	Corrections for Characteristics of Noise.....	2
2.2	GUIDELINES AND STANDARDS .....	2
3.0	SPINIFEX ALE HOUSE .....	3
3.1	HOURS OF OPERATIONS.....	3
3.2	SERVICES .....	3
3.3	MAXIMUM CAPACITY.....	3
3.4	MAJOR NOISE SOURCES.....	4
4.0	NEIGHBOURING PREMISES.....	5
4.1	ASSIGNED NOISE LEVELS.....	5
5.0	NOISE ASSESSMENT.....	6
5.1	PREDICTED NOISE LEVELS.....	6
5.2	NOISE CONTOURS .....	7
6.0	MANAGEMENT OF NOISE.....	8
6.1	BOUNDARY FENCES .....	8
6.2	SITE ACCESS .....	8
6.3	CAR PARK AREAS .....	8
6.4	AMPLIFIED MUSIC SPEAKERS .....	8
6.5	INDOOR TV SCREENS.....	9
6.6	LIVE MUSIC AND MOVIES .....	9
6.6.1	Outdoor LED Screen .....	10
6.7	INFORMATION GIVEN TO PATRONS.....	10
6.8	OUTDOOR PATRON CONVERSATIONS .....	10
6.9	ENGINEERING NOISE CONTROLS .....	10
6.10	BEST MANAGEMENT WORK PRACTISES .....	11
6.11	REGULAR DELIVERIES.....	11
6.11.1	Forklift .....	11
6.12	WASTE COLLECTIONS .....	11
6.13	NEW EQUIPMENT PURCHASE AND INSTALLATION .....	12
6.14	TRAINING .....	12
7.0	NOISE MONITORING.....	13

Error! Unknown document property name.

Page III

7.1	OVERVIEW .....	13
7.2	MONITORING LOCATION AND PERIOD.....	13
7.3	NOISE MONITORING PROCEDURE .....	13
7.3.1	Personnel .....	13
7.3.2	Noise Monitoring Equipment.....	13
7.3.3	Meteorological Conditions .....	14
7.3.4	Noise Environment .....	14
7.4	AMBIENT NOISE MONITORING .....	14
7.5	OPERATIONAL NOISE MONITORING .....	14
7.6	REPORTING ON NOISE MONITORING .....	15
8.0	COMPLAINT MANAGEMENT .....	16
8.1	RESPONSIBILITIES .....	16
8.2	COMMUNITY CONSULTATION .....	16
8.3	COMPLAINT MANAGEMENT .....	16
APPENDIX A	SITE LAYOUTS.....	18
APPENDIX B	NOISE CONTOURS .....	23
APPENDIX C	COMPLAINT NOISE LOG .....	32

## 1.0 INTRODUCTION

The Spinifex Ale House is proposed to operate at 7 Sanctuary Road Cable Beach Broome. It will provide both bar & restaurant services.

An environmental noise assessment has been undertaken in May 2022<sup>1</sup> and demonstrated that the proposed operations of Spinifex Ale House achieve full compliance with the Environmental Protection (Noise) Regulations 1997 (the Regulations) if the east neighbouring lot is commercial premises.

The Shire of Broome requires a noise management plan (NMP) prepared to ensure that all outbound noises from the Spinifex Ale House will be managed at the venue to comply with the Regulations. Acoustic Engineering Solutions (AES) has been commissioned by FLCB Developments to prepare the NMP.

### 1.1 PURPOSE AND OBJECTIVES

This NMP has been developed to:

- Manage and minimise all outbound noise emissions from the Spinifex Ale House;
- Maintain compliance with the Regulations;
- Provide a protocol for noise monitoring; and
- Outline complaint management procedure.

### 1.2 ROLE AND RESPONSIBILITY

The Manager of Spinifex Ale House has the overall responsibility for this NMP implementation, and provides the necessary resources as required. The Manager is responsible for disseminating NMP information to all employees, ensuring them to:

- Understand and meet the requirements of this NMP; and
- Be inducted and aware of their responsibilities and obligations.

And also responsible for:

- Responding to adverse site noise emissions, and adjusting works/activities as appropriate to minimise impacts on the neighbouring premises;
- Undertaking and assessing data from inspections, monitoring and reporting; and
- Liaising with relevant authorities as necessary.

All of the Spinifex Ale House employees are responsible for following noise mitigation measures, reporting noise hazards, and informing the Manager of any noise management issues.

<sup>1</sup> Acoustic Report for Spinifex Ale House, Report NO: AES-890238-R01-0-18052022, 18 May 2022.

## **2.0 LEGISLATION AND REGULATIONS**

### **2.1 RELEVANT LEGISLATION**

Environmental noise management in Western Australia is implemented through:

- Environmental Protection Act 1986 (the Act); and
- Environmental Protection (Noise) Regulations 1997 (Regulations).

#### **2.1.1 Noise Criteria**

Regulation 8 sets the noise limits, which are the highest noise levels that can be received at noise-sensitive (residential), commercial and industrial premises. These noise limits are defined as 'assigned levels'.

Regulation 7 requires that "noise emitted from any premises or public place when received at other premises must not cause, or significantly contribute to, a level of noise which exceeds the assigned level in respect of noise received at premises of that kind".

#### **2.1.2 Corrections for Characteristics of Noise**

Regulation 7 also requires that that "noise emitted from any premises or public place when received at other premises must be free of (i) tonality (ii) impulsiveness and (iii) modulation when assessed under Regulation 9".

If the noise exhibits intrusive or dominant characteristics, i.e. if the noise is impulsive, tonal, or modulating, noise levels at noise-sensitive premises must be adjusted. Regulation 9 sets out objective tests and the adjustments incurred for noise exhibiting dominant characteristics.

## **2.2 GUIDELINES AND STANDARDS**

This NMP is prepared in accordance with following guidelines and standards:

- Draft Guideline on Environmental Noise for Prescribed Premises (the Draft Guideline), Department of Environment Regulation, Western Australia, May 2016.
- AS1055-1997 (AS1055) - Description and Measurement of Environmental Noise, Parts 1, 2 and 3, Standards Australia.

### 3.0 SPINIFEX ALE HOUSE

The Spinifex Ale House is located within "tourist" zone in Cable Beach Broome, and surrounded by commercial and noise-sensitive premises. Figure 1 in APPENDIX A presents an aerial view of the subject site and surrounding area.

Figure 2 and Figure 3 in APPENDIX A present the site layout and 3D view. The Spinifex Ale House has indoor and outdoor bar/dining areas, a kitchen, a mill room, a brew cool room, a brewery area, two cool/freezer rooms, toilets and a satellite bar. Two low noise ceiling fans operate in the indoor dining and bar areas. A ducted air-conditioning system and 6 hung wall air-conditioners will be installed for the main building. Both the ducted air-conditioning and super chiller condensing units sit on the ground of south-western corner of service court. Two refrigeration compressors and three wall hung air-conditioners will be installed in the satellite bar.

Low level amplified music will be played through 24 wall/ceiling-mounted music speakers, as shown in Figure 4 in APPENDIX A, to provide relaxing environment. For Low Level Noise events during the day between 9am and 7pm:

- Live music may play indoors; or
- Live music or movies may play outdoors at the stage area under the outdoor led screen.

Regular material/frozen food deliveries are planned twice a week between 7am & 12pm for weekdays excluding public holidays. Fresh meat, vegetables and other fresh products are delivered daily during the day. Delivery will be via local delivery trucks up to a maximum of 12.5m in length.

Multiple car-park bays are located in two car park areas onsite.

#### 3.1 HOURS OF OPERATIONS

The Spinifex Ale House will operate 7 days a week between 7am and 10pm with daily peak hours from 3pm to 7pm (Likely to close Mondays between December and April - Wet Season Period).

#### 3.2 SERVICES

The Spinifex Ale House will provide the services of restaurant and bar.

#### 3.3 MAXIMUM CAPACITY

The Spinifex Ale House has a full capacity of 600 patrons plus ≤20 staff during peak hours:

- 200 are within indoor bar/dining area; and
- 400 are within outdoor bar/dining area.

### **3.4 MAJOR NOISE SOURCES**

The major noise sources in the subject site include:

- Mechanical plant including:
  - Brewery equipment;
  - Super Chillers/Compressors;
  - Air-conditioning systems;
  - Restaurant kitchen extraction fan; and
  - Toilet ventilation fans.
- Indoor and outdoor amplified music speakers.
- Live music and movies.
- Patron conversations.
- Onsite patron/delivery vehicles.

## 4.0 NEIGHBOURING PREMISES

Four (4) neighbouring noise-sensitive premises are selected for the detailed assessment of noise impact, as shown in Figure 1 in APPENDIX A. Currently the eastern and western premises are vacant lands and zoned as "Tourist". R1 and R3 represent future noise-sensitive receivers. R2 and R4 are the existing noise-sensitive receivers. All of them are the ground receivers (1.5m above the ground).

### 4.1 ASSIGNED NOISE LEVELS

The subject site is classified as a "commercial land" and gives an influencing factor to the selected receivers:

- 2 dB to R1 and R3; but
- 1 dB to R2 and R4.

Table 4-1 presents the assigned noise levels for the selected receivers.

**Table 4-1: Assigned noise levels in dB(A)**

Closest Residents	Assigned Noise levels in dB(A)			
	Day <sup>2</sup> Monday to Saturday	Day <sup>3</sup> Sunday and Public Holiday	Evening <sup>4</sup>	Night <sup>5</sup>
<b>L<sub>A10</sub></b>				
R1 and R3	47	42	42	37
R2 and R4	46	41	41	36
<b>L<sub>A1</sub></b>				
R1 and R3	57	52	52	47
R2 and R4	56	51	51	46
<b>L<sub>AMax</sub></b>				
R1 and R3	67	67	57	57
R2 and R4	66	66	56	56

<sup>2</sup> 0700 to 1900 hours for Monday to Saturday.

<sup>3</sup> 0900 to 1900 hours for Sunday and public holidays.

<sup>4</sup> 1900 to 2200 hours for all days.

<sup>5</sup> 2200 to 0700 hours for Monday to Saturday and to 0900 hours for Sunday and public holidays.

## 5.0 NOISE ASSESSMENT

The noise emissions from the Spinifex Ale House have been assessed<sup>1</sup> and presented in the "Acoustic Report for Spinifex Ale House" (Report NO: AES-890238-R01-0-18052022) dated on 18 May 2022. The assessments have demonstrated that full compliance is achieved with the Regulations if the east neighbouring lot is commercial premises.

### 5.1 PREDICTED NOISE LEVELS

Eight operational scenarios have been modelled to represent the worst-case operations of Spinifex Ale House:

- Scenario 1: represents the worst-case mechanical operation.
- Scenario 2: represents the play of low background amplified music.
- Scenario 3: represents the worst-case day/evening-time patron conversations.
- Scenario 3A: represents the worst-case night-time patron conversations.
- Scenario 4: represents the worst-case indoor live music.
- Scenario 5: represents the worst-case outdoor live music.
- Scenario 6: represents the short events of delivery activities or the operation of forklift.
- Scenario 7: represents the short events of closing a car door at the worst-case bay to R1.

Scenarios 4 to 6 occur during the day only while scenario 3A is a night-time scenario.

Table 5-1 and Table 5-2 present the predicted worst-case day and evening/night-time noise levels in dB(A). For scenario 7, the predicted noise levels are in  $L_{A\max}$  level. It is shown that the predicted day and evening/night-time noise levels are the same at all of the receivers for scenarios 1, 2, 3 and 7. The highest noise level is predicted at:

- R1 for scenarios 1 and 7;
- R4 for scenarios 2, 3, 3A and 5; and
- R3 for scenarios 4 and 6.

**Table 5-1: Predicted worst-case day-time noise levels in dB(A).**

Receivers	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7
R1	36.6	29.9	36.7	29.0	32.8	41.0	50.2
R2	33.7	24.4	31.1	27.6	17.8	43.4	33.8
R3	33.8	22.9	31.2	30.5	17.8	46.7	26.5
R4	29.8	34.5	40.9	27.3	38.2	30.3	39.8

**Table 5-2: Predicted evening/night-time worst-case noise levels in dB(A).**

Receivers	Scenario 1	Scenario 2	Scenario 3	Scenario 3A	Scenario 7
R1	36.6	29.9	36.7	34.4	50.2
R2	33.7	24.4	31.1	29.3	33.8
R3	33.8	22.9	31.2	27.3	26.5
R4	29.8	34.5	40.9	36.0	39.8

## 5.2 NOISE CONTOURS

Figure 5 to Figure 12 in APPENDIX B present the worst-case noise level contours at 1.5m above the ground. These noise contours represent the worst-case noise propagation envelopes, i.e., worst-case propagation in all directions simultaneously. Since the predicted day and night-time worst-case noise levels are the same for scenarios 1, 2 and 7, the noise contours in Figure 5, Figure 6 and Figure 12 represent the worst-case day, evening and night-time noise emissions from the Spinifex Ale House.

Figure 14 shows the worst-case noise  $L_{AMax}$  contours.

## **6.0 MANAGEMENT OF NOISE**

### **6.1 BOUNDARY FENCES**

1.8m colorbond fences will be installed on the side/back site boundaries. Picket fence is installed on part of the front (south) site boundary.

Currently the eastern neighbouring lot is a vacant land. The car-park bays are about 1.5m to 4m from the eastern boundary. If the eastern neighbouring lot is used as noise-sensitive premises in the future, the following noise control measures are proposed to achieve full compliance with the Regulations:

- Increase the eastern boundary fence to 2.3m or higher; and
- Move the car park bays towards the boundary fence without a buffer between the car-parking bays and the boundary fence. This will increase the barrier effect of boundary fence to reduce vehicle door-closing noise.

### **6.2 SITE ACCESS**

Customers may drive to the site of Spinifex Ale House. To minimise vehicle noise impact, speed limit and "no honking" policy should be imposed on the site roads. Signs of speed limit and "honking prohibited" are displayed in the site entrances and the car parking areas.

Site roads should be kept even, well graded, and designed to minimise the need for vehicles to reverse.

### **6.3 CAR PARK AREAS**

Slamming a car door could generate high level noise. In the car park areas, the following information is displayed to remind customers to respect the neighbours when they arrive at and leave the Spinifex Ale House:

- Close car door gently.
- Do not leave the vehicle engine idling.
- Do not converse loudly.
- Do not shout and swear.
- Do not drag objects on the ground.

### **6.4 AMPLIFIED MUSIC SPEAKERS**

Low level background music is played via speakers to provide a pleasure and relaxing atmosphere to costumers. All music speakers are directional speakers and they will be installed downwards the audience area. The requirement of a music speaker is that the average music level is  $L_{Aeq,15minutes} = 60 \text{ dB(A)}$  at 1 metre from the front speaker centre over a 15 minute interval.

---

Error! Unknown document property name.

Page 8

The control panel of PA system for operating the music speakers should be tested. The scale of PA system is set and marked on the PA system control panel. The employees of Spinifex Ale House are trained to operate the PA system. An information sheet is placed with the control panel to instruct how to operate the amplified music speakers. Do not operate the PA system above the limit.

To ensure the background music does not affect customer conversations (customers do not need to raise voice against the background music), the background music is recommended to be:

- Slow soft music; and
- Played at low levels.

## 6.5 INDOOR TV SCREENS

TV screens within the indoor dining/bar area are designed to show advertisements and menus visually. Their audio systems will be muted at all time. No music or movies are played on the TV screens with audio system on.

## 6.6 LIVE MUSIC AND MOVIES

For low level noise events:

- Live music may play indoors; or
- Live music or movies may play outdoors at the stage area under the outdoor LED screen.

The sound requirement for live music is that the average music level measured at 1 metre from the front of each live music speaker over a 15-minute interval is:

- For indoor live music:
  - $L_{Aeq,15minutes} \leq 100 \text{ dB(A)}$  if the live music has one speaker only: or
  - $L_{Aeq,15minutes} \leq 97 \text{ dB(A)}$  if the live music has two speakers.
- For outdoor live music or movies:
  - $L_{Aeq,15minutes} \leq 76 \text{ dB(A)}$  if the live music has one speaker only: or
  - $L_{Aeq,15minutes} \leq 73 \text{ dB(A)}$  if the live music has two speakers.

The above requirement should be maintained for any live music or movie performance. However, if higher levels of live music/movies are planned for a special event onsite, a writing permission should be sought from the CEO of the Shire of Broome (apply for an event under Regulation 18).

No live music or movie is allowed:

- Before 9am on Sunday and public holidays.
- After 7pm every day.

During the indoor live music, the external doors and windows of main building of Spinifex Ale House should be fully closed. For outdoor live music or movies, direct the music/movie speakers downwards the audiences and away from the motels across Sanctuary Road. If

required, mobile barriers can be used to reduce music propagation towards specific directions or premises.

### **6.6.1 Outdoor LED Screen**

The outdoor LED screen at the stage area may be used to play movies or live music. Its audio system control panel is accessible and controlled by the staff only. The volumes of the LED speakers will be controlled to the levels detailed in the above. Never play movies or live music above the limits.

## **6.7 INFORMATION GIVEN TO PATRONS**

On the dining tables, an information sheet is provided to remind customers:

- Maintain conversations at reasonable volumes at all times.
- Do not tolerate any shouting and loud noise activities.
- Do not operate unauthorised music players or radios.
- Follow the site road rules of speed limit and "horning prohibited".
- Follow the rules of car park areas, stated in section 6.3.

## **6.8 OUTDOOR PATRON CONVERSATIONS**

Outdoor patron conversations are one of the major noise sources. If a group of patrons start to vocalise too loudly after a few drinks, staff will approach them to give a polite reminder.

## **6.9 ENGINEERING NOISE CONTROLS**

To achieve compliance with the Regulations, FLCB Developments will implement the following noise control measures:

- Install a low pressure drop system to the kitchen exhaust KEF.
- Place the following mechanical plant on the ground of south-western corner of service court and install a 1.8m U-shaped fence on the service court, as shown in Figure 2 in APPENDIX A:
  - Ducted Air-conditioning Condenser.
  - Two Super Chiller Condensers; and
  - Three Refrigeration Condensers.
- Install a 1.8m screen in the back of Satellite Bar to reduce the noise emissions from the two Refrigeration Condensers and three wall hung AC condensers sitting behind the back wall of Satellite Bar, as shown in Figure 2 in APPENDIX A.
- Place the staff toilet ventilation outlet on the northern wall with discharge louver.

## **6.10 BEST MANAGEMENT WORK PRACTICES**

Best management work practices are the adoption of particular operational procedures that minimise noise while retaining productive efficiency. The following noise mitigation measures will be adopted:

- The equipment operated onsite will be regularly maintained, and an equipment maintenance program will be developed to ensure all machines are operating as designed (the manufacturer's specifications).
- Take care to minimise noises from daily set up and pack down of furniture.
- Do not drag tables/chairs on the floor.
- Do not drop objects/hand tools on the floor.
- Minimise noises from dish washings and food preparations.
- Carefully place glasses and dishes and avoid any loud impact noises.
- Close the kitchen external door if feasible.
- Switch off indoor music immediately after the service hours.
- Do not drop glass bottle or metals to rubbish bins. Place them gently into rubbish bins.

## **6.11 WASTE COLLECTIONS**

- Close all external doors when using a vacuum cleaner or other noisy equipment outside the service hours.

## **6.12 REGULAR DELIVERIES**

Regular material/frozen food deliveries are planned twice a week between 7am & 12pm for weekdays excluding public holidays. Fresh meat, vegetables and other fresh products are delivered daily during the day.

Delivery drivers will be advised to:

- Switch their vehicle engine off immediately after it is parked.
- Close their vehicle doors gently.
- Do not horn onsite.
- Do not drag objects on the ground.

### **6.12.1 Forklift**

A forklift may be used for un/loading when a delivery truck does not have a tail lift.

A forklift may operate onsite to move large objects onsite as required during the day only between 9am to 7pm. The forklift driver will be trained how to minimise noise generations during the forklift operations.

Never leave the forklift engine idling onsite.

All of the rubbish and recycling bins are located in the service court bin area at the back of Spinifex Ale House. Cleanaway will be contracted to collect wastes from the service court bin

---

Error! Unknown document property name.

Page 11

area during a weekday between 8am and 12pm. Grease Trap Service, frequently determined by Watercorp, will come to site during a weekday between 9am and 5pm.

Waste truck drivers will be advised to minimise noise emissions during their collections.

### **6.13 NEW EQUIPMENT PURCHASE AND INSTALLATION**

When purchasing new tools or equipment, "Buy-Quiet" policy is committed:

- Buy quietest equipment as available.
- Buy equipment that can achieve a similar outcome with less noise radiation.

The installation of new equipment including furniture is restricted to the day-time period of Monday to Saturday (0700-1900). The contractor responsible for installations must provide evidence that the tools used for installation meets the noise emission limit, or that noise control with the tools is effective in reducing the noise level to the specified limit.

### **6.14 TRAINING**

All of the Spinifex Ale House employees will undertake a noise induction. The induction provides necessary awareness of noise management and the procedures and work practices to minimise noise generations. The induction includes but is not limited to the followings:

- Relevant licence and approval conditions;
- Occupational noise limits in WA workplaces;
- Assigned noise levels of different time periods;
- Locations of potential affected noise-sensitive premises;
- Scale setting for operating amplified music speakers and outdoor LED audio system;
- General noise mitigation measures for minimising noises from daily activities including placing glass bottles or metals to rubbish bins; and
- Noise complaint procedures.

## 7.0 NOISE MONITORING

### 7.1 OVERVIEW

Operational noise monitoring will be conducted in accordance with the procedures outlines in the Regulations and AS 1055<sup>6</sup>.

Operational noise monitoring will be undertaken to:

- Quantify the ambient noise levels;
- Verify compliance with the Regulations during the operations;
- Assess the effectiveness of noise mitigation measure if it is implemented;
- Response to complaints where it is appropriate; and
- Evaluate noise emissions and impacts.

### 7.2 MONITORING LOCATION AND PERIOD

Noise monitoring is recommended to perform at the most affected residential premises or the complainant premise or representative boundary locations.

At each location, noise monitoring should be undertaken for a minimum of 15 minutes during the onsite worst-case operation or for a whole day period from 7am to 10pm or for a week depending on the requirements.

Monitoring locations and time periods are described in details in the measurement note including:

- Marks in an aerial photograph; and/or
- Photos showing the noise logger locations; and/or
- Geographic Information System (GIS) coordinates.

### 7.3 NOISE MONITORING PROCEDURE

#### 7.3.1 Personnel

Noise monitoring should be conducted by a suitably qualified acoustic specialist.

#### 7.3.2 Noise Monitoring Equipment

Noise monitoring equipment must comply with Schedule 4 of the Regulations.

Type 1 Sound Level Meter (SLM) is recommended and it should meet the requirements for Type 1 sound level meters as specified in AS 1259.2:1990<sup>7</sup>, and for octave band filters as

<sup>6</sup> Australian Standard AS 1055 Acoustics – Description and measurement of environmental noise.

<sup>7</sup> Australian Standard 1259.2:1990 Acoustics – Sound level meters, part 2: integrating averaging.

specified in IEC 1260 and AS/NZS 4476:1997<sup>8</sup>. The SLM should be able to record the 'Slow' time weighted and 'A' frequency-weighted noise levels of  $L_{A1}$ ,  $L_{A10}$ ,  $L_{A90}$ ,  $L_{Amax}$  and  $L_{Aeq}$ .

The SLM microphone should be placed towards the site at 1.5m above the ground and at least 3 m away from any reflective objects.

The SLM must be calibrated immediately before and after the monitoring.

### 7.3.3 Meteorological Conditions

Noise monitoring should be undertaken during days of light winds (<5 m/s) and without rains. Wind speeds/directions and temperature should be recorded. Rain and heavy winds will produce false (high) noise readings.

### 7.3.4 Noise Environment

For attended noise monitoring, noise environment (activities and time) should be recorded/ written in details, including:

- Any activities or audible noises from neighboring premises;
- Local traffic, especially motorcycles if monitoring location is close to roads;
- Aircraft noise if present;
- Any mechanical plant operating nearby;
- Animal noises (Bird noise, Dog barks, etc);
- People walking and talking passing the noise logger;
- Any audible noise if present; and/or
- Any other activities, which make noises.

## 7.4 AMBIENT NOISE MONITORING

Before the operation of Spinifex Ale House, ambient noise monitoring is recommended to establish a baseline for the future assessments of operational noises.

## 7.5 OPERATIONAL NOISE MONITORING

To ensure operational noise compliance with the Regulations, attended noise monitoring is recommended during the worst-case activities in the first 4 weeks of the full operations. If monitored noise level consistently exceeds the assigned noise levels shown in Table 4-1, then investigation should be made to check if the exceedance results from the operation of Spinifex Ale House, and if so to identify the culprit equipment/activities. If the exceedance results from the operation of Spinifex Ale House, noise model should be updated, and noise control measures should be investigated, developed and implemented to achieve compliance with the Regulations.

<sup>8</sup> Australian Standard 4476-1997 Acoustics – Octave-band and fraction-octave-band filters.

If a complaint is received, attended noise monitoring should be undertaken to:

- quantify the noise levels at complainant locations;
- correlate the noise levels between the sources and receivers; and
- identify potential noise sources and their relative contributions.

If a noise mitigation measure is implemented, attended noise monitoring should be undertaken to verify the effectiveness of noise mitigation measures.

If new equipment is purchased, noise measurements should be undertaken to qualify the sound power level and to assess its operational compliance.

## 7.6 REPORTING ON NOISE MONITORING

Following each noise monitoring, a report is prepared to present monitoring results and findings. The following information must be included in the reports when applicable:

- Monitoring times/periods and dates.
- Noise monitoring location indicated in the site layout and/or by a photo.
- Sound measurement equipment including models and series numbers.
- Field calibration results (before and after measurements).
- Meteorological conditions during the measurements.
- Description of the site activities including number of customers and vehicle movement during the monitoring.
- Description of the noise environment including activities in the neighbouring premises during the monitoring.
- A table of monitoring results, which are the 15-minute  $L_{A1}$ ,  $L_{A10}$ ,  $L_{A90}$ ,  $L_{Aeq}$  and  $L_{Amax}$  noise levels. The noise levels shall be taken to the nearest 0.1dB.
- Estimation of noise contributions from major noise sources if possible.
- A summary of any exceedance if present, and description of the machines or activities or (public) road traffic causing the exceedance.
- Details of any corrective & preventive actions taken and status of their implementation.

## 8.0 COMPLAINT MANAGEMENT

### 8.1 RESPONSIBILITIES

The Site Manager of Spinifex Ale House will ensure that all actions of this NMP are undertaken to a satisfactory standard. A dedicated site contact will be appointed to communicate with the community and deal with operational noise issues. The details of site contact are available to the public by:

- Publication in the Spinifex Ale House website; and/or
- Displaying in the site gates.

### 8.2 COMMUNITY CONSULTATION

The Site Manager of Spinifex Ale House will ensure that the local community is informed of the operation of Spinifex Ale House. The following practices are recommended:

- A range of media should be used to notify the community, for example community meetings, the Spinifex Ale House website and/or letterbox drops. The content of notification should include:
  - Brief description of the services and activities of Spinifex Ale House.
  - Opening hours and days.
  - Any special activities or events.
  - How to lodge a complaint.
- Dedicated telephone complaint line or email address is established and made available to public especially the closest residents.

### 8.3 COMPLAINT MANAGEMENT

A complaint management procedure is established to response noise complaints.

In the event of a noise complaint from the community, the dedicated site contact will notify the Site Manager.

When a complaint is made, a Noise Compliant Report Form (example in APPENDIX C) will be completed, including:

- Date and time of the complaint.
- Compliant methods (telephone, email, in person).
- Location and contact details of the complainant.
- Nature of the complaint.
- Meteorological conditions at the time of the incident.
- The action taken in relation to the complaint:
  - If a verbal response is given, what is it and is the complainant satisfied.
  - If the site contact discusses with the complainant, what is resolved at this point.

- Name of staff who had taken the complaint.

The noise complaint report form will be kept for management purposes, and available to the Shire of Broome upon request.

After the complaint is received, actions will be taken as soon as practicable to determine the source of the issue, including:

- Investigation of noise source and activities that is the subject of complaint.
- Identification of related noise activities and locations that could have or are known to have contributed to the incident.
- Attended or unattended noise monitoring at the complainant location.
- Undertaking noise modelling of the activities which related to the complaint.
- Development and implementation of noise control measures to reduce the noise emissions and to ensure the operation of Spinifex Ale House complying with the Regulations.

Complaints will be managed on an individual basis. Corrective actions which do not adversely impact the operations will be implemented as a priority.

## **APPENDIX A     SITE LAYOUTS**

---

Error! Unknown document property name.

Page 18

Client: Error! Unknown document property name.  
Project: Error! Unknown document property name.

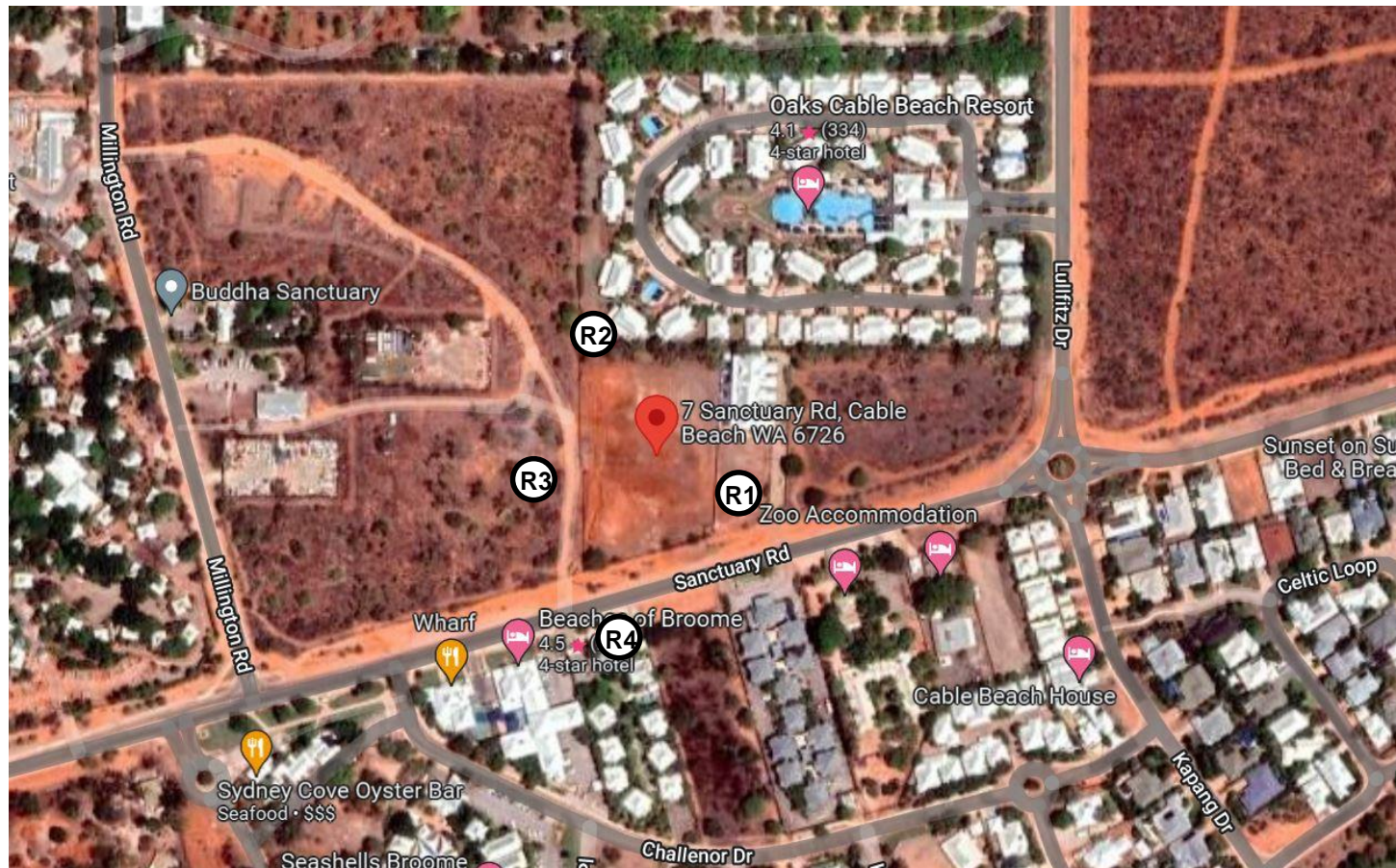


Figure 1: Aerial view of the subject site and surrounding area.

Error! Unknown document property name.

Page 19

Client: Error! Unknown document property name.  
Project: Error! Unknown document property name.

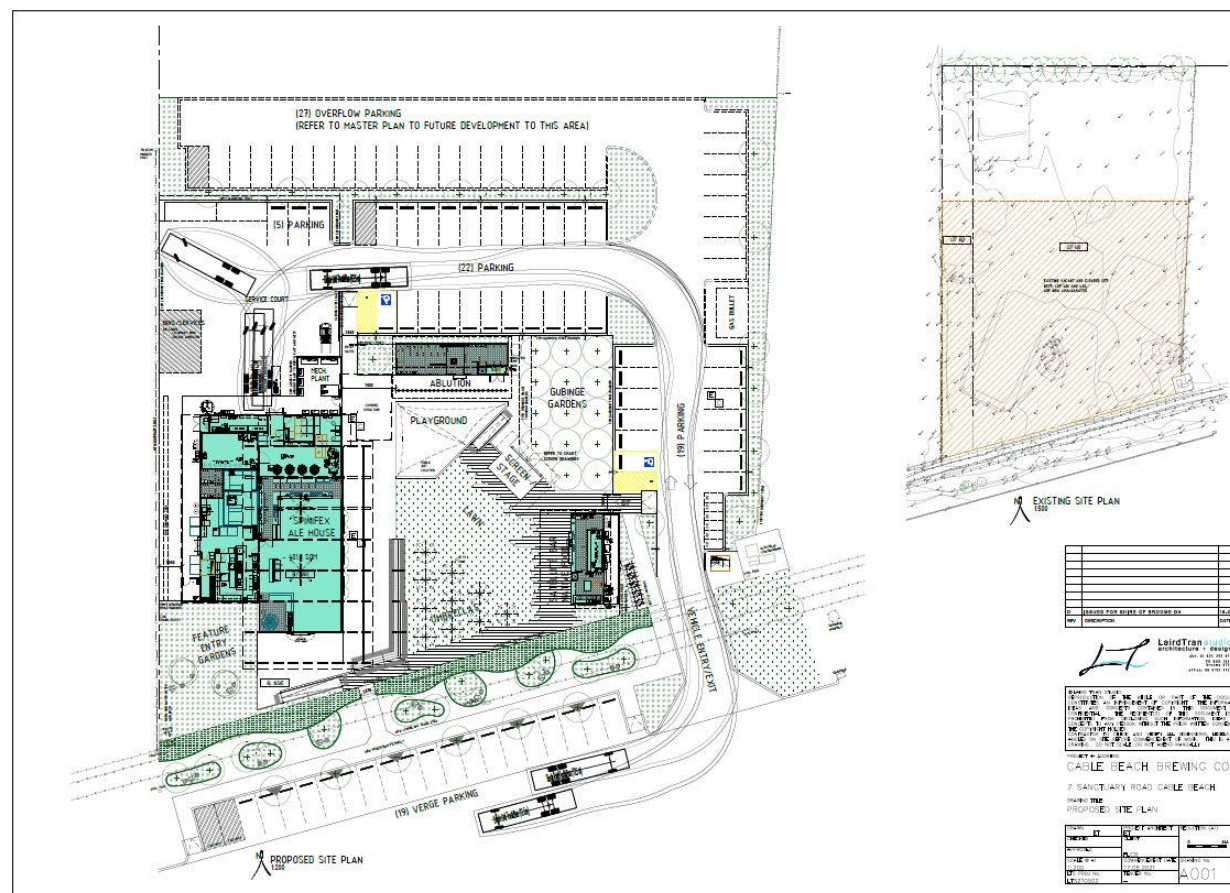


Figure 2: Site layout.

Error! Unknown document property name.

Page 20

Client: **Error! Unknown document property name.**  
Project: **Error! Unknown document property name.**



Figure 3: 3D view.

**Error! Unknown document property name.**

Page 21

Client: Error! Unknown document property name.  
Project: Error! Unknown document property name.

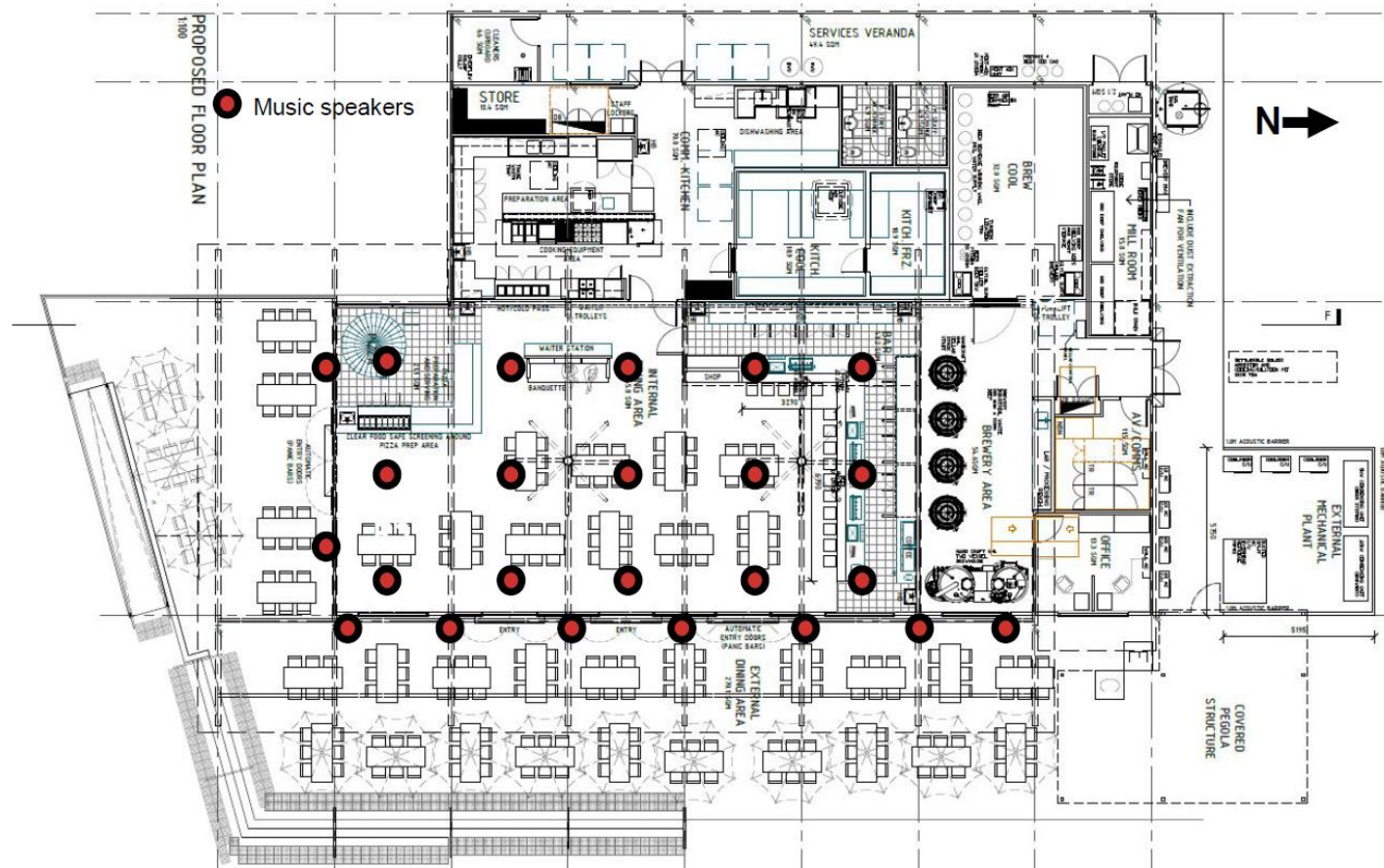


Figure 4: Floor plan.

Error! Unknown document property name.

Page 22

Client: Error! Unknown document property name.  
Project: Error! Unknown document property name.

---

## **APPENDIX B      NOISE CONTOURS**

---

Error! Unknown document property name.

Page 23

Client: **Error! Unknown document property name.**  
Project: **Error! Unknown document property name.**



Figure 5: Worst-case noise level contours for scenario 1.

**Error! Unknown document property name.**

Page 24

Client: **Error! Unknown document property name.**  
Project: **Error! Unknown document property name.**



**Figure 6: Worst-case noise level contours for scenario 2.**

**Error! Unknown document property name.**

Page 25

Client: **Error! Unknown document property name.**  
Project: **Error! Unknown document property name.**

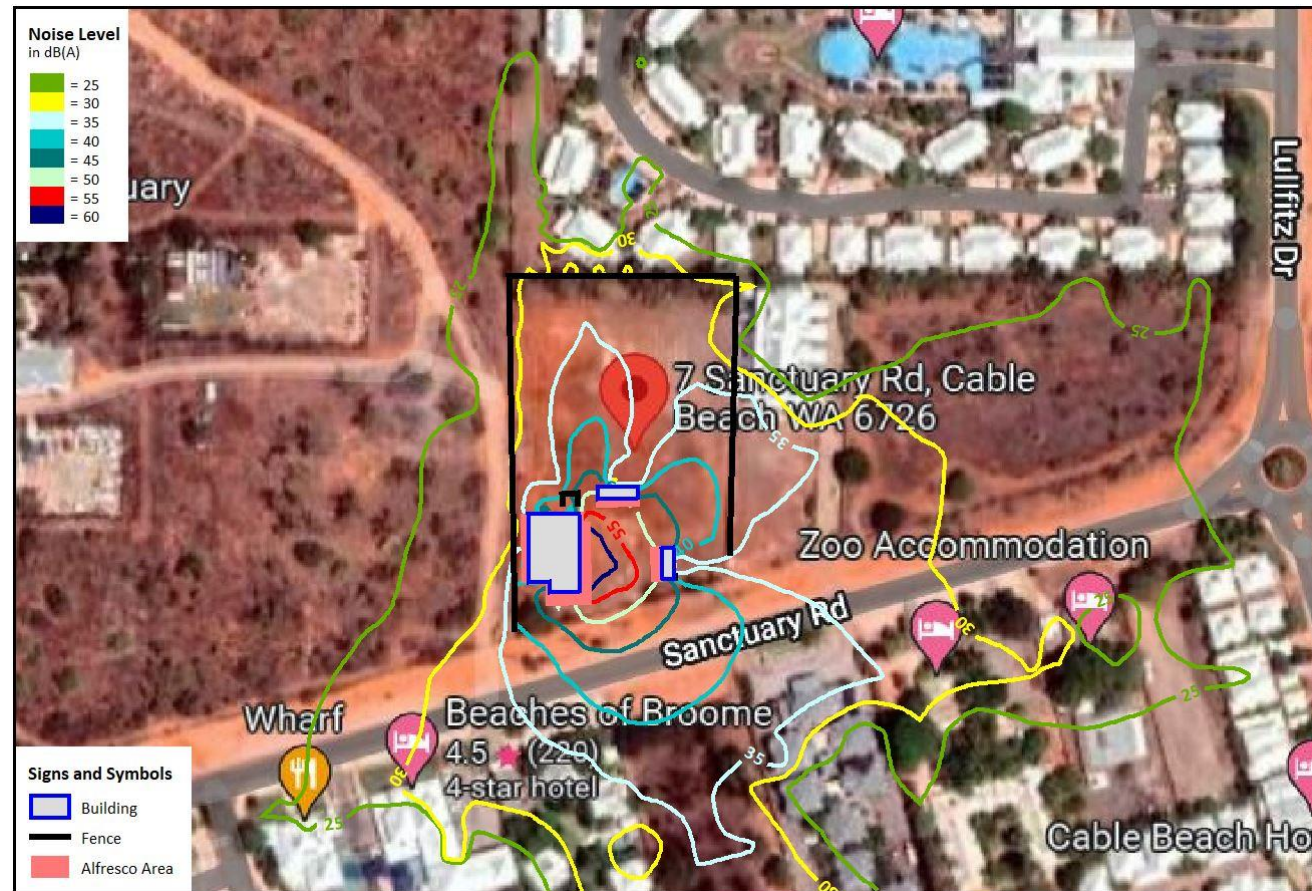


Figure 7: Worst-case noise level contours for scenario 3.

**Error! Unknown document property name.**

Page 26

Client: **Error! Unknown document property name.**  
Project: **Error! Unknown document property name.**



**Figure 8: Worst-case noise level contours for scenario 3A.**

**Error! Unknown document property name.**

Page 27

Client: **Error! Unknown document property name.**  
Project: **Error! Unknown document property name.**



**Figure 9: Worst-case noise level contours for scenario 4.**

**Error! Unknown document property name.**

Page 28

Client: **Error! Unknown document property name.**  
Project: **Error! Unknown document property name.**

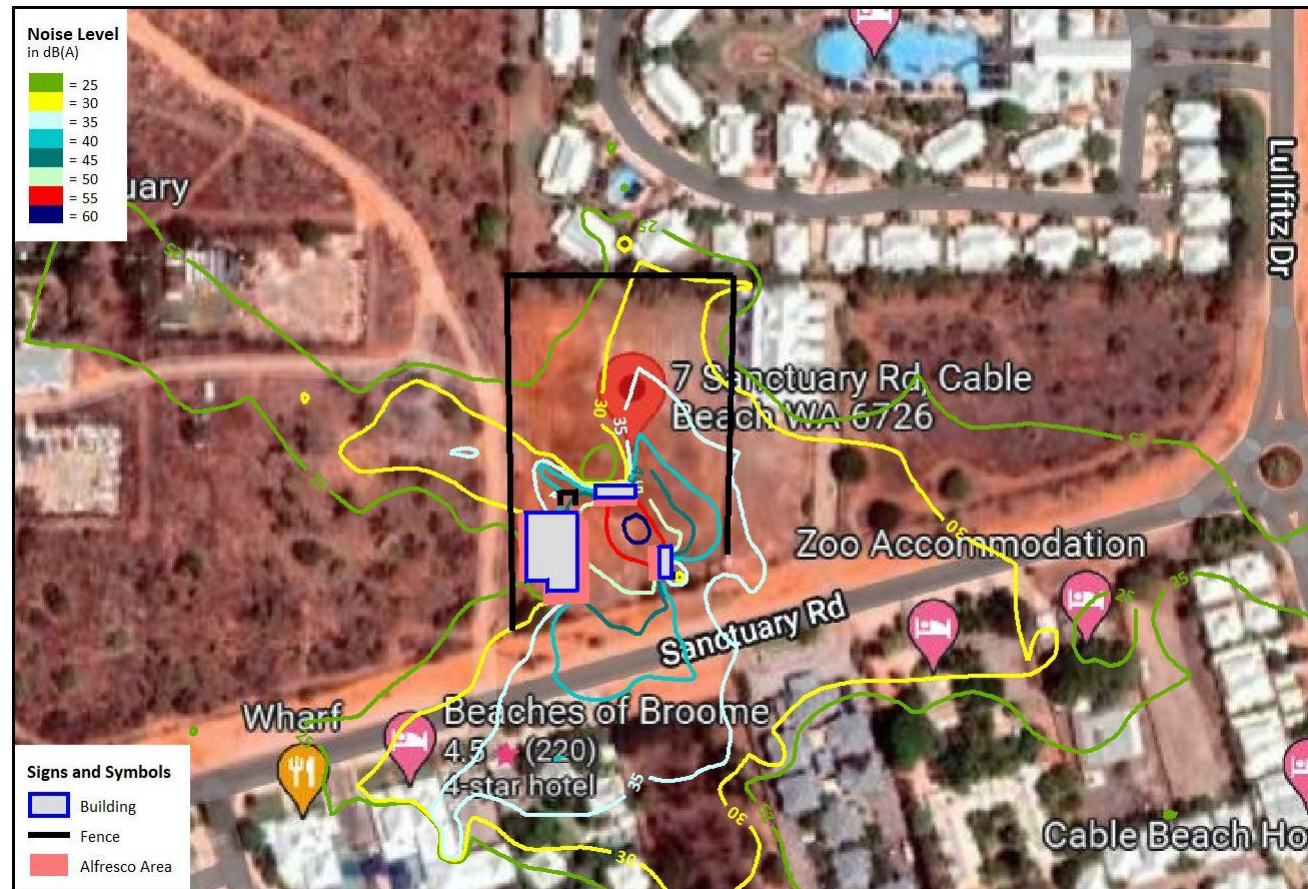


Figure 10: Worst-case noise level contours for scenario 5.

**Error! Unknown document property name.**

Page 29

Client: **Error! Unknown document property name.**  
Project: **Error! Unknown document property name.**

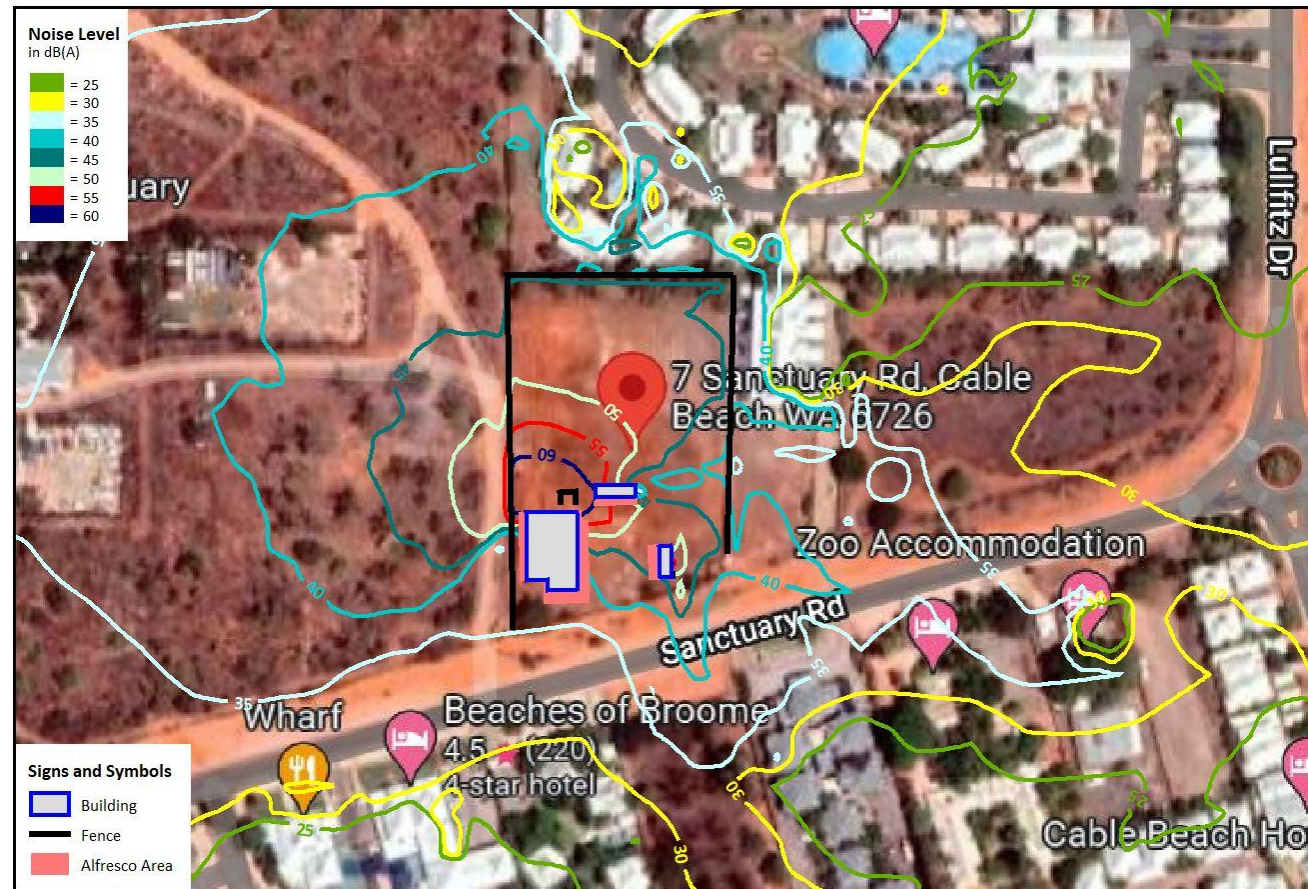


Figure 11: Worst-case noise level contours for scenario 6.

**Error! Unknown document property name.**

Page 30

Client: **Error! Unknown document property name.**  
Project: **Error! Unknown document property name.**

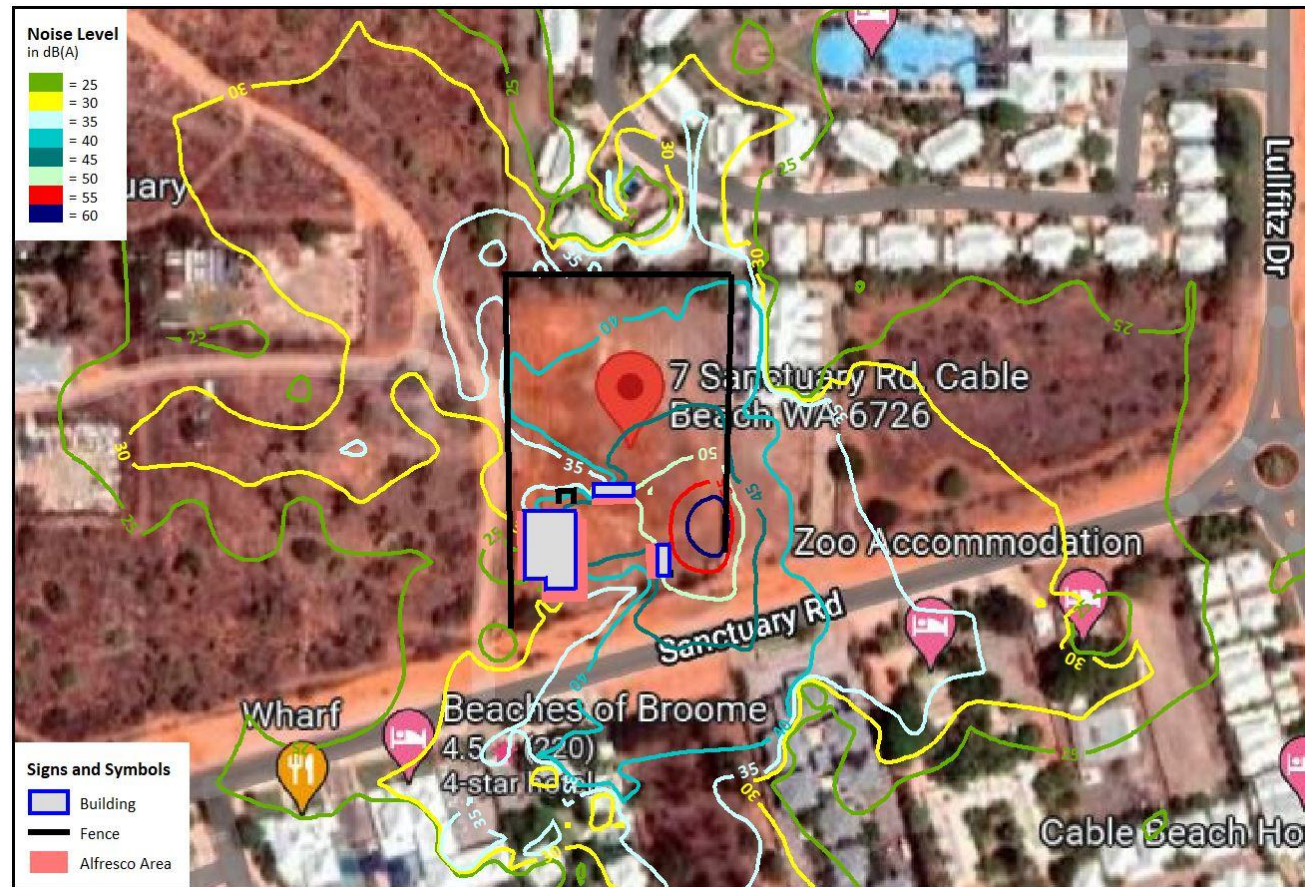


Figure 12: Worst-case noise level contours for scenario 7.

**Error! Unknown document property name.**

Page 31

Client: Error! Unknown document property name.  
Project: Error! Unknown document property name.

**APPENDIX C COMPLAINT NOISE LOG**

Client: **Error! Unknown document property name.**  
 Project: **Error! Unknown document property name.**

### Noise Complaint Log – the Spinifex Ale House

Date	Time	Method of complaint	Weather conditions and wind direction	Contact Details of complainant (Name and Phone)	Location of complainant	Nature of complaint	Response	Follow Up Action	Complaint Taken By
E.g. 18/03/22	7pm	Telephone	Light northerly	John Smith, 0400 XXX XXX	2 XX Street, Broome	Music too loud	Verbal response. Problem solved	Scale down PA Controller	Staff name

**Error! Unknown document property name.**

Page 33

## ATTACHMENT 2: SCHEDULE OF PUBLIC SUBMISSIONS

DEVELOPMENT APPLICATION 2022/43 – USE NOT LISTED - BREWERY

#	Name/ Organisation	Submission	Summary of Submission	Officer Comment	Recommendations
1.	Jordan Phillips	<p>As a local resident who stays in town over the wet season, it is sad when most places shut their doors, leaving us locals with so few places to go to eat and drink and socialise. There is especially a dearth of family friendly places in town. So it is with much excitement that I hear of Spinifex Alehouse, which plans to stay open all year round and have nice gardens and grass for kids and families. Having a decent screen in town to watch sport and things on is an added bonus, not to mention the local WA and Aboriginal products aspect too.</p> <p>When the dry season comes and places finally open, they are then all booked up by tourists, so the town really needs a nice large capacity venue. I am looking forward to having birthdays, family catch ups, work functions and casual hang out times.</p>	Support	Noted.	<p>That Council:</p> <p>a) Notes the submission received.</p>
2.	Martin Johnston	<p>I am positive towards any initiative which promotes Visitor &amp; Community activity, entertainment, together with stimulating further development of the Broome Economy. It is also important however, New Developments are consistent with Practical Planning guidelines developed by the Shire.</p> <p>a) Many developments within the Tourist zone (particularly Cable Beach accommodation), have tree plantings along fence line borders, providing a buffer zone between properties, e.g. Oaks</p>	<p>Support, with comments in the form of a separate attached document.</p> <p>A document was submitted with this submission which noted:</p> <p>a) The submitted plans lack context and do not identify any buffer treatments between the proposal and the</p>	<p>Noted</p> <p>a) Officers note that the proposed brewery and associated car park will occupy the front portion of the lot with the rear portion to remain undeveloped in the short to medium term. The master plan for the site indicates that short-term accommodation will be developed on the rear portion in the future. The</p>	<p>That Council:</p> <p>a) Notes the submission received.</p>

## ATTACHMENT 2: SCHEDULE OF PUBLIC SUBMISSIONS

DEVELOPMENT APPLICATION 2022/43 – USE NOT LISTED - BREWERY

#	Name/ Organisation	Submission	Summary of Submission	Officer Comment	Recommendations
		<p>Cable Beach. This offers practical benefits including: privacy, security, windbreaks, shade, environmental, bird attracting and aesthetic factors.</p> <p>The Oaks Cable Beach Resort is a typical example of this council requirement with Tree plantings along all fence-line borders.</p> <p>This offers many practical benefits: Privacy, Security, Windbreak, Shade, Environmental, Bird Attracting , Aesthetic factors to name just a few.</p> <p>b) Designs available do not provide adequate 'Context' of location of proposed development, in regard to existing neighbours.</p> <p>Spinifex Ale House rear carpark proposed, borders with Oaks Cable Beach Resort &amp; another property to the right.</p> <p>Landscape plans, show NO Provision for any 'Planted Tree' buffer to separate rear carpark from the Oaks Property.</p> <p>Proposed rear carpark appears a big space primarily hidden from Sanctuary Rd front view. Adequate security measures will be needed: Security: Border Fencing, Lighting, CCTV, Speed bumps , layout + gate</p>	<p>Oaks Hotel to the north or property to the east.</p> <p>b) Landscape plans show no provision of planting buffer to separate car park from the Oaks development. Requires consideration of security measures.</p> <p>c) Supportive in principle but appropriate environmental health approvals required to ensure amenity is not disturbed. Submitter attached an excerpt from an article (name, source not given) titled 'Control of Odors (sic) in the Brewing &amp; Food Processing Industries which talks about Hydrogen Sulfide as being the main problem with odor (sic) related issues</p>	<p>existing vegetation planted along the boundary is intended to remain in place until the future development is delivered.</p> <p>b) Adequate context is provided, a site plan is provided, as well as the address. As per above, existing planting will remain until the remainder of the lot is developed.</p> <p>Officers are satisfied that the proposed landscaping site plan suitably addresses security concerns.</p> <p>c) Appropriate approvals will be required to be obtained prior to occupation of the development from the Shire of Broome and the Department of Water and Environmental Regulation, though this is not a direct planning concern.</p> <p>A search of the article notes it is an American based article. Western Australian legislation ensures the correct management of odours under the Environmental Protection</p>	

## ATTACHMENT 2: SCHEDULE OF PUBLIC SUBMISSIONS

DEVELOPMENT APPLICATION 2022/43 – USE NOT LISTED - BREWERY

#	Name/ Organisation	Submission	Summary of Submission	Officer Comment	Recommendations
		<p>closure. This will help the space avoid becoming a 'Crime' Car Park.</p> <p>c) Supportive of Ale House beverage, food, entertainment 'retail concept'.</p> <p>Brewery' proposed however needs appropriate development, management and approvals, given it's central location within an important Tourism precinct.</p>	<p>associated with brewery and food processioning wastewater treatment.</p>	<p>Authority Act 1986. The Shire's Environmental Health Officers have reviewed the proposal and are satisfied that the brewery element can adequately occur without compromising the amenity of the locality.</p>	
3.	Martin Goff	<p>My name is Martin Goff and I am the owner a unit in The Oaks Sanctuary Resort Oryx Road, and am against this proposal on the grounds of noise as looking at the plans there will be a playground suggesting small children, rowdy adults and loud music to go hand in hand in what is part of what makes a Brewery atmosphere. Where our dwelling is situated, it would not be as tranquil with this establishment being next door as well as the extra traffic from their patrons. We purchased the unit for the peaceful ambience of the area and this brewery would destroy that. Sorry but I just don't want that in my backyard.</p>	<p>Objects to the proposal for the following reasons:</p> <p>a) Concerns of noise from the playground, patrons, music and general operations of a development of this nature.</p> <p>b) Proposal will generate additional traffic within the area.</p>	<p>Noted.</p> <p>a) Noise consultant was engaged as per the requirements of the planning process. Report demonstrates compliance with the Environmental Protection (Noise) Regulations 1997.</p> <p>The adjoining lot is a tourist development with both short-term guests and long-term permanent residents. The proposed land use of a tourist nature is consistent with what would be expected in the tourist zone.</p> <p>Noise controls will be put in place and conditioned as part of the approval.</p>	<p>That Council:</p> <p>a) Notes the submission received.</p>

## ATTACHMENT 2: SCHEDULE OF PUBLIC SUBMISSIONS

DEVELOPMENT APPLICATION 2022/43 – USE NOT LISTED - BREWERY

#	Name/ Organisation	Submission	Summary of Submission	Officer Comment	Recommendations
				b) The Transport Impact Statement demonstrates that Sanctuary Road is capable of accommodating the addition traffic projected to be generated by the proposal.	
4.	Ian Colmer	As an owner of an adjacent short stay residential unit in the Oaks complex I object to the proposed development. Whilst named a brewery it is really a tavern and would attract patrons who, I believe, are not compatible with the family atmosphere right next door at the resort. I particularly object to the proposed outdoor entertainment area with the stage and large screen. This is certainly not compatible with the residences right next door on the eastern side or with family holiday stays.	Object.  a) Brewery is actually a tavern that would attract patrons who are not compatible with the family atmosphere next door at the resort. b) Object to the proposed outdoor entertainment area with the stage and large screen. c) Not compatible with the residence right next door on the eastern side or with family holiday stays,	Noted. a) The tourist zone and the Cable Beach Development Strategy permits and encourages the size and scale of commercial activity proposed. b) No planning grounds to reject the outdoor entertainment area. As discussed above, the Acoustic Report submitted in support of the application demonstrates compliance with the Environmental Protection (Noise) Regulations 1997. Furthermore, proposal is recommended to be conditioned to comply with the Noise Management Plan at all times. c) As above	That Council: a) Notes the submission received.
5.	Alok Kukreti	The Project is great and would increase the value of Cable beach and a great development for Broome. I just have few queries:	Supports with several queries. a) How will safety be addressed within	Noted. a) Safety is largely the responsibility of the owner/operator. Submitted	That Council: a) Notes the submission received.

## ATTACHMENT 2: SCHEDULE OF PUBLIC SUBMISSIONS

DEVELOPMENT APPLICATION 2022/43 – USE NOT LISTED - BREWERY

#	Name/ Organisation	Submission	Summary of Submission	Officer Comment	Recommendations
		<p>1) Car park at the back close to the resort. How do we plan to make sure that it is safe and are not accessible to anti-social elements ? Would there be a 24/7 security monitor/security on site ? A large carpark planned for the development rear appears to extend to the fence line bordering with Oaks. With the carpark largely out of view from the Sanctuary Road front, there is potential for 'disruption'.</p> <p>2) Waste disposal- What would be the plan ?</p> <p>3) Odour and Smell – How would that be managed and what would be done to reduce the smell?</p> <p>4) Noise Control- Till what time is noise acceptable and what is that acceptable noise?</p> <p>5) Lights- Would the area be completely lit with no blind spots</p> <p>6) fence line- Would fence line be such that no one could jump into the Oaks Cable Beach</p> <p>7) Would there be a direct access to the brewery from The Oaks Cable Beach. Thanks</p>	<p>the carpark that adjoins the Oak development?</p> <p>b) How will waste be managed?</p> <p>c) Amenity concerns – How will Odour and noise be managed?</p> <p>d) Lights – will there be any blind spots, what will lighting look like?</p> <p>e) Fence line – will it be secure? Concerns of security into Oaks resort. Will there be access to the brewery from the Oaks Cable Beach.</p>	<p>plans indicate that the car park will be well lit. As discussed above, the car park will not directly adjoin the oaks development with the existing planting to remain on site until the rear portion of the lot is developed.</p> <p>b) A condition of approval is recommended requiring the applicant to submit a waste management plan.</p> <p>c) The proposal will need to comply with other legislation in relation to odour and noise management. The Shire's Environmental Health Officers are satisfied that the proposal will be able to operate in accordance with the relevant legislation. Venue is proposed to close at 10:00pm which is recommended to be conditioned.</p> <p>d) The submitted plans indicate the car parking will be adequately lit.</p> <p>e) Boundary fencing is a civil matter.</p>	

**ATTACHMENT 2: SCHEDULE OF PUBLIC SUBMISSIONS**  
DEVELOPMENT APPLICATION 2022/43 – USE NOT LISTED - BREWERY

#	Name/ Organisation	Submission	Summary of Submission	Officer Comment	Recommendations
6.	John Tuckey	<p><b>Vote against proposal to build a brewery at No7 Sanctuary Road</b></p> <ol style="list-style-type: none"> <li>Divers Tavern has created lots of noise complaints in the past. Council should check their records, and they only have neighbours on 50% of their operation as ocean is on the other side. I believe they now have time restrictions in place to reduce complaints. ** will the proposal have the same restrictions as a minimum?*</li> <li>This proposal is surrounded totally by high end accommodation who will be negatively impacted by the proposed brewery by noise, smell, traffic &amp; anti-social behaviour, and in our case less of sunset ambiance light.</li> <li>There is enough liquor outlets in Broome already, soon to open an up market surf club close to this proposed brewery. Also in a town with escalating crime “out of control” why would you put fuel on the fire with more liquor in the fragile community?</li> <li>Family orientated! There is nothing family orientated about liquor outlets – only increased alcoholism, domestic violence, drink driving – causing trauma it’s a myth to call a brewery family orientated. A brewery is a mechanical refinery process</li> </ol>	<p>Objects.</p> <ol style="list-style-type: none"> <li>Divers has had complaints in the past. Submitter believes they have restrictions in place to reduce complaints.</li> <li>The surrounding high-end accommodation will be negatively impacted by the proposed development in terms of noise, smell, traffic, anti-social behaviour and in the case of the submitter, less of sunset ambiance light.</li> <li>There is enough liquor outlets in town, in addition to the surf club. Believes the addition of this establishment will contribute to already out of control crime and will fuel the fire in an</li> </ol>	<p>Noted.</p> <ol style="list-style-type: none"> <li>Divers is a separate establishment. An Acoustic Report and a noise management plan has been submitted with the application as per the requirements of a development application, undertaken by a qualified noise consultant. The supporting report indicates that the venue will be open to 10:00pm which is recommended to be implemented by way of a condition of approval.</li> <li>The subject site is located within the tourist zone. The Tourist zone and the Cable Beach Development Strategy encourage active uses within this area. The impact of reduce sunset on the submitter is not a relevant planning consideration and the proposal does not seek discretion against any legislative requirements in terms of access to sunlight and daylight. The Shire’s Environmental Health Officers are satisfied that</li> </ol>	<p>That Council:</p> <ol style="list-style-type: none"> <li>Notes the submission received.</li> </ol>

## ATTACHMENT 2: SCHEDULE OF PUBLIC SUBMISSIONS

DEVELOPMENT APPLICATION 2022/43 – USE NOT LISTED - BREWERY

#	Name/ Organisation	Submission	Summary of Submission	Officer Comment	Recommendations
		<p>and should be in an industrial zone not a resort location</p> <p>5. Noise generation by big screened events are already catered for by Sun Picture gardens, Roey &amp; Divers Tavern and this should not be encouraged as an outdoor recreation zone. Noise is bad enough when it's indoors at Divers let alone outside in a high density resort area.</p> <p>6. When you give them their licence at the very least there should be retainer walls, low trees and shrubs planted along their boundary for neighbour's privacy and strict evening restrictions on outdoor noise control.</p> <p>7. The proposal will also see the loss of semi natural feeding ground for 30 plus wallaby's who visit the area every night. Some consideration as to their wellbeing and future should also be provided before approval.</p> <p>Upset Neighbour</p>	<p>already fragile community.</p> <p>d) The proposal is not family orientated as it is a liquor outlet. Notes the social issues of alcohol – alcoholism, domestic violence, drink driving, associated trauma. Believes the calling the establishment family orientated is not correct, noting a brewery is a mechanical refinery process which belongs in an industrial zone not a resort location.</p> <p>e) Concerns for noise – notes that other establishments such as Sun Pictures, the Roey and Divers Tavern hold big screen events. The outdoor area should not be encouraged as an outdoor recreation zone, noting noise is an issue at Divers</p>	<p>the proposal will be able to operate in accordance with the relevant legislation in relation to noise and odour management.</p> <p>c) The proposed land use is generally consistent with the intent and objectives of the Tourist zone for LPS6 and the Cable Beach Development Strategy. Officers consider the activation of this site through the proposed use to be a positive outcome. Officers do not believe that a venue would exacerbate the social issues which are prevalent within the Shire.</p> <p>d) Acknowledge the social issues as a result of alcohol though as per above, The proposed land use is generally consistent with the intent and objectives of the Tourist zone for LPS6 and the Cable Beach Development Strategy. The development includes a restaurant use and is not a retail liquor outlet.</p> <p>e) The tourist zone is not purely a resort area and encourages the delivery of</p>	

## ATTACHMENT 2: SCHEDULE OF PUBLIC SUBMISSIONS

DEVELOPMENT APPLICATION 2022/43 – USE NOT LISTED - BREWERY

#	Name/ Organisation	Submission	Summary of Submission	Officer Comment	Recommendations
			<p>indoors let alone outside in a high density resort area.</p> <p>f) Once a licence is granted, there should be retainer walls, low trees and shrubs planted along their boundary for neighbours privacy and strict restrictions on outdoor noise control.</p> <p>g) Native fauna and flora of the area will be impacted – there should be consideration for their wellbeing.</p>	<p>active uses. As discussed above, the Acoustic Report submitted in support of the application demonstrates compliance with the Environmental Protection (Noise) Regulations 1997. Furthermore, proposal is recommended to be conditioned to comply with the Noise Management Plan at all times.</p> <p>f) There are no planning requirements for retaining walls or landscaping on the boundary of adjoining lots. Notwithstanding this, the venue is oriented away from the adjoining sensitive land uses and landscaping is proposed along the eastern boundary. Furthermore, the real of the lot will remain undeveloped in the short term. It is therefore expected that the existing vegetation will remain in the short to medium term.</p> <p>g) The subject site is zoned Tourist and is privately owned. There is no legislative requirement for the owner/applicant to obtain any approvals for</p>	

## ATTACHMENT 2: SCHEDULE OF PUBLIC SUBMISSIONS

DEVELOPMENT APPLICATION 2022/43 – USE NOT LISTED - BREWERY

#	Name/ Organisation	Submission	Summary of Submission	Officer Comment	Recommendations
				the clearing of the remainder of the lot. A condition of approval is recommend requiring detailed landscaping design to be submitted which should reflect the local context of the area.	
7.	Mark & Lorraine O'Brien	<p>We are the owners of lot 37, 10 Sanctuary Rd Cable Beach and have been informed by the shire that an application for brewery has been lodged on the above address. In addition, Mark is the chairperson of the Strata Council for Blue Seas Resort, but this submission is in our personal capacity. From the outset we advise that we are not against the proposal but with several amendments.</p> <p>Firstly, you will be aware that there has been antisocial behaviour in the very early hours of the morning at the bus stop outside the Cable Beach Backpackers. This has required the manager of the resort to contact the police and the shire in order to get the matter resolved. I understand that things have improved now but of course that can change very quickly. With the bus stop being on the eastern border of the resort patrons from the brewery will need to walk past the resort to get to the bus stop and may be in an intoxicated state. It would be far more beneficial if the bus stop was located opposite the western boundary of the brewery which would then mean the bus stop near Challenger Drive could potentially be removed.</p>	<p>Does not support the proposal as submitted but does not object to it. Suggests amendments:</p> <ul style="list-style-type: none"> <li>a) Concerns of antisocial behaviour that exists at the bus stop outside the Cable Beach Backpackers and is concerned patrons that are intoxicated will contribute to this existing issue, suggests the bus stop be relocated to opposite the western boundary of the brewery and potentially remove the bus stop near Challenger Drive.</li> <li>b) Concerns with Sanctuary Road network and motorists speeding,</li> </ul>	<p>Noted.</p> <ul style="list-style-type: none"> <li>a) The location of bus stops requires strategic approach and is located where it have the greatest level of accessibility. The applicant has also indicated that the venue will close at 10:00pm which is recommended to be conditioned. The Shire is about to commence work on the Cable Beach Precinct Structure Plan which will include detailed traffic impact studies. It would be more appropriate to consider the potential relocation off bus stops as part of this process.</li> <li>b) The Transport Impact Assessment has demonstrated that Sanctuary Road can adequately accommodate for the number of trips projected to be generated</li> </ul>	<p>That Council:</p> <ul style="list-style-type: none"> <li>A) Notes the submission received.</li> </ul>

## ATTACHMENT 2: SCHEDULE OF PUBLIC SUBMISSIONS

DEVELOPMENT APPLICATION 2022/43 – USE NOT LISTED - BREWERY

#	Name/ Organisation	Submission	Summary of Submission	Officer Comment	Recommendations
		Secondly, Sanctuary Rd has become quite busy with people using the “backway” from town to Cable Beach. As Sanctuary Rd is a straight section of road, motorists tend to speed down the road and there is no verge between the path and the road. If a child were to accidentally slip off the path, there is a very real risk of injury or worse. Some type of traffic calming device needs to be installed. Thirdly, the application doesn’t mention what the hours of operation will be or what noise levels need to be met.	paired with no verge between the path and the road. Concern for child safety, recommends a traffic calming device be installed. c) No mention of hours of operation or what noise levels need to be met.	by the proposed use. The Cable Beach Precinct Structure Plans will include recommendations for the long-term vision of Sanctuary Road to ensure safety is prioritised. c) As above, the applicant has indicated that the venue will close at 10:00pm which is recommended to be conditioned.	
8.	Keith & Sandra Yelverton	Our major concern is the boundary area adjoining The Oaks Sanctuary Resort. We feel the boundary trees on the developers property, which are infected by white ants and dying need to be removed. These will be a real problem in future years. A boundary fence to stop visual appearance and some noise has to be erected.	Does not support or object. a) Concerns for boundary trees on the subject site – infected with white ants and dying and need to be removed as will be a problem in the future. b) A boundary fence is required to be erected to mitigate visual impacts and some noise.	Noted. a) Not a relevant planning consideration. Officers can communicate to applicant. b) Not a planning matter – boundary fences are a civil matter and are controlled under the Dividing Fences Act 1961. Officers are satisfied that the proposal is oriented away from the adjoining lot boundaries, thereby adequately preserving privacy of adjoining tenants.	That Council: a) Notes the submission received.
9.	Kingsley Allen	I am writing in relation to a letter received from your department (signed by Harriet Parkes) inviting submissions re the proposed brewery at 7 Sanctuary Road, Cable Beach. We are owners of units in the Oaks resort which is adjacent to the	Support though have concerns. a) Should consider limitations in terms of noise, hours of operation, number	Noted. a) As discussed above, the Acoustic Report submitted in support of the application demonstrates compliance with the Environmental Protection	That Council: a) Notes the submission received.

## ATTACHMENT 2: SCHEDULE OF PUBLIC SUBMISSIONS

DEVELOPMENT APPLICATION 2022/43 – USE NOT LISTED - BREWERY

#	Name/ Organisation	Submission	Summary of Submission	Officer Comment	Recommendations
		<p>development and are therefore very interested in the proposal.</p> <p>In most respects we see the proposal as a positive but are concerned that there should be limitations on the following so as to not interfere with the peaceful enjoyment of visitors to other properties in the near vicinity:</p> <ul style="list-style-type: none"> <li>a) Limits on noise as to intensity and time of day</li> <li>b) Limits on the times the brewery can be open</li> <li>c) Limits on the number of people who can be on the premises at any one time</li> </ul> <p>We notice that there is provision in the plans for a screen/stage which would obviously involve noise.</p> <p>We would like to know what provision there is expected to be in relation to the setting of these limits, their monitoring and implementation.</p> <p>Please keep us informed with any developments in relation to the above.</p>	<p>of patrons. How are these imposed and monitored?</p>	<p>(Noise) Regulations 1997. Furthermore, proposal is recommended to be conditioned to comply with the Noise Management Plan at all times. These documents include information relating to the large screen and stage. The applicant will be responsible to operate within the parameters of these documents. Officers have the ability to take compliance action if the venue is not being operated in accordance with the approved plans and conditions of approval.</p>	
10.	Michael & Margaret Rushack	<p>We are owners of an Oaks Cable Beach Sanctuary Resort unit located directly behind the above proposed development.</p> <p>It is noted that the submitted plan takes up approximately two thirds of the Lot size and a comment to "Refer to Master Plan to future</p>	<p>No objection.</p> <ul style="list-style-type: none"> <li>a) Would like information on the masterplan.</li> </ul>	<p>Noted.</p> <ul style="list-style-type: none"> <li>a) The masterplan indicatively proposes short-term accommodation on the rear portion of the lot. This is a concept plan only to demonstrate that short-term accommodation can be delivered within the</li> </ul>	<p>That Council:</p> <ul style="list-style-type: none"> <li>a) Notes the submission received.</li> </ul>

## ATTACHMENT 2: SCHEDULE OF PUBLIC SUBMISSIONS

DEVELOPMENT APPLICATION 2022/43 – USE NOT LISTED - BREWERY

#	Name/ Organisation	Submission	Summary of Submission	Officer Comment	Recommendations
		<p>development to this area” (meaning remaining one third of the Lot area).</p> <p>We could not locate a Master Plan document and would appreciate any details you can provide regarding any future structures that may impact on our (and neighbouring owners) unit.</p> <p>As the submitted plans have main buildings fronting Sanctuary Road with overflow parking (Note #27) at the rear of the site it is unclear if the Master Plan refers to overflow parking or something else – any clarification you can provide would be much appreciated.</p> <p>At this stage we can confirm that we have no major objection to the initial submitted plan.</p>		<p>remaining portion of the lot in the future, in accordance with the Cable Beach Development Strategy.</p>	
11.	Grant & Heather Perry	<p>We have received advice from the Shire regarding a proposed brewery at 7 Sanctuary Rd.</p> <p>While we are not against such a proposal, we do have some concerns regarding noise and safety.</p> <p>Are there any plans to use vehicle slowing devices or widening of Sanctuary Road? We attended a meeting held by the Shire at the Cable Beach Club about 8 to 10 years ago where it was discussed and all those in attendance were in favour of some form of speed restrictions. Nothing eventuated, and vehicles are still travelling at speed down Sanctuary Road. There is little room for driver error with the number of locals and tourists with young children sharing the narrow footpath with bikes,</p>	<p>Support, with concerns.</p> <ul style="list-style-type: none"> <li>a) Concerns for traffic and road safety – are there any plans for vehicle slowing devices and road widening.</li> <li>b) Issue with angled parking and safety issues.</li> <li>c) Noise concerns from Cable Beach Backpackers.</li> </ul>	<p>Noted.</p> <ul style="list-style-type: none"> <li>a) The Shire is about to commence work on the Cable Beach Precinct Structure Plan which will include detailed traffic impact studies. Upgrades of Sanctuary Road are proposed to be considered as part of this process.</li> <li>b) Noted. Parking has been revised to deliver parallel car parking bays within the verge. A Condition of approval is recommended to require detailed drawings to be submitted</li> </ul>	<p>That Council:</p> <ul style="list-style-type: none"> <li>a) Notes the submission received.</li> </ul>

## ATTACHMENT 2: SCHEDULE OF PUBLIC SUBMISSIONS

DEVELOPMENT APPLICATION 2022/43 – USE NOT LISTED - BREWERY

#	Name/ Organisation	Submission	Summary of Submission	Officer Comment	Recommendations
		<p>scooters and dogs on leads. Slowing the traffic or widening the road is necessary now, and will be essential to make Sanctuary Road safer if the brewery were to go ahead.</p> <p>Allowing angle parking in front of the proposed site on Sanctuary Road would exacerbate the existing safety problem.</p> <p>The Shire would be aware of our past noise problems created by backpackers partying at the bus shelter in front of the Cable Beach Backpackers over many years.</p> <p>We would need to be assured that we would not be subject to more of the same coming from across the road in the evenings.</p>		<p>to the Shire prior to the commencement of works.</p> <p>c) Not a direct concern of this application as it is separate establishment. As discussed above, the Acoustic Report submitted in support of the application demonstrates compliance with the Environmental Protection (Noise) Regulations 1997. Furthermore, proposal is recommended to be conditioned to comply with the Noise Management Plan at all times.</p>	
12.	Russell Cooley	<p>I am an owner of holiday apartments at Blue Seas Resort and a residential property at 15 Eleanor Loop and have some serious safety concerns for the Sanctuary Road area.</p> <p>Sanctuary Road has seen exponential growth of both traffic and pedestrians over the past 20 years with no reduction or control of vehicle speed. The footpath is dangerously close to the roadway and poses a danger to pedestrians. I also understand that there is a proposed brewery development which may compound these problems, particularly if angle parking is introduced. This would create a further hazard when vehicles blindly reverse onto Sanctuary Road when departing the parking bays.</p>	<p>Does not support or object.</p> <p>a) Serious concerns about traffic and pedestrian safety on Sanctuary Road. Angle parking will exacerbate this concern.</p> <p>b) Requests that consideration is given to preserve the quiet and peaceful precinct.</p>	<p>Noted.</p> <p>a) The Shire is about to commence work on the Cable Beach Precinct Structure Plan which will include detailed traffic impact studies. Upgrades of Sanctuary Road are proposed to be considered as part of this process. 90 degree bays have been amended at the request of officers to be included as parallel bays.</p> <p>b) The proposal is generally consistent with the requirements of LPS6 and</p>	<p>That Council:</p> <p>a) Notes the submission received.</p>

## ATTACHMENT 2: SCHEDULE OF PUBLIC SUBMISSIONS

DEVELOPMENT APPLICATION 2022/43 – USE NOT LISTED - BREWERY

#	Name/ Organisation	Submission	Summary of Submission	Officer Comment	Recommendations
		<p>Would you please advise if the Shire is aware of these issues, and if so, what measures are planned.</p> <p>This area of Broome has historically been very tourist friendly and I would respectfully ask the Shire carefully considers the above concerns and any future developments, to preserve what has historically been a quiet and peaceful precinct.</p> <p>I trust you will take these matter seriously and would appreciate my inclusion in any future correspondence regarding any proposed alterations to Sanctuary Road.</p>		<p>the Cable Beach Development Strategy. As discussed above, the Acoustic Report submitted in support of the application demonstrates compliance with the Environmental Protection (Noise) Regulations 1997. Furthermore, proposal is recommended to be conditioned to comply with the Noise Management Plan at all times.</p>	

# **ACOUSTIC REPORT**

**FOR**

**SPINIFEX ALE HOUSE**

**18 May 2022**

**AES-890238-R01-0-18052022**

**Acoustic Engineering Solutions**  
[www.acousticengsolutions.com.au](http://www.acousticengsolutions.com.au)

Client: FLCB Developments  
Project: Acoustic Report



# DOCUMENT CONTROL

## Environmental Noise Impact Assessment

**Prepared for:** FLCB Developments

6 Minilya Road  
Broome WA 6275

**Contact:** Bob Sweet

**Prepared by:** DR. Roy Ming

**Acoustic Engineering Solutions**

0408 944 982

[roy.ming@acousticengsolutions.com.au](mailto:roy.ming@acousticengsolutions.com.au)

**Revision:** 0

**Date:** 18 May 2022

**Doc NO:** AES-890238-R01-0-18052022

**Acoustic Engineering Solutions**

**ABN: 64 451 362 914**

This document contains commercial, conceptual and engineering information which is proprietary to Acoustic Engineering Solutions (AES). The information in this document should not be divulged to a third party without AES written consent.

---

AES-890238-R01-0-18052022

Page II

Client: FLCB Developments  
Project: Acoustic Report



## EXECUTIVE SUMMARY

Acoustic Engineering Solutions (AES) has been commissioned by FLCB Developments to prepare an acoustic report for undertaking environmental noise assessment of the proposed Spinifex Ale House at 7 Sanctuary Road Cable Beach Broome. The Spinifex Ale House has a restaurant, brewery and bar and is proposed to have a maximum capacity of 600 patrons and to open 7 days a week between 7am and 10pm. The aim of this assessment is to determine whether or not the Spinifex Ale House would comply with the Environmental Protection (Noise) Regulations 1997 (the Regulations).

An acoustic model is created and eight worst-case operational scenarios are modelled:

- Scenario 1: represents the worst-case mechanical operation.
- Scenario 2: represents the play of low background amplified music.
- Scenario 3: represents the worst-case day/evening-time patron conversations.
- Scenario 3A: represents the worst-case night-time patron conversations.
- Scenario 4: represents the worst-case indoor live music.
- Scenario 5: represents the worst-case outdoor live music.
- Scenario 6: represents the short events of delivery activities or the operation of forklift.
- Scenario 7: represents the short events of closing a car door at the worst-case bay to R1.

Four neighbouring noise-sensitive premises are selected for the detailed assessment of noise impacts. Noise levels are predicted for the worst-case meteorological conditions. The predicted worst-case noise levels are adjusted to account for their dominant characteristics, and then assessed against the criteria set by the Regulations. The compliance assessment concludes:

- Full compliance is achieved for scenarios 1 to 6; and
- For scenario 7 day-time compliance is achieved but non-compliance is predicted during the evening and night.

The non-compliance for scenario 7 is concluded based on the assumptions:

- R1 is a noise-sensitive receiver; and
- The boundary fence is a 1.8m colorbond fence.

Currently the eastern neighbouring lot is a vacant land. If in the future it is used for a commercial land such as shops or offices, compliance is achieved for scenario 7 and full compliance is achieved with the Regulations for the proposed Spinifex Ale House.

If in the future R1 is the noise sensitive receiver and to achieve compliance for scenario 7, the following noise control measures are proposed:

- Increase the boundary fence to 2.3m or higher; and
- Move the car park bays towards the boundary fence without a buffer between the car-parking bays and the boundary fence.

Client: FLCB Developments  
Project: Acoustic Report



## TABLE OF CONTENTS

EXECUTIVE SUMMARY .....	III
1.0 INTRODUCTION.....	1
1.1 THE SPINIFEX ALE HOUSE .....	1
2.0 NOISE CRITERIA .....	2
2.1 CORRECTIONS FOR CHARACTERISTICS OF NOISE .....	3
2.2 VEHICLE NOISE .....	3
2.3 INFLUENCING FACTORS.....	3
3.0 NOISE MODELLING .....	6
3.1 METHODOLOGY.....	6
3.2 INPUT DATA .....	6
3.2.1 Topography .....	6
3.2.2 Noise Sensitive Premises .....	6
3.2.3 Source Sound Power Levels .....	6
3.3 METEOROLOGY.....	8
3.4 OPERATIONAL SCENARIOS.....	8
4.0 NOISE CONTROLS .....	12
5.0 MODELLING RESULTS.....	13
5.1 POINT MODELLING RESULTS.....	13
5.2 NOISE CONTOURS .....	14
6.0 COMPLIANCE ASSESSMENT .....	15
6.1 ADJUSTED NOISE LEVELS .....	15
6.2 COMPLIANCE ASSESSMENT .....	16
6.2.1 Day.....	16
6.2.2 Evening .....	16
6.2.3 Night.....	17
6.3 DISCUSSIONS AND RECOMMENDATIONS .....	18
APPENDIX A AERIAL VIEW .....	19
APPENDIX B NOISE CONTOURS.....	26

Client: FLCB Developments  
Project: Acoustic Report



## 1.0 INTRODUCTION

The Spinifex Ale House is proposed to operate at 7 Sanctuary Road Cable Beach Broome. The Shire of Broome requires an acoustic report prepared for undertaking an environmental noise impact assessment to determine whether or not the proposed Spinifex Ale House would comply with the Environmental Protection (Noise) Regulations 1997 (the Regulations).

Acoustic Engineering Solutions (AES) has been requested by FLCB Developments to prepare the acoustic report.

### 1.1 THE SPINIFEX ALE HOUSE

The Spinifex Ale House provides both bar & restaurant services and is located within the "tourist" zone in Cable Beach Broome. Figure 1 in APPENDIX A presents an aerial view of the subject site and surrounding area including the selected receivers.

Figure 2 to Figure 5 in APPENDIX A presents the site layout, floor plan, mechanical services and a 3D concept view. All of the buildings onsite are one-storey buildings with lightweight steel stud framed walls and metal roofing. The external walls have combination of 13mm Soundchek plasterboard, timber feature panels and custom orb colorbond linings with 90mm commercial grade bulk insulation. Anticon insulation is directly below the metal roof sheeting and with 10mm commercial Soundchek plasterboards underneath. Flat ceilings are present in most areas except the indoor dining and bar areas where raked ceilings are designed. Flat ceiling boards are 10mm commercial Soundchek plasterboards and the insulation above the ceilings is R3.0 minimum. All of the windows are glazed of 8mm laminated glasses with commercial aluminium frames. The external doors are either 40mm solidcore timber doors or sliding commercial aluminium glazed doors of 10mm laminated glasses.

The Spinifex Ale House has indoor and outdoor bar/dining areas, a kitchen, a mill room, a brew cool room, a brewery area, two cool/freezer rooms, three toilets. Two low noise ceiling fans operate in the indoor dining and bar areas. A ducted air-conditioning system and 8 hung wall air-conditioners will be installed. Both the ducted air-conditioning and super chiller condensing units sit on the ground of south-western corner of service court.

Low level amplified music will be played through 24 wall/ceiling-mounted music speakers, as shown in Figure 3 in APPENDIX A, to provide relaxing environment. Live music may play during small events indoors or outdoors (at the stage area under the outdoor led screen).

The Spinifex Ale House will have a full capacity of 600 patrons plus  $\leq 20$  staff. It opens 7 days a week (Likely to close Mondays between December and April - Wet Season Period) between 7am and 10pm (Possibly closing at 9pm on Sunday to Thursday).

Regular material/frozen food deliveries are planned twice a week between 7am & 12pm for weekdays excluding public holidays. Fresh meat, vegetables and other fresh products are delivered daily. Delivery will be via local delivery trucks upto a maximum of 12.5m in length.

Multiple car-park bays are located in two car park areas.

---

AES-890238-R01-0-18052022

Page 1

Client: FLCB Developments  
Project: Acoustic Report



## 2.0 NOISE CRITERIA

Noise management in Western Australia is implemented through the Environmental Protection (Noise) Regulations 1997 (the Regulations). The Regulations set noise limits which are the highest noise levels that can be received at noise-sensitive (residential), commercial and industrial premises. These noise limits are defined as 'assigned noise levels' at receiver locations. Regulation 7 requires that "noise emitted from any premises or public place when received at other premises must not cause, or significantly contribute to, a level of noise which exceeds the assigned level in respect of noise received at premises of that kind".

Table 2-1 presents the assigned noise levels at various premises.

**Table 2-1: Assigned noise levels in dB(A)**

Type of Premises Receiving Noise	Time of Day	Assigned Noise Levels in dB(A) <sup>1</sup>		
		L <sub>A10</sub>	L <sub>A1</sub>	L <sub>Amax</sub>
Noise sensitive premises: highly sensitive area	0700 to 1900 hours Monday to Saturday	45 + Influencing factor	55 + Influencing factor	65 + Influencing factor
	0900 to 1900 hours Sunday and public holidays	40 + Influencing factor	50 + Influencing factor	65 + Influencing factor
	1900 to 2200 hours all days	40 + Influencing factor	50 + Influencing factor	55 + Influencing factor
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and public holidays	35 + Influencing factor	45 + Influencing factor	55 + Influencing factor
Noise sensitive premises: any area other than highly sensitive area	All hours	60	75	80
Commercial premises	All hours	60	75	80

For highly noise sensitive premises, an "influencing factor" is incorporated into the assigned noise levels. The influencing factor depends on road classification and land use zonings within circles of 100 metres and 450 metres radius from the noise receiver locations.

<sup>1</sup> Assigned level L<sub>A1</sub> is the A-weighted noise level not to be exceeded for 1% of a delegated assessment period.  
Assigned level L<sub>A10</sub> is the A-weighted noise level not to be exceeded for 10% of a delegated assessment period.  
Assigned level L<sub>Amax</sub> is the A-weighted noise level not to be exceeded at any time.

Client: FLCB Developments  
Project: Acoustic Report



## 2.1 CORRECTIONS FOR CHARACTERISTICS OF NOISE

Regulation 7 requires that that “noise emitted from any premises or public place when received at other premises must be free of:

- (i) tonality;
- (ii) impulsiveness; and
- (iii) modulation.

when assessed under Regulation 9”.

If the noise exhibits intrusive or dominant characteristics, i.e. if the noise is impulsive, tonal, or modulating, noise levels at noise-sensitive premises must be adjusted. Table 2-2 presents the adjustments incurred for noise exhibiting dominant characteristics. That is, if the noise is assessed as having tonal, modulating or impulsive characteristics, the measured or predicted noise levels have to be adjusted by the amounts given in Table 2-2. Then the adjusted noise levels must comply with the assigned noise levels. Regulation 9 sets out objective tests to assess whether the noise is taken to be free of these characteristics.

**Table 2-2: Adjustments for dominant noise characteristics**

Adjustment where noise emission is not music. These adjustments are cumulative to a maximum of 15 dB.			Adjustment where noise emission is music	
Where tonality is present	Where Modulation is present	Where Impulsiveness is present	Where Impulsiveness is not present	Where Impulsiveness is present
+5 dB	+5 dB	+10 dB	+10 dB	+15 dB

## 2.2 VEHICLE NOISE

Regulation 3(a) states that *nothing in these regulations applies to the following noise emissions —*

- (a) *Noise emissions from the propulsion and braking systems of motor vehicles operating on a road.*

If it is open to public, a car park is considered to be a road and therefore vehicle noise (propulsion and braking) is not strictly assessed. However, noise from car door closing still requires assessment, as this does not form part of the propulsion or braking systems.

## 2.3 INFLUENCING FACTORS

The Spinifex Ale House is located within the “Tourist” zone in Cable Beach Broome and surround by commercial and noise-sensitive premises. Four closest noise-sensitive receivers

Client: FLCB Developments  
Project: Acoustic Report



are selected for detailed assessment of noise impacts, as shown in Figure 1 in APPENDIX A.

Influencing factor varies from residence to residence depending on the surrounding land use. No nearby roads are classified as the main or secondary roads. Figure 6 in APPENDIX A presents the planning scheme zone map of the Shire of Broome, where no commercial and industrial zones are indicated with 450m to the selected receivers. However, the development site will be a "commercial land" and should be considered for the calculation of influencing factors. Table 2-3 presents the calculation of influencing factors while Table 2-4 presents the calculated assigned noise levels for the selected receivers.

**Table 2-3: Calculation of influencing factors.**

Closest Residents	Transport Factor in dB	Commercial Land			Influencing Factor in d(B)
		Within 100m Radius	Within 450m Radius	dB	
R1 and R3	0	32%	2%	2	2
R2	0	24%	2%	1	1
R4	0	11%	2%	1	1

**Table 2-4: Calculated assigned noise levels in dB(A)**

Closest Residents	Calculated assigned Noise levels in dB(A)			
	Day <sup>2</sup> Monday to Saturday	Day <sup>3</sup> Sunday and Public Holiday	Evening <sup>4</sup>	Night <sup>5</sup>
<b>L<sub>A10</sub></b>				
R1 and R3	47	42	42	37
R2 and R4	46	41	41	36
<b>L<sub>A1</sub></b>				
R1 and R3	57	52	52	47
R2 and R4	56	51	51	46

<sup>2</sup> 0700 to 1900 hours for Monday to Saturday.

<sup>3</sup> 0900 to 1900 hours for Sunday and public holidays.

<sup>4</sup> 1900 to 2200 hours for all days.

<sup>5</sup> 2200 to 0700 hours for Monday to Saturday and to 0900 hours for Sunday and public holidays.

Client: FLCB Developments  
Project: Acoustic Report



Closest Residents	Calculated assigned Noise levels in dB(A)			
	Day <sup>2</sup> Monday to Saturday	Day <sup>3</sup> Sunday and Public Holiday	Evening <sup>4</sup>	Night <sup>5</sup>
L <sub>AMax</sub>				
R1 and R3	67	67	57	57
R2 and R4	66	66	56	56

Client: FLCB Developments  
Project: Acoustic Report



## **3.0 NOISE MODELLING**

### **3.1 METHODOLOGY**

An acoustic model is developed using SoundPlan v8.0 program, and the CONCAWE<sup>6,7</sup> prediction algorithms are selected for this study. The acoustic model is used to predict noise levels at the selected receiver locations and generate noise contours for the area surrounding the subject site.

The acoustic model does not include noise emissions from any sources other than from the Spinifex Ale House. Therefore, noise emissions from road traffic, aircraft, birds and dog barking, etc are excluded from the modelling.

### **3.2 INPUT DATA**

#### **3.2.1 Topography**

FLCB Developments advised that ground elevation for the subject site and surrounding (selected receivers) area is reasonably flat. Therefore a flat ground is assumed with absorptive bushlands but averaged absorption of 0.6 in the other area including the subject site.

The proposed buildings on the development site and its surrounding (existing) buildings are digitised in the acoustic model. 1.8m solid boundary fences in the subject site except for the front boundary and close surrounding area are also considered.

#### **3.2.2 Noise Sensitive Premises**

Four nearest noise-sensitive receivers are selected for the detailed assessment of noise impacts, as shown in Figure 1 in APPENDIX A. Currently the eastern and western premises are vacant lands and zoned as "Tourist". R1 and R3 represent future noise-sensitive receivers. R2 and R4 are the existing noise-sensitive receivers. All of them are the ground receivers (1.5m above the ground).

#### **3.2.3 Source Sound Power Levels**

Table 3-1 presents the source sound power levels. The sound power levels of mechanical plant are provided by FLCB Developments. The sound power levels of indoor live music and a patron conversation were measured for the other AES projects. The sound power level of outdoor live music was assumed (highest limit) after preliminary modelling for achieving

---

<sup>6</sup> CONCAWE (Conservation of Clean Air and Water in Europe) was established in 1963 by a group of oil companies to carry out research on environmental issues relevant to the oil industry.

<sup>7</sup> The propagation of noise from petroleum and petrochemical complexes to neighbouring communities, CONCAWE Report 4/81, 1981.

Client: FLCB Developments  
Project: Acoustic Report



compliance with the Regulations. The (background) amplified music level of a speaker was determined from the assumption of 60 dB(A) at 1 metre. The sound power level of car-door closing is presented in  $L_{Amax}$  level.

**Table 3-1: Source sound power levels.**

Equipment	Number	Overall Sound Power Levels in dB(A)
Music Speaker	24	68
Kitchen Extract Outlet	1	75
Toilet Ventilation Outlet	2	62
Duct AC Outdoor Unit	1	82
Wall Hung AC Outdoor Unit	9	76
Freezer/Cool Room Condenser	5	76
Super Chiller Condenser	2	76
Grain Mill	1	75
Portable Trolley Pump	2	47
Low Noise Cooling Fan	2	53
Forklift	1	88
Patron Conversation		66
Indoor Live Music		98
Outdoor Live Music or Movie		85
Truck Refrigeration Unit		88
Car Door Closing $L_{Amax}$		87

The noise level in the kitchen is assumed to be 76 dB(A), which was measured in a 15 minute interval inside a large busy bar/restaurant kitchen for another AES project. The measured kitchen noise includes the contributions from exhaust hoods, operating and empty of a dishwasher, cooking and boiling activities, (food order) conversations, fridge door opening and closing, cutting and associated activities.

Client: FLCB Developments  
Project: Acoustic Report



### 3.3 METEOROLOGY

SoundPlan calculates noise levels for defined meteorological conditions. In particular, temperature, relative humidity, wind speed and direction data are required as input to the model. For this study the worst-case meteorological conditions<sup>8</sup> are assumed, as shown in Table 3-2. The evening and night have the same worst-case meteorological conditions. For the same noise sources, the predicted evening and night-time noise levels are the same.

**Table 3-2: Worst-case meteorological conditions.**

Time of day	Temperature Celsius	Relative Humidity	Wind speed	Pasquill Stability Category
Day (0700 --- 1900)	20° Celsius	50%	4 m/s	E
Evening (1900 --- 2200)	15° Celsius	50%	3m/s	F
Night (2200 --- 0700)	15° Celsius	50%	3m/s	F

### 3.4 OPERATIONAL SCENARIOS

FLCB Developments advised:

- The Spinifex Ale House is open 7 days a week between 7am and 10pm. The daily peak hours are from 3pm to 7pm when any entertainment including live music will occur if any.
- A full capacity of 600 patrons is proposed plus 20 staff during peak hours:
  - 200 are within indoor bar/dining area; and
  - 400 are within outdoor bar/dining area.
- Breakfast is limited focusing on coffee, pastries, and juices only.
- The outdoor dining/bar area includes the eastern and southern alfresco areas, as shown in Figure 3 in APPENDIX A.
- Low level amplified music will be played through 24 wall/ceiling-mounted music speakers, as shown in Figure 3 in APPENDIX A.
- TV screens within the indoor dining/bar area are used to show advertisements and menus visually with audio muted. TVs never play music.
- Movies may play during small events at the outdoor led screen during the day between 3pm and 7pm.
- Live music may play during small events indoors or outdoors (at the stage area under the outdoor led screen) during the day between 3pm and 7pm.

<sup>8</sup> The worst case meteorological conditions were set by the EPA (Environmental Protection Act 1986) Guidance note No 8 for assessing noise impact from new developments as the upper limit of the meteorological conditions investigated.

Client: FLCB Developments  
Project: Acoustic Report



- All of the windows and entry doors are closed during the indoor live music. But most of the windows and entry doors may be open for breeze when weather is good.
- The kitchen and brewery-area are individual units, separating from the indoor bar/dining area by walls and doors. During the opening hours the kitchen and brewery-area doors are closed except for entry and exit.
- The kitchen exhaust outlet is located above the kitchen roof, as shown in Figure 4 in APPENDIX A.
- Two pumps (<0.75HP, 30 dB(A) at 1m from a pump) will be located in the brewery area. The pump operates only for a couple of hours a day.
- Two Super Chillers are fully enclosed in the Brew Coolroom without external door and windows.
- Grain mill (66 dB at 1m distance) operates only for one hour a day for two days a week. The grain mill is fully enclosed inside the mill room. The roller door of the mill room will be open during the mill operation.
- The External RO (Reverse Osmosis) tank is a static tank without any noise impacts. The RO Plant is in the enclosed building envelope controlling water pressure.
- The internal Universal/Bright Tanks are located in the enclosed brewery area. Liquid will be bubbling inside only.
- Apart from the duct air-conditioning system for the dining/bar area and kitchen, six wall hung air-conditioners will be installed to service the other areas in the main building and their condensers sit on the ground outside the CEO office (north wall), as shown in Figure 4 in APPENDIX A.
- Two low noise ceiling-mounted cooling fans will operate in the indoor bar/dining area.
- Two refrigeration compressors and three wall hung air-conditioners will be installed in the satellite bar, as shown in Figure 4 in APPENDIX A.
- The ventilation outlet of the staff toilets in the main building is located on the mill room wall while the ventilation outlet of patron toilets is located above the roof, as shown in Figure 4 in APPENDIX A.
- Regular deliveries are planned once a day between 9am and 12pm for fresh products but twice a week for the other deliveries between 7am and 12pm during weekdays excluding public holidays.
- A forklift is used to move large objects onsite during the day only between 9am to 7pm and for un/loading when a delivery truck does not have a tail lift. The manager of Spinifex Ale House states that the forklift "*will most definitely operate less than 10% of any 4 hour period*".
- Multiple car-park bays are located in the onsite car-park areas.
- 1.8m colorbond fences will be installed on the side/back site boundaries. Picket fence is installed on part of the front (south) site boundary.

Based on the proposed activities, the following eight worst-case operational scenarios are modelled:

Scenario 1: All items of the mechanical plant (brewery equipment, air-conditioners, super-chillers, cool/freezer-room compressors, ceiling-mount fans, toilet ventilation

Client: FLCB Developments  
Project: Acoustic Report



fans, one kitchen exhaust) operate simultaneously with Kitchen activities (the noise level is 76 dB(A) inside the kitchen).

Scenario 2: Low level background music plays via the 24 speakers.

Scenario 3: The Spinifex Ale House operates in the full capacity. Patron conversations occur simultaneously in both indoor and outdoor areas. More than third of the patrons converse simultaneously:

- 70 indoor patron conversations;
- 140 outdoor patron conversations; and
- 4 staff talking to patrons indoors and outdoors.

Scenario 3A: The Spinifex Ale House operates in the half capacity. Patron conversations occur simultaneously in both indoor and outdoor areas. More than third of the patrons converse simultaneously:

- 35 indoor patron conversations;
- 70 outdoor patron conversations; and
- 2 staff talking to patrons indoors and outdoors.

Scenario 4: Live music plays indoors. All entry doors and windows are fully closed.

Scenario 5: Live music or movie plays outdoors at the stage area under the outdoor led screen.

Scenario 6: Scenario 1 plus delivery activity and the operation of a forklift.

Scenario 7: A car door is closed at the worst-case car park bay to R1.

Except for scenarios 4, all of the entry doors to the indoor dining/bar area are assumed to be fully opened.

Scenario 1 represents the worst-case mechanical operation. The kitchen was operating with the noise level of 76 dB(A). Both kitchen exhaust outlet and toilet ventilation outlets are modelled as point sources and assumed to be 0.5m above the roofs.

Scenario 2 represents the low background music playing.

Scenario 3 assumes full capacity and represents the worst-case patron conversations during the day and evening. Scenario 3A assumes the half capacity and represents the patron conversations during the night (before 9am for Sunday and public holidays). As advised, the daily peak hours are from 3pm to 7pm. The morning services are limited to coffee, pastries, and juices only. Therefore, it is reasonable to assume a half capacity for the early morning before 9am.

Scenarios 4 and 5 represent the worst-case live music operations indoors and outdoors after 9am. Scenario 5 also represents playing movies outdoors. Indoor live music is assumed to have a sound power level of 98 dB(A) but the outdoor live music or movie is limited to have the sound power level of below 85 dB(A). Scenarios 4 and 5 are the day-time scenarios only (between 9am and 7pm as advised).

The refrigeration unit of delivery trucks radiates tonal noise. For the worst-case operation, delivery truck may come when all of the mechanical plant operates (scenario 1) and requires

Client: FLCB Developments  
Project: Acoustic Report



the operation of forklift. For scenario 6, it is assumed that the delivery truck engine is switched off during its unloading but its refrigeration unit is operating. This scenario occurs once a day between 7am and 12pm in a short period (much less than 10% of a 4 hour interval). Scenario 6 occurs only during the day (between 9am and 12pm as advised). This scenario also covers the operation of forklift only to move large objects.

Scenario 7 represents short events of closing a car door at a worst-case bay to R1. A car-door closing is assumed at a car-parking bay and modelled as a point source. The barrier effect of car bodies is not considered in the model and the predicted noise levels will be higher than the actual levels in the car body shadow areas.

Client: FLCB Developments  
Project: Acoustic Report



## 4.0 NOISE CONTROLS

After preliminary modelling, FLCB Developments agrees to implement the following noise control measures for achieving compliance with the Regulations:

- Limit the background music level to 60 dB(A) at 1m from the front centre of each speaker. This measure will reduce the impact on patron conversations and patrons do not need to raise their voices when talking.
- All speakers are directional speakers and they will be installed downwards the audience area.
- Install a low pressure drop system to the kitchen exhaust KEF.
- Place the following mechanical plant on the ground of south-western corner of service court and install a 1.8m U-shaped fence on the service court, as shown in Figure 2 in APPENDIX A:
  - Ducted Air-conditioning Condenser;
  - Two Super Chiller Condensers; and
  - Three Refrigeration Condensers.
- Install a 1.8m screen in the back of Satellite Bar. Two Refrigeration Condensers and three wall hung AC condensers sit behind the back wall of the Satellite Bar, as shown in Figure 4 in APPENDIX A.
- Place the staff toilet ventilation outlet on the northern wall with discharge louver.
- Close all of the external doors and windows when live music plays indoors.
- Limit the averaged sound power levels from the two speakers to  $\leq 85$  dB(A) when live music or movie plays outdoors at the stage area under the outdoor led screen. Direct the two music/movie speakers downwards the audiences and away from the motels across Sanctuary Road.

The manager of Spinifex Ale House states that *"it is not necessary for all areas of the complex to hear the live entertainment on offer. This can be limited to the closer areas to the stage to remain compliant with noise limits as required"*.

Client: FLCB Developments  
Project: Acoustic Report



## 5.0 MODELLING RESULTS

### 5.1 POINT MODELLING RESULTS

Table 5-1 and Table 5-2 present the predicted worst-case day and evening/night-time noise levels in dB(A). Scenarios 4 to 6 occur only during the day. For scenario 7, the predicted noise levels are in  $L_{A_{Max}}$  level. It is shown that the predicted day and evening/night-time noise levels are the same at all of the receivers for scenarios 1, 2 and 7. The highest noise level is predicted at:

- R1 for scenarios 1 and 7;
- R4 for scenarios 2, 3, 3A and 5; and
- R3 for scenarios 4 and 6.

**Table 5-1: Predicted day-time worst-case noise levels in dB(A).**

Receivers	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7
R1	36.6	29.9	36.7	29.0	32.8	41.0	50.2
R2	33.7	24.4	31.1	27.6	17.8	43.4	33.8
R3	33.8	22.9	31.2	30.5	17.8	46.7	26.5
R4	29.8	34.5	40.9	27.3	38.2	30.3	39.8

**Table 5-2: Predicted evening/night-time worst-case noise levels in dB(A).**

Receivers	Scenario 1	Scenario 2	Scenario 3	Scenario 3A	Scenario 7
R1	36.6	29.9	36.7	34.4	50.2
R2	33.7	24.4	31.1	29.3	33.8
R3	33.8	22.9	31.2	27.3	26.5
R4	29.8	34.5	40.9	36.0	39.8

Client: FLCB Developments  
Project: Acoustic Report



## 5.2 NOISE CONTOURS

Figure 7 and Figure 14 in APPENDIX B present the worst-case noise contours at 1.5m above the ground. These noise contours represent the worst-case noise propagation envelopes, i.e., worst-case propagation (from sources to a receiver) in all directions simultaneously. Since the predicted day and evening/night-time worst-case noise levels are the same for scenarios 1, 2 and 7, the noise contours in Figure 7, Figure 8 and Figure 14 represent the worst-case day, evening and night-time noise emission envelopes from the Spinifex Ale House.

Figure 14 shows the worst-case noise  $L_{A_{Max}}$  contours.

Client: FLCB Developments  
Project: Acoustic Report



## 6.0 COMPLIANCE ASSESSMENT

### 6.1 ADJUSTED NOISE LEVELS

According to Table 2-2, the predicted noise levels shown in Table 5-1 should be adjusted by:

- 5 dB if the noise received exhibits tonality; or
- 10 dB if the noise received is music; or
- 10 dB if the noise received is impulsive.

The subject site is located in a tourist zone and close to the sea and airport. Local background (aircrafts, winds, birds, local traffic etc) noises are expected to be 45 dB(A) or above. Any noises, which are  $\geq 5$  dB below background levels, will be masked & their dominant characteristics (if any) will be inaudible. Therefore, when the predicted noise levels in Table 5-1 and Table 5-2 are below 40 dB(A), the above adjustments will not apply.

Mechanical plant may radiate tonal components. The predicted mechanical noise levels are below 37 dB(A) at all of the receivers for scenario 1 and at R4 for scenario 6. Therefore, no tonality adjustment applies to the predicted noise levels in scenario 1 but a 5 dB tonality adjustment applies to the predicted noise levels at R1 to R3 for scenario 6.

Patron conversations are broadband noise. Therefore, no adjustment applies to the predicted noise levels in scenarios 3 and 3A.

Scenarios 2, 4 and 5 consider music only. The predicted music levels for these scenarios are below 39 dB(A). Therefore no music adjustment applies.

Scenario 7 considers the car-door closing noise only. The car-door closing noise may exhibit impulsiveness. The predicted noise levels are below 40 dB(A) at R2 to R4. Therefore, a 10 dB adjustment applies to the predicted noise level at R1.

Table 6-1 presents the adjusted A-weighted noise levels. The adjusted noise levels are expressed in ***bold italic***.

**Table 6-1: Adjusted noise levels in dB(A).**

Receivers	S1	S2	S3	S3A	S4	S5	S6	S7
R1	36.6	29.9	36.7	34.4	29.0	32.8	<b><i>46.0</i></b>	<b><i>60.2</i></b>
R2	33.7	24.4	31.1	29.3	27.6	17.8	<b><i>48.4</i></b>	33.8
R3	33.8	22.9	31.2	27.3	30.5	17.8	<b><i>51.7</i></b>	26.5
R4	29.8	34.5	40.9	36.0	27.3	38.2	30.3	39.8

Client: FLCB Developments  
Project: Acoustic Report



## 6.2 COMPLIANCE ASSESSMENT

Scenarios 1 to 5 generate continuous noise emissions and they should be assessed against the assigned noise levels  $L_{A10}$ . Delivery trucks visit the site in short periods during the day. Therefore, scenario 6 is assessed against the assigned noise levels  $L_{A1}$ . Car door closing is a very short event. The noise from a car door closing is predicted in  $L_{Amax}$  level and the assigned noise levels  $L_{Amax}$  apply to scenario 7.

### 6.2.1 Day

Table 2-4 shows that the day-time assigned noise levels for Sunday and public holidays do not exceed those for Monday to Saturday. Therefore, the day-time compliance on Sunday and public holidays will guarantee the day-time compliance on Monday to Saturday.

Table 6-2 presents the day-time compliance assessment for Sunday and public holidays. It is shown that the adjusted day-time noise levels are below the assigned noise levels at all of the receivers for all of the day-time operational scenarios. This demonstrates that the day-time compliance is achieved.

**Table 6-2: Day-time compliance assessment for Sunday.**

Receivers	Assigned $L_{A10}$ in dB(A)	Adjusted Levels dB(A)					Assigned $L_{A1}$ in dB(A)	dB(A) S6	Assigned $L_{Amax}$ in dB(A)	dB(A) S7
		S1	S2	S3	S4	S5				
R1	42	36.6	29.9	36.7	29.0	32.8	52	46.0	67	60.2
R2	41	33.7	24.4	31.1	27.6	17.8	51	48.4	66	33.8
R3	42	33.8	22.9	31.2	30.5	17.8	52	51.7	67	26.5
R4	41	29.8	34.5	40.9	27.3	38.2	51	30.3	66	39.8

### 6.2.2 Evening

As indicated in section 3.4, scenarios 4 to 6 are day-time only. Therefore, no compliance assessment is undertaken for the evening/night-time operations of scenarios 4 to 6.

Table 6-3 presents the evening-time compliance assessment. It is shown that the adjusted noise levels are below the evening-time assigned noise levels at all of the receivers for scenarios 1 to 3 but about 3dB exceedance is predicted at R1 for scenario 7. This indicates:

- The evening-time compliance is achieved for scenarios 1 to 3; but
- Non-compliance is predicted for scenario 7 during the evening.

Client: FLCB Developments  
Project: Acoustic Report



**Table 6-3: Evening-time compliance.**

Receivers	Assigned L <sub>A10</sub> in dB(A)	Adjusted Levels dB(A)			Assigned L <sub>A</sub> Max in dB(A)	dB(A) S7
		S1	S2	S3		
R1	42	36.6	29.9	36.7	57	60.2
R2	41	33.7	24.4	31.1	56	33.8
R3	42	33.8	22.9	31.2	57	26.5
R4	41	29.8	34.5	40.9	56	39.8

### 6.2.3 Night

Table 6-4 presents the night-time compliance assessment. It is shown that the adjusted night-time noise levels are below the assigned noise levels at all of the receivers of scenarios 1 to 3 but about 3dB exceedance is predicted at R1 for scenario 7. This indicates:

- The night-time compliance is achieved for scenarios 1 to 3; but
- Non-compliance is predicted for scenario 7 during the night.

**Table 6-4: Night-time compliance.**

Receivers	Assigned L <sub>A10</sub> in dB(A)	Adjusted Levels dB(A)			Assigned L <sub>A</sub> Max in dB(A)	dB(A) S7
		S1	S2	S3		
R1	37	36.6	29.9	34.4	57	60.2
R2	36	33.7	24.4	29.3	56	33.8
R3	37	33.8	22.9	27.3	57	26.5
R4	36	29.8	34.5	36.0	56	39.8

The above assessments conclude:

- Full compliance is achieved for scenarios 1 to 6; and
- For scenario 7 day-time compliance is achieved but non-compliance is predicted during the evening and night.

Client: FLCB Developments  
Project: Acoustic Report



### 6.3 DISCUSSIONS AND RECOMMENDATIONS

The non-compliance for scenario 7 is predicted based on the assumptions that:

- R1 is a noise-sensitive receiver; and
- The boundary fence is a 1.8m colorbond fence.

Currently the eastern neighbouring lot is a vacant land. If in the future it is used for a business land such as shops or offices, compliance is achieved for scenario 7 and full compliance is achieved with the Regulations for the proposed operations of Spinifex Ale House.

Figure 2 in APPENDIX A shows that the eastern 1.8m colorbond boundary fence is about 1.5m to 4m from the parking bays. This is designed for planting and to provide a buffer to the neighbouring lot. However, this buffer reduces the barrier effect of boundary fence.

If R1 is a noise-sensitive receiver in the future and to achieve compliance for scenario 7, the following noise control measures are proposed:

- Increase the boundary fence to 2.3m or higher; and
- Move the car park bays towards the boundary fence without a buffer between the car-parking bays and the boundary fence.

Client: FLCB Developments  
Project: Acoustic Report

---



## **APPENDIX A      AERIAL VIEW**

Client: FLCB Developments  
Project: Acoustic Report



Figure 1: Aerial view of the subject site and surrounding area.

AES-890238-R01-0-18052022

Page 20

Client: FLCB Developments  
Project: Acoustic Report

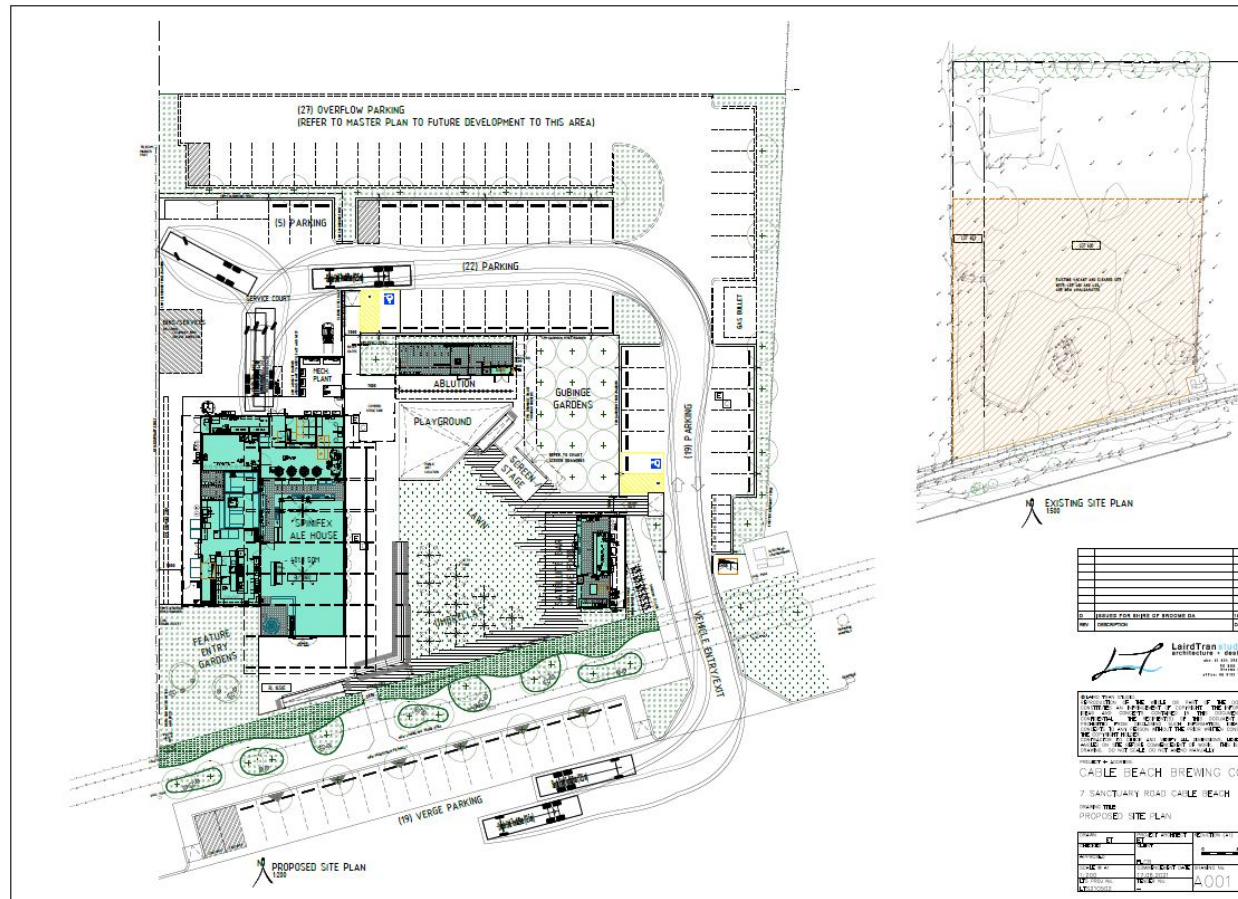


Figure 2: Site layout.

AES-890238-R01-0-18052022

Page 21

Client: FLCB Developments  
Project: Acoustic Report

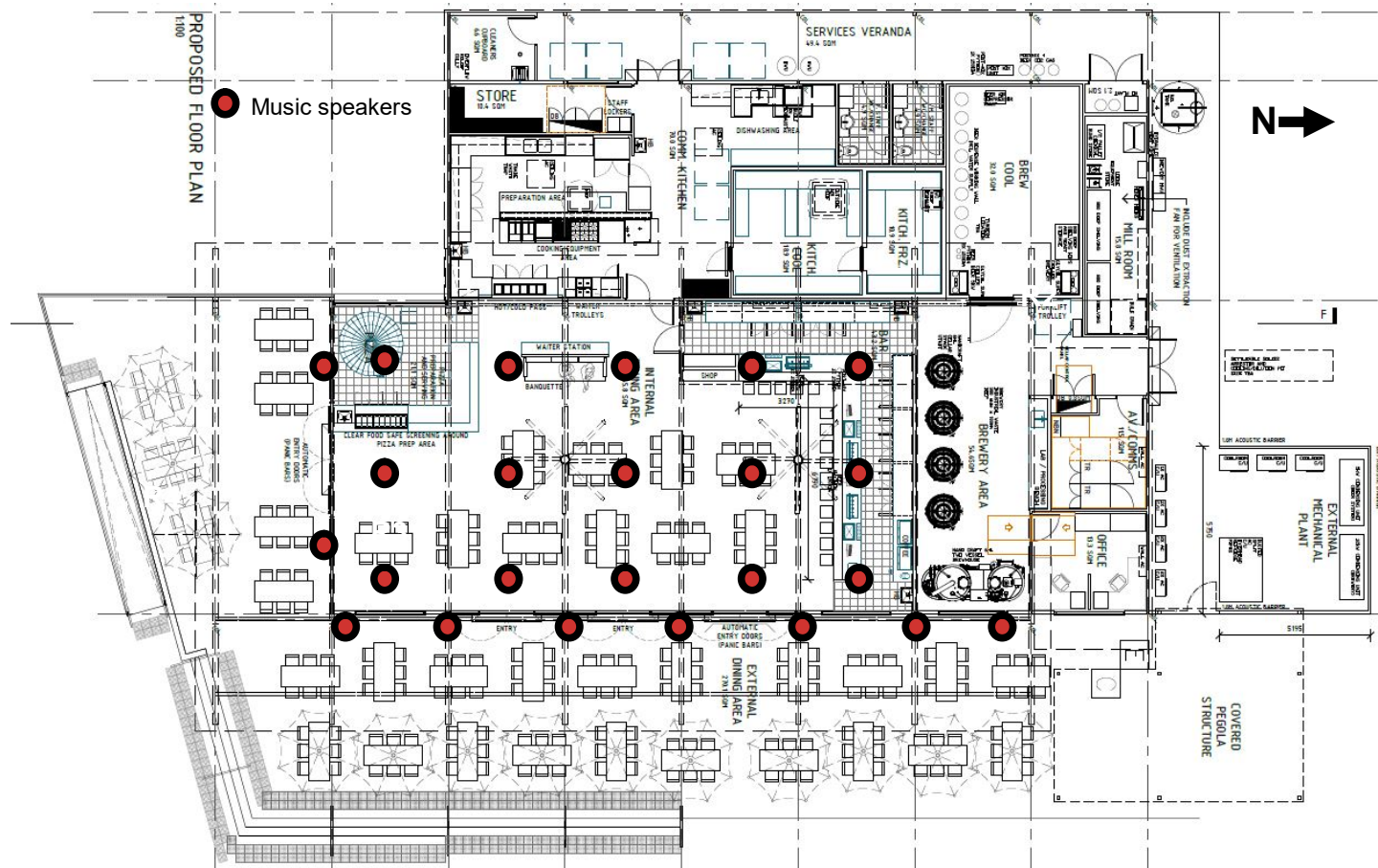


Figure 3: Floor plan.

AES-890238-R01-0-18052022

Page 22



Client: FLCB Developments  
Project: Acoustic Report



Figure 5: 3D view.

AES-890238-R01-0-18052022

Page 24

# AES



Client: FLCB Developments  
Project: Acoustic Report

---



## **APPENDIX B      NOISE CONTOURS**

Client: FLCB Developments  
Project: Acoustic Report



Figure 7: Worst-case noise contours for scenario 1.

AES-890238-R01-0-18052022

Page 27

Client: FLCB Developments  
Project: Acoustic Report



Figure 8: Worst-case noise contours for scenario 2.

AES-890238-R01-0-18052022

Page 28

Client: FLCB Developments  
Project: Acoustic Report

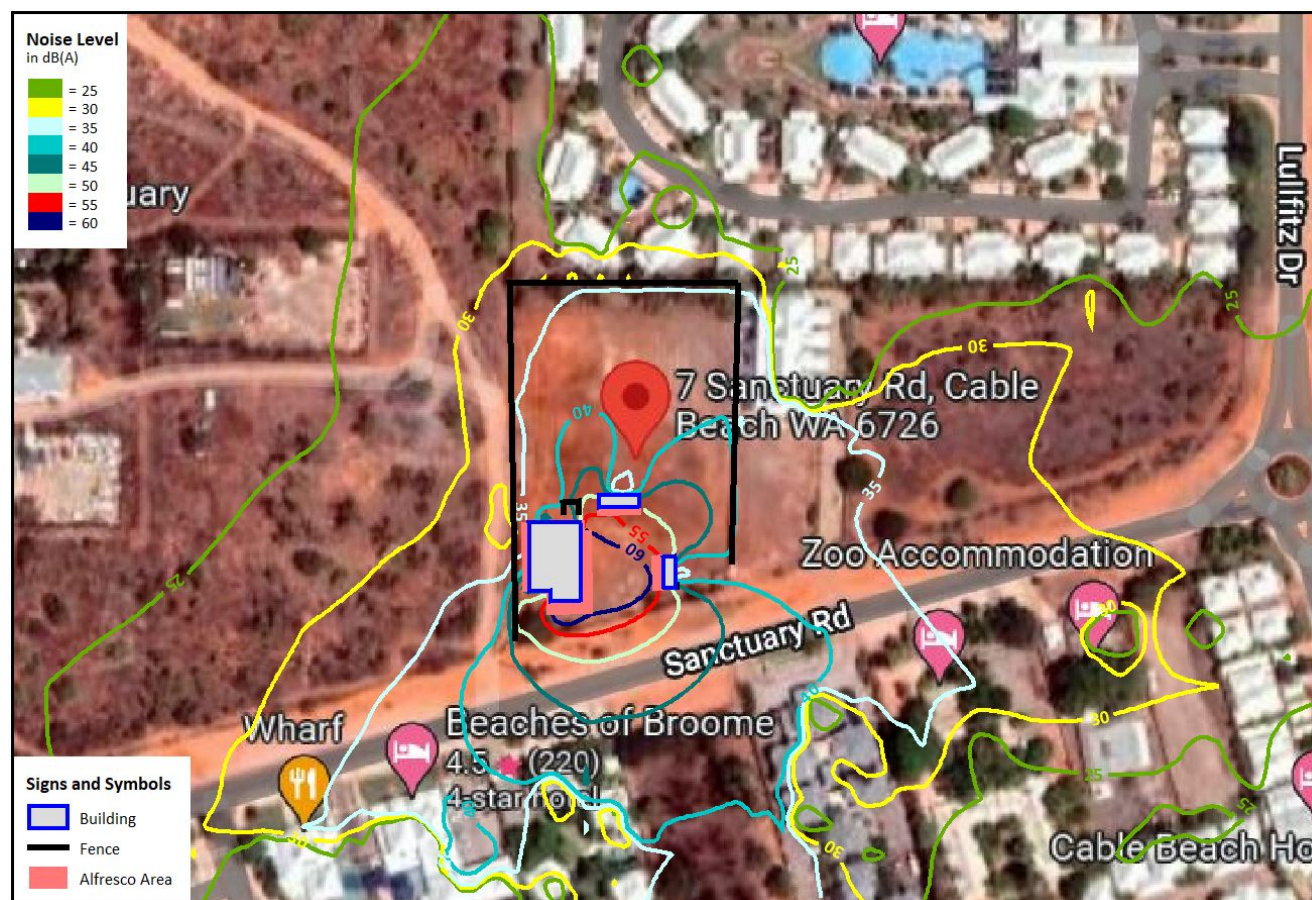


Figure 9: Worst-case noise contours for scenario 3.

AES-890238-R01-0-18052022

Page 29

Client: FLCB Developments  
Project: Acoustic Report

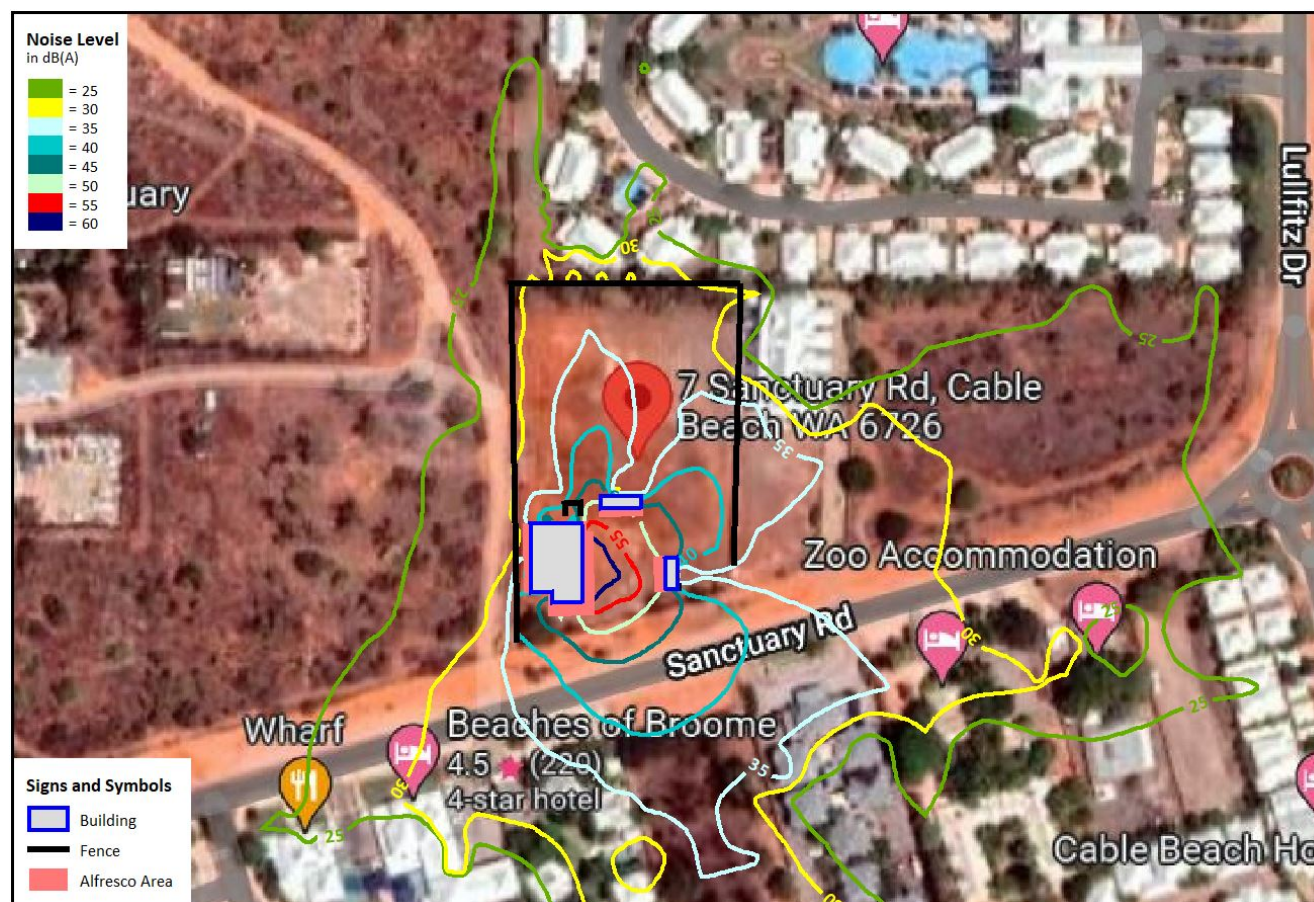


Figure 10: Worst-case noise contours for scenario 3A.

AES-890238-R01-0-18052022

Page 30

Client: FLCB Developments  
Project: Acoustic Report



Figure 11: Worst-case noise contours for scenario 4.

AES-890238-R01-0-18052022

Page 31

Client: FLCB Developments  
Project: Acoustic Report



Figure 12: Worst-case noise contours for scenario 5.

AES-890238-R01-0-18052022

Page 32

Client: FLCB Developments  
Project: Acoustic Report



Figure 13: Worst-case noise contours for scenario 6.

AES-890238-R01-0-18052022

Page 33

Client: FLCB Developments  
Project: Acoustic Report

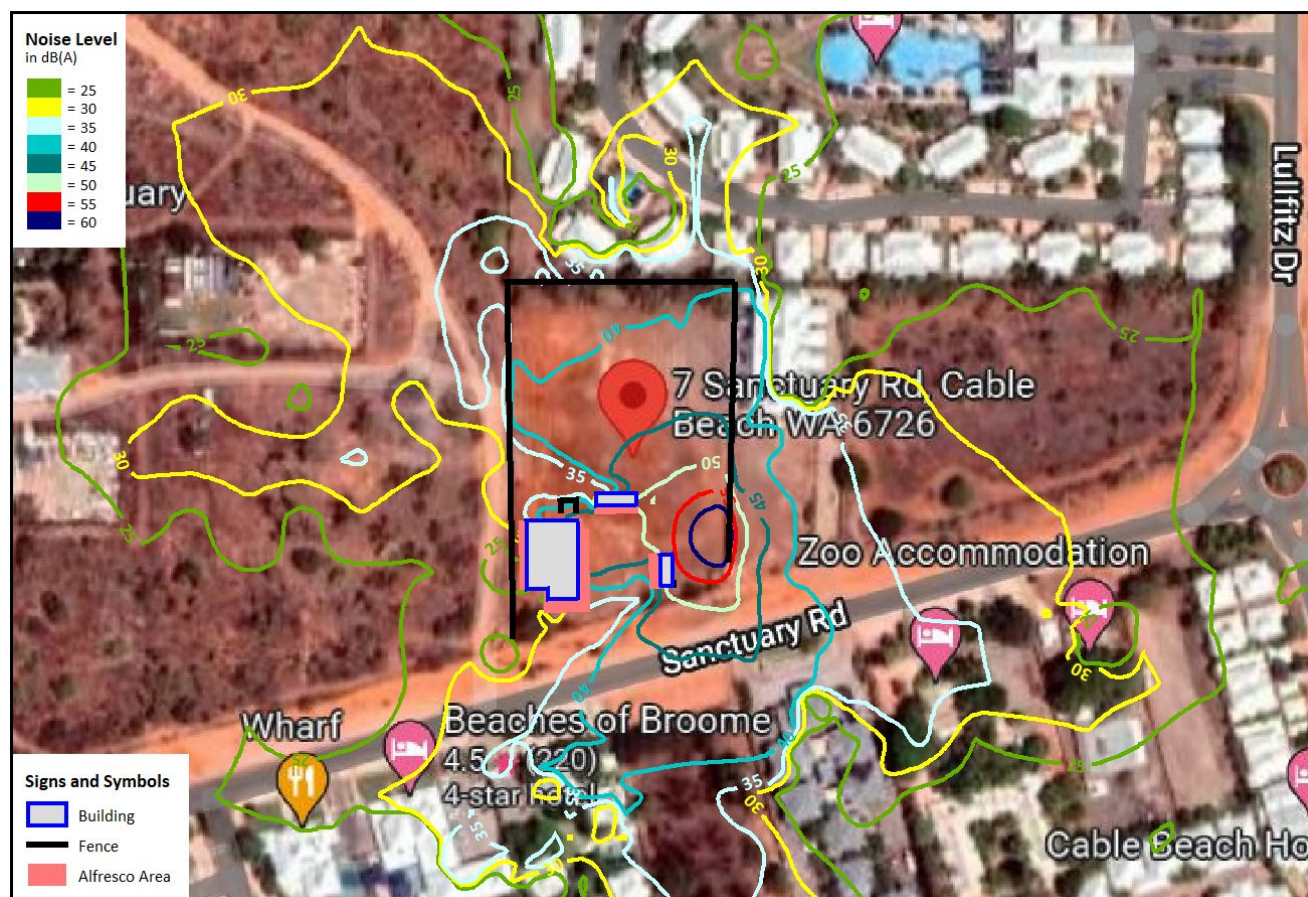


Figure 14: Worst-case noise contours for scenario 7.

AES-890238-R01-0-18052022

Page 34

***The Acting Chief Executive advised that the Report Recommendation had been amended administratively to include the length of the public advertising period.***

### **9.2.3 MAJOR LAND TRANSACTION - BUSINESS PLAN (SANCTUARY ROAD CARAVAN PARK, KEY WORKER AND OVER 55 VILLAGE)**

<b>LOCATION/ADDRESS:</b>	Lot 3130 Sanctuary Road, Cable Beach
<b>APPLICANT:</b>	Nil
<b>FILE:</b>	RES 51028
<b>AUTHOR:</b>	Special Projects Coordinator
<b>CONTRIBUTOR/S:</b>	Nil
<b>RESPONSIBLE OFFICER:</b>	Chief Executive Officer
<b>DISCLOSURE OF INTEREST:</b>	Nil

#### **SUMMARY:**

Section 3.59 of the Local Government Act 1995 (the Act) requires Local Governments to prepare a Business Plan before entering into a Major Land Transaction.

This report seeks Council endorsement to advertise the Draft Business Plan for Sanctuary Road Caravan Park, Key Worker and Over 55's Village.

## **BACKGROUND**

### *Previous Considerations*

OMC 11 April 2007 Item 9.3.2  
 SMC 22 June 2011 Item 9.2.1  
 OMC 6 September 2012 Item 9.3.1  
 OMC 18 April 2013 Item 9.2.7  
 OMC 16 May 2013 Item 9.2.2  
 OMC 22 May 2014 Item 9.3.3  
 SMC 26 May 2014 Item 9.3.3  
 OMC 27 October 2016 Item 9.2.2  
 OMC 28 July 2022 Item 9.2.3

The Shire of Broome has held a Management Order over Lot 3130 on Deposited Plan 32082 Sanctuary Road since 13 October 2011. The Management Order lists the purpose of the Reserve as 'Caravan Park', and consequently the Reserve is to be used for the designated purpose of 'Caravan Park' and for purposes ancillary or beneficial to that designated purpose only.

The site has an area of 13.5 ha and is bounded by Sanctuary Road to the south, Fairway Drive to the east (unconstructed nature corridor) and Oryx Road (north-south portion known as Lullfitz drive and east west portion unconstructed). The land is zoned 'Special Use: Caravan Park' under the Shire's Local Planning Scheme No.6

In November 2021, the Shire issued Request for Quote 21/36 (RFQ 21/36) for the development of a Business Case for Sanctuary Road Caravan Park. Key deliverables for this project included:

- Financial viability of the project.
- Recommendations for length of tenure and lease rental terms.
- Opportunity for a staged development at the site.
- Costs associated with servicing the site e.g., electrical, water / sewerage, drainage etc.
- Ability of the development to address the current housing crisis, particularly for key workers.
- Opportunity to cater for over 55's retirement housing addressing a strategic shortage of housing stock in the Shire.

The final Sanctuary Road Caravan Park, Key Worker and Over 55s Village Business Case is included in **Attachment 1**. The Business Case provides the Shire with an understanding of the viability of development of the site, and the potential financial return. It is intended to be used as a guiding document during the tender process and has been used to inform information required for the Business Plan.

## COMMENT

Section 3.59 of the Act 1995 details the process governing 'Commercial Enterprises' by local governments, including 'Major Land Transactions'.

A 'Major Land Transaction' is defined by the Act to be a land transaction that is not exempt under the Act, and where the total value of:

- a) The consideration under the transaction; and
- b) Anything done by the local government for achieving the purposes of the transaction, is more, or is worth more, than \$2 million.

Under section 3.59, before entering into a 'Major Land Transaction', the Shire is required to prepare a Business Plan that includes an overall assessment of the land transactions including:

- Expected effect on the provision of services and facilities by the Shire;
- Expected effect on other persons providing services and facilities in the region;
- Expected financial effect on the Shire;
- Expected effect on the Shire's Plan for the future;
- The ability of the Shire to manage the performance of the transaction; and
- Any other matter prescribed for the purposes of the subsection.

The Business Plan is designed to:

- a) Inform the public with respect to the Shire of Broome's proposal to undertake a 'Major Land Transaction' of the above site;
- b) Provide the opportunity for the public to make submissions regarding the Business Plan and the proposed disposal of this property; and
- c) Satisfy the requirements of section 3.59 of the Local Government Act 1995

A Business Plan has been prepared for the Sanctuary Road Caravan Park, Key Worker and Over 55s Village. Please see **Attachment 2**. Council is requested to endorse this document to advertise for public comment.

## CONSULTATION

Section 3.59 of the Local Government Act 1995 requires the Shire of Broome to give state-wide and local public notice of the Major Land Transaction inviting public submissions for a minimum period of six weeks.

A notice advertising this Business Plan and seeking public submissions will be placed in the West Australian and Broome Advertiser on the following dates:

- West Australian – Wednesday 31 August
- Broome Advertiser – Thursday 1 September 2022

The Business Plan will be available to view at [www.broome.wa.gov.au](http://www.broome.wa.gov.au) or in hard copy at the Shire Administration Office, 27 Weld Street Broome WA.

Public submissions will close at 4.00pm WST on Thursday 13 October 2022.

Following the public submission period both Business Plans will be presented to the October Ordinary Meeting of Council for consideration of public comments received and for final endorsement to proceed or not with the major land transaction.

## **STATUTORY ENVIRONMENT**

### ***Local Government Act 1995***

#### **Section 3.59 Commercial enterprises by local governments**

#### ***Local Government (Functions and General) Regulations 1996***

#### **Reg 8A – Amount Prescribed for major land transactions**

#### **Reg 10 – Business plans for major trading undertaking and major land transaction, content of**

Before a local government commences a major land transaction a business plan must be prepared in accordance with Reg 10.

Statewide Public notice is required to be provided seeking submissions for 6 weeks. Council must consider these submissions prior to resolving whether to proceed with the major land transaction or not.

For the purposes of Reg 8A, a major land transaction for the Shire of Broome is an amount greater than \$2,000,000.

## **POLICY IMPLICATIONS**

*Caravan Parks and Camping Grounds – Maximum Number of Sites of a Particular Type That May Be Used at a Facility*

## **FINANCIAL IMPLICATIONS**

The Shire of Broome is in discussions with the Department of Planning, Lands and Heritage (DPLH) to secure a long term for the site. The Management Order allows the power to lease for 50 years which may comprise an initial term that is not to exceed 30 years and to renew for a further term with the aggregate of the further terms not exceeding 20 years. It is anticipated that a long term lease will be entered into to ensure stability of rental income for the Shire and longevity of tenure for the tenant to support their capital investment.

The Sanctuary Road Business Case indicated a capital investment of \$64 million will be required for the site, including forward works, headworks, site preparation, connections, road works and other preliminaries.

Rental for the site is yet to be determined, however Industry analysis confirms the range of lease rental for similar large caravan parks is 7 - 10% of park revenue. This is supported by IBISWorld, Caravan Parks and Camping Grounds in Australia 2017-2018 report, which indicates average lease rentals at 7.7%. The business case estimates the following financial effect on the Shire:

<b>Capital Investment</b>	
Approximately \$64 million including GST over a 3-year period	
<b>Rent / Lease Fees</b>	
One-time opportunity fee	\$500,000 excluding GST at the commencement of the lease
Fixed component	\$10,000 per month plus CPI
Variable component	7.0% of quarterly revenue

This rental income stream is in addition to the forecasted \$79.8M financial benefit to the Broome community (and beyond) which is generated by the existence of the Caravan Park (over a 15 year period).

Should the Caravan Park can be leased to a private company to develop and operate, there are no identified negative financial implications to the Shire.

## RISK

<b>Risk</b>	<b>Type</b> (Health, Financial Impact, Service Interruption, Compliance, Reputational, Property Environment)	<b>Rank</b> (based on measures of consequence and likelihood)	<b>Mitigation</b>
No suitable submission received during the long-term tender and redevelopment phase	Financial Reputational	Medium	Brighthouse Consulting have been engaged to assist and provide expert advice during the tender phase.
Relevant legislation and regulations are not adhered to	Compliance	Medium	Brighthouse Consulting have investigated and referenced relevant Shire policy and legislation throughout the business case.
Projected timeframes are not met	Financial, Reputational	Medium	Project anticipated over a staged build. Currently applying for funding to ensure preliminary work is complete prior to going to tender.

**STRATEGIC ASPIRATIONS**

**People – We will continue to enjoy Broome-time, our special way of life. It's laid-back but bursting with energy, inclusive, safe and healthy, for everyone.**

**Outcome Two - Everyone has a place to call home:**

2.1 Promote access to safe, affordable accommodation to meet all needs, including itinerants, homeless people, those at risk, youth and the elderly.

**Place – We will grow and develop responsibly, caring for our natural, cultural and built heritage, for everyone.**

**Outcome Six - Responsible growth and development with respect for Broome's natural and built heritage:**

6.1 Promote sensible and sustainable growth and development.

**Outcome Eight – Cost effective management of community infrastructure:**

8.1 Deliver defined levels of service to provide and maintain Shire assets in the most cost effective way.

**Prosperity – Together, we will build a strong, diversified and growing economy with work opportunities for everyone.**

**Outcome Ten – Appropriate infrastructure to support sustainable, economic growth:**

10.1 Invest strategically in property to stimulate economic growth.

**Performance – We will deliver excellent governance, service and value, for everyone.**

**Outcome Twelve – A well informed and engaged community:**

12.1 Provide the community with relevant, timely information and effective engagement.

**VOTING REQUIREMENTS**

*Simple Majority*

**COUNCIL RESOLUTION:**

**(REPORT RECOMMENDATION)**

**Minute No. C/0822/103**

**Moved: Cr B Rudeforth**

**Seconded: Cr E Foy**

**That Council:**

- 1. Endorse the draft Business Plan for Sanctuary Road Caravan Park, Key Worker and Over 55's Village (Attachment 2) as attached;**
- 2. Requests the Chief Executive Officer, in accordance with section 3.59 of the Local Government Act 1995, to publicly advertise the Business Plan for Sanctuary Road Caravan Park, Key Worker and Over 55's Village for a period of six weeks; and**
- 3. Requests the Chief Executive Officer to present all submissions received following the consultation period to Council for consideration and determination as to whether the major land transaction will proceed.**

<b>CARRIED UNANIMOUSLY 8/0</b>
--------------------------------

**Attachments**

1. Business Case - Sanctuary Road Caravan Park, Key Worker and Over 55s Village  
*(Confidential to Councillors and Directors Only)*

***This attachment is confidential in accordance with section 5.23(2) of the Local Government Act 1995 section 5.23(2)(e)(iii) as it contains “a matter that if disclosed, would reveal information about the business, professional, commercial or financial affairs of a person, where the information is held by, or is about, a person other than the local government”.***

2. Business Plan - Sanctuary Road Caravan Park, Key Worker and Over 55s Village



# Business Plan - Major Land Transaction Sanctuary Road Caravan Park Section 3.59 of the Local Government Act 1995

## 1) Business Plan Objectives

This Business Plan has been prepared for the lease and redevelopment of:

- Sanctuary Road Caravan Park (Lot 3130 on Deposited Plan, Reserve 51028)

The Business Plan is designed to:

- a) Inform the public with respect to the Shire of Broome's proposal to undertake a 'Major Land Transaction' of the above site;
- b) Provide the opportunity for the public to make submissions regarding the Business Plan and the proposed disposal of this property; and
- c) Satisfy the requirements of section 3.59 of the *Local Government Act 1995* and the *Local Government (Functions and General) Regulations 1996* (further detailed in Legislative Requirements)

## 2) Subject Site

The proposed Sanctuary Road Caravan Park is located at Lot 3130, Deposited Plan 32082 Sanctuary Road. The site is approximately 13.5 ha or 135,010m<sup>2</sup> and is vested with the Shire of Broome as Reserve 51028 for the purpose of Caravan Park. The land is zoned 'Special Use: Caravan Park' under the Shire's Local Planning Scheme No.6.

The land is bounded by Sanctuary Road, Fairway Drive (unconstructed future nature corridor), and Oryx Road (north-south portion known as Lullfitz drive and East West portion unconstructed). A submission has been made to amalgamate the unconstructed east-west portion of Oryx Road and Reserve 51028. The general project site and the adjacent road (Oryx Drive) are identified in the Broome North District Development Plan which was endorsed by WAPC in 2010 and then adopted by the Shire of Broome in 2011.

Further planning and detailing for the subject site was undertaken in 2015 and incorporated into the existing Local Development Plan 3 for Broome North endorsed by the WAPC in February 2016.

Clause 4 of the Management Orders states, pursuant to section 49(2) of the Land Administration Act (LAA), the Management Body (Shire) is to submit to the Minister for Lands for approval, in an approved form, by 30 April 2023, a Management Plan for the development, management and use of the land within the Reserve. The Management Order prescribes power to lease for a term not exceeding 50 years.

Figure 1: Local Development Plan 3



Figure 2: Subject site, Lot 3130 Sanctuary Road



In November 2021 the Shire issued Request for Quote 21/36 (RFQ 21/36) for the development of a Business Case and engaged Brighthouse Strategic Consulting. The Sanctuary Road Caravan Park Business Case is intended to be used as a guiding document to satisfy condition 4 of the Management Order, and to inform a tender process to understand the potential development options and financial return of the site. Key considerations of the Business Case are as follows:

- Financial viability of the project.
- Recommendations for length of tenure and lease rental terms.
- Opportunity for a staged development at the site.
- Costs associated with servicing the site e.g., electrical, water / sewerage, drainage etc.
- Ability of the development to address the current housing crisis, particularly for key workers.
- Opportunity to cater for over 55's retirement housing.

A concept plan has been developed outlining the potential yield of the site across tourist campsites, tourist cabins, key worker and over 55s relocatable homes as shown in the concept plan below. The site is an undeveloped 'greenfield' site and therefore requires extensive site preparation and forward works. The Shire of Broome intends to lobby the State Government to assist with funding forward works, headworks, site preparation, connections, road works and other preliminaries. The business case proposes a staged construction period of three years. The total cost of the proposed development is estimated to be \$63,924,428.

The Shire of Broome is seeking to enter a long-term lease with a private developer to develop and operate the site. This will ensure stability of rental income for the Shire and longevity of tenure for the tenant to support their investment program. The tenure of any relocatable homes will fall under the provisions of Caravan Parks and Camping Grounds Regulations 1997.

Figure 3: Concept Plan



### 3) Legislative Requirements

Section 3.59 of the Local Government Act 1995 details the process governing 'Commercial Enterprises' by local governments, including 'Major Land Transactions'.

A 'Major Land Transaction' is defined by the Act to be a land transaction that is not exempt under the Act, and where the total value of:

- a) The consideration under the transaction; and
- b) Anything done by the local government for achieving the purposes of the transaction, is more, or is worth more, than \$2 million.

### 4) Assessment of Major Land Transaction

#### **a) Expected effect on the provision of services and facilities by the Shire;**

The proposed Sanctuary Road Caravan Park development is estimated to be \$63,924,428.

The development of Sanctuary Road Caravan Park will realise the following key objectives:

- i) Maintain Broome as a key tourist destination for the caravanning and camping-based tourism sector by helping balance supply and demand
- ii) Provide additional tourist campsites to alleviate the need for overflow parks and mitigate illegal camping
- iii) Alleviate the keyworker housing crisis and provide accommodation solutions for local businesses
- iv) Provide affordable housing for the over 55's cohort in Broome
- v) Provide a sustainable economic enterprise that provides ongoing financial dividends to the Broome Community in the form of improved infrastructure and services
- vi) Enhance visitor satisfaction and create a positive image for the Shire of Broome through high quality facilities and superior customer service
- vii) Achieve consistency with industry best practice in park design and operational procedures; and
- viii) Expand the current product mix to appeal to a wider target market, improving occupancy and yield.

#### **b) Expected effect on other persons providing services and facilities in the region;**

The following permanent caravan parks are located within the Shire of Broome municipality:

- i) Discovery Parks Broome
- ii) Broome Vacation Village Caravan Park
- iii) RAC Cable Beach Caravan Park
- iv) Tarangau Caravan Park
- v) Cable Beach Caravan Park
- vi) Broome Caravan Park
- vii) Broome's Gateway (outside of town)
- viii) Roebuck Plains Roadhouse

Temporary overflow facilities are provided by the Broome Pistol Club and the Seventh Day Adventist Church once the above caravan parks reach maximum occupancy (usually above 90% across all parks).

In addition, a significant number of businesses including tourism operators, cafes, restaurants, vehicle workshops, cinemas and food retailers derive a large proportion of their income from caravan park visitors. It is hoped that additional caravan park and residential park homes will help to boost visitor and employee numbers to the town overall leading to increased spend in several sectors.

#### **c) Expected financial effect on the Shire;**

It is anticipated that during the 3-year development phase 140 full time jobs will be created.

	Broome LGA	Kimberley Region	Western Australia
<b>Expenditure (\$m)</b>	<b>14.0</b>	<b>19.4</b>	<b>62.5</b>
<b>GRP/GSP (\$m)</b>			
Direct	8.0	10.1	30.8
Flow-on	2.9	4.8	29.6
<b>Total GRP/GSP Impact</b>	<b>10.9</b>	<b>14.9</b>	<b>60.4</b>
<b>Employment (fte)</b>			
Direct	8	12	76
Flow-on	6	10	63
<b>Total Employment Impact</b>	<b>14</b>	<b>22</b>	<b>140</b>

Source: BDO EconSearch analysis

It is anticipated that year 10 of operation will create 191 full time employment jobs within the Broome community.

	Year 1 2024/25	Year 5 2028/29	Year 10 2033/34
<b>GRP/GSP (\$m)</b>			
Direct			
Operation	0.5	6.9	8.2
Tourism	-	13.2	13.2
Total			
Broome LGA	0.6	27.9	29.5
Kimberley Region	0.6	28.6	30.3
WA	0.8	33.3	35.3
<b>Employment (fte)</b>			
Direct			
Operation	2	30	36
Tourism	-	106	106
Total			
Broome LGA	3	184	191
Kimberley Region	3	189	196
WA	4	221	230

Source: BDO EconSearch analysis

It is anticipated that over a 15 year period, the development will be a key economic driver and generate a net benefit of \$79.8 million for the Broome community.

Indicator	Result	Decision rule
NPV (\$m)	\$79.8m	NPV > 0: Satisfied
IRR (%)	25%	IRR > 7%: Satisfied
BCR	1.34	BCR > 1.0: Satisfied

Source: BDO EconSearch analysis

The Shire of Broome is in discussions with the Department of Planning, Lands and Heritage (DPLH) to secure a long term for the site. The Management Order currently prescribes power to lease for a term not exceeding 50 years. It is anticipated that a long term lease will be entered into to ensure stability of rental income for the Shire and longevity of tenure for the tenant to support their capital investment.

Rental for the site is yet to be determined, however industry analysis confirms the range of lease rental for similar large caravan parks is 7 - 10% of park revenue. This is supported by IBISWorld, Caravan Parks and Camping Grounds in Australia 2017-2018 report, which indicates average lease rentals at 7.7%. The business case has recommended the following lease payment terms:

- An up-front \$500,000 opportunity fee
- Fixed component - \$10,000 per month plus CPI
- Variable component – 7.0% quarterly revenue
- \$64 million capital investment for the park redevelopment

This rental income stream is in addition to the forecasted \$79.8 million over a 15 year period to the Broome community (and beyond) which is generated by the existence of the Caravan Park alone.

**d) Its expected effect on matters referred to in the local government's current plan prepared under section 5.56 (1) and (2); ie expected effect on the Shire's Plan for the future;**

Local Planning Framework Lot 3130 is subject to:

1. The Broome North Development Plan (BNDP)/Local Development Plan No.3 (LDP No.3)

The subject site is identified within the Broome North Development Plan as 'Tourist' and within the boundaries of Local Development Plan No.3. The subject site is identified within the boundaries of both the Broome North Development Plan and Local Development Plan No.3. The BNDP identifies the site as one of numerous 'opportunities' around the Broome townsite, labelling the site as 'Proposed Shire of Broome Caravan Park'. LDP No.3 references the site in identifying changes to the District Movement Network including roundabout access to the future Caravan Park, which is noted to be at the developer's expense.

2. Local Planning Scheme No.6 & Draft Local Planning Scheme No.7

Under Local Planning Scheme No. 6 (LPS6), Lot 3130 is identified as 'Special Use: Caravan Park'. Under draft Local Planning Scheme No. 7 (LPS7), the site remains zoned 'Special Use' identified in Schedule 3 of LPS7 as Special Use No. 6 (SU6).

*Draft LPS7 zones this site as a Special Use and it is listed in Schedule 3 as SU6 with the Special Use of Caravan Park. It has been requested that 'Park Home Park' be added to Schedule 3 for SU6 in addition to Caravan Park so this land use can also be undertaken on site.*

3. Local Planning Strategy

The Shire's Local Planning Strategy, endorsed by the WAPC in 2014 seeks to guide future land use planning within the Shire, outlining a range of objectives, strategies and actions in facilitating land use change and investment in key infrastructure within the Shire. The strategy is used to inform Council decisions and along with the Local Planning Scheme, enable the Shire to management growth to accommodate the needs of the current and future community.

The proposed caravan park directly reinforces the Local Planning Strategy and thus, Council's vision in terms of Tourism, notably in Section 2.4.8. – Tourism. The Strategy outlines numerous strategic measures in meeting with Council's vision. Specifically, the Strategy outlines the need to ensure that appropriate land remains as State reserves vested with the Shire of Broome to provide for caravan parks and camping grounds within the Shire. An action identified in the Local Planning Strategy to meet with this measure is identified as including a Special Use zone for caravan parks to ensure the continued use and operation of land for caravan park purposes and further to this, developing a Shire owned Caravan Park at Cable Beach.

Further to this, the Strategy designates precincts around the Broome townsite, noting the Cable Beach area, containing Lot 3130, as Precinct 11. This objective of this precinct seeks to establish the area (Precinct 11) as the major leisure tourism area of the Shire (hotels, restaurants, bars, tourist accommodation, leisure tourism activities on and

around Cable Beach. The Caravan Park as proposed, would reinforce this objective and contributing to establishing the area as a major leisure tourism area of the Shire through the provision of tourist accommodation.

#### 4. Cable Beach Development Strategy

The Cable Beach Development Strategy (CBDS) was adopted by Council to function as an informing strategy under the Local Planning Framework to guide the land use planning and new development within Precinct 11, which, as identified above, refers to the Cable Beach Precinct. The CBDS identifies Sanctuary Road as the main throughfare for tourists and residents within the precinct. The CBDS suggests general improvements to Sanctuary Road itself such as dual use paths with adequate shading on both sides of the road, provision of street trees, attractive street lights, landscaping, rubbish bins and on-street parking. The landscaping along the length of Sanctuary Road will be tropical themed, in keeping with the existing streetscape. Specific to the subject lot, the CBDS notes that in considering addressing informal backpacker accommodation (or lack of), the site could be a potential long term, with a formal backpacker area suggested to form a component of the Shire own Caravan Park.

The following are a list of the goals and outcomes relevant to this proposal:

**People – We will continue to enjoy Broome-time, our special way of life. It's laid-back but bursting with energy, inclusive, safe and healthy, for everyone.**

Outcome Two - Everyone has a place to call home

**Place – We will grow and develop responsibly, caring for our natural, cultural and built heritage, for everyone.**

Outcome Six - Responsible growth and development with respect for Broome's natural and built heritage

**Prosperity – Together, we will build a strong, diversified and growing economy with work opportunities for everyone.**

Outcome Nine – A strong, diverse and inclusive economy where all can participate

Outcome Ten – Appropriate infrastructure to support sustainable, economic growth

#### **e) The ability of the Shire to manage the undertaking or the performance of the transaction**

The management of this proposal is within the resources and capacity of the Shire of Broome. The Shire has been leasing the Discovery Holiday Parks Caravan Park at Roebuck Bay successfully for a period of in excess of twenty years and has the appropriate systems and staff in place. Any development plans submitted by the developer will be processed in line with Shire standard practice.

Western Australian Local Government Association (WALGA) will be engaged to assist with procurement services for the tender process.

## **5) Business Plan Advertising and Submissions**

Section 3.59 of the Local Government Act 1995 requires the Shire of Broome to give a state-wide and local public notice of the Major Land Transaction inviting public submissions for a minimum period of six weeks.

A notice advertising this Business Plan and seeking public submissions will be placed in the West Australian, on the notice boards at the Shire administration building and public library, and on the Shire of Broome Facebook page. The Business Plan will be available to view at [www.broome.wa.gov.au](http://www.broome.wa.gov.au) or in hard copy at the Shire Administration Office, 27 Weld Street Broome WA.

Submissions are to be addressed to:

**Chief Executive Officer**

Shire of Broome

Business Plan, Major Land Transaction Sanctuary Road Caravan Park

[shire@broome.wa.gov.au](mailto:shire@broome.wa.gov.au)

**9.2.4 BROOME NORTH - PROPOSED ROAD NAMING**

<b>LOCATION/ADDRESS:</b>	Nil
<b>APPLICANT:</b>	McMullan Nolan Group Pty Ltd
<b>FILE:</b>	PLA 14
<b>AUTHOR:</b>	Planning Officer
<b>CONTRIBUTOR/S:</b>	Nil
<b>RESPONSIBLE OFFICER:</b>	Director Development Services
<b>DISCLOSURE OF INTEREST:</b>	Nil

**SUMMARY:**

A request has been received for the Shire's endorsement for the naming of four (4) roads within the Broome North Residential expansion. The Geographic Names Committee at Landgate are the approval authority for road naming and require a resolution of Council before a name can be approved.

This report recommends Council supports this request.

**BACKGROUND***Previous Considerations*

In March 2022 the Shire recommended approval for a 67 Lot Residential Subdivision at Lot 504 Fairway Drive (WAPC Subdivision Reference No. 161903). The subdivision included the extension of Tanami Drive and the designation of five local roads.

**COMMENT**

Shire officers have been contacted by McMullan Nolan Group Pty Ltd (**MNG**), on behalf of DevelopmentWA, to submit a road name application to Landgate for approval.

Landgate's Geographic Names Committee (**GNC**) is responsible for processing submissions for naming (or re-naming) places, features administrative boundaries, localities and roads. Consultation with the relevant local government is required in each case, for their comment and / or endorsement prior to the submission to Landgate GNC for consideration.

The GNC's document, '*Policies and Standards for Geographical Naming in Western Australia*' (Policies and Standards) encourages the use of Aboriginal names and words for naming roads as a way of recognising the different enduring cultural and language groups. The Policies and Standards advise that names originating from an Australian Aboriginal language local to the area of roads must be written in a standard recognised format and their use is subject to agreement from the relevant Aboriginal communities.

The proposed road names were recommended by the Yawuru Language Reference Group and Cultural Reference Group. On 1 March 2022, the Yawuru Prescribed Body Corporate formally supported the new road names for this stage of subdivision (**Attachment 1**).

The request includes formally naming the extension to Tanami Drive and the naming of the new, un-named roads to:

- Walag Avenue (frog)
- Murruga Street (Saltwater Paperbark)
- Walbadiny Way (Medicine Vine); and
- Jilarga Street (Bush Tomato).



Figure 1: Street Road Naming Plan

Council's decision to accept or reject the proposal needs to be formally recorded for Landgate's GNC to consider the proposal.

Officers note that at the Ordinary Meeting of Council held on 30 September 2010, Council resolved to approve a list of names, for use as road names for minor roads within the Broome North development. The list comprised of 85 names to be considered which were rationalised as follows:

- GNC List – names of all people listed (other than servicemen who did not return from the great War ) – 13
- GNC list – a limited selection of the names of servicemen who did not return from the great War (In alphabetical order) – 10
- Shire list – names of people who have contributed to the Broome community (not alive, in order of name being put forward) - 62

DevelopmentWA have advised that they were not aware of the existence of this list at the time of consultation with the Yawuru prescribed Body Corporate. As such, the names requested as part of this proposal have not come from the approved list. In this instance, officers support the road names requested, subject to DevelopmentWA referring to the Shire's approved list in future stages of subdivision for Broome North.

Supporting the road names as requested will not undermine the intent of the Shire's previously approved list, as the number of minor roads within Broome North will exceed 85 on full development. Additional road names will therefore be required in the future.

It is therefore recommended that Council supports the Shire writing to Landgate's GNC, requesting the identified road names to be formally adopted upon the creation of the future road reservations.

## CONSULTATION

Landgate - Geographic Names Committee  
Nyamba Buru Yawuru

## STATUTORY ENVIRONMENT

### ***Land Administration Act 1997 (WA)***

Part 2 – General administration, Division 3 – General, section 26 Constitution, etc. of land districts and townsites and section 26A Names of roads and areas in new subdivisions.

## POLICY IMPLICATIONS

Nil.

## FINANCIAL IMPLICATIONS

Nil.

## RISK

Nil.

## STRATEGIC ASPIRATIONS

**People – We will continue to enjoy Broome-time, our special way of life. It's laid-back but bursting with energy, inclusive, safe and healthy, for everyone.**

***Outcome Four - An inclusive community that celebrates culture, equality and diversity:***

4.1 Grow knowledge, appreciation and involvement in local art, culture and heritage.

## VOTING REQUIREMENTS

*Simple Majority*

### **COUNCIL RESOLUTION:**

**(REPORT RECOMMENDATION)**

**Minute No. C/0822/104**

**Moved: Cr P Matsumoto**

**Seconded: Cr N Wevers**

***That Council:***

- 1. Resolves to support the request to name the new Roads as indicated in Figure 1.; and***
- 2. Request the Chief Executive Officer lodge a submission to Landgate's Geographic Names Committee requesting the road names within the proposed subdivision, as***

***indicated in Figure 1, for subdivision within the Broome North Local Structure Plan No. 3 area.***

***CARRIED UNANIMOUSLY 8/0***

**Attachments**

1. Yawuru PBC Approval

**From:** Rachel McGarry <[rachel.mcgarry@yawuru.org.au](mailto:rachel.mcgarry@yawuru.org.au)>  
**Sent:** Tuesday, 1 March 2022 8:40 AM  
**To:** Louise Hogan <[Louise.Hogan@developmentwa.com.au](mailto:Louise.Hogan@developmentwa.com.au)>  
**Cc:** Megan Buckland <[Megan.Buckland@developmentwa.com.au](mailto:Megan.Buckland@developmentwa.com.au)>; Rebecca Ross <[Rebecca.Ross@yawuru.org.au](mailto:Rebecca.Ross@yawuru.org.au)>;  
 Alex Crawford <[Alex.Crawford@yawuru.org.au](mailto:Alex.Crawford@yawuru.org.au)>  
**Subject:** RE: [Language]Broome North Street Names

Good morning Louise,

The Yawuru PBC resolved as follows:

*"The Board resolves to approve the use of the Yawuru Street Names by Development WA for the Broome North Expansion as recommended by the Language Reference Group and Cultural Reference Group"*

Flora	Yawuru Translation
1. Gubinge	Yaminyarri
2. Saltwater Paperbark	Murruga
3. Bush Tomato	Jilarga
4. Bush Honey	Girrbaju
5. Medicine Vine	Walbadiny
Fauna	
1. Turkey	Barrgara
2. Wallaby	Barrjarniny
3. Goanna	Jarlangardi
4. Brolga	Gudurrwarany
5. Frog	Walag

Gala Mabu (Thank You).

**Rachel McGarry**  
**Legal Officer**

55 Reid Rd, Cable Beach WA 6726 | PO Box 425, Broome WA 6725 | p 08 9192 9600 | d 0415 192 519 | m 0415 192 519 | [rachel.mcgarry@yawuru.org.au](mailto:rachel.mcgarry@yawuru.org.au)



**Disclaimer :**

This email and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. Although every effort has been made to ensure the correctness and integrity of attachments that may be included in this email, this can only apply to the unaltered/uncorrupted form. A copy of the original attachment is available from our office should you require it. Alternatively, if further verification is required please request a hard copy version. All feedback is welcomed via email to [gms@mngsurvey.com.au](mailto:gms@mngsurvey.com.au), or directly to your point of contact.

## **9.2.5 PROPOSED COMMUNICATION AND STAKEHOLDER ENGAGEMENT PLAN - PRECINCT STRUCTURE PLANS CABLE BEACH AND CHINATOWN/OLD BROOME**

<b>LOCATION/ADDRESS:</b>	Nil
<b>APPLICANT:</b>	Shire of Broome
<b>FILE:</b>	PLA105
<b>AUTHOR:</b>	Manager Planning and Building Services
<b>CONTRIBUTOR/S:</b>	Acting Manager Planning & Building Services
<b>RESPONSIBLE OFFICER:</b>	Director Development Services
<b>DISCLOSURE OF INTEREST:</b>	Nil

### **SUMMARY:**

At the Ordinary Meeting of Council on the 26 May 2022 Council adopted the draft Local Planning Strategy (LPS). The LPS includes the action: review existing Development Strategies and prepare Precinct Structure Plans for Chinatown, Old Broome and Cable Beach Precincts (in accordance with SPP 7.2 – Precinct Design).

The Shire has engaged planning consultant to prepare a Precinct Structure Plan for the two precincts. To guide the preparation of the Precinct Structure Plans a Community Engagement Plan has been prepared to establish a comprehensive engagement and consultation process.

This report recommends Council adopt the Community Engagement Plan.

### **BACKGROUND**

#### Previous Considerations

OMC 29 July 2021	Item 9.2.1
OMC 26 May 2022	Item 9.2.1

The draft Local Planning Strategy identifies the need to review the existing Development Strategies that cover Chinatown, Old Broome and Cable Beach and to prepare Precinct Structure Plans in their place. The proposed boundaries (see Figures 1 and 2 below) are generally consistent with the boundaries of the existing Development Strategies.



Figure 1: Proposed boundaries for Chinatown and Old Broome Precinct Structure Plan.

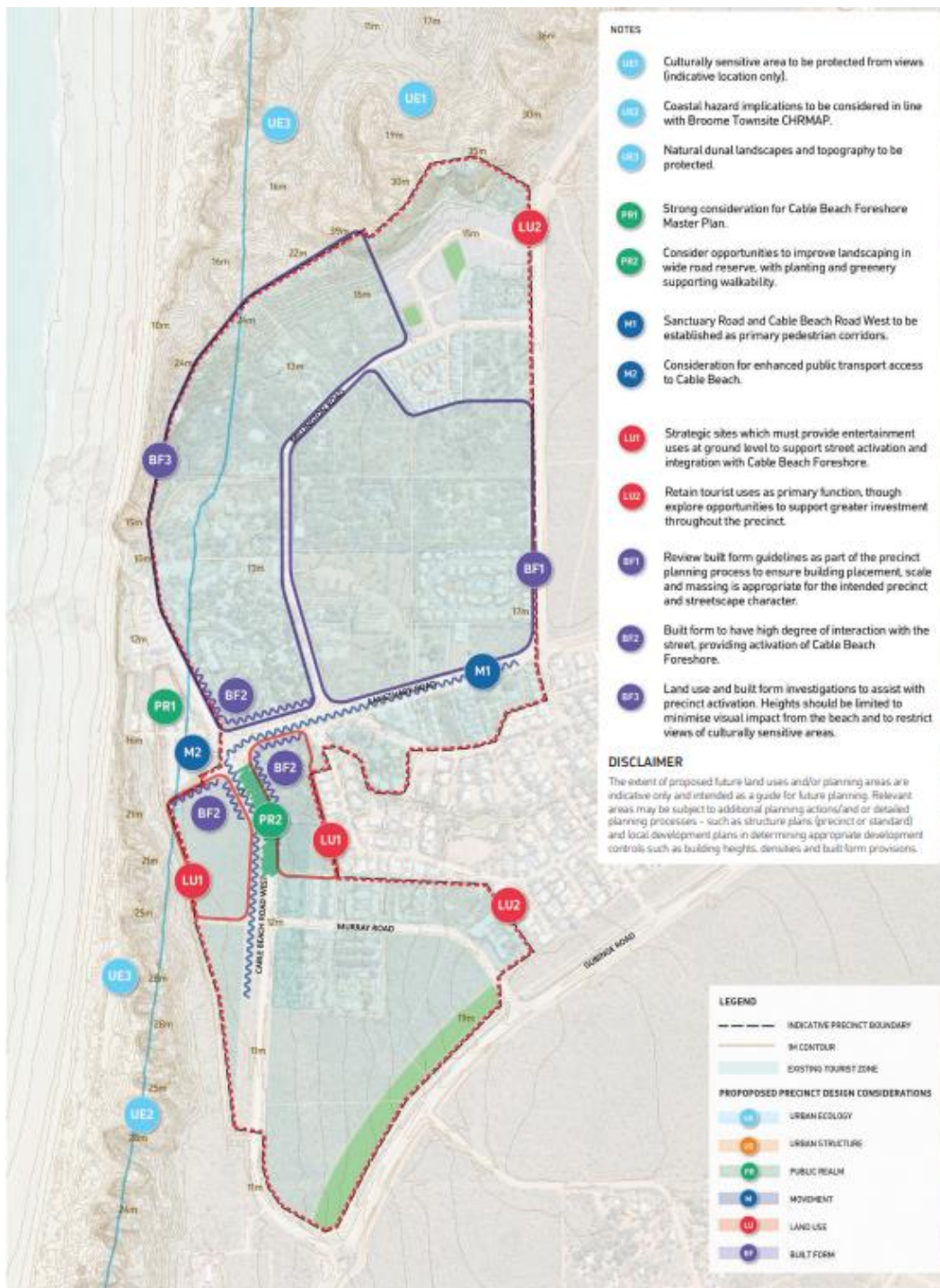


Figure 2: Proposed boundaries for Cable Beach Precinct Structure Plan.

## COMMENT

State Planning Policy 7.2 – Precinct Design (SPP7.2), was gazetted and became operational on 19 February 2021, which provides State guidance and consistency on precinct planning. A precinct is defined as an area that require a higher level of planning and design focus due to their complexity, whether this is due to mixed use components, quality of public transport infrastructure, higher levels of density, an activity centre designation or character, heritage and/or ecological value.

The objectives of Precinct Structure Plans are to:

- Ensure that precinct planning and design processes accommodate growth in a coordinated manner and deliver good quality built environment outcomes that provide social, economic and environmental benefits.
- Ensure consistency and rigour of precinct planning across the State

To support the consistent preparation of Precinct Structure Plans, the Western Australian Planning Commission has prepared Precinct Design Guidelines (the Guidelines). The Guidelines advocate early and continuous engagement in precinct planning consistent with International Association of Public Participation (IAP2) principles.

The attached Communication and Stakeholder Engagement Plan (**CSE Plan**) has been prepared by the Shire's consultants (Hames Sharley and Shape Urban) in consultation with officers and a workshop with Councillors. The CSE Plan has been prepared consistent with Council's Policy – Community Engagement, the Shire's Corporate Communication and Engagement Strategy 2022-2027 and IAP2 principles.

The CSE Plan provides an overview of the following:

- Project details, including:
  - Timeframes;
  - Engagement principles, demonstrating alignment with the IAP2 engagement principles set out in the IAP2 Code of Conduct;
  - Levels of Engagement for each stage of community engagement for the project; and
  - Project risks.
- Stakeholder identification;
- Communication methods;
- Action Plan/Engagement Program;
- Evaluation (targets for engagement).

The CSE Plan provides for three stages of community engagement in the preparation of the Precinct Structure Plan, which aligns with the WAPC Guidelines. These stages include:

- **Initial Community Engagement** - to understand the community's vision and values for the areas.
- **Design Engagement** - to seek feedback from the community on the design concepts to ensure they are aligned with the outcomes of the first phase of engagement
- **Public Advertising** - to formally advertise the Draft Precinct Structure Plans and scheme amendment and seek feedback from the community prior to Council endorsement and lodgement with the WAPC

Section 5 of the CSE Plan outlines the action plans which establishes the engagement tasks that will be undertaken during the three phases of the community engagement. These include:

- Launch communication and messaging (on website, social media, print and radio media);
- Written notification to primary and secondary stakeholders and any person who has already registered an interest in the project;
- Community workshops;
- An interactive online mapping tool;
- Online surveys;
- Individual stakeholder meetings;
- Youth engagement;

- Public information displays (Broome Boulevard, Paspaley Plaza and at the Shire's stakeholder stalls at the Markets).

The initial phase of the engagement is scheduled to commence late August 2022, concluding early October 2022.

At the conclusion of the Initial Community Engagement phase, an engagement summary report will be prepared and outcomes will be workshopped with Councillors. This initial feedback will then be used to prepare design concepts for each of the precincts, which community input will be sought on the design options (Design Engagement Phase outlined above). The community input during this stage will then inform the preparation of the Precinct Structure Plans for the two precincts. Once the Precinct Structure Plans are adopted by Council and the consents for advertising the Precinct Structure Plan (and Scheme Amendments) have been sought from the State, the final phase of engagement, which is the public advertising of the draft Plans will occur. Section 2.2 of the CSE Plan provides an overview of the program for each phase of the project as shown in Figure 3 below:

PROJECT PHASE	TIMING
Phase 1: Project inception	Jun - Jul 2022
Phase 2: CEP preparation and adoption	Jun - Aug 2022
Phase 3: Implementation of initial community engagement	Aug - Nov 2022
Phase 4: Concept development and design review	Nov 2022 - Mar 2023
Phase 5: Draft precinct structure plan/ amendment	Apr - Oct 2023
Phase 6: Public advertising	Nov 2023 - Mar 2024
Phase 7: Final Precinct Structure Plan	Mar - Aug 2024

Figure 3: Project program

The CSE Plan is proposing the Shire adopts the following IAP2 level of engagement at each stage of the engagement stages:

- Initial Community Engagement - involve
- Design Engagement - involve
- Public Advertising - consult

Section 2.5 of the CSE Plan outlines an assessment against the Shire's Corporate Communication and Engagement Strategy 2022-2027 in determining the levels of engagement.

Overall, the CSE Plan is considered to involve comprehensive engagement approach to inform the preparation of the Precinct Structure Plans and is consistent with Council's Policy, the Shire's Corporate Communication and Engagement Strategy 2022-2027 and the WAPC Guidelines. To ensure the aspirations of the community are known in the preparation of the Precinct Structure Plans, it is recommended the CSE Plan is adopted.

## CONSULTATION

A workshop was held with Council in July and August 2022, where the consultant team provided an overview of the proposed engagement methodology and sought feedback from elected members. The Department of Planning, Lands and Heritage have also been engaged with regards to the methodology for preparing the Precinct Structure Plans.

If adopted, the CSE Plan will guide the engagement the Shire and the consultant team will undertake to inform the preparation of the Precinct Structure Plans.

## **STATUTORY ENVIRONMENT**

Planning and Development (Local Planning Schemes) Regulations 2015

## **POLICY IMPLICATIONS**

The CSE Plan prepared is consistent with Council Policy – Community Engagement.

## **FINANCIAL IMPLICATIONS**

The community engagement proposed under the CSE Plan has been budgeted for as part of the 2022-23 Annual budget.

## **RISK**

The community engagement for the two precincts is proposed to be undertaken concurrently. There is a risk that the community may be confused over which precinct their feedback is being provided for. This is included as a risk in the CSE Plan and it is proposed to overcome this by having clear communication (including colour coding the precincts).

There is a risk the community may not want to be engaged in the process, or secondly the community may be confused by other consultation being performed by the Shire. To avoid these risks the CSE Plan has identified some key messaging and proposes the preparation of comprehensive engagement packs to assist with the community to be actively involved in this process.

## **STRATEGIC ASPIRATIONS**

**Place – We will grow and develop responsibly, caring for our natural, cultural and built heritage, for everyone.**

***Outcome Six - Responsible growth and development with respect for Broome's natural and built heritage:***

6.1 Promote sensible and sustainable growth and development.

***Outcome Seven – Safe, well connected, affordable transport options:***

7.2 Provide safe, well connected paths and trails to encourage greater use of active transport.

**Prosperity – Together, we will build a strong, diversified and growing economy with work opportunities for everyone.**

***Outcome Nine – A strong, diverse and inclusive economy where all can participate:***

9.2 Activate the precincts of Broome.

**Performance – We will deliver excellent governance, service and value, for everyone.**  
**Outcome Twelve – A well informed and engaged community:**

12.1 Provide the community with relevant, timely information and effective engagement.

#### **VOTING REQUIREMENTS**

*Simple Majority*

##### **COUNCIL RESOLUTION:**

**(REPORT RECOMMENDATION)**

**Minute No. C/0822/105**

**Moved: Cr P Taylor**

**Seconded: Cr C Mitchell**

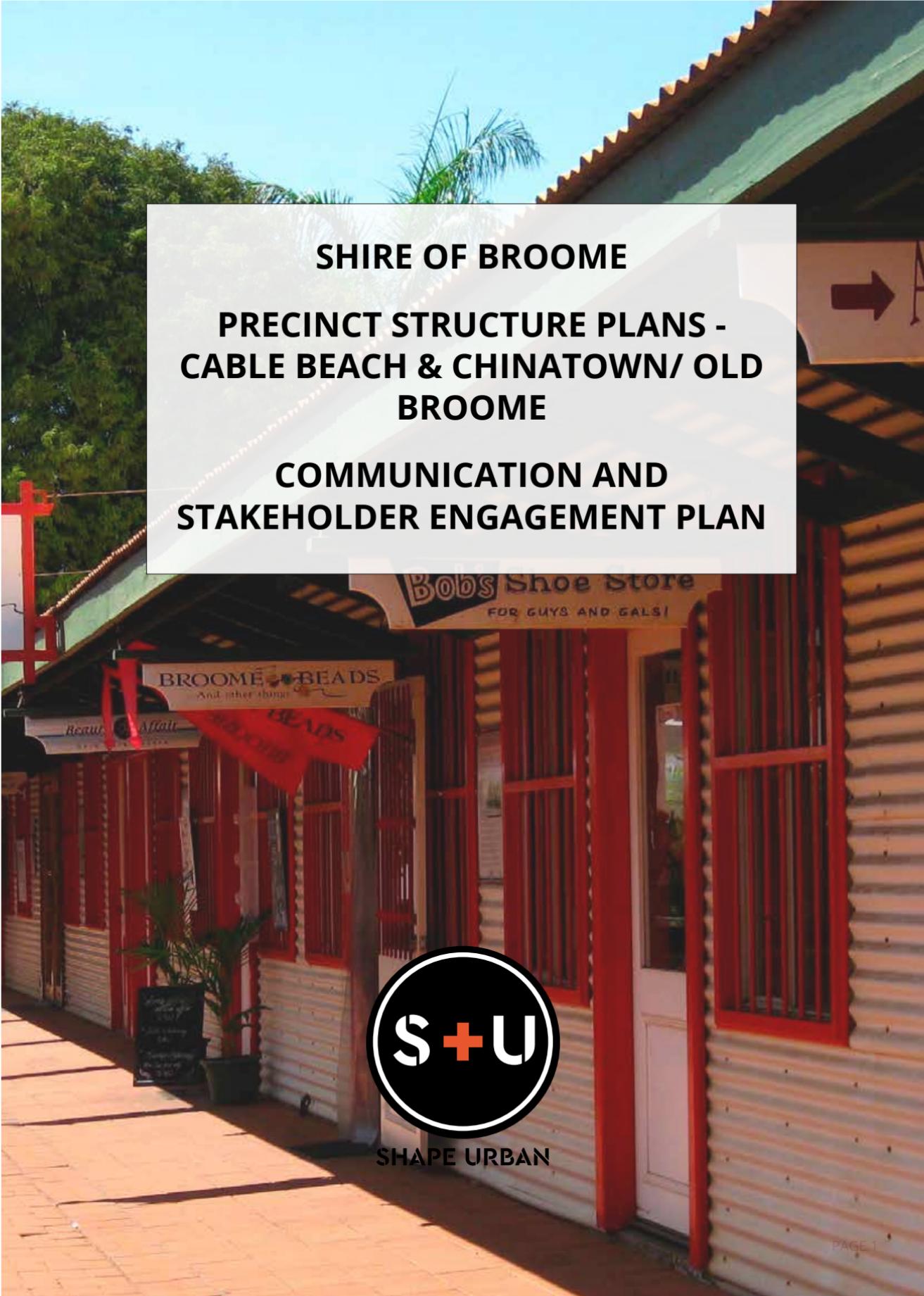
**That Council:**

- 1. Endorses the Communication and Stakeholder Engagement Plan for the preparation of Precinct Structure Plans – Cable Beach and Chinatown/Old Broome as set out in Attachment 1; and**
- 2. Authorises the Chief Executive Officer to make minor changes to the plan as required during implementation.**

**CARRIED UNANIMOUSLY 8/0**

#### **Attachments**

1. Communications and Stakeholder Engagement Plan



**SHIRE OF BROOME**

**PRECINCT STRUCTURE PLANS -  
CABLE BEACH & CHINATOWN/ OLD  
BROOME**

**COMMUNICATION AND  
STAKEHOLDER ENGAGEMENT PLAN**



**SHAPE URBAN**

PAGE 1



# CONTENTS

1. INTRODUCTION	3
2. PROJECT DETAILS	6
3. STAKEHOLDERS	15
4. COMMUNICATIONS	17
5. ACTION PLANS	20
6. EVALUATION	27



# 1. INTRODUCTION

The Shire of Broome is a unique place with a rich cultural heritage and environmental landscape. The Shire is home to approximately 17,000 people, with 86% of the population living in the Broome Townsite and surrounds (2021 Census) and is a popular tourist destination.

The Shire recently reviewed and prepared a new draft Local Planning Strategy (LPS) and Local Planning Scheme No. 7 for the area. The LPS identified that there was a need for more detailed planning for Cable Beach and Chinatown/Old Broome.

The Shire has three existing development strategies for these areas:

- Cable Beach Development Strategy (2016)
- Old Broome Development Strategy (2014)
- Chinatown Development Strategy (2013)

In 2021, the Department of Planning, Lands and Heritage (DPLH) gazetted State Planning Policy 2.7 Precinct Design (SPP2.7) to provide guidance for areas that require a high level of planning and design. This includes the preparation of Precinct Structure Plans (PSP).

To align with the new planning framework, the Shire is reviewing the above three development strategies and preparing two new PSPs for Cable Beach and Chinatown/Old Broome (Figure 1).

The development of the PSPs may result in recommended changes to the Shire's existing planning controls and to ensure that the community are a part of the process, community and stakeholder engagement is being undertaken.

## 1.1 DOCUMENT PURPOSE

The purpose of the Communications and Stakeholder Engagement Plan (CSEP) is to outline expected engagement methods, identification of information conduits, roles and responsibilities of the Shire of Broome, Hames Sharley and Shape Urban and a program of engagement activities.

This plan should be read as a framework; but should always be considered flexible.

This CSEP will be supported by a *Communications Content Package* which will provide all project communications material contents.



## 1.2 OBJECTIVES

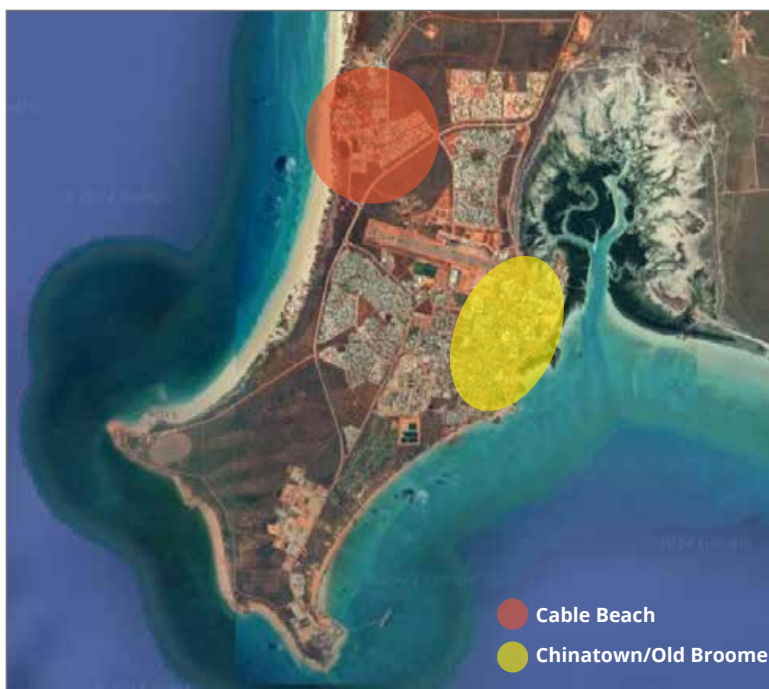
The objective of the engagement is:

*To provide the community with an opportunity to learn more about good design and collaborate on design outcomes that suit the local environment and community context.*

*It will build on the information gained from community input into the Development Strategies, and the principles and vision established throughout the Shire's LPS & LPS7 review process.*

The engagement objectives more specifically are to:

- Understand the community values and vision for the areas.
- Seek feedback on the design concept options and draft precinct plans for the precincts.
- Raise awareness about the project and increase understanding of the complex layers considered in planning and design.
- Continue to build a strong relationship between the community and Shire.



map source: Google

FIGURE 1: LOCATION OF PRECINCT STRUCTURE PLANS



### 1.3 SUMMARY OF ENGAGEMENT

Table 1 provides a summary of the engagement for the project.

**TABLE 1: SUMMARY OF ENGAGEMENT**

Engagement phase	Engagement purpose	IAP2 level of engagement	Engagement Activities	Communications methods
Phase 2 - CSEP Preparation	To prepare and seek Council and Shire approval of CSEP.	N/A	<ul style="list-style-type: none"> <li>• Shire meeting</li> <li>• Elected member presentation</li> </ul>	<ul style="list-style-type: none"> <li>• Nil</li> </ul>
Phase 3 - Initial community engagement	To understand the community's vision and values for the areas.	Involve	<ul style="list-style-type: none"> <li>• A vision and values workshop</li> <li>• An online interactive mapping tool</li> <li>• A vision and values survey</li> <li>• Individual stakeholder meetings</li> <li>• Elected Member workshop</li> </ul>	<ul style="list-style-type: none"> <li>• Social Pinpoint engagement platform</li> <li>• Letters/ Emails</li> <li>• Print, website and social media notices</li> <li>• Workshop</li> </ul>
Phase 4 - Design engagement	To seek feedback from the community on the design concepts to ensure they are aligned with the outcomes of the first phase of engagement.	Involve	<ul style="list-style-type: none"> <li>• A design workshop</li> <li>• Interactive mapping tool and/or survey</li> </ul>	<ul style="list-style-type: none"> <li>• Social Pinpoint engagement platform</li> <li>• Emails</li> <li>• Print, website and social media notices</li> <li>• Workshop</li> </ul>
Phase 6 - Public advertising	To formally advertise the Draft PSP and scheme amendment and seek feedback from the community.	Consult	<ul style="list-style-type: none"> <li>• A drop in session</li> <li>• Written submissions</li> </ul>	<ul style="list-style-type: none"> <li>• Social Pinpoint engagement platform</li> <li>• Emails</li> <li>• Print, website and social media notices</li> <li>• Drop in session</li> </ul>

PAGE 5



## 2. PROJECT DETAILS

### 2.1 PROJECT TEAM

The project is being managed by the Shire of Broome. The project is being lead by Hames Sharley, supported by a team of technical consultants.

Community and stakeholder engagement for the project is being undertaken by Shape Urban. The key project personnel are listed in Table 2.

**TABLE 2: ROLES AND RESPONSIBILITIES**

TEAM MEMBER	ROLES AND RESPONSIBILITY
Andrew Close Shire of Broome	Shire Project Manager
Nic Temov Hames Sharley	Project Director
Naden Scarfone Hames Sharley	Project Manager (Chinatown/Old Broome)
Georgia Young Hames Sharley	Project Manager (Cable Beach)
Anna Kelderman Shape Urban	Engagement lead
Rachel Doohan Shape Urban	Engagement support



## 2.2 TIMEFRAMES

The development of the PSPs will take two years to complete, over seven project phases, with engagement proposed in phases 1, 2, 3, 4 and 6.

Details of the engagement proposed during these phases is outlined in section 5 of this CSEP.

TABLE 3: PROJECT PROGRAM

PROJECT PHASE	TIMING
Phase 1: Project inception	Jun - Jul 2022
Phase 2: CEP preparation and adoption	Jun - Aug 2022
Phase 3: Implementation of initial community engagement	Aug - Nov 2022
Phase 4: Concept development and design review	Nov 2022 - Mar 2023
Phase 5: Draft precinct structure plan/ amendment	Apr - Oct 2023
Phase 6: Public advertising	Nov 2023 - Mar 2024
Phase 7: Final Precinct Structure Plan	Mar - Aug 2024

## 2.3 NEGOTIABLES AND NON-NEGOTIABLES

When we engage with any stakeholder, we need to be clear about what it is they are being engaged for and what they can influence. The negotiables and non-negotiables enable us to clearly identify their role in the project.

The following page outlines the negotiable and non-negotiable matters have been identified for each of the precinct plan areas.



## Chinatown/Old Broome

### Negotiable

- The community will have the opportunity to share the values about the area and the vision for the future.
- Precinct boundary - typically determined after context analysis occurs.
- Primary controls (following initial community engagement) - heights, setbacks, plot ratio (see Chinatown in non-negotiables).
- Land use mix
- Open space and deep soil (private lots).
- Review of design controls in the Old Broome Special Character Area.

### Non-negotiables

- The format and content of the PSP is to comply with the requirements of SPP7.2.
- Broome Airport is highly unlikely to move throughout lifetime of PSP, as such heights in Chinatown unlikely to be reviewed.
- Broome Regional Prison is proposed to be relocated to new Custodial Facility, future planning for this site and surrounds to be undertaken.
- Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) considerations must be taken into account.
- Aboriginal Heritage and other heritage sites to be protected.
- Chinatown to remain retail and commercial heart, Old Broome to focus more on mixed-use.
- Maintain Male Oval as open space.

## Cable Beach

### Negotiable

- The community will have the opportunity to share the values about the area and the vision for the future.
- Precinct boundary - typically determined after context analysis occurs.
- Primary controls (following initial community engagement) - heights, setbacks, plot ratio.
- The mix/ratio of tourism to permanent residential - including densities.
- Strategies to encourage further development of tourist zoned land

### Non-negotiable

- The format and content of the PSP is to comply with the requirements of SPP7.2.
- Tourism will continue to be the main land use for the area with Cable Beach to remain as the primary tourism area for the Broome Townsite.
- CHRMAP considerations must be taken into account.
- Aboriginal Heritage and other cultural sites to be protected.



## 2.4 ENGAGEMENT PRINCIPLES

This CSEP has been prepared to align with the International Association for Public Participation (IAP2) engagement principles set out in the IAP2 Code of Conduct.

These principles are - Public Participation:

- is based on the belief that those who are affected by a decision have a right to be involved in the decision-making process.
- includes the promise that the public's contribution will influence the decision.
- promotes sustainable decisions by recognising and communicating the needs and interests of all participants, including decision makers.
- seeks out and facilitates the involvement of those potentially affected by or interested in a decision.
- seeks input from participants in designing how they participate.
- provides participants with the information they need to participate in a meaningful way.
- communicates to participants how their input affected the decision.

In addition to these principles, which are largely based on a decision point, the approach to stakeholder engagement in the CSEP includes principles based on the recognised benefits of community engagement, acknowledging that the outcomes of engagement are often greater than what the engagement is explicitly trying to achieve.

These additional principles are:

- Public participation promotes local agents for implementation, bestowing decision making power to communities and enabling local support for delivery.
- Public participation develops a shared agenda and alignment to shared tasks and activities.

IAP2 has developed a framework that defines the level of public participation in a spectrum that begins with Inform and Consult and moves to Involve, Collaborate and Empower (see Figure 2).

In the IAP2 spectrum, the further to the right of the spectrum, the greater the ability of the public to influence or impact decision-making.



## 2.5 LEVEL OF ENGAGEMENT

The proposed level of engagement for this project changes throughout the different phases of engagement.

The Shire's Corporate Communication and Engagement Strategy 2022-2027 provides an assessment using the engagement matrix (Table 4) to determine the level of engagement for the project. The level of engagement is then determined using the public participation spectrum of IAP2 (Figure 2).

The project score for degree of complexity: **Three**

Cable Beach and Chinatown/Old Broome Precinct Plans will likely result in changes to the planning and design framework that influences how development takes place.

More complex matters are being managed/have been addressed through other processes (e.g. Coastal planning through the CHRMAP and relocation of the Broome Regional Prison).

TABLE 4: SHIRE OF BROOME COMMUNITY ENGAGEMENT MATRIX

	Score 1-2	Score 3-4	Score 5-6	This project
Degree of complexity	There is one clear issue and or problem that needs to be addressed.	<b>There are more than one or two issues/problems that can be resolved.</b>	There are multiple issues/problems and it is unclear how to resolve them.	3
Degree of potential community impact and political sensitivity	The project will have little effect on communities and they will hardly notice any changes.  The project has acceptance throughout the community.	The project will fix a problem that will benefit communities and the change will cause minor inconvenience.  There are groups in communities who may see potential in raising the profile of a project to gain attention for their cause.	<b>The project will create a change that will have an impact on communities and the living environment and the degree of impact/outrage and acceptance will vary.</b>  Community expectations about the project are different to those of the decision makers and there is high potential for individuals and groups to use the uncertainty to gain attention.	5

The project score for degree of potential community impact and political sensitivity: **Five**

Cable Beach and Chinatown/Old Broome are both highly valued precincts by both the local community and tourist community. The Precinct Plans may result in changes to residential and commercial development which may have varying levels of acceptance from the community.

In addition, there may be different opinions between the Council and community in regards to the scale of development that is appropriate for the area in order to attract investment.

The level of engagement for the project will primarily be involve, however during the public advertising phase, the level of engagement will be consult. At this point the community would have had a multiple opportunities for involvement and had the ability to influence the development of the Precinct Plans.

Whilst there is still the ability for the community to influence changes to the Precinct Plans, their role during this phase is primarily to provide feedback on the draft Precinct Plans.

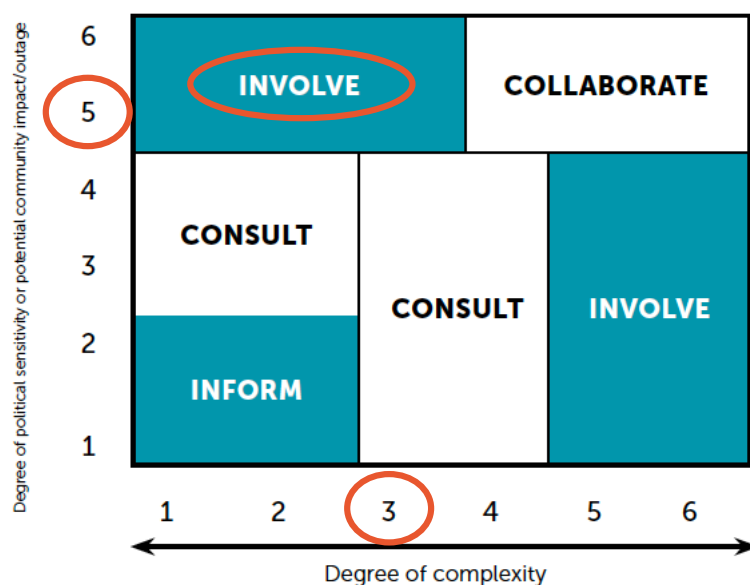


FIGURE 2 - IAP2 PUBLIC PARTICIPATION SPECTRUM (SOURCE: SHIRE OF BROOME CORPORATE COMMUNICATION AND ENGAGEMENT STRATEGY 2022-2027)



## 2.6 PROJECT RISKS

Table 5 outlines the potential project risks that could impact on project engagement activities.

TABLE 5: PROJECT ENGAGEMENT RISKS

IDENTIFIED RISK	IMPACTED STAKEHOLDER/S	RISK MITIGATION
The PSPs for Chinatown/Old Broome and Cable Beach are being prepared at the same time, however are two standalone documents that will deal with issues and opportunities specific to their area and contain different planning requirements. There is a risk that there will be confusion amongst the community about which provisions, recommendations, issues and opportunities apply to which area.	All stakeholders	To ensure that there is no confusion between the PSPs, in all our communications and engagement materials, we will brand each PSP differently, using a colour theme to distinguish between the two.
A CHRMAP has been prepared which impacts both PSP areas. Whilst the recommendation is for protection of these areas, there is a risk that the CHRMAP may not be fully understood by the community which could result in uncertainty for the community.	All stakeholders	As part of the engagement FAQs we will outline the key recommendations of the CHRMAP and how it will impact on the future development of these areas. In addition, this information will be shared during community workshops using simple language to ensure it is communicated in a clear and concise manner to minimise uncertainty.

TABLE 5: PROJECT ENGAGEMENT RISKS (CONTINUED)

IDENTIFIED RISK	IMPACTED STAKEHOLDER/S	RISK MITIGATION
In the Chinatown/Old Broome precinct there are planning matters that are outside the project team's control that may impact options for the future such as the relocation of the airport. This may limit the landowners ability to develop and result in some frustration amongst stakeholders.	Chinatown/ Old Broome landowners	The project team will clearly communicate that this is a non-negotiable element of the plan and part of a longer term plan for Broome.
In the Cable Beach precinct, the community has previously raised concerns that they need something to facilitate sustainable investment in the area, particularly outside the tourist season. The community may question how this can be addressed through the PSP.	Cable Beach stakeholders	There are limitations to what the PSP can control and influence. This will need to be clearly communicated throughout the engagement. However the PSP can introduce more flexible controls which may reduce red tape or enable development that is more innovative and may attract investment.

TABLE 5: PROJECT ENGAGEMENT RISKS (CONTINUED)

IDENTIFIED RISK	IMPACTED STAKEHOLDER/S	RISK MITIGATION
There is a desire for Council to undertake more detailed testing with the community / stakeholders (through the PSP) regarding building heights in Broome. However, if not communicated right there is a risk that the community may not agree with the desired outcomes.	All stakeholders	<p>There are many benefits associated with increased building heights, however, as it is a polarising topic, there are also many 'myths'.</p> <p>Through the engagement activities and communication materials, we will ensure that it is clearly articulated why these development considerations may be needed and will be beneficial to the future growth of Broome.</p> <p>This could include:</p> <ul style="list-style-type: none"><li>• To enable for more sustainable form of urban development</li><li>• Provide increased accommodation/housing choices</li><li>• Activate of areas and opportunities for improved shading and climate responsive design</li></ul>



## 3. STAKEHOLDERS

### 3.1 STAKEHOLDERS

There are a number of stakeholders who will be engaged with throughout the project, including:

**Ministers** - Ministers play a key role in advocating various strategic directions across the State.

**State Government Agencies** - State Government agencies have an important role in advocating for State level strategic outcomes.

**Shire of Broome** - This group encompasses both the administration and elected members.

Elected Members are an important connection between the community and the project. The Shire administration includes all staff at the Shire of Broome that will be involved with the development, consultation and implementation of the PSPs.

**Traditional Owners** - This group of stakeholders encompasses the Traditional Owners of the land and local Elders.

**Land owners/residents** - This group encompasses land owners and residents within the PSP boundary.

**Businesses** - This group encompasses businesses within the PSP boundary.

**Community** - This group includes the broader community who live and work within close proximity to the PSP areas.

**Community Groups/ local interest groups** - This group encompasses local community groups that are in the area or have a particular interest in the development of the areas.

**Media** - This group includes all forms of media who may be interested in the project.

### 3.2 STAKEHOLDER IDENTIFICATION

Table 6 provides a summary of stakeholder groups and organisations that will need to be considered, engaged and activated throughout this process. Stakeholders have been identified as primary, secondary or tertiary stakeholders depending on the anticipated interest and involvement during the project.

TABLE 6 - STAKEHOLDER IDENTIFICATION

Primary Stakeholders
<ul style="list-style-type: none"> <li>• Shire of Broome administration</li> <li>• Shire of Broome Elected Members</li> <li>• Yawuru</li> <li>• Nyamba Buru Yawuru</li> <li>• Key landowners</li> <li>• Department of Justice</li> <li>• Broome Chamber of Commerce and Industry</li> <li>• Local builders, architects, drafts persons</li> <li>• Hon Rita Saffioti, Minister for Planning</li> <li>• Department of Planning, Lands and Heritage / Western Australian Planning Commission</li> </ul>
Secondary Stakeholders
<ul style="list-style-type: none"> <li>• Shire of Broome community</li> <li>• Department of Finance</li> <li>• Department of Health</li> <li>• Department of Education</li> <li>• Department of Communities</li> <li>• Department of Transport</li> <li>• Department of Biodiversity, Conservation and Attractions</li> <li>• Service infrastructure agencies (e.g. Horizon power and Water Corporation)</li> <li>• Tourism WA</li> <li>• Development WA</li> <li>• Regional Development Australia</li> <li>• Kimberley Development Commission</li> <li>• Aboriginal communities</li> <li>• Broome International Airport</li> <li>• Broome Visitors Centre</li> <li>• Commercial centre operators</li> <li>• Accommodation providers</li> <li>• Real estate agents</li> <li>• Interest Groups - Arts - Kimberley Performing Arts, Theatre Kimberley; Goolari Media; Broome Muesum and Historical Society</li> <li>• Interest Groups (environment) - Environs Kimberley, Roebuck Bay WG, SKIPAS, DCMG,</li> <li>• Interest Groups - Service Clubs - PCYC; Broome RSL; Broom SLSC; Lioness and Lions Club; Mens Shed</li> <li>• Australia's North West Tourism</li> </ul>
Tertiary Stakeholders
<ul style="list-style-type: none"> <li>• Local media</li> </ul>

PAGE 16



## 4. COMMUNICATIONS

### 4.1 COMMUNICATION GOALS

- Raise awareness of the project with the local community and identified stakeholders.
- Inform and educate stakeholders about how the community can participate.
- Invite two-way conversations across the community to gather thoughts, ideas and feedback.
- To demonstrate the success delivered from existing development strategies.

### 4.2 HOW WILL WE COMMUNICATE

The primary communication channels used will be the Shire of Broome channels to ensure identified stakeholders are targeted on platforms that they are already following or engaged. Communication channels for this project are described in Table 7.

All engagement tasks for the project are outlined in Section 5 - Action Plans. Where it is anticipated that communications material will be required for particular tasks, it will be listed in the action plan.

This CSEP is supported by a *Communications Content Package* which provides the wording for all communications materials.

### 4.3 PROJECT BRANDING

All content will be prepared by Shape Urban and approved by Shire of Broome. It will follow the Shire's branding style guides.

To ensure there is no confusion between the two PSPs, the engagement and communication materials will be branded with different colours from the Shire's Corporate Identity Guidelines, with 'pindan' for Chinatown/Old Broome and 'turquoise' for Cable beach.



### 4.4 BRAND VOICE

- Use casual, but professional tone.
- Be authentic, friendly and limit the amount of planning jargon – make it relatable.
- More serious and technical tones will be taken when necessary or required with stakeholders.
- Keep it visual where possible, using images, illustrations and graphics.

PAGE 17



TABLE 7 - PROJECT COMMUNICATION CHANNELS

COMMUNICATION CHANNEL	PURPOSE
Shire of Broome website	The Shire's website will provide a landing page for the project for the community that will direct them to the Social Pinpoint page.
Social Pinpoint	Social Pinpoint will be used as the online engagement platform for the project and will include all project information and opportunities to be involved.
Media statement	Media statements both for print media and online 'latest news' will be used to promote the project and opportunities to be involved.
Social media statement	Social media, primarily Facebook, will be used to promote the project and engagement opportunities.
Letters	Letters will be used to notify affected landowners/occupiers of the project and opportunities to be involved.
Launch video	A launch video from Elected Members will be prepared for each phase of community engagement. It will provide key messages and encourage community participation.
Emails and Electronic Direct Mail	Email will be used to notify affected relevant stakeholders about the project and opportunities to be involved. Email will also be used to continue communication with stakeholders and the community to express an interest in the project.
Fact sheets	Fact sheets may be used to provide an overview of the project, key FAQs and opportunities to get involved.
Information package	Information packages will be provided to Shire of Broome planning and customer service staff and elected members to provide an overview of the project, details of how the community can get involved and project contact details. This will be sent via email.

PAGE 18



## 4.5 KEY MESSAGES

Key Messages will be used throughout the project to help the community to understand project, their inputs and the desired outcomes. Key messages will differ depending on the project phase.

### Initial community engagement (project phase 3)

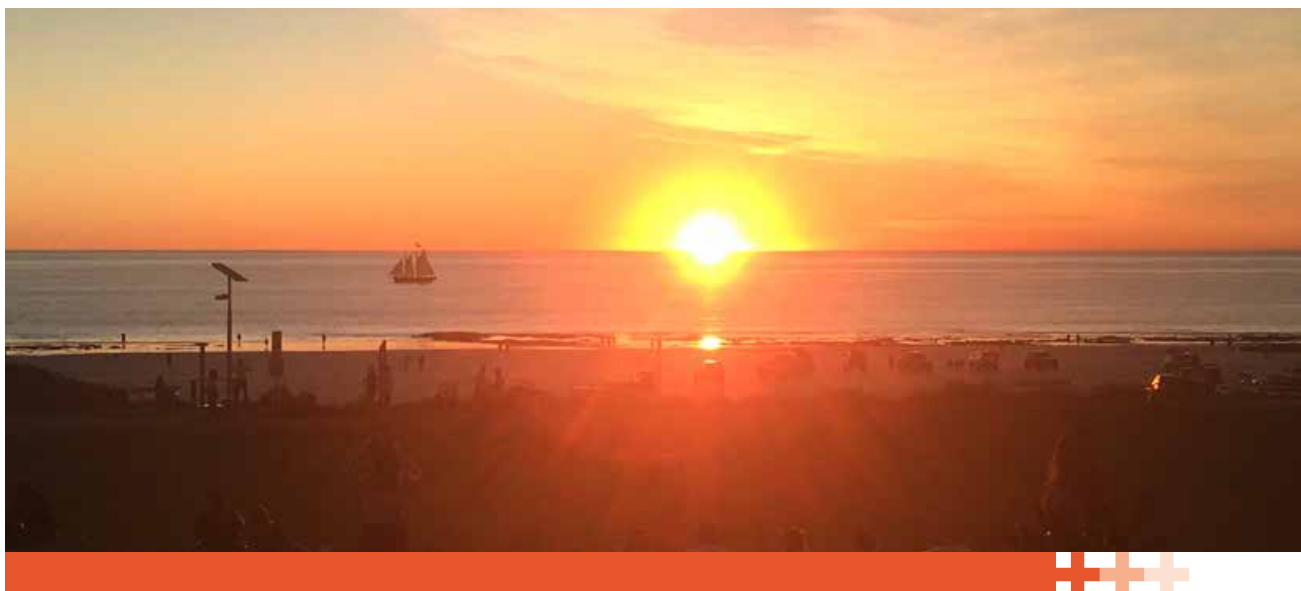
- The Shire is preparing two Precinct Plans, one each for Cable Beach and Chinatown/Old Broome.
- The Precinct Plans will replace the existing development strategies for the areas.
- A Precinct Plan is a planning tool used to guide areas that have been identified for more intensity of development to ensure they are carefully planned, designed and developed to achieve good building, open space and transport outcomes. The Precinct Plans will be developed in accordance with the requirements set out in State Planning Policy 7.2 - Precinct Design.
- We want to hear from you so we can understand your vision for the future and what you value about the area, to form the foundation of the Precinct Plans.
- We have had a number of wins delivered through the previous Development Strategies in terms of public realm improvements.

### Design engagement (project phase 4)

- Thank you for your input in the initial community engagement, this is what we discovered [insert details of engagement outcomes]. Now we would like to seek your feedback on the design concepts to ensure they are aligned with what you told us during the initial phase of engagement.
- *Other messages to be developed during phase 4.*

### Public advertising (project phase 6)

- *Key messages to be developed during phase 6.*



## 5. ACTION PLANS

This section of the CSEP describes the engagement program and actions required during the various project stages.

Each action plan table includes the following details;

- **Activity:** The activity to be undertaken
- **Detailed task:** The individual tasks associated with that activity
- **'Comms' Content:** The list of communications materials required for that task.
- **Responsibility:** Identification of the personnel/organisation responsible for actioning the task.
- **Timing:** Indicative timing of task or exact date the task is to be actioned by.

The Action Plan needs to be regularly reviewed and potentially updated to guide the implementation of the community engagement and communications actions for the project.

A separate *Communications Content Package* will be prepared that provides all the text for all communications material listed under 'Comms Content'.

### 5.1 PHASE 1 - INCEPTION

The purpose of this phase is to confirm the project scope and review the planning framework.

Engagement during this phase will be undertaken through:

- Meetings with the Shire.

TABLE 8 - PHASE 1 ACTION PLAN

ACTIVITY	DETAILED TASK	COMMS CONTENT	RESPONSIBILITY	TIMING
Inception meeting	Undertake project inception meeting with the Shire.	-	HS, SU	June 2022

## 5.2 PHASE 2 - CSEP PREPARATION AND ADOPTION

The purpose of this phase is to develop the CSEP and to present the CSEP to the Shire and elected members.

Engagement during this phase will be undertaken through:

- Shire meeting
- Elected member presentation

TABLE 9 - PHASE 2 ACTION PLAN

ACTIVITY	DETAILED TASK	COMMS CONTENT	RESPONSIBILITY	TIMING
CSEP	Prepare draft CSEP	-	SU	Jul 2022
CSEP presentation	Prepare draft presentation for Shire/ Executive Management Group (EMG)	-	SU	Jul 2022
	Attend Shire/ EMG meeting	-	SU, HS	Jul 2022
Elected member presentation	Facilitate Elected Member presentation to outline proposed community engagement.	-	SU, HS	12 Jul 2022
CSEP	Finalise CSEP	-	SU	Jul 2022
	Shire review of CSEP	-	SoB	Jul 2022
Communications Content Package	Once CSEP is endorsed in draft, prepare draft Communications Content Package.	All draft materials for engagement as per package	SU	Jul/Aug 2022



### 5.3 PHASE 3 INITIAL COMMUNITY ENGAGEMENT

The purpose of this phase is to undertake the first phase of community consultation for the PSPs to understand the community's vision and values for the areas.

Social Pinpoint will be used as the engagement platform for the project, providing a central location for all project information, engagement opportunities, relevant documents and updates.

Engagement during this phase will be undertaken through:

- A vision and values workshop (one in each locality)
- An online interactive mapping tool
- A vision and values survey
- Individual stakeholder meetings (up to 10)
- Elected Member workshop to seek input into the plan

TABLE 10 - PHASE 3 ACTION PLAN

ACTIVITY	DETAILED TASK	COMMS CONTENT	RESPONSIBILITY	TIMING
Communications Content Package	Shire to review engagement materials.	all content	SoB	Aug 2022
	Update contents and upload on Social Pinpoint	-	SU	Aug 2022
Launch	Launch engagement including survey and online map		SU	26 Aug 2022
	Send letters to relevant stakeholders including stakeholder meeting invitations	Letters/ Emails	SoB	26 Aug 2022
	Website notice	Website notice	SoB	26 Aug 2022
	Newspaper Notice	Newspaper notice	SoB	TBD
	Social Media notice	Social media post	SoB	26 Aug 2022
	Elected member video launch	Launch script	SoB	26 Aug 2022

PAGE 22



TABLE 10 - PHASE 3 ACTION PLAN (CONTINUED)

ACTIVITY	DETAILED TASK	COMMS CONTENT	RESPONSIBILITY	TIMING
One-on-one meetings (x10)	Undertake one-on-one meetings with primary stakeholders.	-	SU	13-16 Sept 2022
Community workshops	Prepare workshop materials	-	SU	Sept 2022
	Facilitate two community workshops (3-4 hours each)	-	SU	14 & 15 Sept 2022
Elected Member workshop	Prepare workshop material	-	SU	16 Sept 2022
	1 hour Elected member workshop	-	SU	13-16 Sept 2022
Youth workshop	Workshop with Youth Advisory Council	-	SoB	Sept 2022
Information displays	Project information to be displayed at Broome Boulevard and Paspaley Shopping Centre and Shire's Market Stall.	Project displays	SoB	26 Aug - 2 Oct 2022
Close engagement	Close engagement activities (survey and map)	-	SU	2 Oct 2022
Engagement Outcomes Report	Prepare outcomes report to summarise all engagement activities	-	SU	Oct 2022
	Shire to review Outcomes Report	-	SoB	Nov 2022
	Update Outcomes Report	-	SU	Nov 2022



## 5.4 PHASE 4 DESIGN ENGAGEMENT

The purpose of this phase is to seek feedback from the community on the design concepts to ensure they are aligned with the outcomes of the first phase of engagement.

Engagement during this phase will be undertaken through:

- A design workshop (one in each locality)
- An online engagement through interactive mapping tool and/or survey

TABLE 11 - PHASE 4 ACTION PLAN

ACTIVITY	DETAILED TASK	COMMS CONTENT	RESPONSIBILITY	TIMING
Engagement materials	Update Social Pinpoint	Website content	SU	9 Jan 2023
	Prepare communications material	Emails, print and digital media notices	SU	
	Shire to review	-	SoB	20 Jan 2023
	Update materials ready for launch	-	SU	27 Jan 2023
Commence engagement	Activate Social Pinpoint engagement activities (map and/or survey)	-	SU	30 Jan 2023
	Notify relevant stakeholders	Emails	SU	
	Print and digital media notices	Print and digital media notices	SoB	
	Elected Member launch video	Video script	SoB	
Community workshops	Prepare workshop materials	-	SU	27 Jan 2023
	Facilitate two community workshops (2-3 hours each)	-	SU	15 & 16 Feb 2023

PAGE 24



TABLE 11 - PHASE 4 ACTION PLAN (CONTINUED)

ACTIVITY	DETAILED TASK	COMMS CONTENT	RESPONSIBILITY	TIMING
Close engagement	Close online engagement	-	SU	24 Feb 2023
Engagement Outcomes Report	Prepare outcomes report to summarise all engagement activities.	-	SU	7 Mar 2023
	Shire to review Outcomes Report.	-	SoB	22 Mar 2023
	Update Outcomes Report.	-	SU	7 Apr 2023

## 5.5 PHASE 6 PUBLIC ADVERTISING

The purpose of this phase is formally advertise the Draft PSP and scheme amendment and seek feedback from the community.

Engagement during this phase will be undertaken through:

- A drop in session (one in each locality)
- Written submissions from the community and stakeholders

TABLE 12 - PHASE 6 ACTION PLAN

ACTIVITY	DETAILED TASK	COMMS CONTENT	RESPONSIBILITY	TIMING
Engagement materials	Update Social Pinpoint	Website content	SU	17 Oct 2023
	Prepare communications material	Emails, print and digital media notices	SU	
	Shire to review	-	SoB	24 Oct 2023
	Update materials ready for engagement	-	SU	3 Nov 2023
Commence 60 day formal advertising	Activate Social Pinpoint engagement with updated content	-	SU	6 Nov 2023
	Notify relevant stakeholders	Emails	SU	
	Print and digital media notices	Print and digital media notices	SoB	
	Elected member launch video	Video script	SoB	
Community drop in sessions	Prepare drop in session materials	-	SU, HS	3 Nov 2023
	Attend two community drop in sessions	-	HS	8 & 9 Nov 2023
Close engagement	Close advertising period	-	SU, SoB	19 Jan 2024
Engagement Outcomes Report	Update and submit final Engagement Outcomes Report	-	SU	1 Mar 2024

PAGE 26



## 6. EVALUATION

Evaluating community engagement involves assessing the quality of the engagement process. It seeks to measure how well the engagement process was planned, implemented and managed and informs continuous improvement of the engagement approach.

The suburbs of Broome and Cable Beach have a population of 3,797 and 5,730 respectively (2021 Census), however it is noted that the Cable Beach suburb is significantly larger than the PSP area.

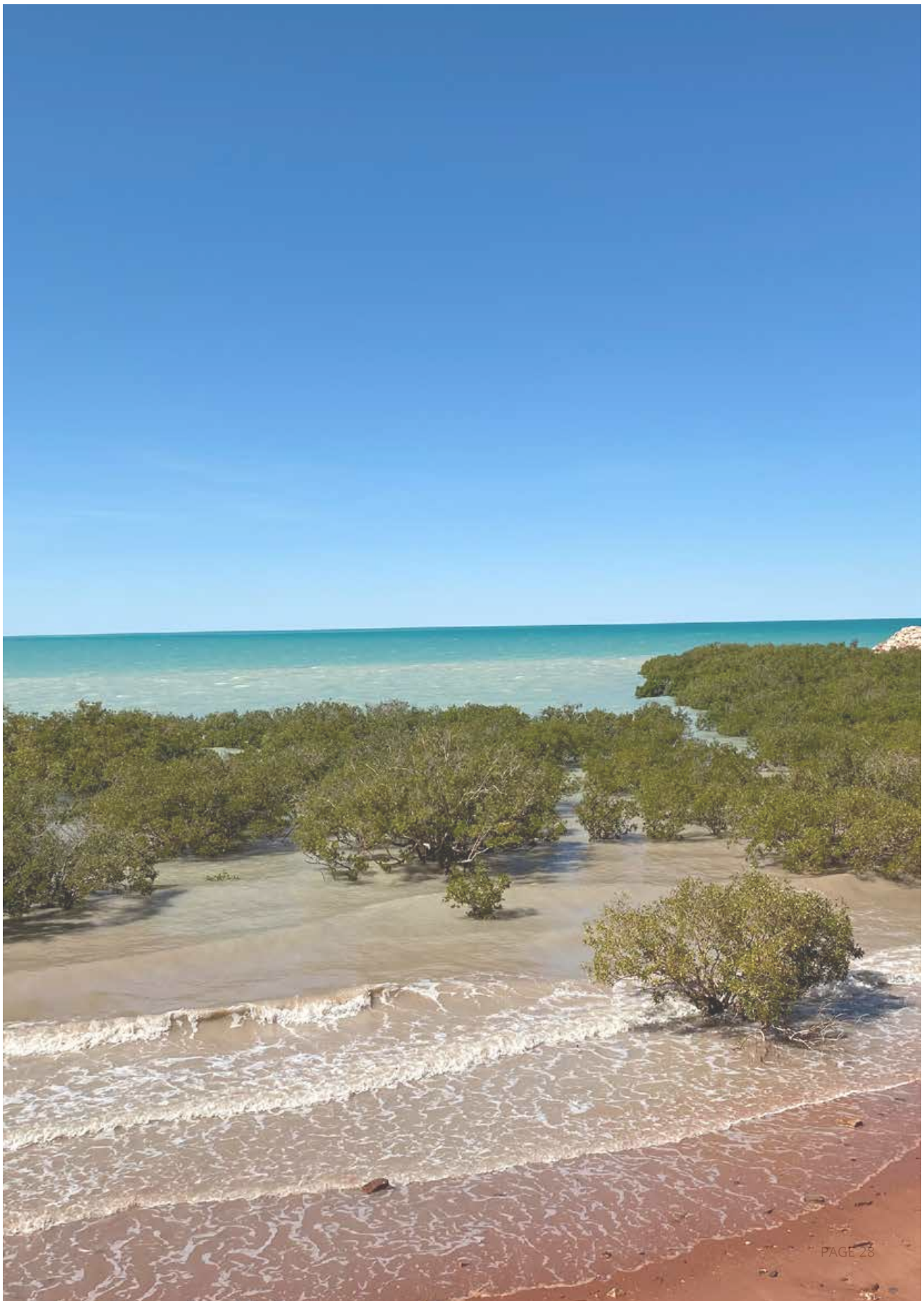
Evaluation targets have been determined taking into consideration the local population size and the number of people who participated/ were aware of the engagement undertake as part of the Broome LPS project.

Table 13 describes our expected reach and evidence targets.

**TABLE 13 - EVALUATION TARGETS**

MEASURE OF SUCCESS	TARGET
Number of people aware (impressions on social media, website visits, document downloads etc)	200
Reach (total visits to website and social media)	4,000
Stakeholders (total number of people who contributed online)	300
Number of people directly engaged by the project (submissions, attendees, social comments, emails sent/received, direct stakeholder liaison)	80
Open rate on eNews / click throughs	50

PAGE 27



PAGE 28

**9.2.6 DEVELOPMENT APPLICATION - CARETAKER'S DWELLING**

<b>LOCATION/ADDRESS:</b>	95 Guy Street, Broome
<b>APPLICANT:</b>	Ryan Kent
<b>FILE:</b>	GUY-1/95
<b>AUTHOR:</b>	Planning Officer
<b>CONTRIBUTOR/S:</b>	Nil
<b>RESPONSIBLE OFFICER:</b>	Director Development Services
<b>DISCLOSURE OF INTEREST:</b>	Nil

**SUMMARY:**

An application for Development Approval has been received for the construction of a Caretaker's Dwelling in association with the existing operations at Lot 50, No. 95 Guy Street, Broome. The application is being referred to Council for determination as the Caretaker's Dwelling is proposing variations to the provisions of Local Planning Policy 5.17 – *Caretakers Dwellings and Attached Offices in the Light and Service Industry Zone*.

This report recommends the application be approved, subject to conditions.

**BACKGROUND**Previous Considerations

OMC 13 April 2004 Item 9.2.4  
OMC 27 November 2014 Item 9.2.6  
OMC 22 February 2018 Item 9.2.4  
OMC 28 May 2020 Item 9.2.3

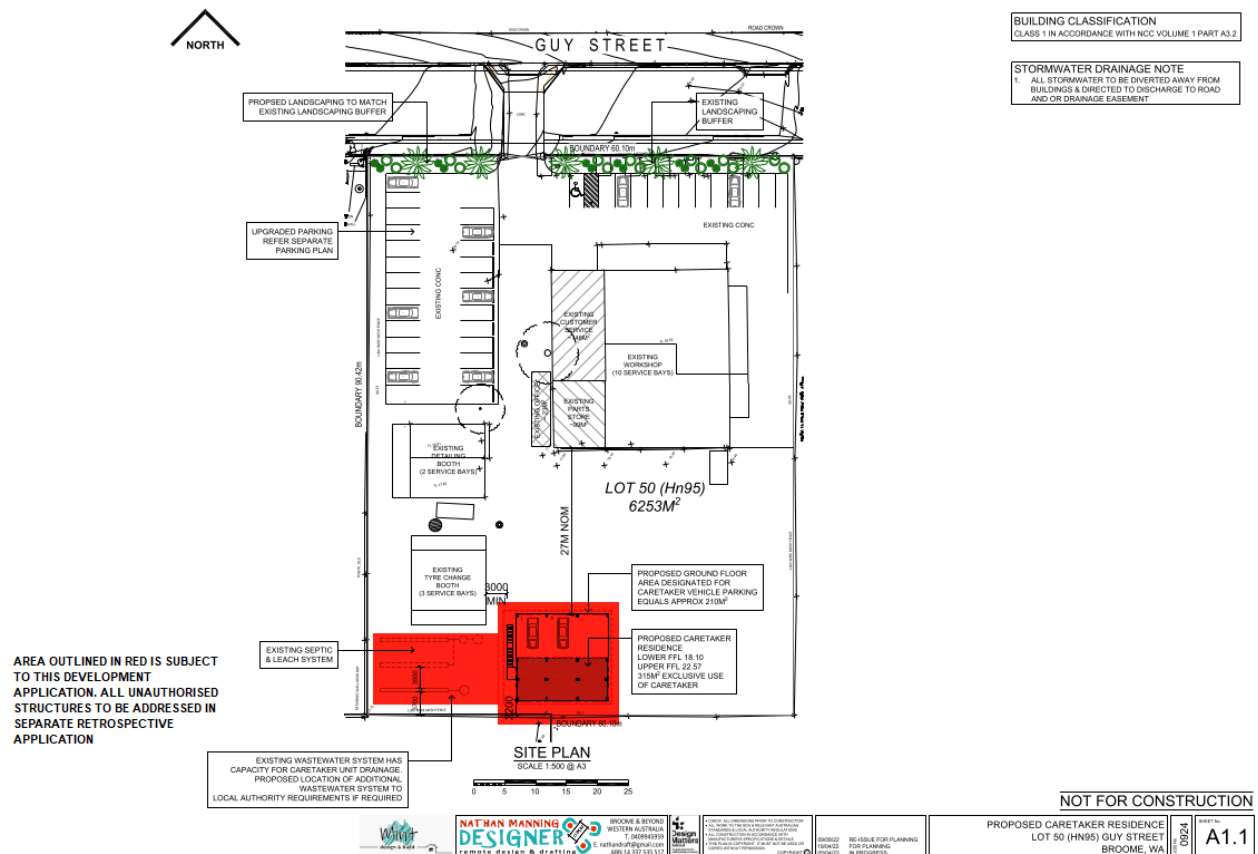
Site and Surrounds

No. 95 Guy Street is a 6,253sqm property, zoned Light and Service Industry under Local Planning Scheme No. 6 (LPS6). The site is located on the southern side of Guy Street and is currently developed with a motor vehicle repair workshop, customer service and retail shop floor-space, office, detailing/painting booth and a tyre fitting booth. Currently, there are three unauthorised structures on the site, including the detailing booth, a lean-to structure, and a retaining wall.



### Proposal

The applicant is seeking approval for the construction of a two-bedroom Caretaker's Dwelling located to the rear of the lot. The proposed caretaker's dwelling exceeds the 100sqm floor area permitted by Local Planning Policy 5.17- *Caretakers Dwellings and Attached Offices in the Light and Service Industry Zone* (LPP 5.17). The applicant has been advised that retrospective approval will be required for the abovementioned unauthorised structures as part of a separate development application to ensure all structures on the lot comply with the requirements of LPS6. The unauthorised structures are not considered to have an impact on the assessment of this development application for a Caretaker's Dwelling. Refer to below site plan (**Attachment 1**).



## COMMENT

### Local Planning Scheme No.6

As detailed above, the subject site is zoned 'Light and Service Industry' under LPS6. A 'Caretakers Dwelling' is a 'D' or 'Discretionary' use under LPS6.

Clause 3.37.2 of LPS6 refers to the following relevant requirement for Caretaker's Dwellings in the Light and Service Industry zone and outlines:

- (a) Notwithstanding the provisions of the Zoning Table, a caretaker's dwelling is not permitted unless it is associated with an approved light industry or service industry on the same site.

The application complies with this provision on the basis that there is an existing approved light industry/service industry use on the site (known as Minshull Mechanical).

The application has been assessed against the Development Standards as outlined in Schedule 8, and the car parking requirements as outlined in Scheduled 9 of LPS6. The proposal complies with all relevant development standards contained within Schedule 8 and the car parking requirements of Schedule 9.

### Local Planning Policy 5.17 – Caretaker's Dwelling and Attached Offices in the Light and Service Industry Zone

LPP 5.17 provides guidance on the development of Caretaker's Dwellings within the Light and Service Industry zone. It seeks to ensure that Caretaker's Dwellings adhere to a standard that allows for a residential element while not impacting upon the development of industry related land uses within the Light and Service Industry Zone and do not impose constraints

on the lawful use of land for such industrial purposes. Clauses 1.1- 1.4 of LPP 5.17 outlines the provisions that are required to be met. The proposal seeks discretion against Clause 1.1:

*1.1 A Caretaker's Dwelling and industrial development within the Light and Service Industry zone shall comply with the following:*

*(vi) The total floor area of the Caretaker's Dwelling, measured from the external face of walls, shall be limited to a maximum of 100 square metres.*

The proposed caretaker's dwelling exceeds the permitted 100sqm, by 5sqm (**Attachment 2**). The prefabricated building has been pre-purchased and as such, is unable to be re-designed. The variation proposed is seen to be minor and will not have a detrimental impact, nor will it compromise the integrity of the operations of the light and service industry zone.

The size and scale of the proposed Caretaker's Dwelling is also not considered to undermine the intent of the policy which is to ensure that such dwellings are incidental to the approved commercial use on the lot. Conditions of approval are recommended which would require the Caretaker's Dwelling to be directly associated with the approved use on the site and to only be occupied by the owner, operator, or an employee and immediate family of the approved use on the site.

Officers initially had concerns regarding the use of the ground floor area due to the high floor-to-ceiling height (4.5m for the ground floor), and potential for the area to be used for commercial operations (i.e., as a workshop/mechanic space and possibility for a hoist to be installed). The applicant has confirmed in writing that there will be no commercial operations undertaken and that this area would solely be utilised in association with the caretaker's dwelling. The applicant has also supplied a statutory declaration (**Attachment 3**) signed by both owners, confirming the ground floor will not be used for commercial activities at any time.

#### Noise Assessment

Clause 1.2 of LPP 5.17 outlines that a noise report is required to be prepared by a suitably qualified consultant, setting out any noise acoustic measures required to be implemented to ensure a reasonable noise level for future occupants of the Caretaker's Dwelling.

Upon request, the applicant submitted a noise assessment report undertaken by EcoAcoustics Pty Ltd. The report concluded the proposed caretaker's premise can comply with the assigned noise levels associated with the Environmental Protection (noise) Regulations 1997.

## **CONSULTATION**

In accordance with Local Planning Policy 5.14 – Public Consultation, the application is considered to be Level A and as such, no consultation was required.

## **STATUTORY ENVIRONMENT**

*Planning and Development Act 2005*

*Planning and Development (Local Planning Schemes) Regulations 2016*

## Local Planning Scheme No.6

### POLICY IMPLICATIONS

Local Planning Policy 5.17 – Caretaker's Dwellings and Attached Offices in the Light and Service Industry Area. Clause 1.1 (vi) of the LPP 5.17 limits the total floor area of a Caretaker's Dwelling to a maximum of 100 square metres. As discussed above, the application proposes a 5 square metre variation to this requirement, and therefore requires consideration of the Council.

### FINANCIAL IMPLICATIONS

Nil.

### RISK

Nil.

### STRATEGIC ASPIRATIONS

**People – We will continue to enjoy Broome-time, our special way of life. It's laid-back but bursting with energy, inclusive, safe and healthy, for everyone.**

**Outcome Two - Everyone has a place to call home:**

2.1 Promote access to safe, affordable accommodation to meet all needs, including itinerants, homeless people, those at risk, youth and the elderly.

**Place – We will grow and develop responsibly, caring for our natural, cultural and built heritage, for everyone.**

**Outcome Six - Responsible growth and development with respect for Broome's natural and built heritage:**

6.1 Promote sensible and sustainable growth and development.

### VOTING REQUIREMENTS

*Simple Majority*

#### **COUNCIL RESOLUTION:**

**(REPORT RECOMMENDATION)**

**Minute No. C/0822/106**

**Moved: Cr N Wevers**

**Seconded: Cr B Rudeforth**

**That Council:**

**1. Approve the application for development approval 2022/41 for a 'Caretaker's Dwelling' at Lot 50, No. 95 Guy Street Broome, subject to the following conditions.**

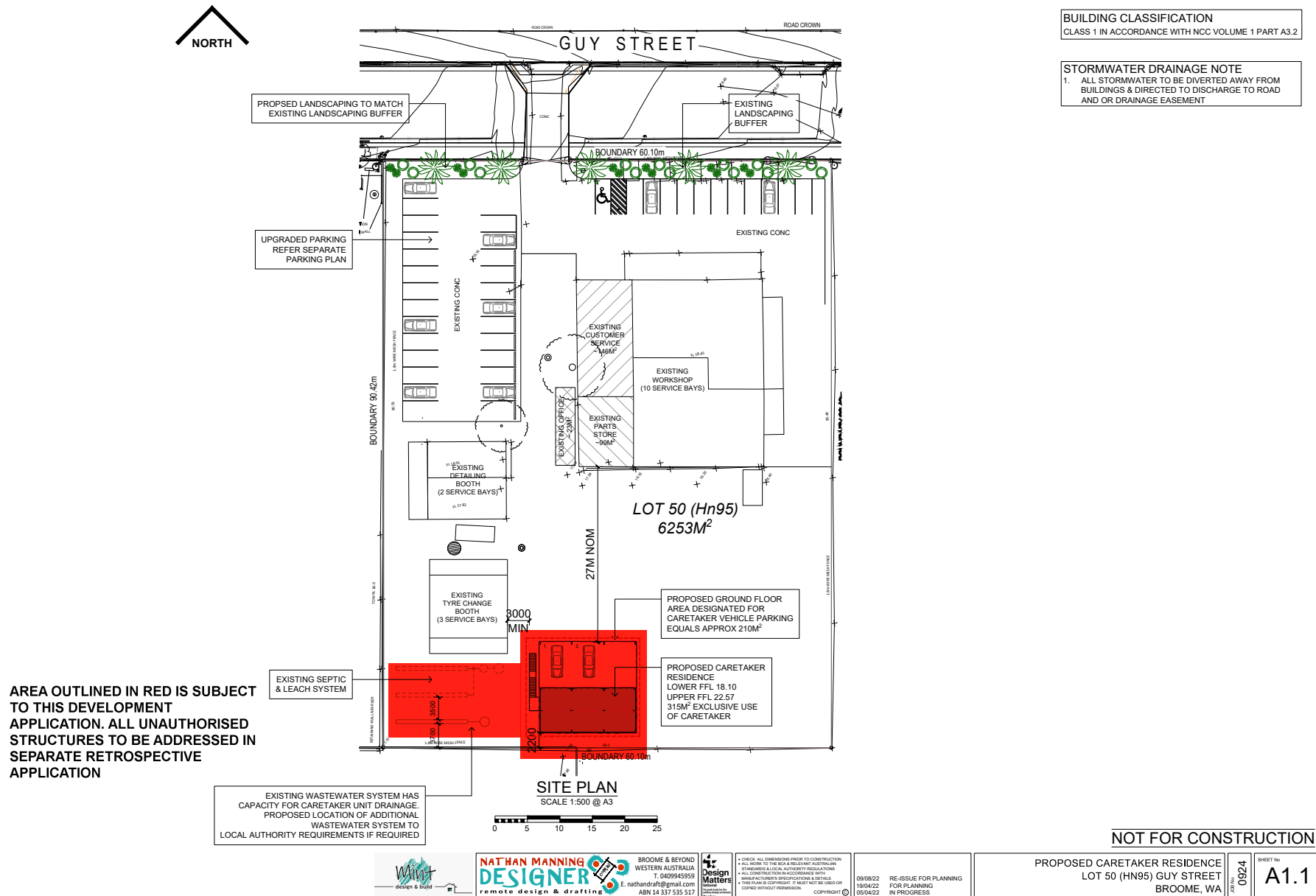
- (a) The development plans, as date marked and stamped 'Approved', together with any requirements and annotations detailed thereon by the Shire of Broome, are the plans approved as part of this application and shall form part of the development approval issued, except where amended by other condition of this approval.**

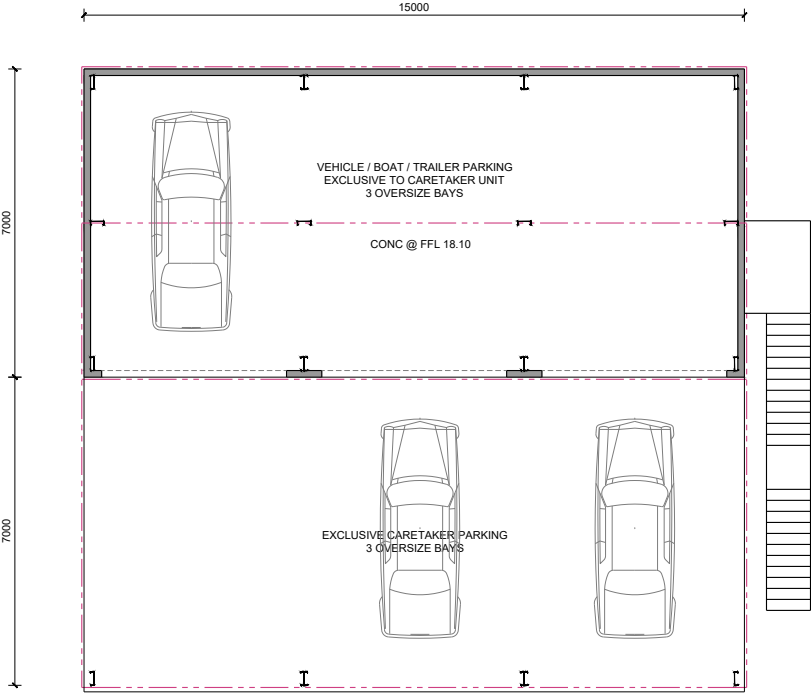
- (b) As the development is of a minor nature or an addition to an existing development, a stormwater drainage system is to be provided that drains to an existing system or Shire roadway/drain to the satisfaction of the Shire. No stormwater is to be discharged onto other private property.**
- (c) Prior to the occupation of the development, areas set aside for parked vehicles and access lanes, as shown on the approved plans, must be:**
- i. Constructed to a minimum of prime and two coat standard bitumen seal, drained and curbed in accordance with the approved plan.**
  - ii. Fully drained to the requirements in accordance with the Shire of Broome's guidelines and specifications.**
  - iii. Line marked and signed in accordance with AS 2890 (off street parking) except standard bay sizes to be 2.7m x 5.5m and disabled bays to be in accordance with AS/NZS2890.6:2009.**
  - iv. Be kept available for these purposes.**
- (d) The Caretaker's Dwelling shall at all times be directly associated with an industrial or other approved use on-site. The Caretaker's Dwelling may only be occupied by the owner, operator or an employee and immediate family who have a direct association with the industrial or other approved use on the lot.**
- (e) Prior to the occupation of the development a notification, pursuant to Section 70A of the Transfer of Land Act 1893 is to be placed on the Certificate of Title of the subject site. The notification is to state as follows:**
- 'The occupancy of the Caretaker's Dwelling may result in a lesser or lower enjoyment of residential living, and the application of lesser or lower prescribed environmental health standards, that would ordinarily be expected if living in the Shire's designated or zoned residential areas'.**

**CARRIED UNANIMOUSLY 8/0**

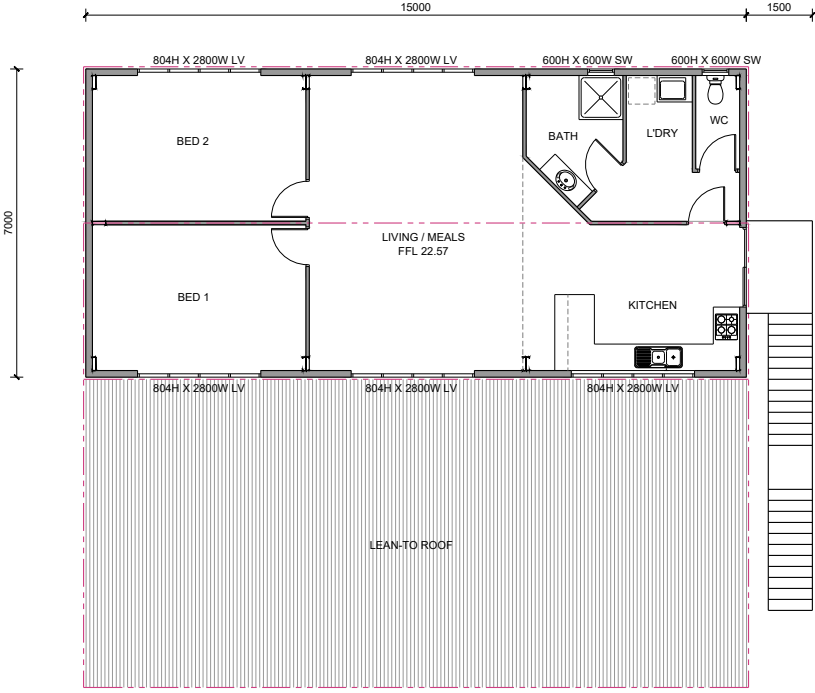
#### **Attachments**

1. Site Plan
2. Floor Plan and Elevations
3. Statutory Declarations





LOWER FLOOR PLAN  
SCALE 1:100 @ A3



CARETAKER RESIDENTIAL AREA ~ 100M<sup>2</sup>

UPPER FLOOR PLAN  
SCALE 1:100 @ A3



NOT FOR CONSTRUCTION



**NATHAN MANNING**  
**DESIGNER**  
remote design & drafting

BROOME & BEYOND  
WESTERN AUSTRALIA  
T. 0409945959  
E. nathandraft@gmail.com  
ABN 14 337 535 517



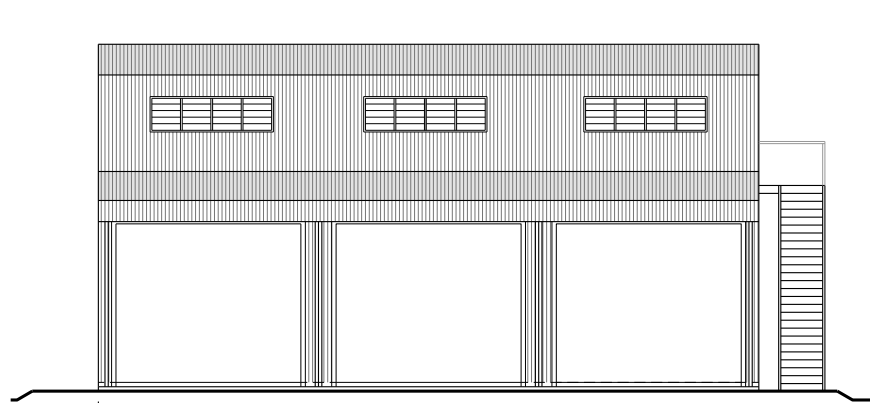
• CHECK ALL DIMENSIONS PRIOR TO CONSTRUCTION  
• ALL WORK TO THE BCA & RELEVANT AUSTRALIAN  
STANDARDS & LOCAL AUTHORITY REGULATIONS  
• ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH  
MANUFACTURER'S SPECIFICATIONS & DETAILS  
• THIS PLAN IS COPYRIGHT © IT MUST NOT BE REPRODUCED OR  
COPIED WITHOUT PERMISSION. COPYRIGHT ©

08/08/22 RE-ISSUE FOR PLANNING  
19/04/22 FOR PLANNING

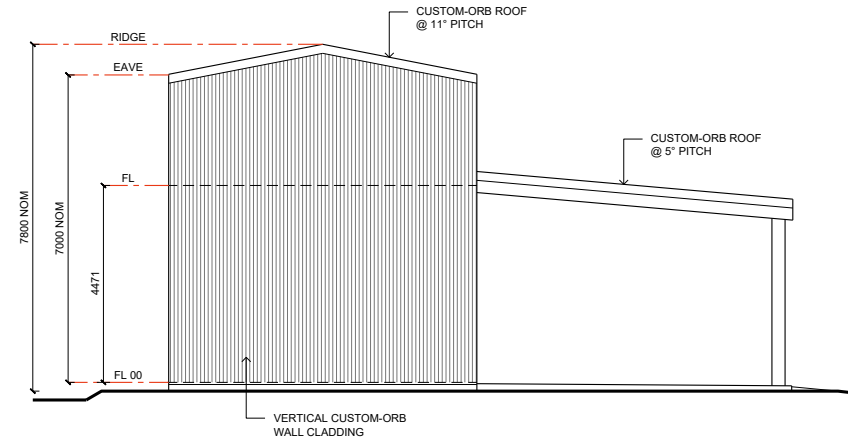
PROPOSED CARETAKER RESIDENCE  
LOT 50 (HN95) GUY STREET  
BROOME, WA

0324

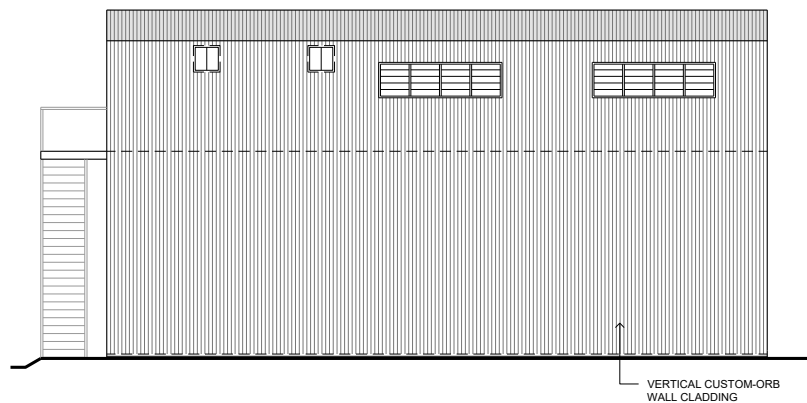
SHEET No:  
**A2.1**



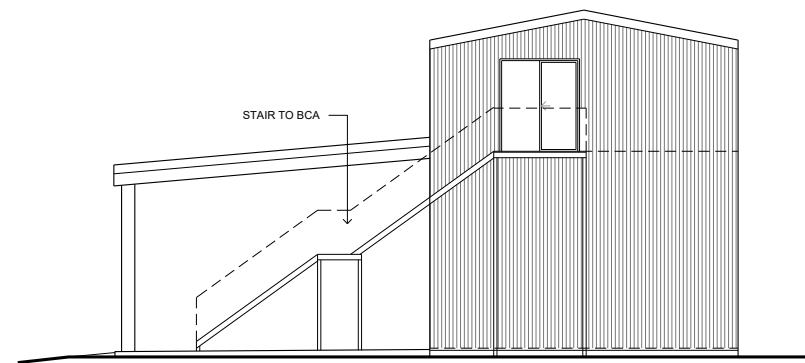
FRONT / NORTH ELEVATION  
SCALE 1:100 @ A3



SIDE / EAST ELEVATION  
SCALE 1:100 @ A3



REAR / SOUTH ELEVATION  
SCALE 1:100 @ A3



SIDE / WEST ELEVATION  
SCALE 1:100 @ A3

NOT FOR CONSTRUCTION



**NATHAN MANNING**  
**DESIGNER**  
remote design & drafting

BROOME & BEYOND  
WESTERN AUSTRALIA  
T. 0409945959  
E. nathandraft@gmail.com  
ABN 14 337 535 517

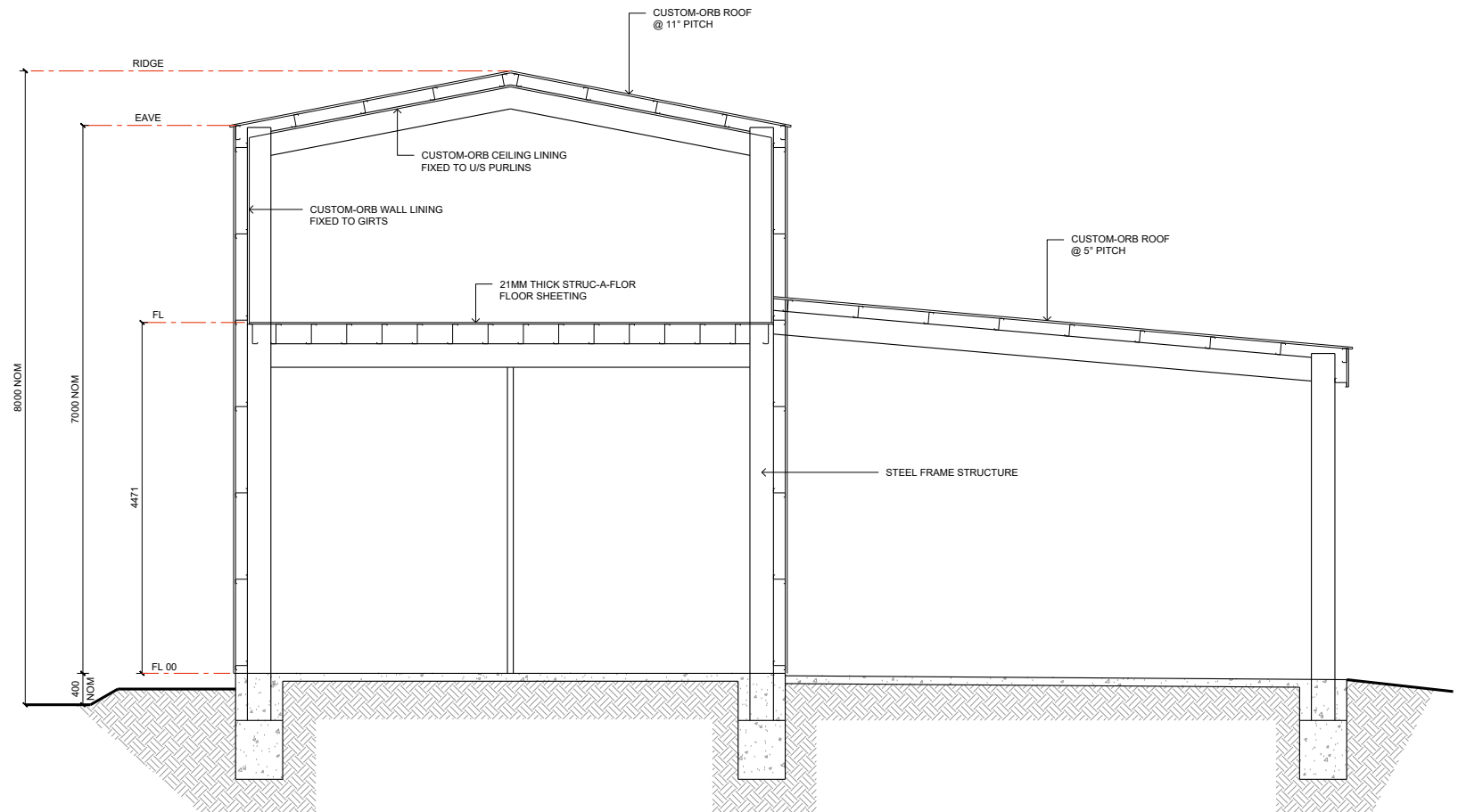


• CHECK ALL DIMENSIONS PRIOR TO CONSTRUCTION  
• ALL WORK TO THE BCA & RELEVANT AUSTRALIAN  
STANDARDS & LOCAL AUTHORITY REGULATIONS  
• ALL WORK FOR THE HOMEOWNERS USE  
• MANUFACTURERS SPECIFICATIONS & DETAILS  
• THIS PLAN IS COPYRIGHT © IT MUST NOT BE REPRODUCED OR  
COPIED WITHOUT PERMISSION. COPYRIGHT ©

08/08/22 RE-ISSUE FOR PLANNING  
19/04/22 FOR PLANNING

PROPOSED CARETAKER RESIDENCE  
LOT 50 (HN95) GUY STREET  
BROOME, WA

0324  
A3.1



TYPICAL SECTION  
SCALE 1:50 @ A3

NOT FOR CONSTRUCTION



**NATHAN MANNING**  
**DESIGNER**  
remote design & drafting

BROOME & BEYOND  
WESTERN AUSTRALIA  
T. 0409945959  
E. nathandraft@gmail.com  
ABN 14 337 535 517



• CHECK ALL DIMENSIONS PRIOR TO CONSTRUCTION  
• ALL WORK TO THE BCA & RELEVANT AUSTRALIAN  
STANDARDS & LOCAL AUTHORITY REGULATIONS  
• MANUFACTURERS SPECIFICATIONS & DETAILS  
• THIS PLAN IS COPYRIGHT © IT MUST NOT BE REPRODUCED OR  
COPIED WITHOUT PERMISSION. COPYRIGHT ©

19/04/22 FOR PLANNING

PROPOSED CARETAKER RESIDENCE  
LOT 50 (HN95) GUY STREET  
BROOME, WA

0924

SHEET No  
**A4.1**

Commonwealth of Australia  
STATUTORY DECLARATION  
*Statutory Declarations Act 1959*

1 Insert the name, address and occupation of person making the declaration

I, <sup>1</sup> Warren Minshull, Director of Minshull Enterprises Pty Ltd, Manager of Minshull Mechanica Repairs, residing at 60 Lullfitz Drive, Broome WA 6725

make the following declaration under the *Statutory Declarations Act 1959*:

2 Set out matter declared to in numbered paragraphs

<sup>2</sup> I solemnly swear that the ground floor of the proposed caretakers quarters at 95 Guy Street, Broome will not, at any time, be used for commercial activities.

I understand that a person who intentionally makes a false statement in a statutory declaration is guilty of an offence under section 11 of the *Statutory Declarations Act 1959*, and I believe that the statements in this declaration are true in every particular.

3 Signature of person making the declaration

<sup>3</sup> 

4 [Optional: email address and/or telephone number of person making the declaration]

<sup>4</sup> Warren Minshull can be contacted on mobile phone number 0419 936 866

5 Place  
6 Day  
7 Month and year

Declared at <sup>5</sup> Broome Court. on <sup>6</sup> 8 of <sup>7</sup> August 2022.

Before me,

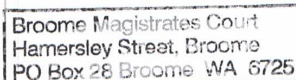
8 Signature of person before whom the declaration is made (see over)

<sup>8</sup> 

9 Full name, qualification and address of person before whom the declaration is made (in printed letters)

<sup>9</sup>  
Luke Bennion  
Registrar  
Magistrates Court of WA

10 [Optional: email address and/or telephone number of person before whom the declaration is made]

<sup>10</sup>  
  
Broome Magistrates Court  
Hamersley Street, Broome  
PO Box 28 Broome WA 6725

*Note 1* A person who intentionally makes a false statement in a statutory declaration is guilty of an offence, the punishment for which is imprisonment for a term of 4 years — see section 11 of the *Statutory Declarations Act 1959*.

*Note 2* Chapter 2 of the *Criminal Code* applies to all offences against the *Statutory Declarations Act 1959* — see section 5A of the *Statutory Declarations Act 1959*.

Commonwealth of Australia  
STATUTORY DECLARATION  
*Statutory Declarations Act 1959*

1 Insert the name, address and occupation of person making the declaration

I, <sup>1</sup> Charmain Minshull, Director/Secretary of Minshull Enterprises Pty Ltd, Office Manager of Minshull Mechanica Repairs, residing at 60 Lullfitz Drive, Broome WA 6725

make the following declaration under the *Statutory Declarations Act 1959*:

2 Set out matter declared to in numbered paragraphs

<sup>2</sup> I solemnly swear that the ground floor of the proposed caretakers quarters at 95 Guy Street, Broome will not, at any time, be used for commercial activities.

I understand that a person who intentionally makes a false statement in a statutory declaration is guilty of an offence under section 11 of the *Statutory Declarations Act 1959*, and I believe that the statements in this declaration are true in every particular.

3 Signature of person making the declaration

<sup>3</sup> 

4 [Optional: email address and/or telephone number of person making the declaration]

<sup>4</sup> Charmain Minshull can be contacted on mobile phone number 0429 352 198

5 Place  
6 Day

Declared at <sup>5</sup> Broome Court. on <sup>6</sup> 8 of <sup>7</sup> August 2022.

7 Month and year

Before me,


8 Signature of person before whom the declaration is made (see over)

<sup>8</sup> 

9 Full name, qualification and address of person before whom the declaration is made (in printed letters)

<sup>9</sup> Luke Bennion  
Registrar  
Magistrates Court of WA

10 [Optional: email address and/or telephone number of person before whom the declaration is made]

<sup>10</sup>   
Broome Magistrates Court  
Hamersley Street, Broome  
PO Box 28 Broome WA 6725

*Note 1* A person who intentionally makes a false statement in a statutory declaration is guilty of an offence, the punishment for which is imprisonment for a term of 4 years — see section 11 of the *Statutory Declarations Act 1959*.

*Note 2* Chapter 2 of the *Criminal Code* applies to all offences against the *Statutory Declarations Act 1959* — see section 5A of the *Statutory Declarations Act 1959*.

### 9.3 PROSPERITY

#### 9.3.1 ADDITIONAL TRADING ZONE IN TRADING IN PUBLIC PLACES POLICY TRIAL

LOCATION/ADDRESS:	Nil
APPLICANT:	Nil
FILE:	HEA001
AUTHOR:	Coordinator Environmental Health and Event Approval
CONTRIBUTOR/S:	Nil
RESPONSIBLE OFFICER:	Director Development Services
DISCLOSURE OF INTEREST:	Nil

#### SUMMARY:

A review of the Trading in Public Places Policy was undertaken and approved for a two year trial at the Ordinary Council Meeting held 30 June 2022. Following a request from Kimberley Ports Authority an additional Trading Zone is now proposed to be included at the Entrance Point Carpark, shown in **Attachment 1**. Officers recommend inclusion of the additional Trading Zone requested, and the amended trial Policy is shown in **Attachment 2**.

#### BACKGROUND

##### Previous Considerations

OMC 30 June 2022

Item 9.3.2

The Trading in Public Places Policy (**Policy**) facilitates the assessment and approval of Trading Licences in accordance with the *Trading, Outdoor Dining and Street Entertainment Local Law 2016*. The Policy was recently reviewed to provide better guidance to traders on desirable trading locations and facilitate better customer service outcomes. The trial Policy is intended to encourage the use of parks and reserves for appropriate trading activities as a means of enhancing community activity and recreation. The outcomes of the trial Policy will be reviewed and presented to Council by June 2024 for consideration.

#### COMMENT

While initially not supportive of a Trading Zone at Entrance Point during consultation on the draft revised Trading Policy, Council officers were approached by Kimberley Ports Authority (**KPA**) requesting the inclusion of a trading zone after compliance action by the Shire required the relocation of an unapproved trader operating at Entrance Point. This request by KPA was received after the adoption of the trial policy and consists of a single space for a single trader.

Traders in this location are likely to be takeaway food and beverage vehicles only and could service locals and tourists that are in the area for recreational purposes. Permanent food businesses within 300m of this location that may be affected are the Broome Fishing Club which primarily operates on weekend evenings only. If this is seen as an issue, permits could be conditioned to ensure no concurrent trading.

## CONSULTATION

Once the inclusion of the trading zone was requested, further consultation was undertaken with KPA, and the preferred location for the trading zone was identified.

The chosen location in the carpark was considered to present the lowest safety risk as customers will be able to queue away from reversing vehicles and boat trailers. KPA considers one mobile trader at any one time to be appropriate given the busyness of the carpark, therefore the size of the trading location is adequate for one mobile trader only.

Permission must be granted by KPA to trade at this location prior to a permit being issued by the Shire.

## STATUTORY ENVIRONMENT

*Shire of Broome Trading in Public Places Policy*  
*Trading, Outdoor Dining and Street Entertainment Local Law 2006.*

## POLICY IMPLICATIONS

Nil, outside those directly discussed in this report.

## FINANCIAL IMPLICATIONS

The Shire charges a fee for trading applications and annual licences. If increased applications are received and licences are issued, this will generate additional income for the Shire. The application and licence fees represent cost recovery only.

## RISK

The key risk to Council involved in introducing further trading zones is reputational, based on negative publicity generated from permanent businesses concerned about the impact on their business. There is no real way to mitigate this risk, however the potential benefits in terms of place activation and increased economic activity is considered to outweigh the risk.

Safety risks have been addressed through site selection in collaboration with KPA.

## STRATEGIC ASPIRATIONS

**Prosperity – Together, we will build a strong, diversified and growing economy with work opportunities for everyone.**

***Outcome Nine – A strong, diverse and inclusive economy where all can participate:***

9.2 Activate the precincts of Broome.

## VOTING REQUIREMENTS

*Simple Majority*

<b><u>COUNCIL RESOLUTION:</u></b>	
<b>(REPORT RECOMMENDATION)</b>	<b>Minute No. C/0822/108</b>
<b>Moved: Cr P Taylor</b>	<b>Seconded: Cr B Rudeforth</b>

***That Council adopts the amended Trading in Public Places Policy as shown in Attachment 2 for the purpose of the two year trial, to be considered by Council by June 2024.***

**CARRIED UNANIMOUSLY 8/0**

**Attachments**

1. Attachment 1 - Entrance Point Carpark Trading Location
2. Attachment 2 - Amended Trial Trading in Public Places Policy



## COUNCIL POLICY



### Trading in Public Places

## Policy Objective

1. To facilitate the assessment and approval of Trading Licences in accordance with the Trading, Outdoor Dining and Street Entertainment Local Law 2003 (**Local Law**).
2. To provide guidance and direction on the location and management of traders in the district.
3. To encourage the use of parks and reserves for appropriate trading activities as a means of enhancing community activity and recreation, in such a manner that they do not conflict with amenity, usability and public safety.
4. To protect Cable Beach and other parks and reserves within the Shire as highly valued environmental, cultural and social assets enjoyed by visitors and residents alike.

## Policy Statement

1. The Local Law allows a person to apply for a licence to undertake a range of activities to trade to the public in a public place. This Policy is made under the Local Law and provides additional information not outlined in the Local Law that applies specifically to trading licences.
2. A person is exempt from being required to hold a valid trading licence when carrying out trading in a public place if:
  - 2.1 The trading is undertaken as part of an event or function approved in accordance with the *Local Government Property and Public Places Local Law 2016*;
  - 2.2 The trading is in accordance with an approval granted by the Shire under another written law;
  - 2.3 The activity is the training or instruction of fitness classes or the like; or
  - 2.4 The activity is a group walking tour.

### 1. Approval of Applications

- 1.1 A trading licence may be issued by the Shire for a trading activity where the following criteria are met:
  - 1.1.1 The proposed trading activity occurs within an approved trading zone;
  - 1.1.2 The trading activity will not have an unreasonable impact on safety, other users of the space, traffic flow, pedestrians or the public's use of a public place;

- 1.1.3 The trading activity is well presented and does not detract from the visual or general amenity of the area;
- 1.1.4 The trading activity will support the vibrancy and/or enhance the use of an area by persons visiting the trading zone;
- 1.1.5 A complete application has been submitted in the approved form and applicable fee has been paid;
- 1.1.6 A statement has been prepared detailing management measures to ensure safe entry and exit from the trading zones;
- 1.1.7 The trader has other statutory approvals and accreditations applicable to the operation of the commercial activity, where required;
- 1.1.8 The trading activity does not incorporate or comprise a bar or the sale of alcohol.
- 1.2 Where the land is not under the care, control and management of the local government, the written consent of the Crown via the Department of Lands or vesting Authority or Management Authority is required prior to processing the application.
- 1.3 Additional information may be sought from an applicant for a trading licence to facilitate the assessment of an application for a trading licence.
- 1.4 Applications which do not meet the criteria specified in 1.1 may be considered by Council. Council may seek to engage with the community and seek public comment in relation to an application for a Trading Licence if Council considers that it is desirable to do so in the circumstances. Any submissions received by Council during the public comment period may be taken into account by Council in deciding whether to grant the trading licence applied for.

## **2. Permit Approval**

- 2.1 Permits within approved zones are to be approved by the Shire's Development Control Unit. Permits falling outside of these zones may be approved by Council.
- 2.2 An approved trading permit must be displayed in a conspicuous position while the trading activity is occurring so that it is easily legible to any person or authorised officer at all times.
- 2.3 A trading permit is not a lease over the land and the trader and patrons do not have exclusive occupancy or possession of the area. Trading zones remain public space. A trader cannot move members of the public on from the trading zone.
- 2.4 The Shire reserves the right to vary licence conditions at any time as required, or to cancel the licence.
- 2.5 The failure of a permit holder to undertake an activity approved by a trading licence in a trading zone for a period of 3 months is considered a ground upon which a trading licence may be cancelled.
- 2.5 The Shire is unable to be involved in disputes between traders.

- 2.6 If the trader is to operate within a bookable space advertised on the Shire's website (as amended), the trader may not trade unless they have booked the applicable space.
- 2.7 The trader must display respectful and reasonable behaviour towards members of the public, other traders and authorised officers at all times.
- 2.8 Background music may only be played if the noise levels comply with the Assigned Levels prescribed in the *Environmental Protection (Noise) Regulations 1997*. Should justified complaints be received regarding amplified music from the trading activity, the Shire reserves the right to prohibit the emission of music at the site.
- 2.9 The trading activity will not generate noise or disturbance that is likely to cause a nuisance to any person in the vicinity of the trader.
- 2.10 No waste or litter may be disposed of in public space rubbish or recycling bins. Traders must ensure that they have sufficient bins available for collection and storage of waste generated by their business. Traders must ensure that the area around their position is kept clear of rubbish and refuse at all times and all waste generated/collected by the trader is removed from site by the trader.
- 2.11 The licence holder is to take full responsibility for the care, appearance, maintenance and operation of their activity area and the effect on other street life.
- 2.12 The trading activity must not obstruct, cover, remove, relocate or modify trees, public art, benches, bins, bus shelters or other Shire owned infrastructure.
- 2.13 Permanent fixtures and elements are not permitted. Following trade, all related equipment and fixtures must be removed completely from the site.
- 2.14 The licensee must at the conclusion of each day the trading activity occurs, remove all and any refuse and litter associated with the operation of the trading activity and ensure the area in which the trading is undertaken is left in a clean and safe condition.
- 2.15 A trader must have a valid vehicle access permit issued by the Shire's Chief Executive Officer in accordance with the *Control of Vehicles (Off Road Areas) Act 1960*. The licensee must at all times comply with the requirements of that Act.
- 2.16 Parking for towing vehicles is not permitted at the same site as the trader. The trailer or equipment must be dropped off at the location and a legitimate carpark found for the towing vehicle.
- 2.17 A towing vehicle may only enter a reserve for the purpose of dropping off or picking up a trailer or the like. Towing vehicles may therefore not enter or exit a beach, park or reserve on more than two occasions on any day, unless a case of emergency or otherwise approved.
- 2.18 Traders must not arrive to the trading site more than one hour before trading commences and must not remain on site for more than one hour after trading ceases.
- 2.19 When a community event approved by the Shire is being held within the Trading Area (for example, Town Beach Night Markets, Shinju Events), any Licence Holders allocated to that area will be rendered void for the duration of that Event.
- 2.20 The licensee is responsible for the repair, restoration or reinstatement of any damage to Shire property arising from the trading activity or caused by the customers of the

trading activity. Such repair, restoration or reinstatement of damage must be carried out as directed by the Shire and to the Shire's satisfaction.

- 2.21 The licensee obtains public liability insurance in accordance with subclause 8.6.1 of the Local Law, except that the value of the public liability insurance must be \$10,000,000.
- 2.22 The placing of signs occurs only within the area approved for the trading activity and consistent with the requirements of Part 9 of the *Local Government Property and Public Places Local Law 2016*, unless otherwise approved by Council.
- 2.23 A trading activity must not involve the sale of offensive, illegal, prohibited, counterfeit or unauthorised goods, including goods bearing trademarks for which the person does not have a licence to sell.
- 2.24 The trading activity must not prevent access to a footpath or adversely impact on traffic movement, traffic safety, traffic flow, or cause a traffic hazard.
- 2.25 The trading activity must not involve the connection to or utilisation of any Shire utilities without prior approval, unless otherwise approved as a condition of the trading licence.
- 2.26 An authorised person may direct the holder of a trading licence to stop doing anything which is contrary to the Local Laws or a condition of the trading licence. A person who is given such a direction by an authorised person must comply with that direction.
- 2.27 The trader must allow Shire officers to, upon request, inspect and verify that the plans, procedures, policies, licences and accreditation are current and are being complied with.
- 2.28 Mobile Food vendors must be takeaway only. Table and seating arrangements are not permitted at the trading site.
- 2.29 Additional provisions that apply to itinerant traders, trading activities undertaken on Cable Beach, camel operators and activities not conducted from a vehicle or trailer are listed in Schedules 1, 2, 3, & 4 respectively.
- 2.30 The trading activity will be categorized by intensity, in accordance with Schedule 6 of this policy. Schedule 6 is a guide only.
- 2.31 A person must not hold more than one trading licence for a trading activity under this Policy.
- 2.32 The Shire may impose additional operational conditions on a permit as required.
- 2.33 All applicants for Trading Licences are advised of their right to object a decision made by the Shire. In accordance with section 9.4 of the Local Government Act 1995, an affected person may object to a decision of local government and lodge an appeal to the decision by lodging an objection to the Shire within 28 days of the decision.

### 3. Permit Renewal

1. All trading in public places licences expire at the end of the financial year, unless otherwise approved.
2. All trading in public places licences are to be renewed before 30 June. There is to be no expectation of continuation of a licence.
3. The licence renewals are to be processed by authorised officers and approved by the Development Control Unit.
4. Payment of the annual licensing fee prescribed under the financial budget of that year must be paid prior to a new licence being issued.

### 4. Permit Monitoring and Cancellation

1. The Shire's Authorised Officers may conduct unannounced inspections to check compliance with the conditions of the trading permit, *Local Government Act 1995*, *Trading in Public Places Local Law 2008*; *Shire of Broome Health Local Law 2006*, *Environmental Protection (Noise) Regulations 1997*, *Environmental Protection (Unauthorised Discharge) Regulations 2004*, *Food Act 2008* and *FSANZ Food Safety Standards*.
2. A trading permit may be cancelled or amended at any time, in accordance with Part 2, 2.7 of the Local Law, however the following procedure is to apply following justified complaints or non-compliances:
  - 2.1 A verbal warning will be issued, indicating the nature of the non-compliance. The date, time and nature of the warning and reasons given should be documented;
  - 2.2 A written warning will be issued, setting out reasons for the warning being issued and any actions required to comply; and
  - 2.3 The licence will be revoked, or proceedings initiated, in accordance with Part 2, Section 2.7 of the Local Law. Reasonable opportunities must be provided between each step in the process, to permit the trader(s) to comply.
  - 2.4 Following three non-compliances, the permit will be revoked. The trader may apply for a new trading licence in next financial year.

### 5. Trading Zones

Trading activities may be established within the following trading zones and subject to the site specific conditions listed. Trading zones are outlined in blue. Yellow arrows indicate points of access and egress:

1. Broome Recreation & Aquatic Centre (Reserve 42502)

#### 1.1 Skate Park



1.2 Glenn & Pat Medlend Pavilion and Pump Track



### 1.3 BRAC Outdoor Basketball Courts



### 2. Cable Beach Foreshore (Reserve 36477 and adjacent Cable Beach Road West Road Reserve)

#### 2.1 Surf Life Saving Club

**SUFFICIENT NOTIFICATION MUST BE PROVIDED TO THE BROOME SURF LIFE SAVING CLUB TO ACCESS THIS LOCATION**



2.2 Corner Cable Beach Road West & Sanctuary Road Carpark

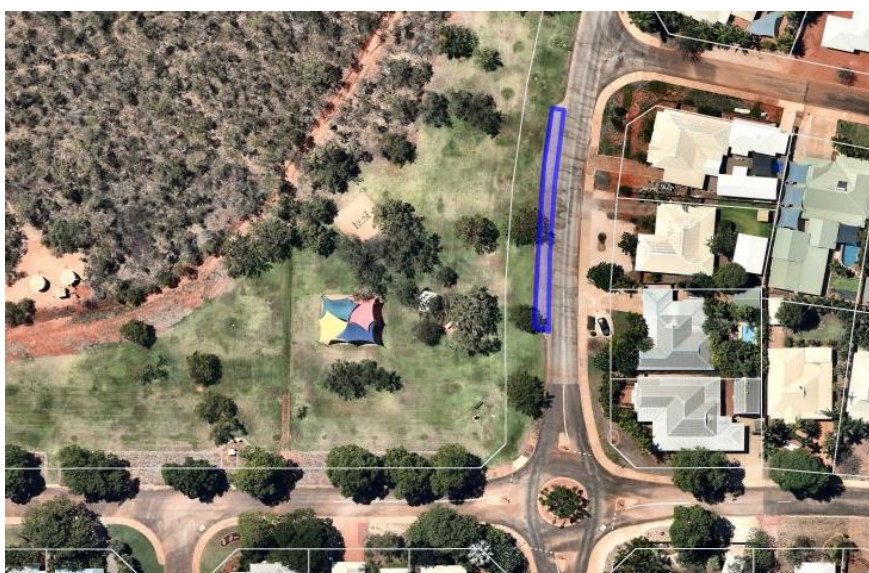


3. Chinatown

**TRADING LICENCES WILL ONLY BE ISSUED FOR TRADING ACTIVITIES IN CHINATOWN FOLLOWING AN EXPRESSIONS OF INTEREST PROCESS, WHEREBY COUNCIL INVITES APPLICATIONS FOR TRADING ACTIVITIES IN CHINATOWN.**

4. Cygnet Park

**THIS LOCATION CAN ONLY BE USED BETWEEN 7AM AND 7PM**

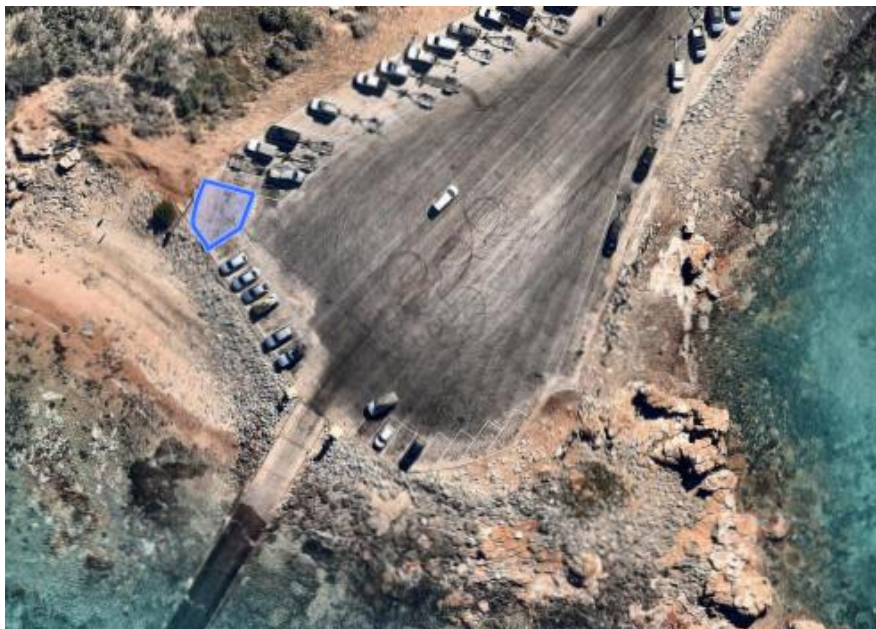


5. Demco Beach Carpark



6. Entrance Point Carpark

**PERMISSION MUST BE GRANTED BY THE KIMBERLEY PORTS  
AUTHORITY TO TRADE AT THIS LOCATION.**



7. Peter Haynes Reserve

6.1 Car Park

**THIS LOCATION CANNOT BE USED DURING SCHOOL HOURS, UNLESS PERMISSION HAS BEEN GRANTED BY BROOME SENIOR HIGH SCHOOL**



6.2 Oval Unsealed Carpark

**THIS LOCATION CANNOT BE USED DURING SCHOOL HOURS, UNLESS PERMISSION HAS BEEN GRANTED BY BROOME SENIOR HIGH SCHOOL**



7. Tanami Park (Reserve 51243 and adjacent road reserve)

**THIS LOCATION CAN ONLY BE USED BETWEEN 7AM AND 7PM**



8. Solway Park

**THIS LOCATION CAN ONLY BE USED BETWEEN 7AM AND 7PM**



9. Six Seasons Park

**THIS LOCATION CAN ONLY BE USED BETWEEN 7AM AND 7PM**



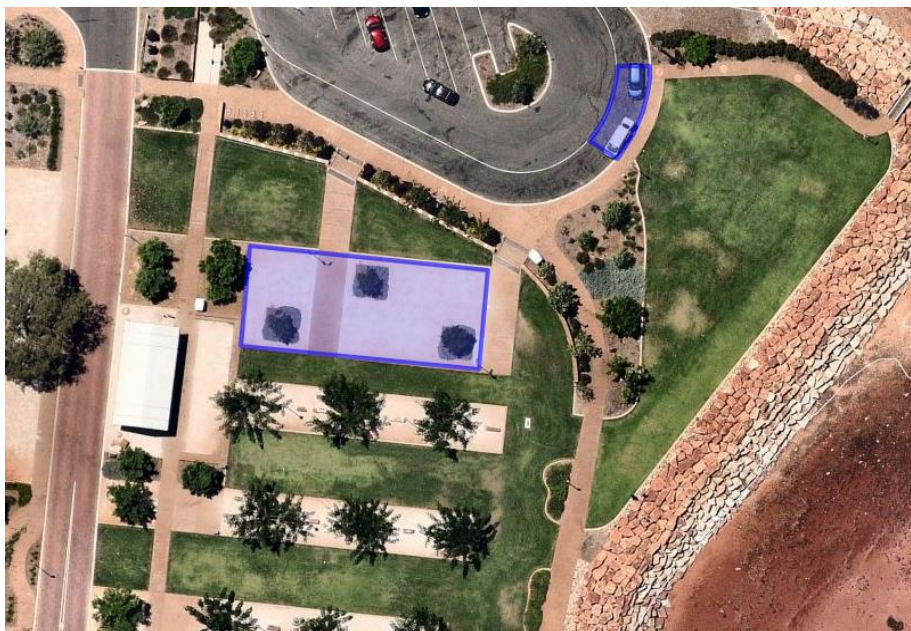
10. Turf Club Carpark

**TRADING CANNOT OCCUR THE DAY BEFORE, DURING OR AFTER A TURF CLUB RACE EVENT, UNLESS PERMISSION HAS BEEN GRANTED BY THE BROOME TURF CLUB**



10. Town Beach (Reserve 31340)

10.1 Town Beach Reserve North



10.2 Town Beach Reserve Carpark South



11. Woods Park Reserve

**THIS LOCATION CAN ONLY BE USED BETWEEN 7AM AND 7PM**



## **SCHEDULE 1**

### **Additional Provisions for Itinerant Traders**

Itinerant Vendors' that stop for customers on public property when hailed by a customer, are permitted to trade outside of Trading Zones under the following conditions:

1. Hold a valid Trading in Public Places Permit;
2. Comply with the overall provisions and intent of this Policy;
3. Serve food and drinks which requires minimal onsite preparation only;
4. Must only trade between the hours of 9am to 5pm, Monday to Sunday;
5. Must not trade within 300 metres of a directly competing business;
6. Only remain at a particular location for as long as there is a customer making a purchase. If there is no customer making a purchase, the trader must move on from that location within a reasonable time of the last purchase having been made;
7. May only stop in legitimate car parks, car bays or 50km/hr zones; and
7. Music, or any other forms of noise to attract customers, is not permitted to be played whilst the van is parked.

## **SCHEDULE 2**

### **Additional Provisions for Trading on Cable Beach**

1. Trading activities proposed to take place on Cable Beach are to be approved by Council.
2. A maximum of six trading licences will be granted for trading activities on Cable Beach.
3. Trading licences, except for commercial camel activities, will only be issued for:
  - 3.1 Trading activities which support and are directly related to the recreational use and enjoyment of Cable Beach and its adjacent waters; and
  - 3.2 The section of Cable Beach:
    - (a) between a point formed by the westerly prolongation of Murray Road to the low water mark and a point located 500 metres north of the vehicle entry ramp adjacent to the Broome Surf Club; and
    - b) between the high and low water mark.
3. Council may decide to grant a trading licence for an activity even though it does not meet the provisions of this Schedule if Council decides there is sufficient merit in the proposed trading activity to justify its approval.
4. The Shire may close Cable Beach to all activities, including trading activities, at any time.
5. Consistent with a resolution of the Yawuru Park Council passed on 20 November 2019, the Shire of Broome Council will not approve commercial trading licences for quad bikes

or all-terrain vehicles (ATV) in the Yawuru Conservation Estate, as these activities are not considered consistent with the cultural and environmental significance of the areas.

Advice notes for Cable Beach operators

- A. It is recommended that traders hold current tourism accreditation to support a high standard of trading on Cable Beach.

### **SCHEDULE 3**

#### **Additional Provisions for Commercial Camel Activities on Cable Beach**

1. A maximum of three trading licences will be granted for commercial camel activities on Cable Beach.
2. A person must not hold more than one trading licence for a commercial camel activity at any time, and must not have a Related Entity Interest in respect of the holder of another trading licence for a commercial camel activity.
3. Each camel operator must operate independently, unless otherwise approved as part of an event or function approval issued in accordance with the Local Government Property and Public Places Local Law 2012.
4. Each trading licence will allow a maximum of 18 camels per operator on Cable Beach at any time, unless otherwise approved by the Shire for extraordinary circumstances, eg. cruise ships and corporate/conference functions.
5. Trading licences for commercial camel activities on Cable Beach will be approved for ten years.
6. The conditions of a trading licence issued for a commercial camel activity will be consistent with the provisions in Part 4 in Schedule 2 of the Local Government Property and Public Places Local Law 2012.
7. Commercial camel activities may be conducted on Cable Beach:
  - 7.1 between:
    - (a) a point formed by the westerly prolongation to the low water mark of the northern boundary of Reserve 36477;
    - (b) a point formed by the westerly prolongation to the low water mark of the Northern Boundary of Lot 405 Lullfitz Drive; and
    - (c) the high and low water mark, and
  - 7.2 within the set down/pick up area allocated or approved by Council, including land required to traverse from the area identified in subclause 7.1 to this allocated or approved set down/pick up area.
8. Camel operators must only set down/pick up customers for their camel train at the set down/pick up area allocated to the operator in the operator's trading licence, except where otherwise approved by the Shire due to adverse environmental or other conditions making the designated set down area unsuitable. A portable sign may be placed in the set down/pick up area allocated in the operator's trading licence as follows:
  - 8.1 the sign must not exceed one metre in height;
  - 8.2 each advertising panel on the sign must not exceed 0.8 square metres;
  - 8.3 the sign must only contain details relevant to the commercial camel activity;

- 8.4 the sign must not be placed in a way that causes interference or is hazardous to vehicular traffic or pedestrians;
  - 8.5 the sign must be of sound construction and maintained in good condition; and
  - 8.6 the sign must be removed at the end of each trading session.
9. No commercial camel activities can be undertaken on Cable Beach between 10am and 2.30pm, unless otherwise approved by the Shire for extraordinary circumstances e.g. cruise ships and corporate/conference functions. Any request to conduct commercial camel activities in between 10am and 2.30pm must be made in writing, and if approved will be for a maximum period of two hours between 10am and 2.30pm.
10. A camel operator must hold current approval from the Shire to keep a large animal in accordance with the Health Local Laws 2006.
11. A single temporary shade structure can be erected for each commercial camel activity, no more than 3 metres by 3 metres in size and erected soundly and securely so as not to cause a hazard.
12. All camels must be fitted with manure collection devices. Any manure that escapes a manure collection device must be collected immediately.
13. Camel operators must ensure that there is at least 30 metres between each camel train at all times.
15. The following activities may be undertaken in accordance with a trading licence issued for a commercial camel activity:
- 15.1 camel tours;
  - 15.2 the taking and sale of photographs and camel memorabilia associated with the commercial camel activity to customers undertaking camel tours; and
  - 15.3 the sale of bottled water.
16. A camel operator must not facilitate the provision by any other business of any goods or services (eg. provision of food or drinks) to the operator's customers on Cable Beach or any other public place, except for:
- 16.1 to facilitate the provision of medical or other emergency services to customers where required; and
  - 16.2 as part of an event or function approved as in accordance with the Local Government Property and Public Places Local Law 2012.
17. Council may, at any time, direct that access to Cable Beach be obtained from an alternative location to that approved in the trading licence, subject to a permit being obtained to take a vehicle in the vehicle prohibited area of Cable Beach.

#### Advice notes for camel operators

The following advice notes are provided as recommendations to assist camel operators in providing for a safe and professional service to customers. It should be noted that in providing this advice, the Shire accepts no responsibility for non-compliance of any occupational health and safety requirements or any other legislation.

- B. Informative introductory talks should be provided to customers covering all aspects of safety prior to clients commencing a camel ride.
- C. Camel operators should have a maintenance schedule to ensure all equipment used in association with the riding of camels is kept at a high standard.

- D. Camel operators should have a system for the recording of any incidents or accidents that may occur in operation of the commercial camel activities.
- E. An employee induction process should be introduced for all employees.
- F. It is recommended that first aid training be provided to employees and that first aid kits are carried on the camel tours.
- G. A mobile phone should be carried on all camel tours to ensure communication in the event of an accident, or contact with Shire Officers if necessary.
- H. It is recommended that camel operators hold current tourism accreditation to support a high standard of practice within the camel industry in Broome.
- I. Camel operators should endeavor to meet with Shire Officers prior to each new tourist season to discuss both the previous and upcoming season's activities and other matters relevant to the operation of camel tours.

*DISCLAIMER: The above information provides readers with advice, guidance and/or recommendations regarding specific operational conduct. The advice, guidance and/or recommendations contained herein do not constitute legal advice, and are not intended as an exhaustive statement of measures that should be undertaken to discharge the operator's duty of care to clients and the public.*

## **SCHEDULE 4**

### **Additional provisions for not operating from a vehicle or trailer**

Trading activities which do not operate from a vehicle or trailer, may be issued a trading licence under the following conditions:

- 1. The trading activity occurs within one of the following bookable spaces advertised on the Shire website (as amended):
  - 2.1 Cable Beach Amphitheatre;
  - 2.2 Cable Beach Foreshore;
  - 2.3 Cable Beach South of Surf Club;
  - 2.4 Cable Beach South of Ramp;
  - 2.5 Cygnet Park;
  - 2.5 Ibasco Park
  - 2.6 Tanami Park Reserve;
  - 2.6 Town Beach Reserve;
  - 2.7 Solway Park.
- 2. A maximum of 20 customers are permitted at any one time;
- 3. Area to be used is no larger than 15m x 15m;
- 4. The activity may only be set up for a maximum of 4 hours, including bump-in and bump out requirements and it is not to be sectioned off from use by the public.

## SCHEDULE 5

### Definition of Related Entity Interest

A person has a Related Entity Interest in relation to another commercial camel activity if any of the following applies:

Where both parties are natural persons	Where both parties are corporations	Where one party is a natural person and the other is a corporation
(a) Partnership or joint venture. (b) Trustee/beneficiary. (c) Trustee/potential object of a discretionary trust. (d) Spouses or de facto partners living together. (e) Parent/child living together. (f) A person's spouse, de facto partner or child living with the person, has a relationship of any of categories (a) - (c) to the other party.	(a) Related corporations including parent/subsidiary companies and companies in the same corporate group. (b) Corporations in partnership or joint venture. (c) Except in the case of a publicly-listed company, corporations (other than community associations or clubs) with any degree of common membership. Membership means: (i) Directors; (ii) Shareholders; (iii) Unit holders; (iv) Beneficiaries of trusts administered by unit holders; (v) Potential objects of such trusts. (vi) Spouse, de facto partner or child of any of categories (i) - (v). Persons need not be members of the two corporations in the same capacity.	(a) Partnership or joint venture. (b) Trustee/beneficiary. (c) Trustee/potential object of a discretionary trust. (d) Directorship. (e) Shareholding. (f) Unit holding. (g) Spouse, de facto partner or child living with the natural person party is in any of relationships (a) - (f) with the corporate party.

## SCHEDULE 6

### Trading Intensity Matrix

The following matrix is intended as a guide only. Categorization of traders remains at the discretion of the Shire.

<b>Section 1 – Customer Base</b>		
30 or less customers per day	10	
31 – 100 customers per day	20	
Over 100 customers per day	30	
	Score	
<b>Section 2 - Activity</b>		
Educational, community, fitness/exercise	-10	
Other	10	
	Score	
<b>Section 3 - Location</b>		
Less than 25sqm	10	
26-100sqm	15	
More than 100sqm	30	
	Score	
<b>Score</b>		
High	56-80	
Medium	31-55	
Low	0-30	
	<b>TOTAL</b>	

### Definitions

**Cable Beach** means the section of beach as defined in Schedule 2, Part 3, subclause 3.2 of this policy.

**camel operators** means those persons associated with commercial camel activities, either as the owner, the licensee or an employee.

**commercial camel activities** means those activities associated with camel tours/rides on Cable Beach.

**Council** means the Council of the Shire of Broome

**directly competing with** means that both the proposed trading activity and the permanent business offer a type or category of good or service that is directly comparable, for example:

- an ice cream van would be directly competing with an ice cream parlour;
- a mobile food van selling coffee, cake and sandwiches would be directly competing with a café which sells coffee, cake and sandwiches;
- a mobile food van selling pizza would be directly competing with a pizza or Italian take away store, restaurant or cafe;
- a stall offering massages would be directly competing with a massage parlour.

**Event** has the definition given in the Shire of Broome Events Policy (as amended)

**Itinerant Vendor** means a person who travels along a road looking for customers and who sells, hires or provides a product or service from a vehicle which is parked temporarily to customers who stop the vendor or come to the vendor while the vehicle is so parked.

**permanent business** means a business that operates from private property.

**private property** means any real property, parcel of land or lot that has a separate certificate of title, which is in private ownership or the subject of a lease or agreement with a person or the local government enabling its use for private purposes and includes any building or structure thereon.

**'public place'** means any thoroughfare or place which the public are allowed to use, whether the thoroughfare or place is or is not on private property and includes parklands, squares, reserves, beaches and other lands set apart for the use and enjoyment of the public, including all land which belongs to or of which the local government is the management body under the Land Administration Act 1997 or which is an "otherwise unvested facility" within section 3.53 of the Local Government Act 1995;

**Related Entity Interest** is defined in Schedule 1 of this Policy.

**Shire** means the Shire of Broome.

**'trading zone'** means an area where trading activities can be undertaken in accordance with clause 5 and Schedule 4, Part 1 of this Policy.

All other words and expressions used in this Policy have the meaning as defined in the Local Law.

Document Control Box							
Document Responsibilities:							
Owner:	Director Development Services			Owner Business Unit:	Development Services		
Reviewer:	Manager Health, Emergency and Ranger Services			Decision Maker:	Council		
Compliance Requirements:							
Legislation:							
Industry:							
Organisational:	<a href="#">Trading, Outdoor Dining and Street Entertainment Local Law 2016</a> <a href="#">Property and Public Places Local Law 2016</a> <a href="#">Local Planning Policy - Outdoor Dining</a>						
Document Management:							
Risk Rating:	Med	Review Frequency:	Biennial	Next Due:	12/2023	Records Ref:	
Version #	Decision Reference:		Synopsis:				
1.	15 December 2016		OMC – Initial adoption				
2.	12 December 2019		Review and converted to new Policy Template				
3.	18 November 2021		OMC Review and minor updates to reflect new Local Laws				
4.							

## 9.4 PERFORMANCE

*The Acting Chief Executive Officer advised that the report attachment contained a typographical error. This has been amended and reflected in the minutes.*

### 9.4.1 REINSTATEMENT OF DELEGATION - KEEPING OF 3-6 DOGS

<b>LOCATION/ADDRESS:</b>	Nil
<b>APPLICANT:</b>	Nil
<b>FILE:</b>	ARE02
<b>AUTHOR:</b>	Manager Governance, Strategy & Risk
<b>CONTRIBUTOR/S:</b>	Nil
<b>RESPONSIBLE OFFICER:</b>	Director Corporate Services
<b>DISCLOSURE OF INTEREST:</b>	Nil

#### SUMMARY:

The purpose of this report is to reinstate the delegation of authority relating to the keeping of between 3 – 6 dogs.

## BACKGROUND

The Shire of Broome Register of Delegated Authority was transitioned to the WALGA Delegations format in early 2021.

Recently it was discovered that during this conversion the pre-existing Shire of Broome delegation relating to the keeping of between 3 – 6 dogs had been overlooked.

## COMMENT

Following discussions with WALGA they have updated the template delegations register to include this delegable task with new delegation 5.1.10 – Grant Exemption as to Number of Dogs Kept at Premises.

The *Dog Act 1976* section 26(2) permits a Local Government to make a local law to allow the keeping of between 2-6 dogs at a premise. The *Shire of Broome Dog Local Law 2012* limits the number of dogs that can be kept on any premises to two (2) dogs over the age of three (3) months and the young of those dogs under that age unless in a licensed approved kennel establishment or granted an exemption under section 26 of the *Dog Act 1976*.

The reinstated delegation will allow officers to continue to administratively process applications that are received from residents looking to exceed the permitted number of two (2) dogs up to a maximum of six (6).

## CONSULTATION

WALGA

## STATUTORY ENVIRONMENT

### ***Local Government Act 1995***

#### 5.42 Delegation of some powers and duties to CEO

- (1) A local government may delegate\* to the CEO the exercise of any of its powers or the discharge of any of its duties under –
  - (a) this Act other than those referred to in section 5.43; or
  - (b) the *Planning and Development Act 2005* section 214(2), (3) or (5).

\* *Absolute majority required.*

#### 5.46. Register of, and records relevant to, delegations to CEO and employees

- (1) The CEO is to keep a register of the delegations made under this Division to the CEO and to employees.
- (2) At least once every financial year, delegations made under this Division are to be reviewed by the delegator.
- (3) A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty.

### ***Shire of Broome Dog Local Law 2012***

#### 3.2 Limitation on the number of dogs

## POLICY IMPLICATIONS

Nil

## FINANCIAL IMPLICATIONS

Nil.

## RISK

The Register of Delegated Authority is an important governance tool that provides the Chief Executive Officer with the authority to manage the day-to-day operations of the Shire in accordance with section 5.41 of the Act.

Reinstatement of the previous delegation will ensure that applications are processed in a compliant manner.

## **STRATEGIC ASPIRATIONS**

**Performance – We will deliver excellent governance, service and value, for everyone.**

**Outcome Eleven – Effective leadership, advocacy and governance:**

11.2 Deliver best practice governance and risk management.

## **VOTING REQUIREMENTS**

*Absolute Majority*

### **COUNCIL RESOLUTION:**

**(REPORT RECOMMENDATION)**

**Minute No. C/0822/109**

**Moved: Cr C Mitchell**

**Seconded: Cr B Rudeforth**

**That Council approves delegation 5.1.10 – Grant Exemption as to Number of Dogs Kept at Premises.**

**CARRIED UNANIMOUSLY BY ABSOLUTE MAJORITY 8/0**

## **Attachments**

1. Delegation 5.1.10 - Grant Exemption as to Number of Dogs Kept at Premises



## Delegation of authority

<b>Delegation</b>	<b>5.1.10 Grant Exemption as to Number of Dogs Kept at Premises (DRAFT)</b>
<b>Category</b>	Council to CEO
<b>Head of power</b>	05 Dog Act 1976 Delegations
<b>Delegator</b>	Local Government
<b>Express power to delegate</b>	<i>Dog Act 1976:</i> s.10AA Delegation of local government powers and duties
<b>Express power or duty delegated</b>	<i>Dog Act 1976:</i> s.26(3) Limitation as to numbers
<b>Function</b>	1. Authority to approve, and determine conditions that apply to, an exemption as to the limit to the number of dogs that can be kept at a premises [s.26(3)].
<b>Delegates</b>	Chief Executive Officer
<b>Conditions</b>	<p>a. The Chief Executive Officer permitted to sub-delegate to employees [s.10AA(3)].</p> <p>b. Decisions under this delegation must comply with the <i>Dog Act 1976</i> and the <i>Shire of Broome Dogs Local Law 2012</i>, including:</p> <ul style="list-style-type: none"> <li>Consider and be satisfied that for any particular premises the provisions of the <i>Dog Act 1976</i> relating to kennel establishments need not be applied in the circumstances [s.26(3)].</li> <li>Apply the provisions of s.26(4).</li> </ul> <p>c. Conditions that must be applied to an approved exemption, include:</p> <ul style="list-style-type: none"> <li>Fencing at the premises must be adequate and maintained to prevent the dogs from leaving the premises, to the satisfaction of the CEO.</li> <li>Registrations for each dog subject of the approved exemption must be current and maintained.</li> <li>An exemption applies only to the dogs registered and listed in the approval and as such cannot be transferred to another dog.</li> </ul> <p>d. Must comply with all relevant Policies</p>
<b>Express power to subdelegate</b>	<i>Dog Act 1976</i> s10AA(3) Delegation of local government powers and duties
<b>Subdelegates</b>	Coordinator Community Safety & Ranger Services Director Development Services Manager Environmental Health, Emergency and Rangers
<b>Subdelegate conditions</b>	Conditions on the Delegate also apply to the Subdelegates.
<b>Statutory framework</b>	Note - Decisions under this delegation may be referred for review by the State Administrative Tribunal. <a href="#">Dogs Local Law 2012</a>
<b>Record keeping</b>	Delegations exercised are to be recorded in the Attain Compliance System.  Any supporting information should be recorded in the Shire's record management system.



## Delegation of authority

DRAFT

**9.4.2 MONTHLY PAYMENT LISTING JULY 2022**

<b>LOCATION/ADDRESS:</b>	Nil
<b>APPLICANT:</b>	Nil
<b>FILE:</b>	FRE02
<b>AUTHOR:</b>	Finance Officer - Creditors
<b>CONTRIBUTOR/S:</b>	Nil
<b>RESPONSIBLE OFFICER:</b>	Director Corporate Services
<b>DISCLOSURE OF INTEREST:</b>	Nil

**SUMMARY:**

This report recommends that Council receives the list of payments made under delegated authority, as per the attachment to this report, for July 2022.

**BACKGROUND**

The Chief Executive Officer (CEO) has delegated authority to make payments from the Municipal and Trust funds as per the budget allocations.

**COMMENT**

The Shire provides payments to suppliers by either Electronic Funds Transfer (EFT & BPAY), cheque, credit card or direct debit. Attached is a list of all payments processed under delegated authority during July 2022.

**CONSULTATION**

Nil.

**STATUTORY ENVIRONMENT*****Local Government (Financial Management) Regulations 1996***

13. *Payments from municipal fund or trust fund by CEO, CEO's duties as to etc.*

- (1) *If the local government has delegated to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing for each account paid since the last such list was prepared —*
  - (a) *the payee's name;*
  - (b) *the amount of the payment; and*
  - (c) *the date of the payment; and*
  - (d) *sufficient information to identify the transaction.*
- (2) *A list of accounts for approval to be paid is to be prepared each month showing —*
  - (a) *for each account which requires council authorisation in that month —*
    - (i) *the payee's name; and*
    - (ii) *the amount of the payment; and*

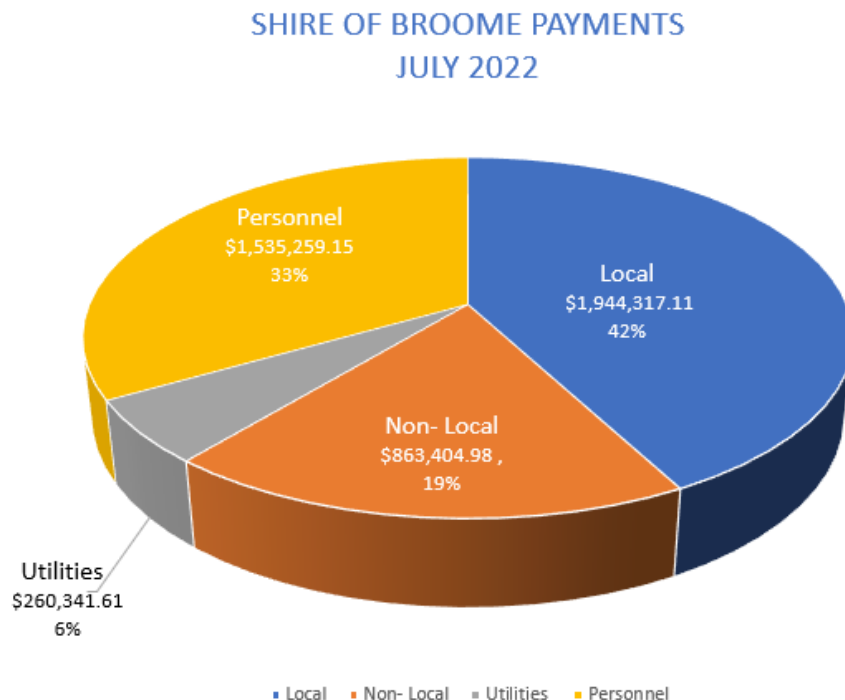
- (iii) sufficient information to identify the transaction; and
  - (b) the date of the meeting of the Council to which the list is to be presented.
- (3) A list prepared under sub regulation (1) or (2) is to be —
- (a) presented to the Council at the next ordinary meeting of the Council after the list is prepared; and
  - (b) recorded in the minutes of that meeting.

## POLICY IMPLICATIONS

Nil.

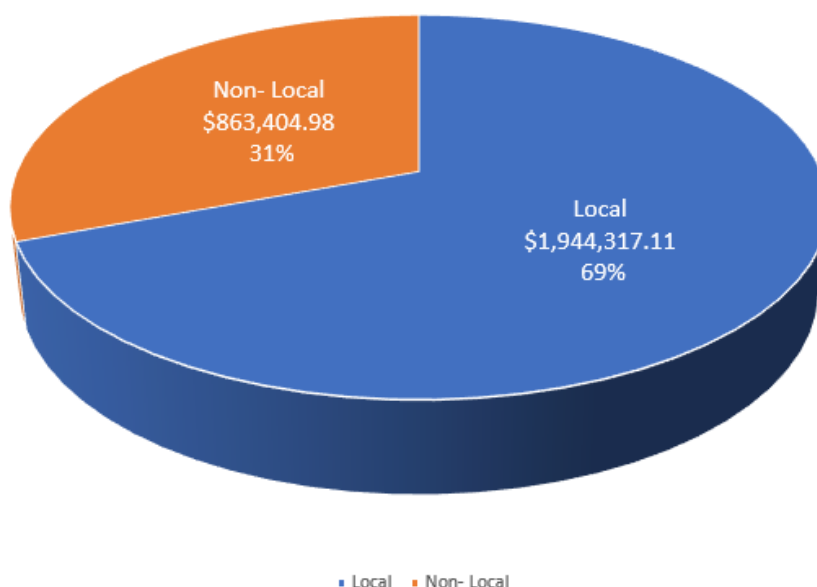
## FINANCIAL IMPLICATIONS

List of payments made in accordance with budget and delegated authority. Payments can also be analysed as follows:



The below graph above shows the percentage of local spend in comparison to non-local and recoupable spend for July 2022 after \$1,535,259.15 in personnel payments and \$260,341,61 in utilities and other non-local sole suppliers were excluded:

### LOCAL Vs NON-LOCAL PAYMENTS JULY 2022



### YEAR TO DATE CREDITOR PAYMENTS

The below table summarises the total payments made to creditors year to date:

Month	Cheques	EFT Payments	Direct Debit	Credit Card	Trust	Payroll	Total
Jul-22	\$ 5,314.00	\$3,047,351.62	\$ 171,200.46	\$ 15,398.08	\$ -	\$1,364,058.69	\$4,603,322.85
Aug-22							\$ -
Sep-22							\$ -
Oct-22							\$ -
Nov-22							\$ -
Dec-22							\$ -
Jan-23							\$ -
Feb-23							\$ -
Mar-23							\$ -
Apr-23							\$ -
May-23							\$ -
Jun-23							\$ -
<b>TOTAL</b>	<b>\$ 5,314.00</b>	<b>\$3,047,351.62</b>	<b>\$ 171,200.46</b>	<b>\$ 15,398.08</b>	<b>\$ -</b>	<b>\$1,364,058.69</b>	<b>\$4,603,322.85</b>

### RISK

The risk of Council not adopting this report is extreme as this will result in non-compliance with Regulation 13 of the *Local Government (Financial Management) Regulations 1996*.

The likelihood of this ever occurring is rare due to the CEO's implementation of procedures to ensure payment details are disclosed to Council in a timely manner, as well as Procurement and Purchasing policies which ensure these payments are made in accordance with budget and delegated authority and comply with *Local Government (Financial Management) Regulations 1996*.

### STRATEGIC CORPORATE PLAN OBJECTIVES

**Performance – We will deliver excellent governance, service and value, for everyone.**

**Outcome Thirteen - Value for money from rates and long term financial sustainability.**

13.2 Improve real and perceived value for money from rates.

## **VOTING REQUIREMENTS**

*Simple Majority*

### **COUNCIL RESOLUTION:**

**(REPORT RECOMMENDATION)**

**Minute No. C/0822/110**

**Moved: Cr N Wevers**

**Seconded: Cr P Taylor**

**That Council:**

- 1. Receives the list of payments made from the Municipal and Trust Accounts in July 2022 totalling in \$4,603,322.85 (Attachment 1) per the requirements of Regulation 12 of the Local Government (Financial Management) Regulations 1996 covering:**
  - a) EFT Vouchers 66290 - 66718 totalling \$4,411,410.31;**
  - b) Municipal Cheque Vouchers 57754 - 57769 totalling \$5,314.00;**
  - c) Trust Cheque Vouchers 0000 - 0000 totalling \$0.00; and**
  - d) Credit Card Payments and Municipal Direct Debits 31116.1 – 31188.28 totalling \$186,598.54.**
- 2. Notes the local spend of \$1,944,317.11 included in the amount above, equating to 69% of total payments excluding personnel, utility and other external sole supplier costs.**

**CARRIED UNANIMOUSLY 8/0**

## **Attachments**

1. Monthly Payment Listing July 2022

<p>Management Regulation 12.</p> <p>Each payment must show on a list the payees name, the amount of the payment, the date of the payment &amp; sufficient information to identify the transaction.</p> <p>This report incorporates the Delegation of Authority (Administration Regulation 19)</p>						
PAYMENTS BY EFT, CHEQUE, TRUST, DIRECT DEBITS & CREDIT CARDS - JULY 2022						
MUNICIPAL & TRUST ELECTRONIC TRANSFERS - JULY 2022						
EFT	Date	Name	Description	Amount	DEL AUTH	Local Spend
EFT66290	01/07/2022	A PLUS EVENTS & HIRE	Furniture Hire- Rediscover Jetty To Jetty	\$ 2,711.50	MFS	\$ 2,711.50
EFT66291	01/07/2022	ACROMAT	Badminton Equipment- BRAC	\$ 323.40	MFS	
EFT66292	01/07/2022	AVERY AIRCONDITIONING PTY LTD	Cooling System Replacement- Shire Admin	\$ 7,309.84	MFS	\$ 7,309.84
EFT66293	01/07/2022	BK SIGNS (HALLIDAY ENTERPRISES PTY LTD)	Stubby Holders- Civic Centre	\$ 1,897.50	MFS	\$ 1,897.50
EFT66294	01/07/2022	BP AUSTRALIA PTY LTD - FUEL	Bulk Diesel- Depot	\$ 19,694.07	MFS	\$ 19,694.07
EFT66295	01/07/2022	BROOME ALI WORK	Stainless Steels- Chinatown	\$ 1,224.30	MFS	\$ 1,224.30
EFT66296	01/07/2022	BROOME PLUMBING & GAS	Toilet Repairs- Gantheume Point	\$ 755.00	MFS	\$ 755.00
EFT66297	01/07/2022	BROOME VETERINARY HOSPITAL	Boarding & Vet Fees- Rangers	\$ 9,922.50	MFS	\$ 9,922.50
EFT66298	01/07/2022	CABLE BEACH ELECTRICAL SERVICE	Weatherproof Switch & Socket Repair- P&G	\$ 407.00	MFS	\$ 407.00
EFT66299	01/07/2022	CAITLIN STRANGE	Refund (A303784)- Rates	\$ 983.03	MFS	\$ 983.03
EFT66300	01/07/2022	COASTMAC PTY LTD	Seal & Hydraulic Kits For Trailer- P&G	\$ 3,183.00	MFS	\$ 3,183.00
EFT66301	01/07/2022	ELGAS LTD	Fork Lift Gas Bottles- Depot	\$ 91.62	MFS	
EFT66302	01/07/2022	GRILLEX PTY LTD	Bench Seat- BRAC	\$ 3,152.60	MFS	
EFT66303	01/07/2022	HARVEY NORMAN AV/IT SUPERSTORE	Air Filter- Library	\$ 799.00	MFS	\$ 799.00
EFT66304	01/07/2022	BROOME	Shed Repairs- Depot	\$ 4,672.32	MFS	
EFT66305	01/07/2022	HOLDFAST FLUID POWER NW PTY LTD	Electricity Charges- Various	\$ 8,258.70	MFS	
EFT66306	01/07/2022	HORIZON POWER (ELECTRICITY USAGE)	Car Detailing- P&G	\$ 1,870.00	MFS	\$ 1,870.00
EFT66307	01/07/2022	KIMBERLEY AUTO CARE	School Holiday Activities Supplies- BRAC	\$ 139.00	MFS	\$ 139.00
EFT66308	01/07/2022	KMART AUSTRALIA LIMITED	LOCAL GOVERNMENT SUPERVISORS			
EFT66309	01/07/2022	ASSOCIATION OF WA	Conference Registration- Works	\$ 1,232.00	MFS	
EFT66310	01/07/2022	MAJOR MOTORS PTY LTD	Isuzu Parts- Various	\$ 1,469.84	MFS	
EFT66311	01/07/2022	NYAMBA BURU YAWURU LTD	Catering for Picnic- Community	\$ 803.70	MFS	\$ 803.70
EFT66312	01/07/2022	OBJECTIVE CORPORATION LIMITED	Software Maintenance- IT	\$ 1,824.44	MFS	
EFT66313	01/07/2022	OCLC (UK) LTD	Subscription- Library	\$ 394.08	MFS	
EFT66314	01/07/2022	OPTICON PROPERTY GROUP PTY LTD	Property Valuation- Infrastructure	\$ 2,970.00	MFS	
EFT66315	01/07/2022	POOL WISDOM	Pool Chemicals- BRAC	\$ 2,269.28	MFS	\$ 2,269.28
EFT66316	01/07/2022	PRINTING IDEAS	Sign for Traffic Management- WMF	\$ 10,351.00	MFS	\$ 10,351.00
EFT66317	01/07/2022	RAY WHITE BROOME (STAFF RENTAL PAYMENTS)	Rent- Staff Housing	\$ 2,400.00	MFS	
EFT66318	01/07/2022	REMOTE MECHANICAL CONTRACTING	Tractor Door Repair- P&G	\$ 7,112.26	MFS	\$ 7,112.26
EFT66319	01/07/2022	ROBAK PHOTOGRAPHY (JOANNA CYRUPA)	Event Exhibition- Library	\$ 200.00	MFS	\$ 200.00
EFT66320	01/07/2022	ROEBUCK ESTATE DEVELOPMENT PTY LTD	Refund (A306337)- Rates	\$ 1,308.00	MFS	\$ 1,308.00
EFT66321	01/07/2022	SAI GLOBAL LIMITED (SUBSCRIPTIONS)	Subscription- Engineering	\$ 11,461.59	MFS	
EFT66322	01/07/2022	SECURE SECURITY PTY LTD	Remote Security Activation- People & Culture	\$ 66.00	MFS	
EFT66323	01/07/2022	STOTT & HOARE BUSINESS COMPUTERS	Self Serve Tablets- BRAC	\$ 2,046.00	MFS	
EFT66324	01/07/2022	STREETER & MALE PTY MITRE 10	Lead Extension & Jerry Can- P&G	\$ 246.46	MFS	\$ 246.46
EFT66325	01/07/2022	TNT AUSTRALIA PTY LTD	Freight- Health	\$ 359.25	MFS	
EFT66326	01/07/2022	TROPICAL UPHOLSTERY	Shockcord- Workshop	\$ 39.60	MFS	\$ 39.60
EFT66327	01/07/2022	WOOLWORTHS GROUP LIMITED	Kiosk Consumables- BRAC	\$ 28.10	MFS	\$ 28.10
EFT66328	01/07/2022	AUSTRALIAN SERVICES UNION - WA BRANCH	Payroll deductions	\$ 595.70	MFS	
EFT66329	01/07/2022	AUSTRALIAN TAXATION OFFICE	SAL PAK PPE 28.06.22	\$ 134,013.95	MFS	
EFT66330	01/07/2022	BROOME SHIRE INSIDE STAFF SOCIAL CLUB	Payroll deductions	\$ 840.00	MFS	
EFT66331	01/07/2022	BROOME SHIRE OUTDOOR STAFF SOCIAL CLUB	Payroll deductions	\$ 640.00	MFS	
EFT66332	01/07/2022	CHILD SUPPORT AGENCY	Payroll deductions	\$ 472.44	MFS	
EFT66333	01/07/2022	EASISALARY PTY LTD T/A EASI	Payroll deductions	\$ 20,000.38	MFS	
EFT66334	01/07/2022	LGRCEU	Payroll deductions	\$ 151.40	MFS	
EFT66335	01/07/2022	SPA SALARY PACKAGING AUSTRALIA	Payroll deductions	\$ 2,291.77	MFS	
EFT66336	01/07/2022	BROOME COMMONWEALTH BANK OF AUSTRALIA	Payroll S&W	\$ 382,208.58	MFS	
EFT66337	05/07/2022	A PLUS EVENTS & HIRE	Tables Hire for Event- Development	\$ 275.00	MFS	\$ 275.00
EFT66338	05/07/2022	ADVANCE EXCAVATIONS	Light Removal- Short Street	\$ 10,340.00	MFS	
EFT66339	05/07/2022	AMBER LOUISE RANN	Netball Umpiring- BRAC	\$ 455.00	MFS	\$ 455.00
EFT66340	05/07/2022	&REW CLOSE	Reimbursement- Community	\$ 315.21	MFS	\$ 315.21
EFT66341	05/07/2022	ANSER GROUP PTY LTD	Lighting Design- BRAC	\$ 6,248.00	MFS	
EFT66342	05/07/2022	ARTISAN AUSTRALIA HOLDINGS PTY LTD	Secure Glass Display Cabinet- Library	\$ 3,223.00	MFS	
EFT66343	05/07/2022	AUSTRALIAN COMMUNICATIONS & MEDIA AUTHORITY (ACMA)	Broadcasting/Retransmission- IT	\$ 45.00	MFS	
EFT66344	05/07/2022	AUSTRALIAN COPYRIGHT COUNCIL	Copyright Subscription- Library	\$ 165.00	MFS	
EFT66345	05/07/2022	AVERY AIRCONDITIONING PTY LTD	Fan Motor & Contactor Replacement- Shire Admin	\$ 4,434.46	MFS	\$ 4,434.46
EFT66346	05/07/2022	BIDFOOD	Thick Cut Chips for Kiosk- BRAC	\$ 1,637.50	MFS	\$ 1,637.50
EFT66347	05/07/2022	BJ DAVIES PLUMBING	Water Leak Fixing- Magabala Books	\$ 632.50	MFS	\$ 632.50
EFT66348	05/07/2022	BROOME CHAMBER OF COMMERCE & INDUSTRY (INC) - BCCI	Bond Refund (1849)- Broome Chamber of Commerce	\$ 685.60	MFS	\$ 685.60
EFT66349	05/07/2022	BROOME DOCTORS PRACTICE PTY LTD	Pre-employment Tests- People & Culture	\$ 220.00	MFS	\$ 220.00
EFT66350	05/07/2022	BROOME TRI SPORTS ASSOCIATION INC	Annual Community Matched Funding 21/22- Broome Tri Club	\$ 3,384.00	MFS	\$ 3,384.00
EFT66351	05/07/2022	CENTURION TRANSPORT	Freight- Depot	\$ 76.14	MFS	\$ 76.14
EFT66352	05/07/2022	COATES HIRE OPERATIONS PTY LTD	Portaloo Hire- Lawrence Road	\$ 1,233.54	MFS	\$ 1,233.54
EFT66353	05/07/2022	COCA COLA AMATIL (HOLDINGS) LTD	Kiosk Stock- BRAC	\$ 5,001.85	MFS	
EFT66354	05/07/2022	COLES SUPERMARKETS - CHINATOWN, S324	Refreshments for Council Meetings- Governance	\$ 105.45	MFS	\$ 105.45

EFT66354	05/07/2022	COLIN WILKINSON DEVELOPMENTS PTY LTD	Pedestrian Bridge Reconstruction (RFT 21-06)- Surf Club	\$ 229,226.54	MFS	\$ 229,226.54
EFT66355	05/07/2022	CONVIC PTY LTD (SKATEPARK DESIGN)	Construction (RFT 21-04)- Skate Park	\$ 296,932.47	MFS	
EFT66356	05/07/2022	CORELOGIC ASIA PACIFIC (RP DATA PTY LTD)	Subscription- Property	\$ 831.15	MFS	
EFT66357	05/07/2022	CORSIGN WA PTY LTD	Handrails- Various	\$ 1,430.00	MFS	
EFT66358	05/07/2022	DEANNE HAYWARD	Netball Umpiring- BRAC	\$ 70.00	MFS	\$ 70.00
EFT66359	05/07/2022	DMD SHELIVING DIRECT	Rack with Bench- Depot	\$ 1,556.01	MFS	\$ 1,556.01
EFT66360	05/07/2022	DOMINIC RANN	Netball Umpiring- BRAC	\$ 420.00	MFS	\$ 420.00
EFT66361	05/07/2022	FIELD AIR CONDITIONING & AUTO ELECTRICAL PTY LTD	Tractor Repair - P&G	\$ 140.00	MFS	\$ 140.00
EFT66362	05/07/2022	FOOTPRINT CLEANING	Cleaning Services (RFT-17/02)- Various	\$ 40,286.61	MFS	\$ 40,286.61
EFT66363	05/07/2022	GLENN KIMBERLEY BARWICK	Netball Umpiring- BRAC	\$ 595.00	MFS	\$ 595.00
EFT66364	05/07/2022	HARVEY NORMAN AV/IT SUPERSTORE BROOME	Laptops- Library	\$ 9,676.00	MFS	\$ 9,676.00
EFT66365	05/07/2022	HORIZON POWER (ELECTRICITY USAGE)	Electricity Charges- Various	\$ 36,611.18	MFS	
EFT66366	05/07/2022	J BLACKWOOD & SON T/AS BLACKWOODS	Paint- Depot	\$ 1,756.33	MFS	\$ 1,756.33
EFT66367	05/07/2022	KEVREK PTY LTD	Chain Link- Works	\$ 250.14	MFS	
EFT66368	05/07/2022	KIMBERLEY BOOKSHOP	Books- Library	\$ 59.40	MFS	\$ 59.40
EFT66369	05/07/2022	AND	21/22 UV Interim Valuation Schedules- Rates	\$ 1,615.95	MFS	
EFT66370	05/07/2022	LOCK & LOAD LASER TAG	July School Holiday Event- Community	\$ 1,155.00	MFS	\$ 1,155.00
EFT66371	05/07/2022	MARRUGEKU INC	Christmas Trails 2021- Chinatown	\$ 110.00	MFS	\$ 110.00
EFT66372	05/07/2022	MCCORRY BROWN EARTHMOVING PTY LTD	Supply & Delivery of Pindan- (RFQ20-09)- Conti Foreshore Reserve	\$ 48,004.00	MFS	\$ 48,004.00
EFT66373	05/07/2022	NORTH WEST COAST SECURITY	Security Services- Shire Admin	\$ 60.50	MFS	\$ 60.50
EFT66374	05/07/2022	NYAMBA BURU YAWURU LTD	Shoreline Monitoring- Development	\$ 9,683.00	MFS	\$ 9,683.00
EFT66375	05/07/2022	OPENFORMS	Openform Response Costs- IT	\$ 151.80	MFS	
EFT66376	05/07/2022	OPTIC SECURITY GROUP- NORWEST	Door Fixing- Kimberley Regional Office 1	\$ 1,046.40	MFS	\$ 1,046.40
EFT66377	05/07/2022	PRINTING IDEAS	Interpretation Signs- Streeters Jetty	\$ 2,593.37	MFS	\$ 2,593.37
EFT66378	05/07/2022	REBECCA HAYES	Netball Umpiring- BRAC	\$ 455.00	MFS	\$ 455.00
EFT66379	05/07/2022	REMOTE MECHANICAL CONTRACTING	Repair & Maintenance For Tractor - P&G	\$ 1,122.00	MFS	\$ 1,122.00
EFT66380	05/07/2022	ROADLINE CIVIL CONTRACTORS	Water Cart Hire & Mobilization (RFT20-10)- Lawrence Road	\$ 43,638.00	MFS	\$ 43,638.00
EFT66381	05/07/2022	SAMANTHA JO BOWRA	Reimbursement- Civic Centre	\$ 1,126.96	MFS	\$ 1,126.96
EFT66382	05/07/2022	SUNDRY CREDITOR- SUN STUDIOS TROUPE	Bond Refund (1834)- Civic Centre	\$ 500.00	MFS	\$ 500.00
EFT66383	05/07/2022	TAPPED PLUMBING & GAS PTY LTD	Toilet Replacements- Shire Admin	\$ 5,456.00	MFS	\$ 5,456.00
EFT66384	05/07/2022	TELSTRA	Telephone Charges- IT	\$ 12,038.07	MFS	
EFT66385	05/07/2022	TITANWOOD HOLDINGS	Assessment of the Local History Collection- Library	\$ 2,346.37	MFS	
EFT66386	05/07/2022	WOOLWORTHS GROUP LIMITED	Yawuru Barbeque- Cable Beach Foreshore Engagement	\$ 142.40	MFS	\$ 142.40
EFT66387	05/07/2022	WATER CORPORATION	Water Use- Various	\$ 65,723.70	MFS	
EFT66388	06/07/2022	BRUCE JOSEPH RUDEFORTH JNR	Monthly Councillor Sitting Fee & Allowances	\$ 1,783.99	MFS	\$ 1,783.99
EFT66389	06/07/2022	CHRISTOPHER RALPH MITCHELL	Monthly Councillor Sitting Fee & Allowances	\$ 1,783.99	MFS	\$ 1,783.99
EFT66390	06/07/2022	DESIREE MAGDOLNA MALE	Monthly Councillor Sitting Fee & Allowances	\$ 2,798.65	MFS	\$ 2,798.65
EFT66391	06/07/2022	ELSTA REGINA FOY	Monthly Councillor Sitting Fee & Allowances	\$ 1,783.99	MFS	\$ 1,783.99
EFT66392	06/07/2022	HAROLD NORMAN TRACEY	Monthly Councillor Sitting Fee & Allowances	\$ 6,349.91	MFS	\$ 6,349.91
EFT66393	06/07/2022	NIK WEVERS	Monthly Councillor Sitting Fee & Allowances	\$ 1,783.99	MFS	\$ 1,783.99
EFT66394	06/07/2022	PETER JOHN TAYLOR	Monthly Councillor Sitting Fee & Allowances	\$ 1,783.99	MFS	\$ 1,783.99
EFT66395	06/07/2022	PHILLIP FRANCIS MATSUMOTO	Monthly Councillor Sitting Fee & Allowances	\$ 1,783.99	MFS	\$ 1,783.99
EFT66396	07/07/2022	ABLE ELECTRICAL (WA) PTY LTD	Lighting (RFT21-05)- Nipper Roe	\$ 262,363.20	MFS	\$ 262,363.20
EFT66397	07/07/2022	AFGRI EQUIPMENT AUSTRALIA PTY LTD	Replacement Parts for Mower - P&G	\$ 843.91	MFS	
EFT66398	07/07/2022	ALLEN MOORE	Performance- Streeters Jetty	\$ 450.00	MFS	\$ 450.00
EFT66399	07/07/2022	AUTOPRO BROOME (Gaff Holdings Pty Ltd)	Water Spot Remover- Depot	\$ 62.00	MFS	\$ 62.00
EFT66400	07/07/2022	AVERY AIRCONDITIONING PTY LTD	Indoor Fan Repair- Library	\$ 3,932.12	MFS	\$ 3,932.12
EFT66401	07/07/2022	BOAB UAS PTY LTD	Production of Promoting Video- Cable Beach Foreshore	\$ 890.00	MFS	\$ 890.00
EFT66402	07/07/2022	BRIAN ROBERT MCKAY	Reimbursement PPE Glasses- WMF	\$ 300.00	MFS	\$ 300.00
EFT66403	07/07/2022	BROOME BOLT SUPPLIES WA PTY LTD	Bostik Seal N Flex- Conti Foreshore	\$ 860.65	MFS	\$ 860.65
EFT66404	07/07/2022	BROOME COMMUNITY RESOURCE CENTRE	Sammy Room Refund (1926)- Civic Centre	\$ 603.00	MFS	\$ 603.00
EFT66405	07/07/2022	BROOME DIESEL & HYDRAULIC SERVICE	Parts Road Sweeper- Works	\$ 206.25	MFS	\$ 206.25
EFT66406	07/07/2022	BROOME PROGRESSIVE SUPPLIES	Kiosk Stock- BRAC	\$ 2,239.35	MFS	\$ 2,239.35
EFT66407	07/07/2022	BUNNINGS BROOME	Tools- P&G	\$ 1,701.63	MFS	\$ 1,701.63
EFT66408	07/07/2022	CABLE BEACH TYRE SERVICE PTY LTD ( GOODYEAR AUTOCARE BROOME )	Tyre Replacements- Works	\$ 7,333.50	MFS	\$ 7,333.50
EFT66409	07/07/2022	CAPITAL DIVISION	Reinstall Male Bathroom Led Lights- Depot	\$ 120.00	MFS	\$ 120.00
EFT66410	07/07/2022	CARPET PAINT & TILE CENTRE	Granite Grey Paint- Cable Beach	\$ 219.60	MFS	\$ 219.60
EFT66411	07/07/2022	COAST & COUNTRY ELECTRICS	Light Poles Installation (RFQ 21/40)- Infrastructure	\$ 148,555.23	MFS	\$ 148,555.23
EFT66412	07/07/2022	COLES SUPERMARKETS - CHINATOWN, S324	Catering- Development WA Board & Executive Meeting	\$ 293.25	MFS	\$ 293.25
EFT66413	07/07/2022	HOLDFAST FLUID POWER NW PTY LTD	Hydraulic Hose Repair- P&G	\$ 214.50	MFS	
EFT66414	07/07/2022	HORIZON POWER (ELECTRICITY USAGE)	Electricity Charges - 3 Orr Street	\$ 592.95	MFS	
EFT66415	07/07/2022	J BLACKWOOD & SON T/AS BLACKWOODS	Wires- Civic Centre	\$ 83.82	MFS	\$ 83.82
EFT66416	07/07/2022	JAIMIE-LEE WRIGHT	Reimbursement- Library	\$ 100.03	MFS	\$ 100.03
EFT66417	07/07/2022	KIMBERLEY WASHROOM SERVICES	Sanitary Disposal Services & Supply- Various	\$ 1,253.00	MFS	\$ 1,253.00
EFT66418	07/07/2022	KOLORS PTY LTD (PINDAN PRINTING)	Brochures Printing- Governance	\$ 416.37	MFS	\$ 416.37
EFT66419	07/07/2022	MARRUGEKU INC	Bond Refund- Civic Centre	\$ 500.00	MFS	\$ 500.00
EFT66420	07/07/2022	NEIL OLSSON	Consumables for two Site BBQ's- WMF	\$ 156.89	MFS	\$ 156.89
EFT66421	07/07/2022	NORTH WEST COAST SECURITY	Security Service- Shire Admin	\$ 121.00	MFS	\$ 121.00
EFT66422	07/07/2022	NYAMBA BURU YAWURU LTD	Cultural Monitors- Lawrence Road	\$ 16,782.70	MFS	\$ 16,782.70
EFT66423	07/07/2022	OFFICE NATIONAL BROOME	Stationary- Civic Centre	\$ 201.20	MFS	\$ 201.20
EFT66424	07/07/2022	ROEBUCK ESTATE DEVELOPMENT PTY LTD	Refund (A306346)- Rates	\$ 20,069.50	MFS	\$ 20,069.50
EFT66425	07/07/2022	THINK WATER BROOME	Reticulation Parts- Cygnet Park	\$ 5,747.11	MFS	\$ 5,747.11
EFT66426	07/07/2022	TOTALLY WORKWEAR	Uniforms- People & Culture	\$ 724.40	MFS	\$ 724.40
EFT66427	07/07/2022	TRADELINK PLUMBING SUPPLIES	Toilet Seat- Depot	\$ 152.59	MFS	\$ 152.59
EFT66428	07/07/2022	WESTBOOKS	Books- Library	\$ 67.44	MFS	
EFT66429	07/07/2022	WESTERN IRRIGATION PTY LTD	Installation of Weather Station- Infrastructure	\$ 12,870.00	MFS	
EFT66430	13/07/2022	ACOR CONSULTANTS (WA) PTY LIMITED	Engineering Consultancy Services- Chinatown	\$ 825.00	MFS	

**Item 9.4.2 - MONTHLY PAYMENT LISTING JULY 2022**

EFT66431	13/07/2022	AFGRI EQUIPMENT AUSTRALIA PTY LTD	Rear View Mirror for Grader - Works	\$	430.23	MFS	
EFT66432	13/07/2022	ARTHOUSE FRAMING & ART SUPPLIES	Hooks for Hanging Panels- Civic Centre	\$	455.40	MFS	\$ 455.40
EFT66433	13/07/2022	AVERY AIRCONDITIONING PTY LTD	Air Conditioning Repair- Library	\$	596.81	MFS	\$ 596.81
EFT66434	13/07/2022	BROOME BOLT SUPPLIES WA PTY LTD	Burr Set- Workshop	\$	135.52	MFS	\$ 135.52
EFT66435	13/07/2022	BROOME CLARK POOLS & SPAS BROOME	Pool Noodles- BRAC	\$	546.56	MFS	\$ 546.56
EFT66436	13/07/2022	BROOME CLEANAWAY	Co-mingled Recyclable Waste Skip Empty (RFT 14/01)- Kimberley Regional Office	\$	3,738.52	MFS	\$ 3,738.52
EFT66437	13/07/2022	BROOME PROGRESSIVE SUPPLIES	Degreaser- Workshop	\$	1,064.93	MFS	\$ 1,064.93
EFT66438	13/07/2022	BROOME TOWING & SALVAGE	Abandoned Vehicle Towing- Environment	\$	1,320.00	MFS	\$ 1,320.00
EFT66439	13/07/2022	BROOME CRETE	Concrete (RFT 22-02)- Conti Foreshore	\$	3,705.90	MFS	\$ 3,705.90
EFT66440	13/07/2022	BUNNINGS BROOME	Industrial Wall Fan- P&G	\$	630.05	MFS	\$ 630.05
EFT66442	13/07/2022	CARPET PAINT & TILE CENTRE	Paint & Supplies- Depot	\$	389.70	MFS	\$ 389.70
EFT66443	13/07/2022	COAST & COUNTRY ELECTRICS	Led Replacement- BRAC	\$	10,931.80	MFS	\$ 10,931.80
EFT66444	13/07/2022	COLES SUPERMARKETS - CHINATOWN, S324	Kiosk Consumables- BRAC	\$	325.78	MFS	\$ 325.78
EFT66445	13/07/2022	CS LEGAL	Debt Collection Fees- Finance	\$	1,596.80	MFS	
EFT66446	13/07/2022	EASY ELECTRICAL	Remote For Gate- Staff Housing	\$	200.35	MFS	\$ 200.35
EFT66447	13/07/2022	ENVIRONMENTAL HEALTH AUSTRALIA INC	Food Safety Subscription- Health	\$	550.00	MFS	
EFT66448	13/07/2022	FIELD AIR CONDITIONING & AUTO ELECTRICAL PTY LTD	Proximity Switch Palfinger- WMF	\$	3,339.65	MFS	\$ 3,339.65
EFT66449	13/07/2022	FITZWORK	Police Checks- People & Culture	\$	165.00	MFS	
EFT66450	13/07/2022	FOOTPRINT CLEANING	Cleaning Services- Various	\$	10,178.19	MFS	\$ 10,178.19
EFT66451	13/07/2022	G. BISHOPS TRANSPORT SERVICES PTY LTD	Freight- Depot	\$	534.67	MFS	\$ 534.67
EFT66452	13/07/2022	GPC ASIA PACIFIC PTY LTD T/AS REPCO	Hydraulic Press & Auxiliary St&- Works	\$	3,249.93	MFS	\$ 3,249.93
EFT66453	13/07/2022	GRAYTILL	Rotary Coupling- P&G	\$	93.50	MFS	
EFT66454	13/07/2022	HARMONY HORTICULTURE	Spraying Service (RFQ21-53)- P&G	\$	4,719.00	MFS	\$ 4,719.00
EFT66455	13/07/2022	HARRIET OLIVIA PARKES	Reimbursement for Bushfire Training- Planning	\$	486.24	MFS	
EFT66456	13/07/2022	HARVEY NORMAN AV/IT SUPERSTORE	Household Items- Staff Housing	\$	1,237.00	MFS	\$ 1,237.00
EFT66457	13/07/2022	IANNELLO DESIGN	Program Design- Community	\$	528.00	MFS	
EFT66458	13/07/2022	ILLION AUSTRALIA PTY LTD	SMS Payment Request Service- Finance	\$	984.50	MFS	
EFT66459	13/07/2022	INLOGIK PTY LTD	Promaster Custom Export- Finance	\$	275.00	MFS	
EFT66460	13/07/2022	J BLACKWOOD & SON T/AS BLACKWOODS	Battery- Depot	\$	545.60	MFS	\$ 545.60
EFT66461	13/07/2022	JAPANESE TRUCK & BUS SPARES PTY LTD	Knob Assy Shift Lever- Works	\$	264.00	MFS	
EFT66462	13/07/2022	KARRATHA ASPHALT (MANNING PAVEMENT SERVICES)	Prime & Seal- Lawrence Road	\$	85,119.50	MFS	
EFT66463	13/07/2022	KAZUE DOKI (LIME LEAF CAFE)	Catering- Governance	\$	194.15	MFS	\$ 194.15
EFT66464	13/07/2022	KENNARDS HIRE	Multi Roller Hire- Lawrence Road	\$	7,740.00	MFS	\$ 7,740.00
EFT66465	13/07/2022	KIMBERLEY CAMPING & OUTBACK SUPPLIES	Equipment Reconciliation Week- Community Engagement	\$	129.90	MFS	\$ 129.90
EFT66466	13/07/2022	AND	Triennial GRV Valuation- Finance	\$	170,651.61	MFS	
EFT66467	13/07/2022	MARKETFORCE	Advertisement- Depot	\$	300.74	MFS	
EFT66468	13/07/2022	MCMULLEN NOLAN GROUP PTY LTD (MNG)	Path Setout Survey- Conti Foreshore	\$	1,623.60	MFS	
EFT66469	13/07/2022	NORTH WEST LOCKSMITHS	Blcock Abus Padlock Keyed- P&G	\$	5,430.00	MFS	\$ 5,430.00
EFT66470	13/07/2022	PRINTING IDEAS	Branded Table Clothes - Library	\$	440.00	MFS	\$ 440.00
EFT66471	13/07/2022	SURFMET PTY LTD T/A KIMBERLEY SOILS	Compaction Tests Subgrade- Lawrence Road	\$	8,668.00	MFS	
EFT66472	13/07/2022	LABORATORY TALIS CONSULTANTS	Design Services (RFQ21-27)- Recovery Park	\$	5,141.13	MFS	
EFT66473	13/07/2022	TERRY PATTERSON BUILDER (DEVERE CORPORATION PTY LTD )	Galvanised Mesh Installation- BRAC	\$	16,205.00	MFS	\$ 16,205.00
EFT66474	15/07/2022	BROOME BUILDERS PTY LTD	Crossover Subsidy- Various	\$	5,000.00	MFS	\$ 5,000.00
EFT66475	15/07/2022	BUNNINGS BROOME	Formply Specrite- Workshop	\$	173.54	MFS	\$ 173.54
EFT66476	15/07/2022	COLES SUPERMARKETS - CHINATOWN, S324	Kiosk Consumables- Civic Centre	\$	89.20	MFS	\$ 89.20
EFT66477	15/07/2022	EFTSURE PTY LTD	Annual Subscription 22/23- Finance	\$	5,266.80	MFS	
EFT66478	15/07/2022	FAR NORTH COMMUNITY SERVICES INC (PREVIOUSLY KNOWN AS KIFSA)	Bond Refund (1920)- Civic Centre	\$	200.00	MFS	\$ 200.00
EFT66479	15/07/2022	H & M TRACEY CONSTRUCTION PTY LTD	Crossover Subsidies- Various	\$	11,000.00	MFS	\$ 11,000.00
EFT66480	15/07/2022	HARVEY NORMAN AV/IT SUPERSTORE	Camera Gimbal- IT	\$	239.00	MFS	\$ 239.00
EFT66481	15/07/2022	INFOSURETY PTY LTD T/A INFOTRUST	Software Annual Licensing & Maintenance Support Fees- IT	\$	10,159.68	MFS	
EFT66482	15/07/2022	KIMBERLEY TRUSS (NORTRUSS (NT) PTY LTD)	Materials for Signs- P&G	\$	149.04	MFS	\$ 149.04
EFT66483	15/07/2022	MCMULLEN NOLAN GROUP PTY LTD (MNG)	Survey Recycle Materials- WMF	\$	385.00	MFS	
EFT66484	15/07/2022	MERCURE HOTEL - PERTH	Accommodation- Administration	\$	267.80	MFS	
EFT66485	15/07/2022	POOL WISDOM	Hypochlorite & Phosphate Remover- Various	\$	1,755.85	MFS	\$ 1,755.85
EFT66486	15/07/2022	PROMOTIONAL EXPOSURE	Mr Snotbottom Performance- Civic Centre	\$	1,925.00	MFS	
EFT66487	15/07/2022	RAY WHITE BROOME (STAFF RENTAL PAYMENTS)	Staff Rent- Property	\$	2,978.57	MFS	
EFT66488	15/07/2022	ROYAL LIFE SAVING SOCIETY - WA	Aquatic Training- BRAC	\$	257.40	MFS	
EFT66489	15/07/2022	SALVATORE CONSTANTINO MASTROLEMBO	Reimbursements- Office of the CEO	\$	7,228.95	MFS	\$ 7,228.95
EFT66490	15/07/2022	SAMANTHA JO BOWRA	Reimbursement- Civic Centre	\$	971.36	MFS	\$ 971.36
EFT66491	15/07/2022	SOUTH METROPOLITAN TAFE	Training Control Plant, Pests, Diseases- P&G	\$	329.00	MFS	
EFT66492	15/07/2022	TELSTRA	Telephone Charges- IT	\$	3,162.15	MFS	
EFT66493	15/07/2022	WOOLWORTHS GROUP LIMITED	Consumables- BRAC	\$	9.70	MFS	\$ 9.70
EFT66494	15/07/2022	AUSTRALIAN SERVICES UNION - WA BRANCH	Payroll deductions	\$	543.90	MFS	
EFT66495	15/07/2022	AUSTRALIAN TAXATION OFFICE	Payroll deductions	\$	142,110.05	MFS	
EFT66496	15/07/2022	BROOME SHIRE INSIDE STAFF SOCIAL CLUB	Payroll deductions	\$	640.00	MFS	
EFT66497	15/07/2022	BROOME SHIRE OUTDOOR STAFF SOCIAL CLUB	Payroll deductions	\$	660.00	MFS	
EFT66498	15/07/2022	CHILD SUPPORT AGENCY	Payroll deductions	\$	472.44	MFS	
EFT66499	15/07/2022	EASISALARY PTY LTD T/A EASI	Payroll deductions	\$	14,485.87	MFS	
EFT66500	15/07/2022	LGRCEU	Payroll deductions	\$	151.40	MFS	

**Item 9.4.2 - MONTHLY PAYMENT LISTING JULY 2022**

EFT66501	15/07/2022	SPA SALARY PACKAGING AUSTRALIA	Payroll deductions	\$	2,291.77	MFS	
EFT66502	15/07/2022	DIX INITIATIVES PTY LTD (T/A THE PLASTER ARTISTS) - CONSTRUCTION	Repairs Associated with Insurance Claim- Library	\$	16,222.57	MFS	\$ 16,222.57
EFT66503	19/07/2022	ANIMAL CARE EQUIPMENT & SERVICES AUSTRALIA P/L	Dog Tidy Dispenser & Degradable Bags- Community	\$	181.54	MFS	
EFT66504	19/07/2022	ANSER GROUP PTY LTD	Electrical Consultancy Services- BRAC	\$	1,427.80	MFS	
EFT66505	19/07/2022	ASSORTED SIGNS	Supply & Install New Entrance Sign- BRAC	\$	875.55	MFS	\$ 875.55
EFT66506	19/07/2022	BC CONSULTING - BELINDA COOK	Promotional Materials for Event- Community	\$	1,060.77	MFS	\$ 1,060.77
EFT66507	19/07/2022	BIDFOOD	Kiosk Stock- BRAC	\$	307.80	MFS	\$ 307.80
EFT66508	19/07/2022	BROOME BOLT SUPPLIES WA PTY LTD	Tool Parts- Depot	\$	1,662.32	MFS	\$ 1,662.32
EFT66509	19/07/2022	BROOME COMMUNITY RESOURCE CENTRE	Ad Hoc Sponsorship 2022 - Broome Community Resource Centre	\$	1,100.00	MFS	\$ 1,100.00
EFT66510	19/07/2022	BROOME FISHING CLUB	Fishing activity- Jetty to Jetty	\$	500.00	MFS	\$ 500.00
EFT66511	19/07/2022	CABLE BEACH ELECTRICAL SERVICE	Repair Damaged Wiring- Male Oval	\$	165.00	MFS	\$ 165.00
EFT66512	19/07/2022	COCA COLA AMATIL (HOLDINGS) LTD	Kiosk Stock- BRAC	\$	374.04	MFS	
EFT66513	19/07/2022	EVENTPRO SOFTWARE	Monthly Licence Fee- Civic Centre	\$	1,436.41	MFS	
EFT66514	19/07/2022	FIRE & SAFETY SERVICES	Supply of Fire Protection Equipment- Broome Scouts Hall	\$	1,965.20	MFS	\$ 1,965.20
EFT66515	19/07/2022	FOOTPRINT CLEANING	Cleaning Services- Various	\$	30,786.25	MFS	\$ 30,786.25
EFT66516	19/07/2022	G. BISHOPS TRANSPORT SERVICES PTY LTD	Freight- WMF	\$	281.52	MFS	\$ 281.52
EFT66517	19/07/2022	GPC ASIA PACIFIC PTY LTD T/AS REPCO	Socker Set- Depot	\$	163.90	MFS	\$ 163.90
EFT66518	19/07/2022	HORIZON POWER (ELECTRICITY USAGE)	Electricity Charges- Street lighting	\$	59,589.35	MFS	
EFT66519	19/07/2022	IANNELLO DESIGN	Corporate Business Plan 2022-26- Governance	\$	924.00	MFS	
EFT66520	19/07/2022	INFOCOUNCIL PTY LTD	Annual InfoCouncil Agenda & Minutes Software Licensing 22/23- Governance	\$	11,847.00	MFS	
EFT66521	19/07/2022	INFOSURETY PTY LTD T/A INFOTRUST	License Maintenance & Support Mimecast- IT	\$	1,888.92	MFS	
EFT66522	19/07/2022	JASCO CONSULTING PTY LTD	Office Licensing- IT	\$	7,916.26	MFS	
EFT66523	19/07/2022	JAYE SMOKER ( UNBOUND SOUND )	Sound Equipment & Labour- Jetty To Jetty	\$	4,268.00	MFS	\$ 4,268.00
EFT66524	19/07/2022	LEISURE MANAGEMENT SERVICES (LINKS MODULAR SOLUTIONS)	Implementation Services (Milestone Payment 2)- IT	\$	33,550.00	MFS	
EFT66525	19/07/2022	LIONS CLUB OF BROOME	Annual Funding- Community	\$	4,000.00	MFS	\$ 4,000.00
EFT66526	19/07/2022	MCCORRY BROWN EARTHMOVING PTY LTD	Footpath Construction- Kerr & D'Antoine Street	\$	4,086.94	MFS	\$ 4,086.94
EFT66527	19/07/2022	MICROMAX PTY LTD (TCS PRODUCTS)	Tube & Battery- Infrastructure	\$	685.30	MFS	
EFT66528	19/07/2022	MUDMAP STUDIO	Pioneer Cemetery Detailed Design 2022- Community	\$	8,030.00	MFS	\$ 8,030.00
EFT66529	19/07/2022	OPENFORMS	Open Forms Response Costs- IT	\$	138.60	MFS	
EFT66530	19/07/2022	OPTIC SECURITY GROUP- NORWEST	Fiber Upgrade (RFQ21-23)- Chinatown	\$	55,000.00	MFS	\$ 55,000.00
EFT66531	19/07/2022	OPTIMISE HR CONSULTING	Performance Management & HR Support- People & Culture	\$	550.00	MFS	\$ 550.00
EFT66532	19/07/2022	PLANNING INSTITUTE AUSTRALIA	Conference Registration Fee- Development	\$	395.00	MFS	
EFT66533	19/07/2022	PMK WELDING & METAL FABRICATION	Site Monitoring Covers & Lock Box- Various	\$	1,600.50	MFS	\$ 1,600.50
EFT66534	19/07/2022	POOL WISDOM	Pool Chemicals- BRAC	\$	3,311.11	MFS	\$ 3,311.11
EFT66535	19/07/2022	PRINTING IDEAS	Temporary Plaque- Town Beach	\$	1,452.00	MFS	\$ 1,452.00
EFT66536	19/07/2022	REMOTE MECHANICAL CONTRACTING	Road Sweeper Broom Repair- Works	\$	5,610.00	MFS	\$ 5,610.00
EFT66537	19/07/2022	ROEBUCK BAY HOTEL	Refreshments- Depot	\$	246.44	MFS	\$ 246.44
EFT66538	19/07/2022	ST JOHN AMBULANCE AUSTRALIA (WA) INC	First Aid Training- Community	\$	1,750.00	MFS	\$ 1,750.00
EFT66539	19/07/2022	STREETEER & MALE PTY MITRE 10	Minor Tools- Depot	\$	1,288.26	MFS	\$ 1,288.26
EFT66540	19/07/2022	SUBLIME (ELLYN MARIE HARTVIGSEN)	School Holiday Calendar- Community	\$	160.00	MFS	\$ 160.00
EFT66541	19/07/2022	SUNNY SIGN COMPANY PTY LTD	Traffic Management Signs & Fittings- Works	\$	2,934.36	MFS	
EFT66542	19/07/2022	T-QUIP	Wheel Assembly for Toro Ride On Mower - P&G	\$	711.85	MFS	
EFT66543	19/07/2022	THINKPROJECT AUSTRALIA PTY LTD	Ramen Software Rental- IT	\$	15,792.08	MFS	
EFT66544	19/07/2022	TOTALLY WORKWEAR	Uniforms- People & Culture	\$	598.40	MFS	\$ 598.40
EFT66545	19/07/2022	TRADELINK PLUMBING SUPPLIES	Ezypush Taps- Gantheaume Ablutions	\$	47.50	MFS	\$ 47.50
EFT66546	19/07/2022	VERAISON TRAINING & DEVELOPMENT	Sporting Clubs Undertaking Strategic Plans- Community	\$	2,035.00	MFS	
EFT66547	20/07/2022	BROOME COMMONWEALTH BANK OF AUSTRALIA	Payroll S&W	\$	474,270.05	MFS	
EFT66548	21/07/2022	ACURIX NETWORKS PTY LTD	Software- Library	\$	490.60	MFS	
EFT66549	21/07/2022	BROOME BOWLING CLUB	Insurance Claim (PR0036420) Reimbursement- Property	\$	598.18	MFS	\$ 598.18
EFT66550	21/07/2022	BROOME CAMPUS NORTH REGIONAL TAFE	Training- Infrastructure	\$	1,400.05	MFS	\$ 1,400.05
EFT66551	21/07/2022	BROOME CHAMBER OF COMMERCE & INDUSTRY (INC) - BCCI	Bond Refund (1850)- Civic Centre	\$	1,000.00	MFS	\$ 1,000.00
EFT66552	21/07/2022	BROOME CLEANAWAY	Kerbside Recycling Collection (RFT 14/01)- Various	\$	98,136.96	MFS	\$ 98,136.96
EFT66553	21/07/2022	BROOME PROGRESSIVE SUPPLIES	Wipes- Workshop	\$	541.31	MFS	\$ 541.31
EFT66554	21/07/2022	BROOME VETERINARY HOSPITAL	Monthly Boarding & Vet Costs- Rangers	\$	6,391.80	MFS	\$ 6,391.80
EFT66555	21/07/2022	BROOME VETERINARY HOSPITAL	Concrete- Various Footpaths	\$	1,039.50	MFS	\$ 1,039.50
EFT66556	21/07/2022	CHI MAYI KITCHEN (A.K KEARNEY & D.G KITCHEN)	Morning Tea & Lunch- Jetty To Jetty	\$	5,125.00	MFS	\$ 5,125.00
EFT66557	21/07/2022	COATES HIRE OPERATIONS PTY LTD	Portable Toilets Hire- Jetty To Jetty	\$	1,593.88	MFS	\$ 1,593.88
EFT66558	21/07/2022	COLES SUPERMARKETS - CHINATOWN, S324	Milk- Shire Admin	\$	19.00	MFS	\$ 19.00
EFT66559	21/07/2022	DIRECTCOMMS PTY LTD	SMS Services- Library	\$	18.18	MFS	
EFT66560	21/07/2022	DIX INITIATIVES PTY LTD (T/A THE PLASTER ARTISTS) - CONSTRUCTION	Repairs to Damaged Toilet Ceiling- Depot	\$	1,731.74	MFS	\$ 1,731.74
EFT66561	21/07/2022	FIRE & SAFETY SERVICES	Routine Fire Equipment Servicing (RFQ 21-26)- Shire Admin	\$	801.90	MFS	\$ 801.90
EFT66562	21/07/2022	FOOTPRINT CLEANING	Cleaning- Various	\$	10,052.16	MFS	\$ 10,052.16
EFT66563	21/07/2022	FUNERGY (DIX INITIATIVES PTY LTD)	Youth Activities For Event- Community	\$	1,029.60	MFS	\$ 1,029.60
EFT66564	21/07/2022	GPC ASIA PACIFIC PTY LTD T/AS REPCO	Socket & Ratchet Tray- Depot	\$	656.70	MFS	\$ 656.70
EFT66565	21/07/2022	HORIZON POWER (ELECTRICITY USAGE)	Staff Housing- Property	\$	331.66	MFS	
EFT66566	21/07/2022	J BLACKWOOD & SON T/AS BLACKWOODS	Grinder/Linisher & Wrench Impact- Depot	\$	1,523.46	MFS	\$ 1,523.46
EFT66567	21/07/2022	JOY SUZANNE WELSHMAN	Reimbursement- Depot	\$	203.73	MFS	
EFT66568	21/07/2022	KAZUE DOKI (LIME LEAF CAFE)	Catering for Workshop- Office of the CEO	\$	198.55	MFS	\$ 198.55
EFT66569	21/07/2022	KENNARDS HIRE	Hire of Pozzi Track for Crossovers (RFT 20/10)- Lawrence Road	\$	1,921.90	MFS	\$ 1,921.90
EFT66570	21/07/2022	KIMBERLEY AUTO CARE	Statue Cleaning & Painting- P&G	\$	1,155.00	MFS	\$ 1,155.00
EFT66571	21/07/2022	KIMBERLEY CONTRACTING	Weekly Posi-shell (RFT 19/11)- WMF	\$	33,000.00	MFS	\$ 33,000.00

**Item 9.4.2 - MONTHLY PAYMENT LISTING JULY 2022**

EFT66573	21/07/2022	KIMBERLEY FUEL & OIL SERVICES	Coolant Pre Mix- WMF	\$ 165.00	MFS	\$ 165.00
EFT66574	21/07/2022	KIMBERLEY GOLD PURE DRINKING WATER	Drinking Water- WMF	\$ 170.00	MFS	\$ 170.00
EFT66575	21/07/2022	KIMBERLEY KERBS	Kerbing Works- Conti Foreshore	\$ 5,300.90	MFS	\$ 5,300.90
EFT66576	21/07/2022	KIMBERLEY QUARRY PTY LTD	Road base (RFT19/05)- Lawrence Road	\$ 105,022.88	MFS	\$ 105,022.88
EFT66577	21/07/2022	KIMBERLEY TREE CARE	Tree Pruning- P&G	\$ 3,025.00	MFS	\$ 3,025.00
EFT66578	21/07/2022	KIMBERLEY WASHROOM SERVICES	Cleaning Services- Various	\$ 2,360.00	MFS	\$ 2,360.00
EFT66579	21/07/2022	LEISURE INSTITUTE OF WA AQUATICS (INC)				
EFT66580	21/07/2022	LIWA	LIWA Certification- BRAC	\$ 396.00	MFS	
EFT66581	21/07/2022	MACKAY URBAN DESIGN	Design Review Panel Member- Planning	\$ 300.00	MFS	
	21/07/2022	MARKETFORCE	Tender Advertising (RFT 22/05)- WMF	\$ 915.98	MFS	
EFT66582	21/07/2022	MCMULLEN NOLAN GROUP PTY LTD (MNG)	Construction Survey- Lawrence Road	\$ 2,433.75	MFS	
EFT66583	21/07/2022	MINETRANS PTY LTD	Seat Belt For Truck- Depot	\$ 249.70	MFS	
EFT66584	21/07/2022	MIRACLE RECREATION EQUIPMENT	Maintenance- P&G	\$ 550.00	MFS	
EFT66585	21/07/2022	NICHILLE LEE ALLEN	Catering- People & Culture	\$ 99.35	MFS	\$ 99.35
EFT66586	21/07/2022	NISBITS AUSTRALIA PTY LTD	Bar Equipment- Civic Centre	\$ 1,534.20	MFS	
EFT66587	21/07/2022	NORTH WEST COAST SECURITY	Security services- Admin office	\$ 60.50	MFS	\$ 60.50
EFT66588	21/07/2022	NORTH WEST MOTOR GROUP PTY LTD	Hilux Duel Cab Vehicle M (RFT 21/44)- Workshop	\$ 49,268.72	MFS	\$ 49,268.72
EFT66590	21/07/2022	SAMANTHA JO BOWRA	Reimbursement- Civic Centre	\$ 113.08	MFS	\$ 113.08
EFT66591	21/07/2022	SUNDY - SHINE LAWYERS	Bond Refund (1916)- Civic Centre	\$ 200.00	MFS	\$ 200.00
EFT66593	21/07/2022	SUNDY CREDITOR C- JOHN MALKOVIC	Security Scheme Incentive- Community	\$ 275.00	MFS	\$ 275.00
EFT66594	21/07/2022	SUNDY CREDITOR- SUN STUDIOS TROUPE	Bond Refund (1899)- Civic Centre	\$ 200.00	MFS	\$ 200.00
		THE MANGROVE RESORT HOTEL (GARRETT)				
EFT66595	21/07/2022	HOSPITALITY PTY LTD	Accommodation- Development	\$ 449.00	MFS	\$ 449.00
EFT66596	21/07/2022	THINK WATER BROOME	Reticulation Parts- Various	\$ 1,035.17	MFS	\$ 1,035.17
EFT66597	21/07/2022	THREAT PROTECT	Alarm Monitoring- Various Shire buildings	\$ 1,061.50	MFS	
EFT66598	21/07/2022	TRACE ARCHAEOLOGY PTY LTD	Excavation Work- Pioneer Cemetery Upgrade	\$ 15,562.80	MFS	
EFT66599	21/07/2022	TRUCK CENTRE (WA) PTY LTD	Freight- P&G	\$ 876.74	MFS	
EFT66600	21/07/2022	VISIMAX	Dangerous Dogs Signs- Rangers	\$ 181.95	MFS	
			Rental of Stage Reverse Osmosis Water Filtration Systems- Library	\$ 1,202.60	MFS	
EFT66601	21/07/2022	WATERCHOICE (AUST) PTY LTD				
EFT66602	21/07/2022	WEST AUSTRALIAN NEWSPAPERS	Bi-weekly Shire News Pages- Community	\$ 4,554.30	MFS	
EFT66603	21/07/2022	WESTBOOKS	Books- Library	\$ 372.68	MFS	
EFT66604	21/07/2022	WESTERN DIAGNOSTIC PATHOLOGY	Drug & Alcohol Tests- People & Culture	\$ 626.18	MFS	
EFT66605	21/07/2022	WURTH AUSTRALIA PTY LTD	Consumables- Depot	\$ 968.73	MFS	
		BROOME SCOOTERS PTY LTD (KIMBERLEY)				
EFT66606	21/07/2022	MOWERS & SPARES)	Equipment Maintenance- P&G	\$ 627.00	MFS	\$ 627.00
EFT66607	21/07/2022	CS LEGAL	Legal Fees- Corporate Services	\$ 327.00	MFS	
EFT66608	21/07/2022	DISCOVERY PARKS BROOME	Insurance Claim- Infrastructure	\$ 8,717.18	MFS	\$ 8,717.18
EFT66609	21/07/2022	UPSKILLED PTY LTD	Certificate IV Information Technology Course- IT	\$ 4,040.00	MFS	
EFT66610	25/07/2022	BUNNINGS BROOME	Materials for Male/Female Bathrooms- Depot	\$ 135.84	MFS	\$ 135.84
EFT66611	25/07/2022	SUNDY CREDITOR A	Yawuru Story Telling- Jetty to Jetty	\$ 150.00	MFS	\$ 150.00
EFT66612	25/07/2022	SUNDY CREDITOR B	Yawuru Story Telling- Jetty to Jetty	\$ 150.00	MFS	\$ 150.00
EFT66613	25/07/2022	SUNDY CREDITOR C	Yawuru Story Telling- Jetty to Jetty	\$ 150.00	MFS	\$ 150.00
EFT66614	25/07/2022	TOTALLY WORKWEAR	Corporate Uniforms- People & Culture	\$ 220.20	MFS	\$ 220.20
EFT66615	25/07/2022	WOOLWORTHS GROUP LIMITED	Milk- BRAC	\$ 9.15	MFS	\$ 9.15
EFT66616	25/07/2022	CHARTER PROPERTY GROUP PTY LTD	Staff Rent- August 2022	\$ 3,258.93	MFS	
EFT66617	25/07/2022	FIRST NATIONAL REAL ESTATE BROOME	Staff Rent- August 2022	\$ 5,719.17	MFS	
		FIRST NATIONAL REAL ESTATE BROOME -				
EFT66618	25/07/2022	COMMERCIAL TRUST	Staff Rent- August 2022	\$ 300.00	MFS	
EFT66619	25/07/2022	HUTCHINSON REAL ESTATE	Staff Rent- August 2022	\$ 2,400.00	MFS	\$ 2,400.00
EFT66620	25/07/2022	MARY ELIZABETH JANE LAWTON	Staff Rent- August 2022	\$ 1,520.08	MFS	
EFT66621	25/07/2022	PRD NATIONWIDE	Staff Rent- August 2022	\$ 10,587.79	MFS	
		RAY WHITE BROOME (STAFF RENTAL				
EFT66622	25/07/2022	PAYMENTS)	Staff Rent- August 2022	\$ 11,920.84	MFS	
EFT66623	25/07/2022	QUEEN TIDE CREATIVE	Videographer- Chinatown	\$ 4,715.00	MFS	\$ 4,715.00
EFT66624	26/07/2022	BROOME BUILDERS PTY LTD	Crossover Subsidy- Infrastructure	\$ 1,000.00	MFS	\$ 1,000.00
EFT66625	26/07/2022	P & ST ELSON PTY LTD	Crossover Subsidy- Infrastructure	\$ 1,000.00	MFS	\$ 1,000.00
EFT66626	26/07/2022	RHONA MAIRI DAWSON	Refund (A114205)- Rates	\$ 2,210.57	MFS	\$ 2,210.57
		DEPARTMENT OF MINES, INDUSTRY & SAFETY				
		BUILDING & ENERGY (PREVIOUSLY BUILDING				
EFT66627	26/07/2022	COMMISSION)	May Building Services Levy 2022	\$ 22,393.38	MFS	
EFT66628	26/07/2022	SHIRE OF BROOME	May Building Services Levy 2022	\$ 210.00	MFS	\$ 210.00
EFT66629	27/07/2022	A PLUS EVENTS & HIRE	Trestle Tables- Yawuru Cable Beach Picnic	\$ 165.00	MFS	\$ 165.00
		AUSTRALIA DAY COUNCIL OF WESTERN				
EFT66630	27/07/2022	AUSTRALIA (INC)	Corporate Membership 22/23- Australia Day Council WA	\$ 685.00	MFS	
EFT66631	27/07/2022	BEST IT & BUSINESS SOLUTIONS PTY LTD	Printer Copies- IT	\$ 2,961.77	MFS	\$ 2,961.77
EFT66632	27/07/2022	BOC LIMITED	Medical Oxygen- BRAC	\$ 190.00	MFS	
EFT66633	27/07/2022	BRETT BARNETT	Photography- Pioneer Cemetery Upgrade	\$ 225.00	MFS	\$ 225.00
EFT66634	27/07/2022	BROOME CLEANAWAY	Emptying of Cardboard Recycling Bin- WMF	\$ 1,848.00	MFS	\$ 1,848.00
EFT66635	27/07/2022	BROOME DIESEL & HYDRAULIC SERVICE	Materials for Dozer - WMF	\$ 324.65	MFS	\$ 324.65
EFT66636	27/07/2022	BROOME MOTORS	Seat Belt- Depot Stores Ute	\$ 588.41	MFS	\$ 588.41
EFT66637	27/07/2022	BROOME PROGRESSIVE SUPPLIES	Milk- Depot	\$ 41.06	MFS	\$ 41.06
EFT66638	27/07/2022	BROOME CRETE	Concrete (RFT 22-02)- Conti Foreshore	\$ 6,033.83	MFS	\$ 6,033.83
EFT66639	27/07/2022	BUNNINGS BROOME	Materials for Male/Female Bathrooms- Depot	\$ 333.15	MFS	\$ 333.15
EFT66640	27/07/2022	COAST & COUNTRY ELECTRICS	Lighting Repairs- Various	\$ 1,200.93	MFS	\$ 1,200.93
EFT66641	27/07/2022	COLIN WILKINSON DEVELOPMENTS PTY LTD	Pedestrian Bridge Reconstruction- BSLS Redeployment	\$ 159,558.41	MFS	\$ 159,558.41
EFT66642	27/07/2022	CORSIGN WA PTY LTD	Road Work Signs- Depot	\$ 224.40	MFS	
		FIELD AIR CONDITIONING & AUTO				
EFT66643	27/07/2022	ELECTRICAL PTY LTD	Battery Bosch- P&G	\$ 669.90	MFS	\$ 669.90
EFT66644	27/07/2022	FIRE & SAFETY SERVICES	Routine Fire Equipment Servicing (RFQ 21-26)- Civic Centre	\$ 401.87	MFS	\$ 401.87
EFT66645	27/07/2022	FOOTPRINT CLEANING	Cleaning Services- Various	\$ 1,694.00	MFS	\$ 1,694.00
EFT66646	27/07/2022	G. BISHOPS TRANSPORT SERVICES PTY LTD	Freights- Nursery	\$ 208.07	MFS	\$ 208.07
		GLASS CO KIMBERLEY (FORMALLY KIMBERLEY				
EFT66647	27/07/2022	GLASS SERVICE)	Aluminum- Depot	\$ 73.24	MFS	\$ 73.24
EFT66648	27/07/2022	GO GO MEDIA	Radio Service- BRAC	\$ 198.00	MFS	
			Professional Services (RFQ 20-65)- McMahon Estate Business			
EFT66649	27/07/2022	HATCH ROBERTS DAY PTY LTD	Case	\$ 7,896.90	MFS	

EFT66650	27/07/2022	HERBERT SMITH FREEHILLS	Legal Representation- Property	\$	22,185.34	MFS	
EFT66651	27/07/2022	HORIZON POWER (ELECTRICITY USAGE)	Electricity Charges - Cable Beach Road East	\$	5,513.54	MFS	
EFT66652	27/07/2022	INDUSTRIAL AUTOMATION GROUP	Lighting Upgrade- Nipper Roe	\$	1,980.00	MFS	
EFT66653	27/07/2022	IPROPERTY EXPRESS PTY LTD	Financial Year Subscription 22/23- Infrastructure	\$	1,491.60	MFS	
EFT66654	27/07/2022	J BLACKWOOD & SON T/AS BLACKWOODS	Spanner Roe Sidchrome- P&G	\$	1,539.59	MFS	\$ 1,539.59
EFT66655	27/07/2022	JCD MOBILE FABRICATION	Skills Loop Track- BRAC	\$	10,921.35	MFS	\$ 10,921.35
EFT66656	27/07/2022	JEREMY JAMES HALL	Reimbursement Expense- Infrastructure	\$	531.00	MFS	
EFT66657	27/07/2022	KO CONTRACTING	Shared Path- Conti-Foreshore	\$	7,375.50	MFS	\$ 7,375.50
EFT66658	27/07/2022	KOMATSU AUSTRALIA PTY LTD	Switch Part Komatsu Wheel Loader- WMF	\$	1,125.33	MFS	
EFT66659	27/07/2022	LANDGATE	21/22 GRV Interim Schedules- Rates	\$	70.40	MFS	
EFT66660	27/07/2022	LGIS	Insurance- Annual Marine Cargo Policy 22/23	\$	693.00	MFS	
EFT66661	27/07/2022	NARLIJA CULTURAL TOURS	MC- Jetty to Jetty	\$	800.00	MFS	\$ 800.00
EFT66662	27/07/2022	OFFICE NATIONAL BROOME	Office Consumables- Various	\$	14,146.33	MFS	\$ 14,146.33
EFT66663	27/07/2022	PHILIP GRESLEY ARCHITECT RAIA	Design Review Panel Meeting- Planning	\$	430.00	MFS	
EFT66664	27/07/2022	PRITCHARD FRANCIS CONSULTING PTY LTD	Structural Report- Surf Club	\$	4,832.85	MFS	
EFT66665	27/07/2022	QUIC DIG PTY LTD	Pothole & Locate Services- Stewart St	\$	10,120.00	MFS	\$ 10,120.00
EFT66666	27/07/2022	RICHARD GLUYAS	Study Reimbursement- People & Culture	\$	739.55	MFS	\$ 739.55
EFT66667	27/07/2022	SEAT ADVISOR PTY LTD	Ticketing- Civic Centre	\$	440.39	MFS	
EFT66668	27/07/2022	SOUTHERN CROSS AUSTRALIA (SCA)	Radio Advertising- Governance	\$	1,817.20	MFS	
EFT66669	27/07/2022	STRATAGREEN (FORMERLY GREENWAY ENTERPRISES)	Tools & Herbicides- Parks & Gardens	\$	5,003.41	MFS	
EFT66670	27/07/2022	STRATCO WA PTY LTD	Equal Angle & Flat Bar for Tractor- P&G	\$	223.92	MFS	\$ 223.92
EFT66671	27/07/2022	STREETER & MALE PTY MITRE 10	Mesh Panels For Tractor- P&G	\$	134.71	MFS	\$ 134.71
EFT66672	27/07/2022	SUNDRIY CREDITOR- SUN STUDIOS TROUPE	Bond Refund (1922)- Civic Centre	\$	500.00	MFS	\$ 500.00
EFT66673	27/07/2022	TECHNOLOGY ONE LTD	Annual License Fees- IT	\$	14,963.30	MFS	
EFT66674	27/07/2022	THINK WATER BROOME	Reticulation Parts- BRAC Oval	\$	1,175.57	MFS	\$ 1,175.57
EFT66675	27/07/2022	WOOLWORTHS GROUP LIMITED	Supplies for the School Holiday Program- BRAC	\$	136.49	MFS	\$ 136.49
EFT66676	27/07/2022	WEST COAST FABRICATIONS (ASHLEY PERKINS)	Fencing & Gates Replacement (RFQ22-19)- Haynes Oval	\$	34,100.00	MFS	\$ 34,100.00
EFT66677	28/07/2022	DEPARTMENT OF MINES, INDUSTRY & SAFETY - BUILDING & ENERGY (PREVIOUSLY BUILDING COMMISSION)	June Building Services Levy 2022	\$	6,688.19	MFS	
EFT66678	28/07/2022	SHIRE OF BROOME	June Building Services Levy 2022	\$	145.00	MFS	\$ 145.00
EFT66680	29/07/2022	AUSTRALIA POST	Postage- Shire Admin	\$	1,103.34	MFS	\$ 1,103.34
EFT66681	29/07/2022	AUTOPRO BROOME (Gaff Holdings Pty Ltd)	Tools- P&G	\$	216.90	MFS	\$ 216.90
EFT66682	29/07/2022	AVERY AIRCONDITIONING PTY LTD	Air Conditioner Repair- Visitor Centre	\$	285.45	MFS	\$ 285.45
EFT66683	29/07/2022	BEILBY DOWNING TEAL	Recruitment services- Manager Environmental Health, Emergency & Rangers	\$	5,500.00	MFS	
EFT66684	29/07/2022	BK SIGNS (HALLIDAY ENTERPRISES PTY LTD)	Beach Access Sign- Surf Club	\$	907.50	MFS	\$ 907.50
EFT66685	29/07/2022	BOC LIMITED	Medical Oxygen- BRAC	\$	172.67	MFS	
EFT66686	29/07/2022	BOUNDA PUBLISHING PTY LTD	Large Print- Library	\$	54.23	MFS	
EFT66687	29/07/2022	BP AUSTRALIA PTY LTD - FUEL	Bulk Diesel- Depot	\$	37,982.47	MFS	\$ 37,982.47
EFT66688	29/07/2022	BROOME CAMPUS NORTH REGIONAL TAFE	Training- IT	\$	627.85	MFS	\$ 627.85
EFT66689	29/07/2022	BROOMECECRETE	Concrete (RFQ20-63)- Cemetery	\$	2,071.30	MFS	\$ 2,071.30
EFT66690	29/07/2022	CATALYSE RESEARCH & STRATEGY	Community Scorecard- Community Strategic Plan	\$	11,308.00	MFS	
EFT66691	29/07/2022	ELGAS LTD	Fork Lift Gas Bottles- Depot	\$	116.16	MFS	
EFT66692	29/07/2022	EVENTPRO SOFTWARE	Monthly Licence Fee- Civic Centre	\$	1,436.41	MFS	
EFT66693	29/07/2022	FIRE & SAFETY SERVICES	Replace Battery in Beeping Smoke Alarm- Shire Admin	\$	636.18	MFS	\$ 636.18
EFT66694	29/07/2022	HARMONY HORTICULTURE	Weed Spraying- Sunset Park	\$	1,501.50	MFS	\$ 1,501.50
EFT66695	29/07/2022	HORIZON POWER (ELECTRICITY USAGE)	Electricity Charges - Male Oval Lighting	\$	4,686.69	MFS	
EFT66696	29/07/2022	INTERNATIONAL ASSOCIATION FOR PUBLIC PARTICIPATION AUSTRALASIA LIMITED	Training- Community	\$	19,900.00	MFS	
EFT66697	29/07/2022	J BLACKWOOD & SON T/AS BLACKWOODS	PPE uniforms (RFT20-11)- Works	\$	344.52	MFS	\$ 344.52
EFT66698	29/07/2022	KAS HELICOPTERS ALL NORTH HELICOPTERS PTY LTD	Helicopter Flight- Fire Break Inspection	\$	980.00	MFS	\$ 980.00
EFT66699	29/07/2022	KIMBERLEY TRUSS (NORTRUSS (NT) PTY LTD)	Harness & Helmet- P&G	\$	840.53	MFS	\$ 840.53
EFT66700	29/07/2022	KOLORS PTY LTD (PINDAN PRINTING)	Signages- Library	\$	987.89	MFS	\$ 987.89
EFT66701	29/07/2022	LINMAC BEARING EQUIPMENT	Materials for Bobcat- Depot	\$	1,285.88	MFS	
EFT66702	29/07/2022	MAJOR MOTORS PTY LTD	Mats for Prime Mover- Works	\$	201.95	MFS	
EFT66703	29/07/2022	MCCORRY BROWN EARTHMOVING PTY LTD	Brickie Sand- Conti Foreshore Footpath Construction	\$	4,510.00	MFS	\$ 4,510.00
EFT66704	29/07/2022	NUTRIEN AG SOLUTIONS	Consumables- Contaminated Site Remediation	\$	2,347.92	MFS	\$ 2,347.92
EFT66705	29/07/2022	OCLC (UK) LTD	SIP 2 licenses- IT	\$	1,650.00	MFS	
EFT66706	29/07/2022	OFFICE NATIONAL BROOME	Paper Supply- Shire Admin	\$	846.69	MFS	\$ 846.69
EFT66707	29/07/2022	OPTIC SECURITY GROUP- NORWEST	Chinatown Fiber Upgrade (RFQ21-23)- Infrastructure	\$	11,127.93	MFS	\$ 11,127.93
EFT66708	29/07/2022	PEARL COAST GLASS & WINDOWS	Supply & Install Security Screens- Kimberley Regional Office	\$	10,378.50	MFS	\$ 10,378.50
EFT66709	29/07/2022	SUNNY SIGN COMPANY PTY LTD	Roadwork Signs- Depot	\$	484.55	MFS	
EFT66710	29/07/2022	ZOOM CAPITAL PTY LTD T/A BROOME & AROUND BUS CHARTERS	Bus with Commentary & Shuttle Bus Back- Jetty to Jetty	\$	870.00	MFS	\$ 870.00
EFT66711	29/07/2022	AUSTRALIAN SERVICES UNION - WA BRANCH	Payroll deductions	\$	569.80	MFS	
EFT66712	29/07/2022	AUSTRALIAN TAXATION OFFICE	Payroll deductions	\$	128,136.77	MFS	
EFT66713	29/07/2022	BROOME SHIRE INSIDE STAFF SOCIAL CLUB	Payroll deductions	\$	780.00	MFS	
EFT66714	29/07/2022	BROOME SHIRE OUTDOOR STAFF SOCIAL CLUB	Payroll deductions	\$	640.00	MFS	
EFT66715	29/07/2022	CHILD SUPPORT AGENCY	Payroll deductions	\$	472.44	MFS	
EFT66716	29/07/2022	EASISALARY PTY LTD T/A EASI	Payroll deductions	\$	14,292.46	MFS	
EFT66717	29/07/2022	LGRCEU	Payroll deductions	\$	129.40	MFS	
EFT66718	29/07/2022	SPA SALARY PACKAGING AUSTRALIA	Payroll deductions	\$	2,291.77	MFS	
MUNICIPAL ELECTRONIC FUNDS TRANSFER TOTAL:				\$	4,411,410.31		

MUNICIPAL CHEQUES - JULY 2022						
Cheque #	Date	Card	Description	Amount	Del Auth	
57754	20/07/2022	DEPARTMENT OF TRANSPORT - LICENSING	Shire of Broome Plates- Shire Admin	\$ 600.00	MFS	
57755	25/07/2022	BANKWEST	Audit Request- Finance	\$ 60.00	MFS	\$ 60.00
57756	25/07/2022	SEEK LIMITED	Recruitment Advertising- People & Culture	\$ 3,872.00	MFS	
57757	25/07/2022	TOULA MARINIS (PHAT TOULA'S FOOD COLLABORATION)	Catering for Event- Community	\$ 782.00	MFS	\$ 782.00
MUNICIPAL CHEQUES TOTAL:				\$ 5,314.00		

TRUST CHEQUES - JUNE 2022					
DD#	Date	Name	Description	Amount	Del Auth
TRUST CHEQUES TOTAL:				\$ -	

MUNICIPAL CREDIT CARD PAYMENTS - JULY 2022						
CHEQUE/DD#	Date	Card	Description	Amount	Del Auth	
	16/06/2022	**** 1033	Accommodation- Community	\$ 201.99	MFS	
	17/06/2022		iPad- IT	\$ 645.36	MFS	
	21/06/2022		Event Application- Community	\$ 99.00	MFS	
	21/06/2022		Occasional Liquor License- Civic Centre	\$ 114.50	MFS	
	21/06/2022		Occasional Liquor License- Civic Centre	\$ 114.50	MFS	
	22/06/2022		iPad- IT	\$ 699.00	MFS	
	22/06/2022		Facebook Ads- Community	\$ 79.34	MFS	
	23/06/2022		Survey/Feedback System- Civic Centre	\$ 349.09	MFS	
	27/06/2022		Training- Community	\$ 595.00	MFS	
	29/06/2022		Sportspower Vouchers- Step Challenge Winners	\$ 600.00	MFS	
	29/06/2022		Coles Vouchers- Quarterly Reward & Recognition	\$ 160.00	MFS	
	03/07/2022		Transaction Fee	\$ 0.04	MFS	
	04/07/2022		Accommodation- Air Raid Artist	\$ 482.00	MFS	
	06/07/2022		Transaction Fee Refund	-\$ 1.48	MFS	
57759	28/07/2022		PAYMENT	\$ 4,138.34	MFS	\$ 4,138.34
	04/07/2022	**** 1568	Book Covering Materials- Library	\$ 610.49	MFS	
	07/07/2022		DVDs- Library	\$ 173.93	MFS	
57760	28/07/2022		PAYMENT	\$ 784.42	MFS	\$ 784.42
	04/07/2022	**** 9875	Tape Measure- Depot	\$ 11.00	MFS	
57761	28/07/2022		PAYMENT	\$ 11.00	MFS	\$ 11.00
	29/06/2022	**** 1576	Catering for Council Meeting- Governance	\$ 242.00	MFS	
	08/07/2022		Function Room Kitchen Equipment- Governance	\$ 25.94	MFS	
	11/07/2022		Catering for Council Workshop- Governance	\$ 220.00	MFS	
	12/07/2022		Refreshments for Council Workshop- Governance	\$ 20.55	MFS	
57762	28/07/2022		PAYMENT	\$ 508.49	MFS	\$ 508.49
	16/06/2022	**** 9758	Accommodation- People & Culture	\$ 1,306.31	MFS	
	20/06/2022		Bostop Trailer Licence- Workshop	\$ 33.85	MFS	
	24/06/2022		Flight- Works	\$ 676.25	MFS	
	28/06/2022		Councilor Flights- State Council Meeting	\$ 777.90	MFS	
	30/06/2022		Flights- Rangers	\$ 1,227.89	MFS	
	10/07/2022		Flights Refund- Office of the CEO	-\$ 1,216.99	MFS	
	10/07/2022		Flights Refund- Office of the CEO	-\$ 10.90	MFS	
	14/07/2022		Staff day flights- MPC	\$ 770.00	MFS	
	14/07/2022		Staff day flights- MPC	\$ 7.24	MFS	
	18/07/2022		Accommodation- ACH Strategy Consultation	\$ 520.00	MFS	
57763	28/07/2022		PAYMENT	\$ 4,091.55	MFS	\$ 4,091.55
	07/07/2022	**** 1550	Vehicle Signage- Ranger	\$ 826.21	MFS	
57764	28/07/2022		PAYMENT	\$ 826.21	MFS	\$ 826.21
	29/06/2022	**** 5378	Royal TS Software- IT	\$ 67.79	MFS	
57765	28/07/2022		PAYMENT	\$ 67.79	MFS	\$ 67.79
	12/07/2022	**** 5726	Bench Installation Supplies- Nipper Roe	\$ 29.90	MFS	
	13/07/2022		supplies for reactive maintenance- Property	\$ 98.75	MFS	
	14/07/2022		Screw Driver Kit- Property	\$ 229.00	MFS	
	15/07/2022		Steel Wool & micro fiber cloths- Property	\$ 7.90	MFS	
57766	28/07/2022		PAYMENT	\$ 365.55	MFS	\$ 365.55
	08/07/2022	****3028	Replacement Clips for Hanging Panels- Civic Centre	\$ 27.95	MFS	
	12/07/2022		Trolley & Tubs- Civic Centre	\$ 131.50	MFS	
	14/07/2022		Occasional Liquor License- Civic Centre	\$ 54.50	MFS	
	14/07/2022		Occasional Liquor License- Civic Centre	\$ 114.50	MFS	
57767	28/07/2022		PAYMENT	\$ 328.45	MFS	\$ 328.45
	11/07/2022	**** 3002	Spray Gun- Workshop	\$ 87.67	MFS	
	11/07/2022		Consumables for JD tractor- Workshop	\$ 170.55	MFS	
	11/07/2022		Consumables- Workshop	\$ 186.80	MFS	
	12/07/2022		Consumables- Workshop	\$ 127.92	MFS	
	12/07/2022		Consumables- Workshop	\$ 10.68	MFS	
	13/07/2022		Consumables- Workshop	\$ 277.01	MFS	
	13/07/2022		Button Batteries- Workshop	\$ 19.65	MFS	
	13/07/2022		Filters for Servicing- Workshop	\$ 63.80	MFS	
	13/07/2022		Nuts & Bolts for CAT D6 Dozer- WMF	\$ 66.88	MFS	
	13/07/2022		Consumables- Workshop	\$ 32.30	MFS	
	14/07/2022		Brackets- Workshop	\$ 165.70	MFS	
	15/07/2022		Parts for the CAT Dozer- WMF	\$ 418.80	MFS	
	15/07/2022		Hydraulic adaptor for the CAT Dozer- WMF	\$ 3.15	MFS	
	18/07/2022		Belts for the Toro Mini Loader- P&G	\$ 109.90	MFS	
	18/07/2022		Battery Switch for the Graytill Spray Unit - Workshop	\$ 181.25	MFS	
	18/07/2022		Voltage Reducer for the Patching Truck- Workshop	\$ 285.50	MFS	
57768	28/07/2022		PAYMENT	\$ 2,207.56	MFS	\$ 2,207.56
	01/07/2022	**** 3036	Online Submission Test 1- Reception	\$ 10.00	MFS	
	01/07/2022		Online Submission Test 2- Reception	\$ 10.00	MFS	
	05/07/2022		Kitchen supplies- Reception	\$ 364.74	MFS	

**Item 9.4.2 - MONTHLY PAYMENT LISTING JULY 2022**

	05/07/2022		Reversal of Test Online Submission Transactions- Reception	-\$ 20.00	MFS	
<b>57769</b>	<b>28/07/2022</b>		<b>PAYMENT</b>	<b>\$ 364.74</b>	MFS	\$ 364.74
	05/07/2022	**** 7215	Accommodation- Health & Rangers	\$ 736.00	MFS	
	06/07/2022		Flights- Health & Rangers	\$ 491.54	MFS	
	06/07/2022		Return Flight- Health & Rangers	\$ 4.44	MFS	
	06/07/2022		Return Flight- Health & Rangers	\$ 472.00	MFS	
<b>EFT66679</b>	<b>28/07/2022</b>		<b>PAYMENT</b>	<b>\$ 1,703.98</b>	MFS	\$ 1,703.98
<b>MUNICIPAL CREDIT CARD TOTAL</b>				<b>\$ 15,398.08</b>		\$ 13,694.10

MUNICIPAL DIRECT DEBIT - JULY 2022						
DD#	Date	Name	Description	Amount	Del Auth	
DD31116.1	12/07/2022	AWARE SUPER	Payroll deductions	\$ 52,138.81	MFS	
DD31116.2	12/07/2022	NETWEALTH SUPER ACCELERATOR PERSONAL	Superannuation contributions	\$ 593.75	MFS	
DD31116.3	12/07/2022	CBUS SUPERANNUATION	Payroll deductions	\$ 702.84	MFS	
DD31116.4	12/07/2022	HSTPLUS SUPERANNUATION FUND	Payroll deductions	\$ 3,794.09	MFS	
DD31116.5	12/07/2022	HESTA AUSTRALIA LIMITED (SUPERANNUATION)	Payroll deductions	\$ 530.72	MFS	
DD31116.6	12/07/2022	UNISUPER	Payroll deductions	\$ 1,161.02	MFS	
DD31116.7	12/07/2022	AUSTRALIAN RETIREMENT TRUST (SUN SUPER)	Payroll deductions	\$ 2,499.63	MFS	
DD31116.8	12/07/2022	MLC MASTERKEY PERSONAL	Payroll deductions	\$ 751.47	MFS	
DD31116.9	12/07/2022	SUPERANNUATION	Superannuation contributions	\$ 13.24	MFS	
DD31116.10	12/07/2022	ANZ STAFF SUPERANNUATION	Payroll deductions	\$ 1,222.36	MFS	
DD31116.11	12/07/2022	II AGRI SUPERANNUATION FUND	Payroll deductions	\$ 965.30	MFS	
DD31116.12	12/07/2022	IOOF EMPLOYER SUPER	Superannuation contributions	\$ 320.87	MFS	
DD31116.13	12/07/2022	AMP SUPERLEADER	Superannuation contributions	\$ 417.76	MFS	
DD31116.14	12/07/2022	LOCAL GOVERNMENT SUPER	Payroll deductions	\$ 2,431.93	MFS	
DD31116.15	12/07/2022	BT SUPER FOR LIFE	Payroll deductions	\$ 769.77	MFS	
DD31116.16	12/07/2022	ONE PATH MASTERFUND (SUPER)	Payroll deductions	\$ 316.16	MFS	
DD31116.17	12/07/2022	LG SUPER	Superannuation contributions	\$ 308.60	MFS	
DD31116.18	12/07/2022	OSUPER	Superannuation contributions	\$ 351.20	MFS	
DD31116.19	12/07/2022	BENDIGO SMART START SUPER	Superannuation contributions	\$ 1,040.81	MFS	
DD31116.20	12/07/2022	THE TRUSTEE FOR AUSTRALIAN ETHICAL RETAIL SUPERANNUATION FUND E861238	Payroll deductions	\$ 703.80	MFS	
DD31116.21	12/07/2022	RETIREMENT PORTFOLIO SERVICE	Payroll deductions	\$ 522.25	MFS	
DD31116.22	12/07/2022	MACQUARIE SUPERANNUATION FUND	Superannuation contributions	\$ 2,284.29	MFS	
DD31116.23	12/07/2022	COLONIAL FIRST STATE-FIRSTCHOICE SUPERANNUATION TRUST	Payroll deductions	\$ 4,692.57	MFS	
DD31116.24	12/07/2022	AUSTRALIAN SUPER	Payroll deductions	\$ 4,159.68	MFS	
DD31116.25	12/07/2022	REST SUPERANNUATION	Superannuation contributions	\$ 788.03	MFS	
DD31116.26	12/07/2022	HUB24 Superannuation	Superannuation contributions	\$ 742.65	MFS	
DD31116.27	12/07/2022	AMIST SUPER	Superannuation contributions	\$ 326.95	MFS	
DD31116.28	12/07/2022	EQUIP SUPER	Superannuation contributions	\$ 904.21	MFS	
DD31188.1	26/07/2022	COMMONWEALTH ESSENTIAL SUPER	Payroll deductions	\$ 51,232.08	MFS	
DD31188.2	26/07/2022	AWARE SUPER	Superannuation contributions	\$ 593.75	MFS	
DD31188.3	26/07/2022	NETWEALTH SUPER ACCELERATOR PERSONAL	Payroll deductions	\$ 670.83	MFS	
DD31188.4	26/07/2022	SUPER	Payroll deductions	\$ 3,633.76	MFS	
DD31188.5	26/07/2022	CBUS SUPERANNUATION	Payroll deductions	\$ 732.38	MFS	
DD31188.6	26/07/2022	HSTPLUS SUPERANNUATION FUND	Payroll deductions	\$ 1,505.54	MFS	
DD31188.7	26/07/2022	HESTA AUSTRALIA LIMITED (SUPERANNUATION)	Payroll deductions	\$ 2,385.76	MFS	
DD31188.8	26/07/2022	AUSTRALIAN RETIREMENT TRUST (SUN SUPER)	Payroll deductions	\$ 754.68	MFS	
DD31188.9	26/07/2022	MLC MASTERKEY PERSONAL	Payroll deductions	\$ 1,227.26	MFS	
DD31188.10	26/07/2022	SUPERANNUATION	Payroll deductions	\$ 1,016.89	MFS	
DD31188.11	26/07/2022	ANZ STAFF SUPERANNUATION	Superannuation contributions	\$ 343.96	MFS	
DD31188.12	26/07/2022	II AGRI SUPERANNUATION FUND	Superannuation contributions	\$ 322.31	MFS	
DD31188.13	26/07/2022	IOOF EMPLOYER SUPER	Superannuation contributions	\$ 2,547.44	MFS	
DD31188.14	26/07/2022	LOCAL GOVERNMENT SUPER	Payroll deductions	\$ 780.18	MFS	
DD31188.15	26/07/2022	AMP SUPERLEADER	Payroll deductions	\$ 334.97	MFS	
DD31188.16	26/07/2022	BT SUPER FOR LIFE	Superannuation contributions	\$ 302.40	MFS	
DD31188.17	26/07/2022	ONE PATH MASTERFUND (SUPER)	Superannuation contributions	\$ 345.52	MFS	
DD31188.18	26/07/2022	LG SUPER	Payroll deductions	\$ 1,044.74	MFS	
DD31188.19	26/07/2022	OSUPER	Payroll deductions	\$ 713.13	MFS	
DD31188.20	26/07/2022	THE TRUSTEE FOR AUSTRALIAN ETHICAL RETAIL SUPERANNUATION FUND E861238	Superannuation contributions	\$ 485.44	MFS	
DD31188.21	26/07/2022	RETIREMENT PORTFOLIO SERVICE	Superannuation contributions	\$ 167.19	MFS	
DD31188.22	26/07/2022	MACQUARIE SUPERANNUATION FUND	Payroll deductions	\$ 2,379.57	MFS	
DD31188.23	26/07/2022	COLONIAL FIRST STATE-FIRSTCHOICE SUPERANNUATION TRUST	Payroll deductions	\$ 5,170.77	MFS	
DD31188.24	26/07/2022	AUSTRALIAN SUPER	Payroll deductions	\$ 4,306.30	MFS	
DD31188.25	26/07/2022	REST SUPERANNUATION	Superannuation contributions	\$ 798.68	MFS	
DD31188.26	26/07/2022	HUB24 Superannuation	Superannuation contributions	\$ 740.77	MFS	
DD31188.27	26/07/2022	AMIST SUPER	Superannuation contributions	\$ 331.30	MFS	
DD31188.28	26/07/2022	EQUIP SUPER	Superannuation contributions	\$ 878.10	MFS	
<b>MUNICIPAL DIRECT DEBIT TOTAL</b>				<b>\$ 171,200.46</b>		

<b>MUNICIPAL ELECTRONIC TRANSFER TOTAL</b>	<b>\$</b>	<b>4,411,410.31</b>
<b>MUNICIPAL CHEQUES TOTAL</b>	<b>\$</b>	<b>5,314.00</b>
<b>TRUST CHEQUE TOTAL</b>	<b>\$</b>	<b>-</b>
<b>MUNICIPAL CREDIT CARD TOTAL</b>	<b>\$</b>	<b>15,398.08</b>

MUNICIPAL DIRECT DEBIT TOTAL	\$	171,200.46
------------------------------	----	------------

TOTAL PAYMENTS JULY 2022	\$	4,603,322.85
--------------------------	----	--------------

Key for Delegation of Authority:

---

CEO- Chief Executive Officer  
DCS- Director Corporate Services  
MFS- Manager Financial Services

---

**9.4.3 MONTHLY STATEMENT OF FINANCIAL ACTIVITY REPORT - JULY 2022**

<b>LOCATION/ADDRESS:</b>	Nil
<b>APPLICANT:</b>	Nil
<b>FILE:</b>	FRE02
<b>AUTHOR:</b>	Coordinator Financial Services
<b>CONTRIBUTOR/S:</b>	Nil
<b>RESPONSIBLE OFFICER:</b>	Director Corporate Services
<b>DISCLOSURE OF INTEREST:</b>	Nil

**SUMMARY:**

Council is required by legislation to consider and adopt the Monthly Statement of Financial Activity Report for the period ended 31 July 2022, as required by Regulation 34(1) of the *Local Government (Financial Management) Regulations 1996 (FMR)*.

**BACKGROUND***Previous Considerations*

Council is provided with the Monthly Financial Activity Report which has been developed in line with statutory reporting standards and provides Council with a holistic overview of the operations of the Shire of Broome.

Supplementary information has been provided in the form of Notes to the Monthly Report and a General Fund Summary of Financial Activity, which discloses Council's Revenue and Expenditure in summary form, by Programme (Function and Activity).

Disclosure and supply of appropriate explanations for variances presented in the Statement of Financial Activity, is mandatory under FMR 34(2)(b).

FMR 34(5) requires a local government to adopt a percentage or value, calculated in accordance with the Australian Accounting Standards (AAS) and Council's adopted risk management matrix thresholds, to be used in statements of financial activity for reporting material variances.

**COMMENT**

The 2022/23 Annual Budget was adopted at the Special Meeting on 5 July 2022. The following are key indicators supporting the year to-date budget position with respect to the Annual Forecast Budget:

Budget Year elapsed	8%
Total Rates Raised Revenue	100% (of which 10% has been collected)
Total Other Operating Revenue	32%
Total Operating Expenditure	4%
Total Capital Revenue	2%
Total Capital Expenditure	2%
Total Sale of Assets Revenue	0%

More detailed explanations of variances are contained in Note 2 of the Monthly Statement of Financial Activity. The commentary identifies material variations between the expected year-to-date budget position and the position at the reporting date.

Based on the 2022/23 Annual Budget presented at the Special Meeting on 05 July 2022, Council adopted a balanced budget to 30 June 2023.

It should be noted that the Shire of Broome is currently in the process of preparing its Annual Financial Statements. This requires several processes to occur which can affect the Shire's 2021-22 end-of-year financial position. As these processes are underway, the financial position to July 2022 as presented in this report cannot be relied upon as the final position for the Shire of Broome. The 2021-22 final position for the Shire of Broome will be presented to Council as part of the 2021-22 Annual Financial Statements at a later date.

## CONSULTATION

Nil.

## STATUTORY ENVIRONMENT

### **Local Government (Financial Management) Regulations 1996**

#### **34. Financial activity statement report — s. 6.4**

(1A) *In this regulation —*

*“committed assets” means revenue unspent but set aside under the annual budget for a specific purpose.*

- (1) *A local government is to prepare each month a statement of financial activity reporting on the sources and applications of funds, as set out in the annual budget under regulation 22(1)(d), for that month in the following detail —*
  - (a) annual budget estimates, taking into account any expenditure incurred for an additional purpose under section 6.8(1)(b) or (c);*
  - (b) budget estimates to the end of the month to which the statement relates;*
  - (c) actual amounts of expenditure, revenue and income to the end of the month to which the statement relates;*
  - (d) material variances between the comparable amounts referred to in paragraphs (b) and (c); and*
  - (e) the net current assets at the end of the month to which the statement relates.*
- (2) *Each statement of financial activity is to be accompanied by documents containing —*
  - (a) an explanation of the composition of the net current assets of the month to which the statement relates, less committed assets and restricted assets;*
  - (b) an explanation of each of the material variances referred to in sub regulation (1)(d); and*
  - (c) such other supporting information as is considered relevant by the local government.*
- (3) *The information in a statement of financial activity may be shown —*
  - (a) according to nature and type classification;*
  - (b) by program; or*
  - (c) by business unit.*

- (4) A statement of financial activity, and the accompanying documents referred to in sub regulation (2), are to be —
  - (a) presented at an ordinary meeting of the council within 2 months after the end of the month to which the statement relates; and
  - (b) recorded in the minutes of the meeting at which it is presented.
- (5) Each financial year, a local government is to adopt a percentage or value, calculated in accordance with the AAS, to be used in statements of financial activity for reporting material variances.

## **Local Government Act 1995**

### **6.8. Expenditure from municipal fund not included in annual budget**

- (1) A local government is not to incur expenditure from its municipal fund for an additional purpose except where the expenditure —
  - (a) is incurred in a financial year before the adoption of the annual budget by the local government;
  - (b) is authorised in advance by resolution\*; or
  - (c) is authorised in advance by the mayor or president in an emergency.

\* Absolute majority required.

(1a) In subsection (1) —

**“additional purpose”** means a purpose for which no expenditure estimate is included in the local government's annual budget.

- (2) Where expenditure has been incurred by a local government —
  - (a) pursuant to subsection (1)(a), it is to be included in the annual budget for that financial year; and
  - (b) pursuant to subsection (1)(c), it is to be reported to the next ordinary meeting of the council.

## **POLICY IMPLICATIONS**

Nil.

## **FINANCIAL IMPLICATIONS**

The adoption of the Monthly Financial Report is retrospective. Accordingly, the financial implications associated with adopting the Monthly Financial Report are nil.

## **RISK**

The Financial Activity Report is presented monthly and provides a retrospective picture of the activities at the Shire. Contained within the report is information pertaining to the financial cost and delivery of strategic initiatives and key projects.

In order to mitigate the risk of budget over-runs or non-delivery of projects, the Chief Executive Officer (CEO) has implemented internal control measures such as regular Council and management reporting and the quarterly Finance and Costing Review (FACR) process to monitor financial performance against budget estimates. Materiality reporting thresholds have been established at half the adopted Council levels, which equate to \$5,000 for

operating budget line items and \$10,000 for capital items, to alert management prior to there being irreversible impacts.

It should also be noted that there is an inherent level of risk of misrepresentation of the financials through either human error or potential fraud. The establishment of control measures through a series of efficient systems, policies and procedures, which fall under the responsibility of the CEO as laid out in the *Local Government (Financial Management Regulations) 1996* regulation 5, seek to mitigate the possibility of this occurring. These controls are set in place to provide daily, weekly and monthly checks to ensure that the integrity of the data provided is reasonably assured.

## **STRATEGIC CORPORATE PLAN OBJECTIVES**

**Performance – We will deliver excellent governance, service and value, for everyone.**

**Outcome Eleven – Effective leadership, advocacy and governance:**

11.2 Deliver best practice governance and risk management

**Outcome Twelve – A well informed and engaged community:**

12.1 Provide the community with relevant, timely information and effective engagement

**Outcome Thirteen - Value for money from rates and long term financial sustainability:**

13.1 Plan effectively for short and long term financial sustainability

13.2 Improve real and perceived value for money from rates

**Outcome Fourteen – Excellence in organisational performance and service delivery:**

14.3 Monitor and continuously improve performance levels.

## **VOTING REQUIREMENTS**

*Simple Majority*

### **COUNCIL RESOLUTION:**

**(REPORT RECOMMENDATION)**

**Minute No. C/0822/111**

**Moved: Cr C Mitchell**

**Seconded: Cr D Male**

**That Council adopts the Monthly Financial Activity Statement Report for the period ended 31 July 2022 as attached.**

**CARRIED UNANIMOUSLY 8/0**

## **Attachments**

1. Monthly Statement of Activity July 2022

**SHIRE OF BROOME**  
**MONTHLY FINANCIAL REPORT**  
**For the Period Ended 31 July 2022**

**LOCAL GOVERNMENT ACT 1995**  
**LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996**

**TABLE OF CONTENTS**

	<b><u>Pages</u></b>
Compilation Report	2
Monthly Summary Information	3
Statement of Financial Activity by Program	6
Statement of Financial Activity By Nature or Type	8
Statement of Capital Acquisitions and Capital Funding	9
Statement of Budget Amendments	11
Note 2      Explanation of Material Variances	13
Note 3      Net Current Funding Position	15
Note 4      Cash and Investments	16
Note 5      Budget Amendments	17
Note 6      Receivables	18
Note 7      Cash Backed Reserves	19
Note 8      Capital Disposals	21
Note 9      Rating Information	22
Note 10     Information on Borrowings	23
Note 11     Trust	24
Note 12     Details of Capital Acquisitions	25
Appendix A   Supplementary Notes to the Monthly Report	28

## Shire of Broome

### Compilation Report

For the Period Ended 31 July 2022

### Report Purpose

This report is prepared to meet the requirements of *Local Government (Financial Management) Regulations 1996*, Regulation 34.

### Overview

Summary reports and graphical progressive graphs are provided on page 3, 4 and 5.  
No matters of significance are noted.

### Statement of Financial Activity by reporting program

Is presented on page 6 and shows a surplus as at 31 July 2022 of \$31,234,110.

Note: The Statements and accompanying notes are prepared based on all transactions recorded at the time of preparation and may vary.

### Preparation

Prepared by: D Cerbino

Reviewed by: E French

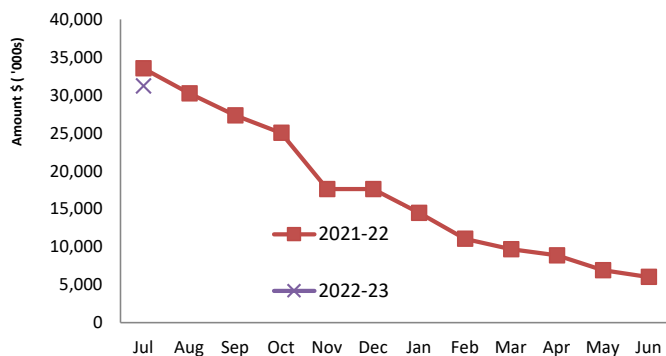
Date prepared: 17/08/2022

## Shire of Broome

### Monthly Summary Information

For the Period Ended 31 July 2022

Liquidity Over the Year (Refer Note 3)

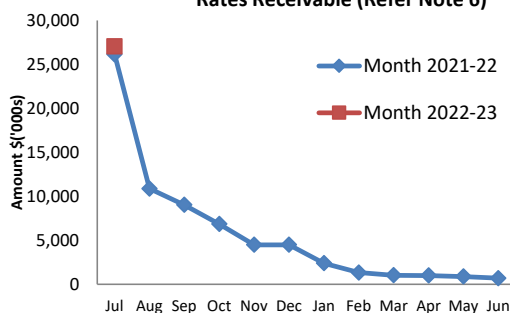
**Cash and Cash Equivalents****as at period end**

Unrestricted	\$ 10,571,127
Restricted	\$ 32,844,349
	<u>\$ 43,415,476</u>

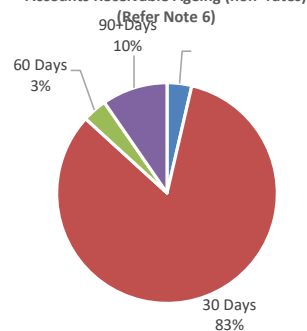
**Receivables**

Rates	\$ 23,041,533
Other	\$ 736,815
	<u>\$ 23,778,348</u>

Rates Receivable (Refer Note 6)



Accounts Receivable Ageing (non-rates)

**Comments**

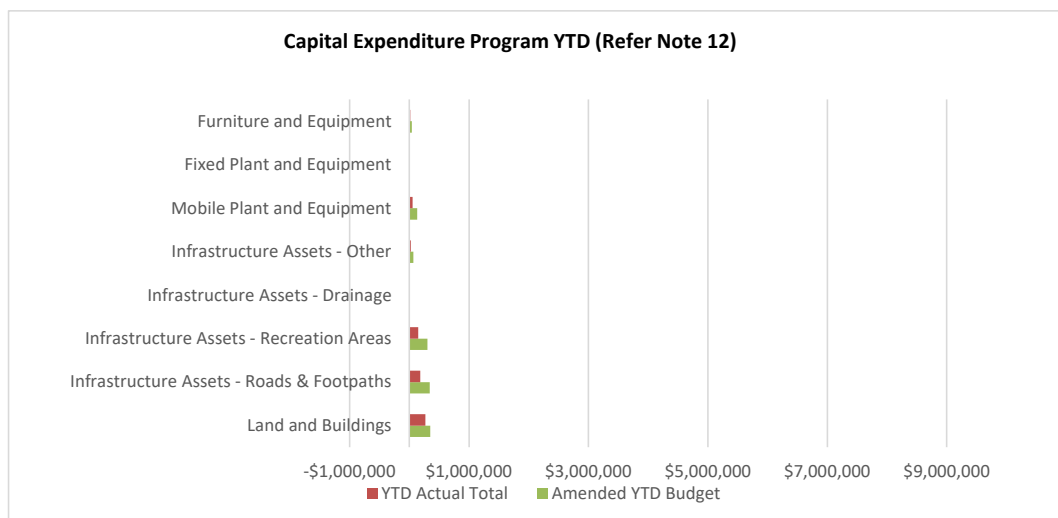
1. Liquidity refers to the Shire of Broome's ability to meet its financial obligations within the current year. Liquidity increased at the start of the financial year by \$25.219M due mainly to the issuance of rates. Liquidity is a combination of unrestricted cash, Current Debtors (including Rates), and Current Creditors. The Shire of Broome's current position (representing liquidity) can be found in Note 3.

2. Rates were raised in July with payment due 35 days after issuing. Total Rates raised for the year was \$24.94M with total outstanding rates YTD at \$23.04M.

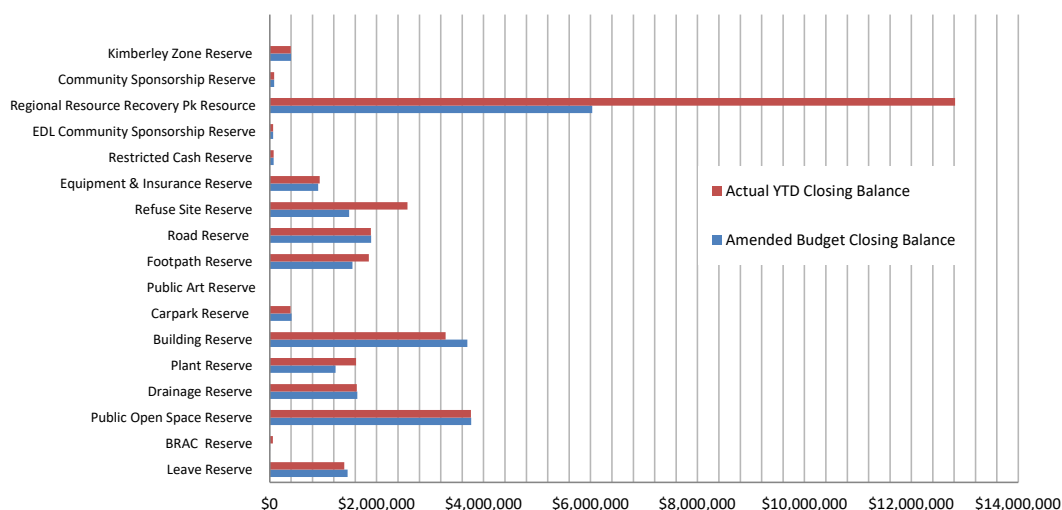
This information is to be read in conjunction with the accompanying Financial Statements and notes.

**Shire of Broome**  
**Monthly Summary Information**  
For the Period Ended 31 July 2022

**Capital Expenditure Program YTD (Refer Note 12)**



**Year To Date Reserve Balance to End of Year Estimate (Refer Note 7)**

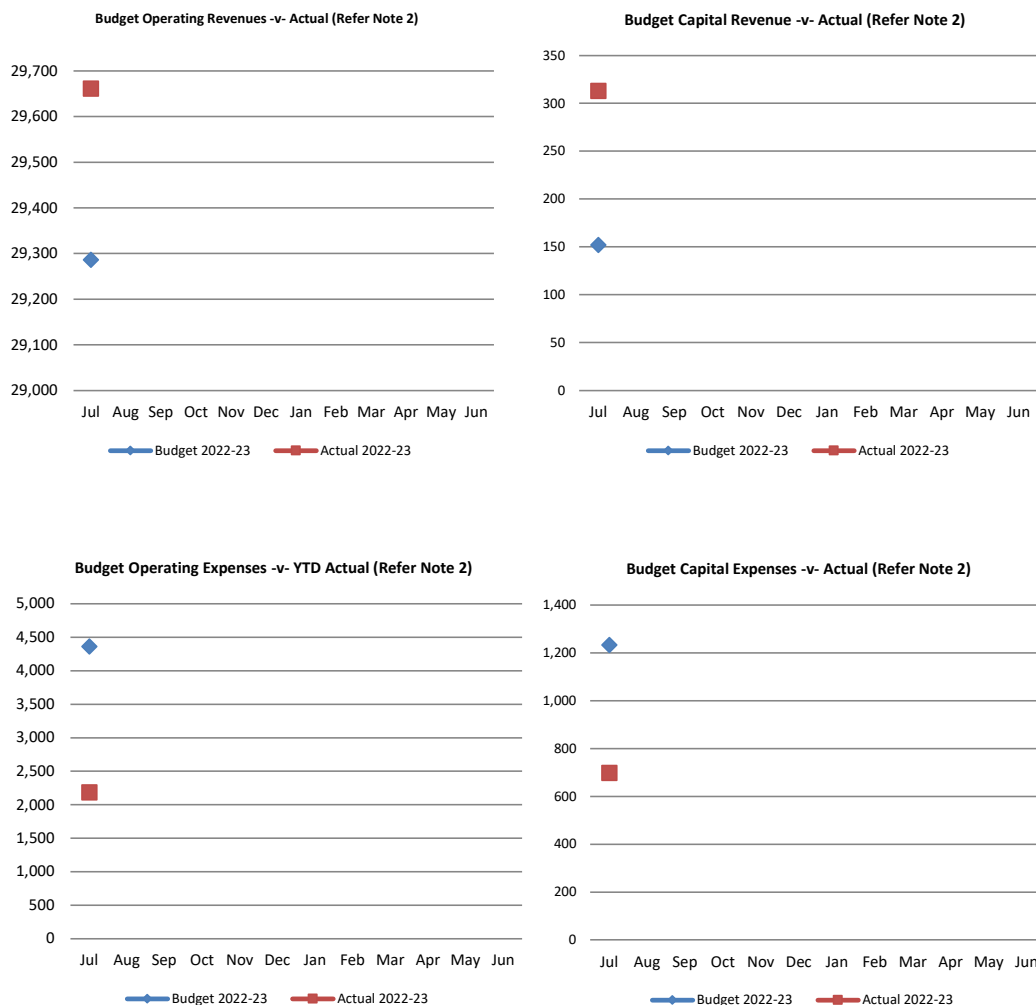


**Comments**

\*Amended Budget Closing balance is the forecast of the closing balance after all budgeted transfers to and from reserve have been performed. At this time there have been no transactions to or from reserve other than to recognise interest earned on reserve investments. All interest earned on Reserve investments is recorded on reserve at the end of each month.

This information is to be read in conjunction with the accompanying Financial Statements and notes.

**Shire of Broome**  
**Monthly Summary Information**  
For the Period Ended 31 July 2022



**Comments**

Explanation on material variances are presented in note 2.

This information is to be read in conjunction with the accompanying Financial Statements and notes.

**SHIRE OF BROOME**  
**STATEMENT OF FINANCIAL ACTIVITY**  
**(Statutory Reporting Program)**  
**For the Period Ended 31 July 2022**

	Note	Amended Annual Budget (a)	Amended YTD Budget (b)	YTD Actual (c)	%	Var. \$ (c)-(b)	Var. % (c)-(b)/(b)	Var.
<b>Operating Revenues</b>		\$	\$	\$		\$	%	
Governance		28,714	1,166	103		(1,063)	(91.17%)	
General Purpose Funding - Rates	9	25,425,375	24,954,704	24,973,169		18,465	0.07%	
General Purpose Funding - Other		547,096	-	0		0		
Law, Order and Public Safety		132,928	11,076	5,508		(5,568)	(50.27%)	
Health		197,140	16,011	93,446		77,435	483.64%	▲
Education and Welfare		93,000	7,750	0		(7,750)	(100.00%)	
Housing		1,102,751	91,896	48,381		(43,515)	(47.35%)	▼
Community Amenities		7,003,502	3,763,648	3,735,886		(27,762)	(0.74%)	
Recreation and Culture		1,589,053	129,202	214,841		85,639	66.28%	▲
Transport		868,607	18,583	1,878		(16,705)	(89.89%)	▼
Economic Services		962,637	80,218	316,192		235,974	294.17%	▲
Other Property and Services		2,324,119	212,043	271,360		59,317	27.97%	▲
<b>Total Operating Revenue</b>		<b>40,274,922</b>	<b>29,286,297</b>	<b>29,660,764</b>	<b>32%</b>	<b>374,467</b>		
<b>Operating Expense</b>								
Governance		(2,244,183)	(224,096)	(67,044)		157,052	70.08%	▲
General Purpose Funding		(624,840)	(59,403)	0		59,403	100.00%	▲
Law, Order and Public Safety		(1,496,764)	(122,218)	(53,052)		69,166	56.59%	▲
Health		(813,994)	(67,833)	(29,954)		37,879	55.84%	▲
Education and Welfare		(799,743)	(66,646)	(52,673)		13,973	20.97%	▲
Housing		(1,281,616)	(106,800)	(47,113)		59,687	55.89%	▲
Community Amenities		(10,994,485)	(914,438)	(327,299)		587,139	64.21%	▲
Recreation and Culture		(17,517,053)	(1,475,760)	(643,041)		832,719	56.43%	▲
Transport		(10,610,233)	(884,185)	(265,443)		618,742	69.98%	▲
Economic Services		(2,495,059)	(193,629)	(98,216)		95,413	49.28%	▲
Other Property and Services		(2,492,443)	(243,914)	(597,158)		(353,244)	(144.82%)	▼
<b>Total Operating Expenditure</b>		<b>(51,370,413)</b>	<b>(4,358,922)</b>	<b>(2,180,993)</b>	<b>4%</b>	<b>2,177,929</b>		
<b>Funding Balance Adjustments</b>								
Add back Depreciation		18,142,152	1,511,859	0		(1,511,859)	100.00%	
Adjust (Profit)/Loss on Asset Disposal	8	51,548	(67,234)	0		67,234	100.00%	▲
Adjust Revaluation, Provisions and Accruals		0	0	(144)		(144)		
<b>Net Cash from Operations</b>		<b>7,098,209</b>	<b>26,372,000</b>	<b>27,479,627</b>		<b>1,107,627</b>		
<b>Capital Revenues</b>								
<b>Grants, Subsidies and Contributions</b>		12,633,743	135,412	312,610		177,198	(130.86%)	▲
Governance		0	0	0		0		
General Purpose Funding		0	0	0		0		
Rates		0	0	0		0		
Other General Purpose Funding		0	0	0		0		
Law, Order and Public Safety		0	0	0		0		
Health		0	0	0		0		
Education and Welfare		0	0	0		0		
Housing		0	0	0		0		
Community Amenities		0	0	0		0		
Recreation and Culture		9,844,127	48,594	265,389		216,795	(446.14%)	
Transport		2,789,616	86,818	47,221		(39,597)	45.61%	
Economic Services		0	0	0		0		
Other Property and Services		0	0	0		0		
Proceeds from Disposal of Assets	8	445,073	16,250	0	0%	(16,250)	100.00%	
<b>Total Capital Revenues</b>		<b>13,078,816</b>	<b>151,662</b>	<b>312,610</b>	<b>2%</b>	<b>160,948</b>		

**SHIRE OF BROOME**  
**STATEMENT OF FINANCIAL ACTIVITY**  
**(Statutory Reporting Program)**  
**For the Period Ended 31 July 2022**

	Note	Amended Annual Budget (a)	Amended YTD Budget (b)	YTD Actual (c)	%	Var. \$ (c)-(b)	Var. % (c)-(b)/(b)	Var.
<b>Capital Expenses</b>								
Land Held for Resale	12	0	0	0		0		
Land Under Control (Crown Land)	12	0	0	0		0		
Land and Buildings	12	(11,220,879)	(348,677)	(268,367)		80,310	23.03%	▲
Infrastructure Assets - Roads & Footpaths	12	(4,085,677)	(340,472)	(182,856)		157,616	46.29%	▲
Infrastructure Assets - Recreation Areas	12	(11,413,967)	(304,465)	(148,136)		156,329	51.35%	▲
Infrastructure Assets - Drainage	12	(26,320)	(2,193)	0		2,193	100.00%	▲
Infrastructure Assets - Other	12	(781,774)	(65,149)	(24,116)		41,033	62.98%	▲
Mobile Plant and Equipment	12	(4,003,999)	(129,964)	(52,043)		77,921	59.96%	▲
Fixed Plant and Equipment	12	(18,437)	(1,537)	(5,677)		(4,140)	(269.36%)	
Furniture and Equipment	12	(478,860)	(39,905)	(15,743)		24,162	60.55%	▲
Total Capital Expenditure		(32,029,913)	(1,232,362)	(696,938)	2%	535,424		
<b>Net Cash from Capital Activities</b>		(18,951,097)	(1,080,700)	(384,328)		696,372		
<b>Financing</b>								
Proceeds from New Debentures		690,746	0	0		0		
Payments for financial assets at amortised cost - self supporting loans		(690,746)	0	0		0		
Self-Supporting Loan Principal		0	0	0		0		
Transfer from Reserves	7	9,970,352	768,024	0		(768,024)	100.00%	▲
Advances to Community Groups		0	0	0		0		
Repayment of Debentures	10	(444,161)	0	0		0		
Repayment of Self Supporting Loan		0	0	0		0		
Asset Rehab Liability		0	0	0		0		
Transfer to Reserves	7	(1,818,355)	(479,638)	(6,241)		473,397	98.70%	▲
<b>Net Cash from Financing Activities</b>		7,707,836	288,386	(6,241)		(294,627)		
<b>Net Operations, Capital and Financing</b>		(4,145,052)	25,579,686	27,089,058		1,509,372		
<b>Opening Funding Surplus(Deficit)</b>	3	4,145,052	4,145,052	4,145,052		0		
<b>Closing Funding Surplus(Deficit)</b>	3	0	29,724,738	31,234,110		1,509,372		

Indicates a variance between Year to Date (YTD) Budget and YTD Actual data as per the adopted materiality threshold.  
Refer to Note 2 for an explanation of the reasons for the variance.

This statement is to be read in conjunction with the accompanying Financial Statements and notes.

SHIRE OF BROOME  
STATEMENT OF FINANCIAL ACTIVITY  
(By Nature or Type)  
For the Period Ended 31 July 2022

	Note	Amended Annual Budget (a)	Amended YTD Budget (b)	YTD Actual (c)	%	Var. \$ (c)-(b)	Var. % (c)-(b)/(b)	Var.
<b>Operating Revenues</b>		\$	\$	\$		\$	%	
Rates	9	25,001,625	24,909,957	24,940,043		30,086	0.12%	
Operating Grants, Subsidies and Contributions		1,688,116	40,078	6,460		(33,618)	(83.88%)	▼
Fees and Charges		11,607,813	4,109,279	4,564,406		455,127	11.08%	▲
Service Charges		0	0	0		0		
Interest Earnings		436,559	33,668	26,052		(7,616)	(22.62%)	
Other Revenue		1,337,814	113,507	123,801		10,294	9.07%	
Profit on Disposal of Assets	8	202,995	79,806	0		(79,806)	(100.00%)	▼
<b>Total Operating Revenue</b>		<b>40,274,922</b>	<b>29,286,295</b>	<b>29,660,762</b>	<b>31%</b>	<b>374,467</b>		
<b>Operating Expense</b>								
Employee Costs		(16,866,105)	(1,433,920)	(908,007)		525,913	(36.68%)	
Materials and Contracts		(10,759,267)	(1,006,535)	(957,514)		49,021	(4.87%)	
Utility Charges		(2,151,708)	(179,314)	(246,996)		(67,682)	37.74%	
Depreciation on Non-Current Assets		(18,142,152)	(1,511,859)	0		1,511,859	(100.00%)	
Interest Expenses		(202,898)	0	(15,210)		(15,210)		▼
Insurance Expenses		(785,277)	(39,038)	(630)		38,408	(98.39%)	
Other Expenditure		(2,208,463)	(175,682)	(52,636)		123,046	(70.04%)	
Loss on Disposal of Assets	8	(254,543)	(12,572)	0		12,572	(100.00%)	
<b>Total Operating Expenditure</b>		<b>(51,370,413)</b>	<b>(4,358,920)</b>	<b>(2,180,993)</b>	<b>4%</b>	<b>2,177,927</b>		
<b>Funding Balance Adjustments</b>								
Add back Depreciation		18,142,152	1,511,859	0		(1,511,859)	(100.00%)	▲
Adjust (Profit)/Loss on Asset Disposal	8	51,548	(67,234)	0		67,234	(100.00%)	
Adjust Revaluation, Provisions and Accruals		0	0	(144)		(144)		
<b>Net Cash from Operations</b>		<b>7,098,209</b>	<b>26,372,000</b>	<b>27,479,625</b>		<b>1,107,625</b>		
<b>Capital Revenues</b>								
Grants, Subsidies and Contributions		12,633,743	135,412	312,610		177,198	130.86%	▲
Proceeds from Disposal of Assets		445,073	16,250	0	0%	(16,250)	(100.00%)	
<b>Total Capital Revenues</b>		<b>13,078,816</b>	<b>151,662</b>	<b>312,610</b>	<b>2%</b>	<b>160,948</b>		
<b>Capital Expenses</b>								
Land Held for Resale	12	0	0	0		0		
Land Under Control (Crown Land)	12	0	0	0		0		
Land and Buildings	12	(11,220,879)	(348,677)	(268,367)		80,310	(23.03%)	
Infrastructure Assets - Roads & Footpaths	12	(4,085,677)	(340,472)	(182,856)		157,616	(46.29%)	
Infrastructure Assets - Recreation Areas	12	(11,413,967)	(304,465)	(148,136)		156,329	(51.35%)	
Infrastructure Assets - Drainage	12	(26,320)	(2,193)	0		2,193	(100.00%)	
Infrastructure Assets - Other	12	(781,774)	(65,149)	(24,116)		41,033	(62.98%)	
Fixed Plant and Equipment	12	(18,437)	(1,537)	(5,675)		(4,138)	269.23%	▲
Furniture and Equipment	12	(478,860)	(39,905)	(15,743)		24,162	(60.55%)	
<b>Total Capital Expenditure</b>		<b>(32,029,913)</b>	<b>(1,232,362)</b>	<b>(696,936)</b>	<b>2%</b>	<b>535,426</b>		
<b>Net Cash from Capital Activities</b>		<b>(18,951,097)</b>	<b>(1,080,700)</b>	<b>(384,326)</b>		<b>696,374</b>		
<b>Financing</b>								
Proceeds from New Debentures		690,746	0	0		0		
Payments for financial assets at amortised cost - self supporting loans		(690,746)	0	0		0		
Self-Supporting Loan Principal		0	0	0		0		
Transfer from Reserves	7	9,970,352	768,024	0		(768,024)	(100.00%)	▼
Advances to Community Groups		0	0	0		0		
Repayment of Debentures	10	(444,161)	0	0		0		
Repayment of Self Supporting Loan		0	0	0		0		
Asset Rehab Liability		0	0	0		0		
Transfer to Reserves	7	(1,818,355)	(479,638)	(6,241)		473,397	(98.70%)	
<b>Net Cash from Financing Activities</b>		<b>7,707,836</b>	<b>288,386</b>	<b>(6,241)</b>		<b>(294,627)</b>		
<b>Net Operations, Capital and Financing</b>		<b>(4,145,052)</b>	<b>25,579,686</b>	<b>27,089,058</b>		<b>1,509,372</b>		
<b>Opening Funding Surplus(Deficit)</b>	3	<b>4,145,052</b>	<b>4,145,052</b>	<b>4,145,052</b>		<b>0</b>		
<b>Closing Funding Surplus(Deficit)</b>	3	<b>0</b>	<b>29,724,738</b>	<b>31,234,110</b>		<b>1,509,372</b>		

Indicates a variance between Year to Date (YTD) Budget and YTD Actual data as per the adopted materiality threshold  
Refer to Note 2 for an explanation of the reasons for the variance.

This statement is to be read in conjunction with the accompanying Financial Statements and notes

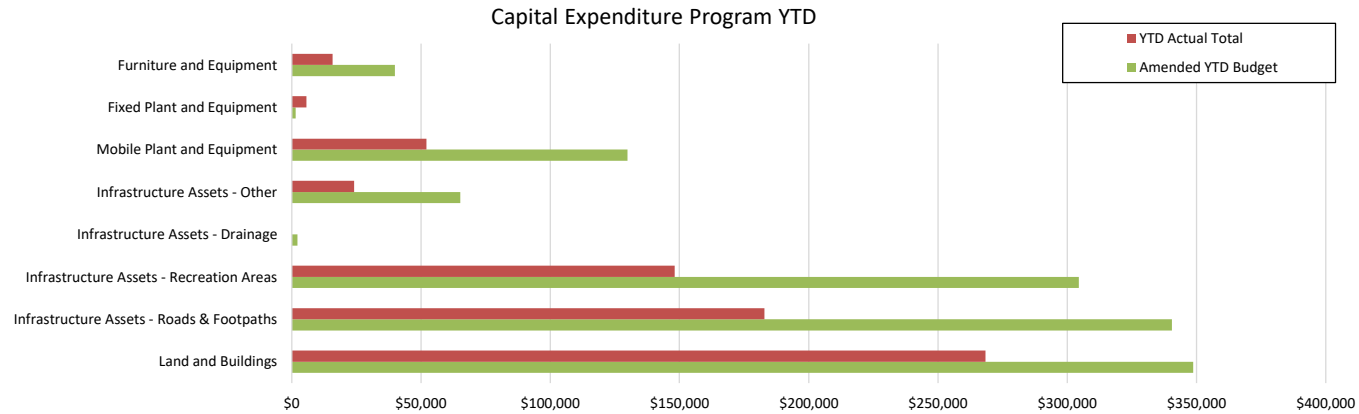
SHIRE OF BROOME  
STATEMENT OF CAPITAL ACQUISITIONS AND CAPITAL FUNDING  
For the Period Ended 31 July 2022

Capital Acquisitions	Note	YTD Actual New /Upgrade (a)	YTD Actual (Renewal Expenditure) (b)	YTD Actual Total (c) = (a)+(b)	Amended YTD Budget (d)	Amended Annual Budget	Variance (d) - (c)
		\$	\$	\$	\$	\$	\$
Land and Buildings	12	264,081	4,286	268,367	348,677	11,220,879	(80,310)
Infrastructure Assets - Roads & Footpaths	12	179,834	3,022	182,856	340,472	4,085,677	(157,616)
Infrastructure Assets - Recreation Areas	12	148,136	0	148,136	304,465	11,413,967	(156,329)
Infrastructure Assets - Drainage	12	0	0	0	2,193	26,320	(2,193)
Infrastructure Assets - Other	12	24,116	0	24,116	65,149	781,774	(41,033)
Mobile Plant and Equipment	12	0	52,043	52,043	129,964	4,003,999	(77,921)
Fixed Plant and Equipment	12	0	5,675	5,675	1,537	18,437	4,138
Furniture and Equipment	12	15,743	0	15,743	39,905	478,860	(24,162)
Capital Expenditure Totals		631,910	65,026	696,936	1,232,362	32,029,913	(535,426)

**Funded By:**

Capital Grants and Contributions	312,610	135,412	12,633,743	177,198
Borrowings	0	0	690,746	0
Other (Disposals & C/Fwd)	0	16,250	445,073	(16,250)
Total Own Source Funding - Cash Backed Reserves	0	768,024	(9,970,352)	(768,024)
Own Source Funding - Operations	384,326	312,676	28,230,703	71,650
Capital Funding Total	696,936	1,232,362	32,029,913	(535,426)

**SHIRE OF BROOME**  
**STATEMENT OF CAPITAL ACQUISITIONS AND CAPITAL FUNDING**  
**For the Period Ended 31 July 2022**



**SHIRE OF BROOME**  
**STATEMENT OF BUDGET AMENDMENTS**  
**(Statutory Reporting Program)**  
**For the Period Ended 31 July 2022**

	Adopted Budget	Adopted Budget Amendments (Note 5)	Amended Annual Budget (a)
<b>Operating Revenues</b>	\$	\$	\$
Governance	28,714	0	28,714
General Purpose Funding - Rates	25,425,375	0	25,425,375
General Purpose Funding - Other	547,096	0	547,096
Law, Order and Public Safety	132,928	0	132,928
Health	197,140	0	197,140
Education and Welfare	93,000	0	93,000
Housing	1,102,751	0	1,102,751
Community Amenities	7,003,502	0	7,003,502
Recreation and Culture	1,589,053	0	1,589,053
Transport	868,607	0	868,607
Economic Services	962,637	0	962,637
Other Property and Services	2,324,119	0	2,324,119
<b>Total Operating Revenue</b>	<b>40,274,922</b>	<b>0</b>	<b>40,274,922</b>
<b>Operating Expense</b>			
Governance	(2,244,183)	0	(2,244,183)
General Purpose Funding	(624,840)	0	(624,840)
Law, Order and Public Safety	(1,496,764)	0	(1,496,764)
Health	(813,994)	0	(813,994)
Education and Welfare	(799,743)	0	(799,743)
Housing	(1,281,616)	0	(1,281,616)
Community Amenities	(10,994,485)	0	(10,994,485)
Recreation and Culture	(17,517,053)	0	(17,517,053)
Transport	(10,610,233)	0	(10,610,233)
Economic Services	(2,495,059)	0	(2,495,059)
Other Property and Services	(2,492,443)	0	(2,492,443)
<b>Total Operating Expenditure</b>	<b>(51,370,413)</b>	<b>0</b>	<b>(51,370,413)</b>
<b>Funding Balance Adjustments</b>			
Add back Depreciation	18,142,152	0	18,142,152
Adjust (Profit)/Loss on Asset Disposal	51,548	0	51,548
Adjust Provisions and Accruals	0	0	0
<b>Net Cash from Operations</b>	<b>7,098,209</b>	<b>0</b>	<b>7,098,209</b>
<b>Capital Revenues</b>			
Grants, Subsidies and Contributions	12,633,743	0	12,633,743
Proceeds from Disposal of Assets	445,073	0	445,073
Proceeds from Sale of Investments	0		0
<b>Total Capital Revenues</b>	<b>13,078,816</b>	<b>0</b>	<b>13,078,816</b>

**SHIRE OF BROOME**  
**STATEMENT OF BUDGET AMENDMENTS**  
**(Statutory Reporting Program)**  
**For the Period Ended 31 July 2022**

	Adopted Budget	Adopted Budget Amendments (Note 5)	Amended Annual Budget (a)
<b>Capital Expenses</b>			
Land Held for Resale	0	0	0
Land Under Control (Crown Land)	0	0	0
Land and Buildings	(11,220,879)	0	(11,220,879)
Works in Progress Land & Buildings	0	0	0
Works In Progress Recreation Areas			
Infrastructure	0	0	0
Works in Progress - Rds, F/Paths & Bridges	0	0	0
Works In Progress Other Infrastructure	0	0	0
Works in Progress Plant & Equipment	0	0	0
Infrastructure Assets - Roads & Footpaths	(4,085,677)	0	(4,085,677)
Infrastructure Assets - Recreation Areas	(11,413,967)	0	(11,413,967)
Infrastructure Assets - Drainage	(26,320)	0	(26,320)
Infrastructure Assets - Other	(781,774)	0	(781,774)
Mobile Plant and Equipment	(4,003,999)	0	(4,003,999)
Fixed Plant and Equipment	(18,437)	0	(18,437)
Furniture and Equipment	(478,860)	0	(478,860)
<b>Total Capital Expenditure</b>	<b>(32,029,913)</b>	<b>0</b>	<b>(32,029,913)</b>
<b>Net Cash from Capital Activities</b>	<b>(18,951,097)</b>	<b>0</b>	<b>(18,951,097)</b>
<b>Financing</b>			
Proceeds from New Debentures	690,746	0	690,746
Payments for financial assets at amortised cost - self supporting loans	(690,746)	0	(690,746)
Self-Supporting Loan Principal	0	0	0
Transfer from Reserves	9,970,352	0	9,970,352
Purchase of Investments	0	0	0
Advances to Community Groups	0	0	0
Repayment of Debentures	(444,161)	0	(444,161)
Repayment of Self Supporting Loan	0	0	0
Asset Rehab Liability	0	0	0
Transfer to Reserves	(1,818,355)	0	(1,818,355)
<b>Net Cash from Financing Activities</b>	<b>7,707,836</b>	<b>0</b>	<b>7,707,836</b>
<b>Net Operations, Capital and Financing</b>	<b>(4,145,052)</b>	<b>0</b>	<b>(4,145,052)</b>
<b>Opening Funding Surplus(Deficit)</b>	<b>4,145,052</b>	<b>0</b>	<b>4,145,052</b>
<b>Closing Funding Surplus(Deficit)</b>	<b>0</b>	<b>0</b>	<b>0</b>

**SHIRE OF BROOME**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
For the Period Ended 31 July 2022

**Note 2: EXPLANATION OF MATERIAL VARIANCES**

Reporting Program	Var. \$	Var. %	Var.	Timing/ Permanent	Explanation of Variance
<b>Operating Revenues</b>	\$	%			
Governance	(1,063)	(91.17%)			
General Purpose Funding - Rates	18,465	0.07%			
Law, Order and Public Safety	(5,568)	(50.27%)			
Health	77,435	483.64%	▲	Timing	Variance mainly due to Health Licences issued during the period compared to the expected budget.
Education and Welfare	(7,750)	(100.00%)			
Housing	(43,515)	(47.35%)	▼	Permanent	Less rented staff housing than expected on budget due to housing market conditions.
Community Amenities	(27,762)	(0.74%)			
Recreation and Culture	85,639	66.28%	▲	Timing	Mainly due to Haynes Oval & Pavilion income received early than expected on budget.
Transport	(16,705)	(89.89%)	▼	Timing	MRWA Grant not yet received as expected on budget.
Economic Services	235,974	294.17%	▲	Timing	Rent and Recoup received early than expected on budget combined with more Pool Inspections fees and licences income raised earlier than per budget.
Other Property and Services	59,317	27.97%	▲	Permanent	Reimbursement of Insurable Claimable Costs received were not budgeted for.
<b>Operating Expense</b>					
Governance	157,052	70.08%	▲	Timing	Timing of expenditures such as WARCA, Council Newsletter and Consultants.
General Purpose Funding	59,403	100.00%	▲	Timing	Timing of expenditures such as the triennial gross rental valuations and internal cost allocations.
Law, Order and Public Safety	69,166	56.59%	▲	Timing	Due to timing of multiple small expenses not yet occurred as expected on budget.
Health	37,879	55.84%	▲	Timing	Staff vacancy in July 2022 combined with timing of internal monthly processes (Admin costs and Depreciation).
Education and Welfare	13,973	20.97%	▲	Timing	Mainly due to timing of internal monthly processes (Admin Costs and IT/Record costs).
Housing	59,687	55.89%	▲	Permanent	Less rented staff housing than expected on budget due to housing market conditions combined with Admin costs to be allocated.
Community Amenities	587,139	64.21%	▲	Timing	Less expenditure than budgeted mainly due to Kerbside Recycling Collection, Refuse & Grounds expenditures, Contaminated Site remediation expenses and fixed asset depreciation (depreciation will be processed once the financial audit is complete).
Recreation and Culture	832,719	56.43%	▲	Timing	Depreciation will be processed once the financial audit is complete. Timing of expenditure associated with parks and reserves and BRAC maintenance.
Transport	618,742	69.98%	▲	Timing	Less operating expenses than budgeted due to depreciation not yet recognised. In addition, urban road maintenance expenses lower than budget due to timing.
Economic Services	95,413	49.28%	▲	Timing	Broome Visitor Centre annual and rental subsidies not yet recorded, depreciation (only able to recognise after annual financial audit completed) not yet recognised and internal processes (monthly admin cost allocations).
Other Property and Services	(353,244)	(144.82%)	▼	Timing	Mainly due to internal allocations processes (admin costs, IT, Records, depreciation).
<b>Capital Revenues</b>					
Grants, Subsidies and Contributions	177,198	(130.86%)	▲	Timing	Grants not yet received (State Swim Areas, Cable Beach project, Black Spot and others) and non operational grant received before than expected.
Proceeds from Disposal of Assets	(16,250)	100.00%		Timing	Disposals not yet done, will be in conjunction with acquisitions (trade-in).

**SHIRE OF BROOME**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
For the Period Ended 31 July 2022

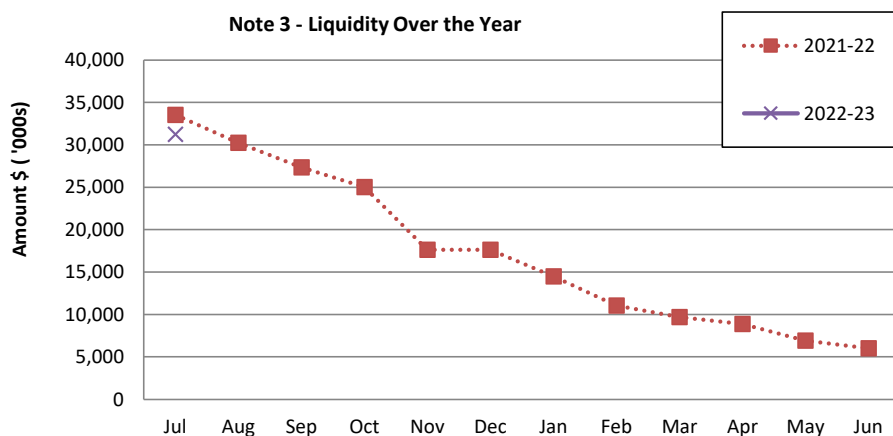
**Note 2: EXPLANATION OF MATERIAL VARIANCES**

Reporting Program	Var. \$	Var. %	Var.	Timing/ Permanent	Explanation of Variance
<b>Capital Expenses</b>					
Land and Buildings	80,310	23.03%	▲	Timing	Mainly related to timing of Regional Resource Recovery Park new facility.
Infrastructure Assets - Roads & Footpaths	157,616	46.29%	▲	Timing	Roads and Footpaths additions not yet capitalised due timing.
Infrastructure Assets - Recreation Areas	156,329	51.35%	▲	Timing	Cable Beach project construction not yet started.
Infrastructure Assets - Drainage	2,193	100.00%	▲	Timing	
Infrastructure Assets - Other	41,033	62.98%	▲	Timing	Other projects not started or not yet capitalised, timing.
Mobile Plant and Equipment	77,921	59.96%	▲	Timing	Mobile plant replacement not yet done, timing.
Fixed Plant and Equipment	(4,140)	(269.36%)			
Furniture and Equipment	24,162	(8.37%)	▲	Timing	No significant furniture and equipment purchased for the year compared to the budget.
<b>Financing</b>					
Proceeds from New Debentures	0				
Transfer from Reserves	(768,024)	100.00%	▲	Timing	Transfer not yet made, timing.
Transfer to Reserves	473,397	98.70%	▲	Timing	Transfer not yet made, timing.

**SHIRE OF BROOME**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 31 July 2022**

**Note 3: NET CURRENT FUNDING POSITION**

		Positive=Surplus (Negative=Deficit)		
	Note	YTD 31 Jul 2022	30 Jun 2022	YTD 31 Jul 2021
		\$	\$	\$
<b>Current Assets</b>				
Cash Unrestricted	4	10,571,127	10,485,375	5,392,174
Cash Restricted	4	32,844,349	32,838,108	30,846,599
Receivables - Rates	6	23,041,533	769,444	22,380,865
Receivables - Rates Other		4,002,445	(88,430)	3,756,775
Receivables - Debtors	6	863,600	1,140,150	1,897,037
Receivables - Other		(89,245)	213,819	24,531
Sundry Provisions & Accruals		100,688	103,948	95,422
Inventories		7,108	8,604	58,685
		71,341,605	45,471,018	64,452,088
<b>Less: Current Liabilities</b>				
Payables		(5,714,627)	(7,025,991)	(5,937,351)
Provisions		(1,167,112)	(1,166,990)	(1,040,664)
		(6,881,739)	(8,192,981)	(6,978,015)
Less: Cash Reserves	7	(32,844,348)	(32,838,108)	(30,846,599)
Rounding and Timing Adjustment		(381,408)		
<b>Net Current Funding Position</b>		<b>31,234,110</b>	<b>4,439,928</b>	<b>26,627,474</b>

**Comments - Net Current Funding Position**

The budget was adopted at the Special Meeting held on 05 July 2022. It was presented to Council with a predicted carried forward surplus of \$4,145,052.

The Rounding and Timing Adjustment is calculated by subtracting the sum of current assets less current liabilities and cash reserves from the YTD funding surplus (see page 7).

**SHIRE OF BROOME**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 31 July 2022**

**Note 4: CASH AND INVESTMENTS**

	Interest Rate	Unrestricted \$	Restricted \$	Trust \$	Total Amount \$	Institution	Maturity Date
<b>(a) Cash Deposits</b>							
Municipal Bank Account	0.85%	6,890,288			6,890,288	CommBank	At Call
Business Online Saver	1.50%	33,955			33,955	CommBank	At Call
BRAC Bank Account	0.85%	30,470			30,470	CommBank	At Call
BPAY Bank Account	0.00%	0			0	CommBank	At Call
Reserve Bank Account	2.00%		21,001		21,001	CommBank	At Call
Trust Bank Account	0.00%			196,419	196,419	CommBank	At Call
ESCROW - Trust	0.00%		3,373,348		3,373,348	Perpetual	At Call
Cash On Hand	Nil	4,200			4,200	N/A	On Hand
<b>(b) Term Deposits</b>							
					0		
Term Deposit	2.90%	4,000,000			4,000,000	CommBank	26-Oct-22
Term Deposit	2.39%		29,450,000		29,450,000	CommBank	19-Sep-22
<b>Total</b>		<b>10,958,913</b>	<b>32,844,349*</b>	<b>196,419†</b>	<b>43,999,681</b>		
<b>Adjustments</b>							
Payment Timing Adjustments**		387,786					
<b>Total</b>		<b>10,571,127</b>	<b>32,844,349.03</b>				

**Comments/Notes - Investments**

\*Note - The total of Restricted Cash balances to the reserves on Note 7.

\*\*NOTE - Payment Timing adjustments indicate payments that have been recorded on the ledger but have yet to be paid out of the bank. The bank accounts are reconciled monthly to ensure no discrepancies occur.

†Note - A discrepancy between Trust balance and the balance of Note 11 is a result of money in transit, either as a refund or a payment, or an unrepresented cheque.

SHIRE OF BROOME  
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
For the Period Ended 31 July 2022

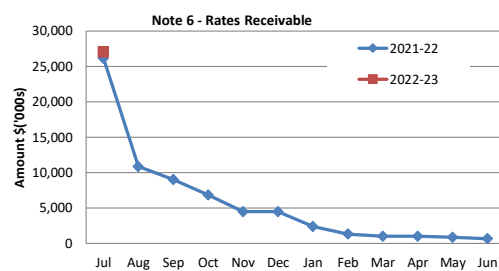
Note 5: BUDGET AMENDMENTS  
Amendments to original budget since budget adoption. Surplus/(Deficit)

GL Account Code	Job Number	Description	Council Resolution	Classification	Non Cash Adjustment	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
		Budget Adoption			\$	\$	\$	\$
		Permanent Changes						0
					0	0	0	0

SHIRE OF BROOME  
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
For the Period Ended 31 July 2022

**Note 6: RECEIVABLES**

Receivables - Rates Receivable	YTD 31 Jul 2022	30 Jun 2022
	\$	\$
Opening Arrears Previous Years	769,444	839,534
Levied this year	24,940,043	23,902,635
Less Collections to date	(2,667,954)	(23,972,725)
Equals Current Outstanding	23,041,533	769,444
<b>Net Rates Collectable</b>	<b>23,041,533</b>	<b>769,444</b>
% Collected	10.38%	96.89%



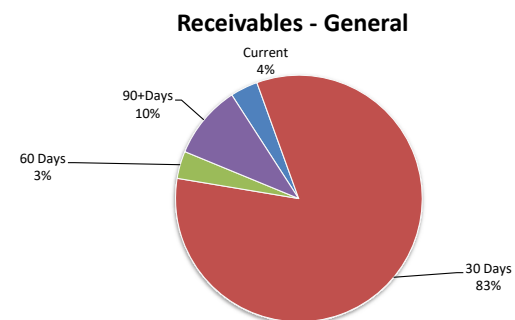
**Comments/Notes - Receivables Rates**

\* NOTE - Rates were raised on 14 July 2022 and are due on 18 August 2022.

\*\*NOTE - The calculation of percentage of Rates collected only reports on current Rates, Arrears and Back Rates. For a full breakdown on Rates received, please see the Rates Receipt Statement in the info bulletin.

Receivables - General	Credit*	Current	30 Days	60 Days	90+Days
Receivables - General	(123,174)	\$ 30,893	\$ 706,604	\$ 30,537	\$ 81,779
<b>Total Receivables General Outstanding</b>					<b>726,639</b>

Amounts shown above include GST (where applicable)



**Comments/Notes - Receivables General**

\* Note - A credit refers to a debtor paying more than required in the current billing period. It sits as a credit against the account until the following period when it is applied

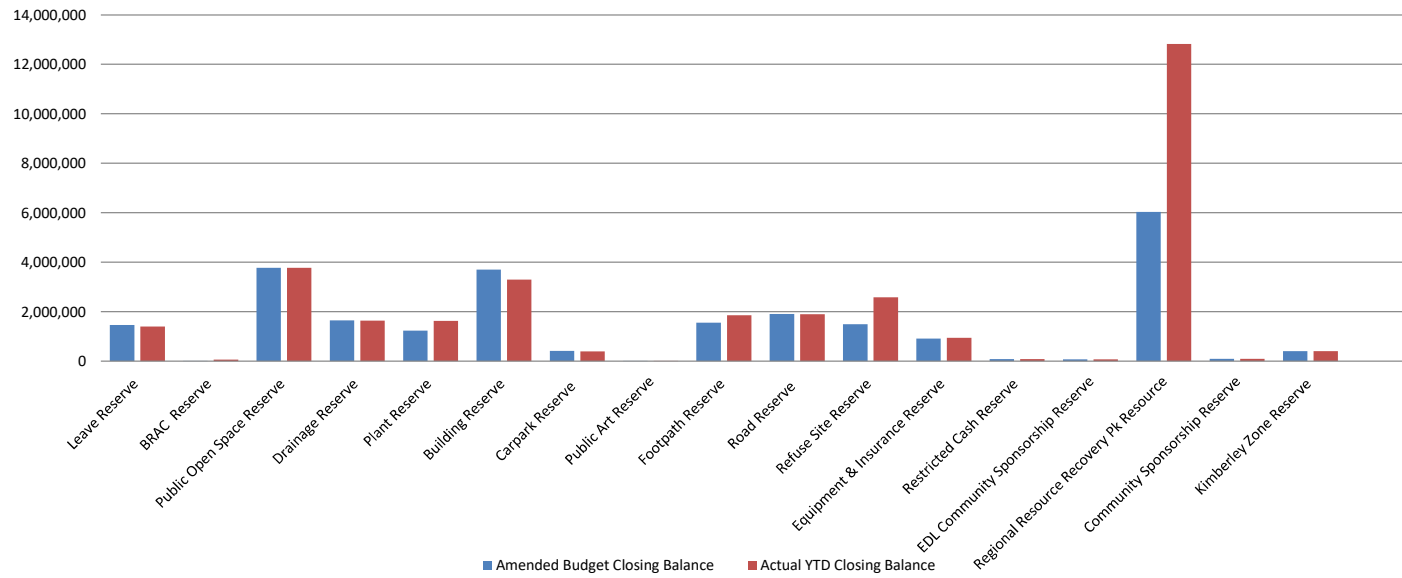
SHIRE OF BROOME  
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
For the Period Ended 31 July 2022

Note 7: Cash Backed Reserve

2022-23										
Name	Opening Balance	Amended Budget Interest Earned	Actual Interest Earned	Amended Budget Transfers In (+)	Actual Transfers In (+)	Amended Budget Transfers Out (-)	Actual Transfers Out (-)	Transfer out Reference	Amended Budget Closing Balance	Actual YTD Closing Balance
	\$	\$	\$	\$	\$	\$	\$		\$	\$
Leave Reserve	1,396,825	4,795	266	57,675	0	0	0		1,459,295	1,397,091
BRAC Reserve	58,697	234	11	0	0	58,000	0		931	58,708
Public Open Space Reserve	3,763,790	5,213	717	768,566	0	769,501	0		3,768,068	3,764,507
Drainage Reserve	1,627,257	6,162	310	4,174	0	0	0		1,637,593	1,627,567
Plant Reserve	1,616,587	7,592	308	0	0	391,804	0		1,232,375	1,616,895
Building Reserve	3,289,749	11,700	627	906,308	0	512,934	0		3,694,823	3,290,376
Carpark Reserve	391,357	1,395	75	14,655	0	0	0		407,407	391,432
Public Art Reserve	6,232	24	1	0	0	0	0		6,256	6,233
Footpath Reserve	1,854,112	9,145	353	0	0	316,173	0		1,547,084	1,854,465
Road Reserve	1,892,145	5,024	360	0	0	0	0		1,897,169	1,892,505
Refuse Site Reserve	2,574,622	10,675	490	0	0	1,101,855	0		1,483,442	2,575,112
Equipment & Insurance Reserve	936,537	2,863	178	0	0	35,000	0		904,400	936,715
Restricted Cash Reserve	74,557	0	0	0	0	0	0		74,557	74,557
EDL Community Sponsorship Reserve	62,229	248	12	0	0	0	0		62,477	62,241
Regional Resource Recovery Pk Resource	12,815,817	0	2,441	0	0	6,785,085	0		6,030,732	12,818,258
Community Sponsorship Reserve	81,722	327	16	0	0	0	0		82,049	81,738
Kimberley Zone Reserve	395,873	1,580	75	0	0	0	0		397,453	395,948
						0	0			
	32,838,108	66,977	6,240	1,751,378	0	9,970,352	0		24,686,111	32,844,348

SHIRE OF BROOME  
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
For the Period Ended 31 July 2022

Note 7: Cash Backed Reserve



SHIRE OF BROOME  
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
For the Period Ended 31 July 2022

Note 8 CAPITAL DISPOSALS

Actual YTD Profit/(Loss) of Asset Disposal				Disposals	Amended Annual Budget Profit/(Loss)	YTD Actual Profit/(Loss)	Variance
Cost	Accum Depr	Proceeds	Profit (Loss)				
\$	\$	\$	\$		\$	\$	\$
				<b>P Number Plant and Equipment</b>			
				0 P9914 ALL TERRAIN VEHICLE 4WD - BEACH AREA (REPLACES P9911) - Used by CCC and Weed Control	(1,580)	0	0
				0 P1116 Mitsubishi Triton - Health (BM29322)	0	0	0
				0 P118 Holden Colorado Rangers- (1GND061)	(11,786)	0	0
				0 P817 Mitsubishi Triton - BRAC Manager (Replaces Toyota Hilux P810) BM29323	(3,405)	0	0
				0 P16212 Trailer - SES Incident Support Trailer (Boxtop) 1TJA451	0	0	0
				0 P5013 Case 590ST Backhoe Loader (Works) BM26051	1,280	0	0
				0 P4614 HINO 3 WAY SIDE TIPPER (1EUV239)	(25,707)	0	0
				0 P84214 HINO 2628 MEDIUM 500 SERIES WATER TRUCK(Works)	(48,064)	0	0
				0 P1013 Truck Crew Cab Tipper 5T Isuzu FRR 500 (P&Gs) 1EKS727	16,433	0	0
				0 P10518 John Deere Ride on Mower 1585 with Cab - 1GOK099	(8,409)	0	0
				0 P9118 Holden Colorado - Parks Supervisor 1GNT026	(10,813)	0	0
				0 P1216 John Deere 5105M Tractor (1GB0512)- P&G	(17,433)	0	0
				0 P9216 Isuzu D-Max Extra Cab (P&Gs) Mowing 2 (1GDI724)	(2,054)	0	0
				0 P3818 Holden Colorado Parks Supervisor - 1GND051	(1,524)	0	0
				0 P2718 Holden Colorado - Parks Mowing Team 2 - 1GNC990	(1,167)	0	0
				0 P2518 Holden Colorado Retic 1	(3,372)	0	0
				0 P17714 KOMATSU WHEEL LOADER WA 250P2-6 (WMF) 1ESM965	78,795	0	0
				0 P15416 Isuzu D-Max Extra Cab - WMF Supervisor	1,421	0	0
				0 P13616 Hino 300 Series 921 XXlong Auto Truck Crew Cab Caged Tipper (CFC) (1GEU286) (Replaced P3611)	(14,184)	0	0
				0 P7419 Toyota Prado T/D 5 Door WGN A/T GXL	(8,856)	0	0
				0 P16319 Toyota Prado GX 2019	12,559	0	0
				0 P12118 Holden Colorado (MC&ED) 1GNC999	6,279	0	0
				0 P4418 Holden Colorado 4x4 Crew Cab Ute (MPBS)	1,759	0	0
				0 P10118 Holden Colorado 4x4 Crew Cab Ute (CHS)	2,615	0	0
				0 P7518 Holden Colorado Crew Cab 4WD Tray Top (Manager P&C)	2,987	0	0
				0 P11318 Holden Colorado 4x4 Crew Cab Ute (ME)	2,035	0	0
				0 P2817 Utility Isuzu D-Max LSM Crew cab 4wd (Mgr Ops)	3,944	0	0
				0 P82813 Paveline Versapatch Asphalt Maintenance unit / Hino 300 series 816	20,652	0	0
				0 P12808 Pump Water 4" Diesel PTG405DS (Works)	1,000	0	0
				0 P7216 Skidsteer Loader Bobcat T650	(38,119)	0	0
				0 P15511 Bobcat Planer (Profiler) Attachment40inch (Refer to Bobcat P7216)	5,991	0	0
				0 P2301 Trailer Polmac 8x4 Single Axle white cage - Signs 1TDC203	1,000	0	0
				0 P1416 Isuzu D-Max Dual Cab (with Fuel Pod)	(38)	0	0
				0 P1616 Isuzu D-Max SX Ute Crew Cab 4WD (with Fuel Pod)	7,693	0	0
				0 New Vacuum Excavation Mobile Plant	0	0	0
				0 P14410 Forklift 2.5T 2WD 4.3mtr 3 stage mast. Toyota model 42-7FG25	4,000	0	0
				0 P3017 Isuzu D-Max SX Extra Cab 4WD Tray Top (Workshop)	7,203	0	0
				0 P83705 Dean tipping trailer	3,764	0	0
				0 P6918 John Deere 1585 Front Deck 4WD-Enclosed cab	(217)	0	0
				0 P2916 Isuzu D-Max Extra Cab -Spray Ute	12,670	0	0
				0 P9016 Turf Renovator Amazone GHS210	(25,637)	0	0
				0 P11615 900LT Silvan Tractor Mounted Fertilizer Spreader	(698)	0	0
				0 P17218 Toro Groundmaster 360 4WD-Team 1	4,795	0	0
				0 P2620 Toro 3100D Ride-On Cylinder Mower	(29,591)	0	0
				0 P6818 Holden Colorado Space Cab Alloy Tray - Retic 3	(531)	0	0
				0 P18118 Holden Colorado Ute Crew Cab 4WD Community Clean Up Crew	4,120	0	0
0	0	0	0		(50,190)	0	0

SHIRE OF BROOME  
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
For the Period Ended 31 July 2022

Rate in \$	Number of Properties	Rateable Value \$	Rate Revenue \$	Interim Rates \$	Back Rates \$	Total Revenue \$	Amended Budget Rate Revenue \$	Amended Budget Interim Rate \$	Amended Budget Back Rate \$	Amended Budget Total Revenue \$
<b>Rate Type</b>										
<b>Differential General Rate</b>										
<b>Gross Rental Valuations</b>										
GRV - Residential	8.3113	5,009	162,149,978	13,476,771	100,000	13,576,771	13,676,771			13,676,771
GRV - Residential - Vacant	17.5995	190	3,619,490	637,012		637,012	637,012			637,012
GRV - Commercial/Industrial	11.0873	554	59,572,694	6,605,003		6,605,003	6,605,003			6,605,003
GRV - Tourism	13.4671	564	21,602,106	2,909,177		2,909,177	2,909,177			2,909,177
<b>Unimproved Value Valuations</b>										
UV - Rural	0.8105	54	17,809,000	144,343		144,343	144,343			144,343
UV - Mining	13.7090	32	1,116,265	153,029		153,029	153,029			153,029
UV - Commercial Rural	3.3886	21	10,560,860	357,865		357,865	357,865			357,865
<b>Sub-Totals</b>		6,424	276,430,393	24,283,200	100,000	0	24,383,200	24,483,201	0	24,483,201
<b>Minimum Payment</b>										
<b>Gross Rental Valuations</b>										
GRV - Residential	1,268	53	709,210	67,204		67,204	67,204			67,204
GRV - Residential - Vacant	1,268	181	846,368	229,508		229,508	229,508			229,508
GRV - Commercial/Industrial	1,268	22	153,862	27,896		27,896	27,896			27,896
GRV - Tourism	1,268	260	904,134	329,680		329,680	329,680			329,680
<b>Unimproved Value Valuations</b>										
UV - Rural	1,268	4	191,300	5,072		5,072	5,072			5,072
UV - Mining	520	22	42,111	11,440		11,440	11,440			11,440
UV - Commercial Rural	1,268	2	13,300	2,536		2,536	2,536			2,536
<b>Sub-Totals</b>		544	2,860,285	673,336	0	0	673,336	673,336	0	673,336
						25,056,536				25,156,537
						(54,910)				(54,910)
<b>Totals</b>						<b>25,001,626</b>				<b>25,101,627</b>

**Comments - Rating Information**

NOTE - This note represents the budgeted rating and back rating revenue expected for the 2022/23 financial year. The Statement of Financial Activity (by Reporting Program) examines the reporting program for rates which also includes other items, such as debt recovery and rates instalments charges, which are not represented in this table as they do not form part of ordinary rates modelling

**SHIRE OF BROOME**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 31 July 2022**

**10. INFORMATION ON BORROWINGS**

(a) Debenture Repayments

Particulars	Principal 30-Jun-22	New Loans	Principal Repayments		Principal Outstanding		Interest Repayments	
			Actual \$	Amended Budget \$	Actual \$	Amended Budget \$	Actual \$	Amended Budget \$
Loan 197 - Town Beach Redevelopment	1,276,291		0	88,975	1,276,291	1,187,316	0	20,272
Loan 196 - Chinatown Revitalisation Loan	1,223,136		0	165,029	1,223,136	1,058,107	4,511	22,340
Loan 198 - Chinatown Revitalisation Stage 2	1,681,479		0	105,549	1,681,479	1,575,930	6,014	32,276
Loan 201- China Town Contingency	1,800,000		0	84,609	1,800,000	1,715,391	345	84,588
<b>Self Supporting Loans</b>								
Loan 199 - Broome Golf Club	1,250,000		0	0	1,250,000	1,250,000	4,339	24,426
Broome Surf Life Saving Club	0	690,746	0	0	0	690,746	0	18,996
	7,230,907	690,746	0	444,162	7,230,907	7,477,491	15,210	202,898

All debenture repayments were financed by general purpose revenue.

**SHIRE OF BROOME**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 31 July 2022**

**Note 11: TRUST FUND**

Funds held at balance date over which the Shire has no control and which are not included in this statement are as follows:

Description	Opening Balance 1 Jul 22	Amount Received	Amount Paid	Closing Balance 31-Jul-22
Town Planning Related Bond Deposits	\$ 106,562	\$ 0	\$ 0	\$ 106,562
	<b>106,562</b>	<b>0</b>	<b>0</b>	<b>106,562</b>

Level of Completion Indicators

- 0% ☐  
 20% ☐  
 40% ☐  
 60% ☐  
 80% ☐  
 100% ☐  
 No Budget ☐

SHIRE OF BROOME  
 NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
 For the Period Ended 31 July 2022

Note 12: CAPITAL ACQUISITIONS

% of Completion	Level of Completion Indicator	Infrastructure Assets	Acct	Job	YTD 31 Jul 2022					Strategic Reference / Comment
					Amended Annual Budget	Amended YTD Budget	YTD Actual	Variance (Under/Over)	YTD Actual (Renewal Exp)	
		<b>Governance</b>								
0%	<input type="radio"/>	Vehicle & Mobile Plant Renewal (Replacement) Cap Exp - Other Gov	0023571		60,000	0	0	(60,000)	0	
0%	<input type="radio"/>	<b>Governance Total</b>			60,000	0	0	(60,000)	0	
		<b>Law, Order And Public Safety</b>								
8%	<input type="radio"/>	Surf Club Building Upgrade (Inc Plant & Furniture) Cap Exp-Law Ord & PS	0053239		3,092,837	257,737	245,538	(2,847,300)	0	
8%	<input type="radio"/>	<b>Law, Order And Public Safety Total</b>			3,092,837	257,737	245,538	(2,847,300)	0	
		<b>Education and Welfare</b>								
0%	<input type="radio"/>	<b>Education and Welfare Total</b>			0	0	0	0	0	
		<b>Housing</b>								
0%	<input type="radio"/>	Staff housing 8 & 11/ 6 Ibis Way - fit out- Cap Ex	0095810	095810	31,192	2,599	0	(31,192)	0	
0%	<input type="radio"/>	<b>Housing</b>			31,192	2,599	0	(31,192)	0	
		<b>Health</b>								
0%	<input type="radio"/>	<b>Health Total</b>			0	0	0	0	0	
		<b>Community Amenities</b>								
0%	<input type="radio"/>	Vehicle & Mob Plant Renewal(Replacement)-Cap Exp- Sanit Gen Refuse	0101510		366,108	30,509	0	(366,108)	0	
5%	<input type="radio"/>	Buckleys Rd Closure Upgrade (was Opex 101302) - Cap Exp - San Gen Refuse	0101545	101558	289,869	24,156	14,000	(275,869)	0	
0%	<input type="radio"/>	Mobile Garbage Bin Replacement - Cap Exp - San Gen Refuse	0101550	101552	18,272	1,523	0	(18,272)	0	
0%	<input type="radio"/>	Community Recycling Centre - RRP - Cap Exp	0101896	101897	6,785,085	565,424	18,544	(6,766,541)	0	
0%	<input type="radio"/>	RRRP Waste Facility - Yr 1 CRC	0101896	101898	251,680	20,973	0	(251,680)	0	
0%	<input type="radio"/>	Short St-Paspaley Carnarvon Street New Drainage Const - Cap Exp	0104270	104299	440	37	0	(440)	0	
0%	<input type="radio"/>	Drainage Grate Improvements	0104600	104796	25,880	2,156	0	(25,880)	0	
0%	<input type="radio"/>	Vehicle & Mobile Plant Renewal (Replacement) Cap Exp - Dev Services	0106184		327,694	13,558	0	(327,694)	0	
0%	<input type="radio"/>	Implement Cemetery Master Plan	0107540	107551	1,980	165	0	(1,980)	0	
0%	<input type="radio"/>	Japanese Cemetery New Infra by P & G - Cap Exp	0107550	107550	50,000	4,167	0	(50,000)	0	
0%	<input type="radio"/>	Broome Cemetery Fencing Capx	0107550	107563	155,940	12,995	0	(155,940)	0	
0%	<input type="radio"/>	Mobile Plant & Equipment Renewal (Replacement) - Cap Exp - Sanitation Other	1042510		208,000	12,500	0	(208,000)	0	
0%	<input type="radio"/>	<b>Community Amenities Total</b>			8,480,948	688,163	32,544	(8,448,404)	0	
		<b>Recreation And Culture</b>								
1%	<input type="radio"/>	Skatepark New Infrs Const - Cap Exp - Other Rec & Sport	0113027	113029	873,985	72,832	4,421	(869,564)	0	
0%	<input type="radio"/>	Haynes Oval Reserve Renewal of Infrastructure- Cap Exp	0113551	113762	1,320	110	0	(1,320)	0	
0%	<input type="radio"/>	Male Oval Renewal Infra - Cap Exp - Parks & Ovals	0113551	113763	900	75	0	(900)	0	
0%	<input type="radio"/>	Parks & Gardens Works Renewal Infra - Cap Exp	0113551	113795	46,760	3,897	0	(46,760)	0	
No Budget	<input checked="" type="checkbox"/>	Reticulation Control System New Exp - Cap Exp Parks & Ovals	0113603		0	0	255	255	0	
0%	<input type="radio"/>	Tennis Court Lighting Renewal- Cap Ex	0114105	114105	206,756	17,230	0	(206,756)	0	
0%	<input type="radio"/>	Broome Public Library - Kitchen Fit Out- Cap Ex	0115460	115460	20,795	1,733	0	(20,795)	0	
0%	<input type="radio"/>	Cape Leveque Tourist Bay and Signage	0116125	116132	35,000	2,917	0	(35,000)	0	
0%	<input type="radio"/>	Museum Building Renewal- Cap Exp - Other Cult	0116201		75,000	6,250	0	(75,000)	0	

SHIRE OF BROOME  
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
For the Period Ended 31 July 2022

Note 12: CAPITAL ACQUISITIONS

% of Completion	Level of Completion Indicator	Infrastructure Assets	Acct	Job	YTD 31 Jul 2022					Strategic Reference / Comment
					Amended Annual Budget	Amended YTD Budget	YTD Actual	Variance (Under)/Over	YTD Actual (Renewal Exp)	
124%	●	Broome Museum - Air Con- Cap Ex	0116207	116207	4,575	382	0	1,100	5,675	
0%	○	BRAC Gym and Fitness Facility - Detailed Design / Tender Package- Cap Ex	0117024	117025	485,980	40,498	0	(485,980)	0	
0%	○	Vehicle & Mobile Plant Renewal (Replacement) -Cap Exp- BRAC General	0117398		45,795	3,816	0	(45,795)	0	
0%	○	BRAC Grid Solar Connection	0117399	117420	233,100	19,425	0	(233,100)	0	
5%	○	BRAC Oval Upgrade of Infra - Cap Exp	0117450	117452	40,000	3,333	1,800	(38,200)	0	
0%	○	BRAC Ovals Renewal Infra Works - Cap Exp - BRAC Ovals	0117455	117456	216,354	18,029	0	(216,354)	0	
33%	○	Town Beach Redevelopment - Greenspace Stage 2 - Cap Exp	1181407		53,072	4,423	17,434	(35,638)	0	
12%	○	Youth Bike Recreation Area - New Construction - Cap Exp	1181420	YBRA001	84,084	7,007	9,929	(74,156)	0	
1%	○	Cable Beach Foreshore Upgrade	1181425	1181426	9,890,736	824,227	114,296	(9,776,440)	0	
1%	○	<b>Recreation And Culture Total</b>			<b>12,314,212</b>	<b>1,026,184</b>	<b>148,136</b>	<b>(12,160,401)</b>	<b>5,675</b>	
		<b>Transport</b>								
0%	○	Frederick Street/Hamersley Street Intersection Lighting Upgrades	0121100	121715	39,999	3,333	0	(39,999)	0	
0%	○	Port Drive – Guy Street Intersection Upgrade	0121100	121716	825,640	68,803	0	(825,640)	0	
0%	○	Urban Maint Reseals Renewal Works Cap Exp	0121101	121549	647,820	53,985	0	(647,820)	0	
0%	○	Capital Works Program Projects - Upgrade (Stewart St)- Cap Exp	0121101	121562	1,091,580	90,965	0	(1,088,558)	3,022	
128%	●	Lawrence Road Upgrade	0121501	121587	121,000	10,083	154,446	33,446	0	
0%	○	State Blackspot - Frederick Street off-street carpark Cap (Broome SHS) Exp	0125000	125045	1,075,835	89,653	930	(1,074,905)	0	
18%	○	Conti foreshore Footpath Construction (Before Hamersley Street - New Footpath	0125140	125183	97,978	8,165	17,828	(80,150)	0	
0%	○	De Pledge Way	0125200	125074	34,654	2,888	0	(34,654)	0	
0%	○	Sahanna Place	0125200	125075	34,654	2,888	0	(34,654)	0	
0%	○	Walcott Street	0125200	125076	34,654	2,888	0	(34,654)	0	
0%	○	Various Footbridge Renewals	0125300	125921	87,500	7,292	0	(87,500)	0	
0%	○	Various Footpath Renewal - Renewal Construction - Cap Exp	0125300	VARPATH	58,325	4,860	0	(58,325)	0	
No Budget	☒	Access & Inclusion Improvements New Infra - Cap Exp	1254421		0	0	3,075	3,075	0	
4%	○	<b>Transport Total</b>			<b>4,149,639</b>	<b>345,803</b>	<b>176,279</b>	<b>(3,970,338)</b>	<b>3,022</b>	
		<b>Economic Services</b>								
0%	○	Broome Visitor Centre - Packaged Plant Cap Ex	0132029	132040	57,186	4,765	0	(57,186)	0	
0%	○	Sam Male Lugger Restoration- Cap EX	0132142	132143	31,100	2,592	0	(31,100)	0	
No Budget	☒	Chinatown Poject Mgmt, Feasibility & Design Consultancy - Cap Exp - Economic Services Special Projects	1367221		0	0	3,555	3,555	0	
0%	○	Short Street Streetscape Enhancements (Chinatown Stage 2) - Cap Exp	1367404	1367414	40,000	3,333	0	(40,000)	0	
No Budget	☒	Smart Cities Enabling Items - Cap Exp	1367405	1367418	0	0	10,116	10,116	0	
0%	○	Streeter's Jetty Refurbishment (Chinatown Stage 2) Cap Exp	1367405	1367419	38,465	3,205	0	(38,465)	0	
8%	○	<b>Economic Services Total</b>			<b>166,751</b>	<b>13,895</b>	<b>13,672</b>	<b>(153,079)</b>	<b>0</b>	

SHIRE OF BROOME  
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
For the Period Ended 31 July 2022

Note 12: CAPITAL ACQUISITIONS

					YTD 31 Jul 2022					
% of Completion	Level of Completion Indicator	Infrastructure Assets	Acct	Job	Amended Annual Budget	Amended YTD Budget	YTD Actual	Variance (Under)/Over	YTD Actual (Renewal Exp)	Strategic Reference / Comment
		Other Property & Services								
0%	<input type="radio"/>	Vehicle & Mobile Plant New -Cap Exp- Corp Gov	0142550		106,284	3,857	0	(106,284)	0	
No Budget	<input checked="" type="radio"/>	Shire Office Build Haas St Renewal- Cap Exp - Corp Gov	0142558		0	0	0	2,286	2,286	
5%	<input type="radio"/>	Vehicle & Plant Renewal(Replacement) - Cap Exp - P&G Operations	0143610		1,147,158	60,847	0	(1,095,115)	52,043	
4%	<input type="radio"/>	Equip & H'Ware > \$5000 Cap Exp - IT	0146120		163,000	13,583	6,308	(156,692)	0	
0%	<input type="radio"/>	Software Cap Exp - IT (dont use)	0146122		36,000	3,000	0	(36,000)	0	
0%	<input type="radio"/>	Admin Building - Packaged Plant- Cap Ex	0147100	147100	363,910	30,326	0	(363,910)	0	
0%	<input type="radio"/>	KRO 2 - air-conditioning units- Cap Ex	0147350	1482447	13,862	1,155	0	(13,862)	0	
20%	<input type="radio"/>	KRO 1 & 2 Security Screens	0147354	147354	46,760	3,897	9,435	(37,325)	0	
2%	<input type="radio"/>	Building Renewal AMP	0147500		114,400	9,534	0	(112,399)	2,001	
0%	<input type="radio"/>	Vehicle & Mobile Plant Renewal(Replacement)- Cap Exp - Eng Office	0148004		165,000	0	0	(165,000)	0	
0%	<input type="radio"/>	Vehicle & Mobile Plant New - Cap Exp - Depot Ops	0148021		180,000	0	0	(180,000)	0	
0%	<input type="radio"/>	Vehicle & Mob Plant Renewal(Replacement) - Cap Exp - Works Ops	0148611		1,339,440	0	0	(1,339,440)	0	
0%	<input type="radio"/>	Vehicle & Mob Plant New - Cap Exp - Works Ops	0148621		58,520	4,877	0	(58,520)	0	
2%	<input type="radio"/>	Other Property & Services Total			3,734,334	131,076	15,743	(3,662,261)	56,330	
2%	<input type="radio"/>	GRAND TOTAL			32,029,913	2,465,457	631,911	(31,332,976)	65,027	

0%	<input type="radio"/>	Land & Buildings - New			7,553,937	629,495	18,544	(7,535,393)	0	
8%	<input type="radio"/>	Land & Buildings - Upgrade			3,113,632	259,470	245,538	(2,868,094)	0	
1%	<input type="radio"/>	Land & Buildings - Renewal			553,310	46,110	0	(549,023)	4,287	
		Works In Progress Land & Buildings			0	0	0	0	0	
2%	<input type="radio"/>	Land & Buildings - Total			11,220,879	935,074	264,081	(10,952,511)	4,287	
1%	<input type="radio"/>	Recreation Areas Infrastructure - New			10,941,877	911,822	148,136	(10,793,742)	0	
		Recreation Areas Infrastructure - Upgrade			0	0	0	0	0	
0%	<input type="radio"/>	Recreation Areas Infrastructure - Renewal			472,090	39,341	0	(472,090)	0	
		Works In Progress Recreation Areas Infrastructure			0	0	0	0	0	
1%	<input type="radio"/>	Recreation Areas Infrastructure - Total			11,413,967	951,163	148,136	(11,265,832)	0	
2%	<input type="radio"/>	Roads, F/Paths & Bridges Infrastructure - New			1,173,813	97,818	21,833	(1,151,980)	0	
15%	<input type="radio"/>	Roads, F/Paths & Bridges Infrastructure - Upgrade			1,026,639	85,552	158,001	(868,638)	0	
0%	<input type="radio"/>	Roads, F/Paths & Bridges Infrastructure - Renewal			1,885,225	157,102	0	(1,882,203)	3,022	
		Works In Progress- Rds, F/Paths & Bridges			0	0	0	0	0	
4%	<input type="radio"/>	Roads, F/Paths & Bridges Infrastructure - Total			4,085,677	340,472	179,834	(3,902,821)	3,022	
0%	<input type="radio"/>	Drainage Infrastructure - New			440	37	0	(440)	0	
0%	<input type="radio"/>	Drainage Infrastructure - Upgrade			25,880	2,156	0	(25,880)	0	
		Drainage Infrastructure - Renewal			0	0	0	0	0	
		Works In Progress Drainage Infrastructure			0	0	0	0	0	
0%	<input type="radio"/>	Drainage Infrastructure - Total			26,320	2,193	0	(26,320)	0	
2%	<input type="radio"/>	Other Infrastructure - New			440,553	36,713	10,116	(430,437)	0	
5%	<input type="radio"/>	Other Infrastructure - Upgrade			291,849	24,321	14,000	(277,849)	0	
0%	<input type="radio"/>	Other Infrastructure - Renewal			49,372	4,115	0	(49,372)	0	
		Works In Progress Other Infrastructure			0	0	0	0	0	
3%	<input type="radio"/>	Other Infrastructure - Total			781,774	65,149	24,116	(757,658)	0	
0%	<input type="radio"/>	Mobile Plant & Equip New			344,804	8,734	0	(344,804)	0	
		Mobile Plant & Equip Upgrade			0	0	0	0	0	
1%	<input type="radio"/>	Mobile Plant & Equipment Renewal (Replacement)			3,659,195	121,230	0	(3,607,152)	52,043	
1%	<input type="radio"/>	Mobile Plant & Equip - Total			4,003,999	129,964	0	(3,951,956)	52,043	
		Fixed Plant & Equipment - New			0	0	0	0	0	
0%	<input checked="" type="radio"/>	Fixed Plant & Equipment - Upgrade			13,862	1,155	0	(13,862)	0	
124%	<input checked="" type="radio"/>	Fixed Plant & Equipment - Renewal			4,575	382	0	1,100	5,675	
31%	<input type="radio"/>	Fixed Plant & Equipment - Total			18,437	1,537	0	(12,762)	5,675	
3%	<input type="radio"/>	Furniture & Equipment - New			478,860	39,905	15,743	(463,117)	0	
3%	<input type="radio"/>	Furniture & Equipment - Total			478,860	39,905	15,743	(463,117)	0	
2%	<input type="radio"/>	Capital Expenditure Total			32,029,913	2,465,457	631,911	(31,332,976)	65,027	

**SHIRE OF BROOME**  
**Monthly Statement of Financial Activity**  
**For the Period Ending 31 July 2022**

**Appendix A: SUPPLEMENTARY NOTES TO THE MONTHLY REPORT**

**NOTES TO THIS MONTH'S REPORT**

**OVERVIEW**

For the period ended 31 July 2022, the following are key indicators supporting the year to-date budget position with respect to the Annual Forecast Budget:

Budget Year elapsed	8%
Total Rates Raised Revenue	100% (of which 10% were collected)
Total Other Operating Revenue	32%
Total Operating Expenditure	4%
Total Capital Revenue	2%
Total Capital Expenditure	2%
Total Sale of Assets Revenue	0%

The budget was adopted at the Special Meeting on 05 July 2022. Council adopted a balanced annual budget, which included a net carried forward balance of \$4,145,052 being \$2,607,572 of carry-over projects, plus \$1,537,480 Financial Assistance Grants received in advance.

More information on the Shire's current position can be found on Note 3 of these Financial Statements.

**ADJUSTMENTS TO DETERMINE THE CASH POSITION**

**CURRENT POSITION**

Currently, to the end of July 2022, the current position stands at \$31.2M.

**Cash**

Total Cash Assets are now \$43.5M being \$0.1M increase from prior month.

The major collections this month include receipt of:

- \$351K Broome Surf Life Saving Club – Contribution towards construction
- \$292K 4<sup>th</sup> Grant drawdown for Town Beach green space redevelopment (LotteryWest)
- \$163K Discovery Holiday Parks lease fees

The major expenditure items this month include payments of:

- \$297K Convic PTY LTD– Skate Park Design (RFT21-04)
- \$262K Able Electrical (WA) PTY LTD – Lighting (RFT21/05) – Nipper Roe
- \$229K Colin Wilkinson Developments PTY LTD – Pedestrian Bridge Reconstruction – Surf Club

### **Receivables**

Sundry debtors including GST refundable stand at \$0.7M.

Rates and rubbish debtors stand at \$27M. Annual rates were raised on 14th July 2022 with due date of 18 August 2022. Rates & Rubbish debtors will continue to reduce throughout the year as ratepayers on instalment and payment plans continue to pay their rates.

### **Other Assets**

These stand at \$107K having a \$5K decrease since the previous month.

### **Cash Liabilities**

These stand at \$444K. This represents our obligation on our outstanding loans in 22/23.

### **Creditors and Payables**

Sundry Creditors are \$2.3M, due to continued major infrastructure works in progress.

Other Payables comprising Tax Payable, FESA Levy Collected, Accrued Loan Interest, Prepayments Received and accruals stand at \$3.4M.

### **Employee Provisions and Accruals**

In the normal course of events, these figures are adjusted in June and July each year by end of year accounting adjustments.

Current leave provisions are \$2.6M (non-current leave provisions are \$193K). Accruals to reflect the year end position will be completed in the coming months for the 2021-2022 year.

<b>10.      REPORTS OF COMMITTEES</b>
---------------------------------------

There are no reports in this section.

**11. NOTICES OF MOTION WITH NOTICE**

Nil.

**12. NOTICE OF MOTION WITHOUT NOTICE**

Nil.

**13. BUSINESS OF AN URGENT NATURE**

Nil.

**14. MEETING CLOSED TO PUBLIC**

Nil.

**15. MEETING CLOSURE**

There being no further business the Chairperson declared the meeting closed at 5:24pm.

The Chair acknowledged that 26<sup>th</sup> August 2022 marked the Marketing & Communications Coordinator Gareth McKnight's last day at the Shire of Broome and thanked him for all his hard work and contributions and wished him all the best in his new role.